

1325 MAIN ST, STE. 502

Katy, TX 77494

Office
Leasing Opportunity

Leasing Brochure



STE. 502
±1,320 SF Available

MATTHEWS™

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Project Scope

±1,320 SF
Available

\$26.00/SF
Lease Rate

Project Scope

- 1,320 SF office suite in a modern Katy office park.
- Move-in ready / fully built out with a professional layout.
- Includes 3 private offices, a conference room, reception area, breakroom, and private restroom.
- Prime location near Katy Mills Mall, H-E-B, Katy YMCA, dining, and retail.
- Easy access to I-10 and Grand Parkway (99) for convenient regional connectivity.
- Modern finishes with designer flooring, paint, crown molding, and high-end interior details.

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,043	110,104	304,956
Current Year Estimate	5,379	97,286	265,414
2020 Census	3,104	83,367	218,508
Growth Current Year-Five-Year	12.35%	13.17%	14.90%
Growth 2020-Current Year	73.27%	16.70%	21.47%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,976	36,621	101,379
Current Year Estimate	1,721	32,036	87,469
2020 Census	1,093	26,973	70,003
Growth Current Year-Five-Year	14.80%	14.31%	15.90%
Growth 2020-Current Year	57.43%	18.77%	24.95%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$179,888	\$163,193	\$172,275





Hwy Blvd ± 15,000 VPD



LIVING SPACES



Berean Christian Academy
±265 Students

Walmart Supercenter
Top 5% of National Locations
Source: AlphaMap



± 71,000 VPD



KATYNISSAN
Proving There's a Better Way



Subject Property

COURTYARD
Holiday Inn Marriott

Katy Mills
AMC Bass Pro Shops H&M
Burlington Rack Room Shoes Bath & Body Works
Marshalls five BELOW
ROSS DRESS FOR LESS VICTORIA'S SECRET

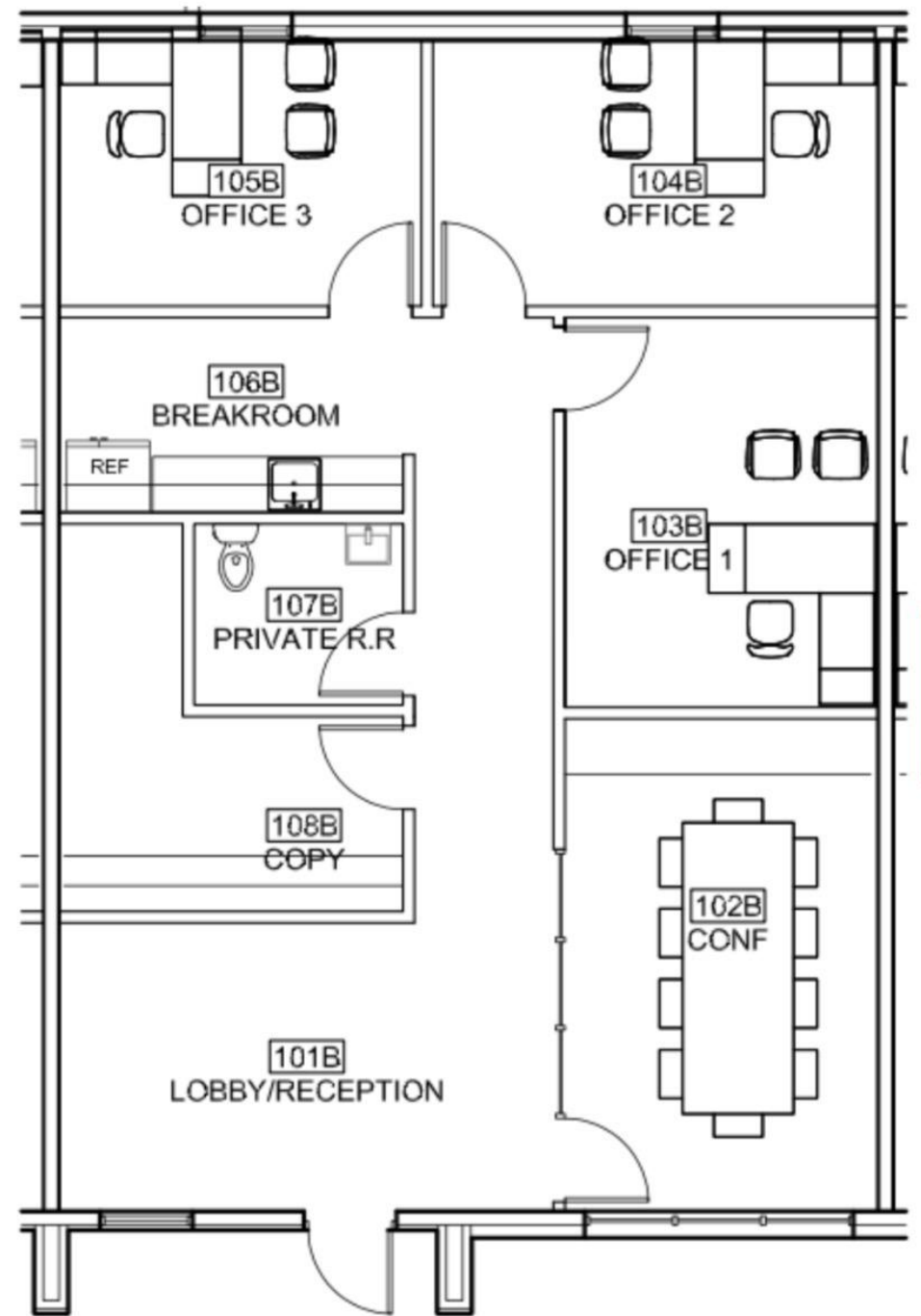


Pin Oak Rd ± 38,840 VPD



Boardwalk Lofts Apartments
±319 Units





KATY, TX

Market Demographics



26,360
Total Population

\$107,332
Median HH Income

8,129
of Households

47.1%
% Bachelor's Degree

36
Median Age

\$376,800
Median Property Value

Local Market Overview

Katy, Texas is a steadily growing and well-regarded community known for its strong public schools, attractive neighborhoods, and welcoming, family-friendly atmosphere. Located just west of Houston, it offers residents the advantage of suburban comfort while maintaining convenient access to a major metropolitan area. This balance continues to draw families and professionals who value both livability and long-term stability.

The city's economy is diverse and dependable, supported by industries such as energy, manufacturing, healthcare, education, and retail. A mix of major employers and locally owned small and mid-sized businesses creates a stable job market with opportunities across a wide range of career paths. This economic variety helps sustain consistent growth and provides a solid foundation for residents seeking security and advancement.

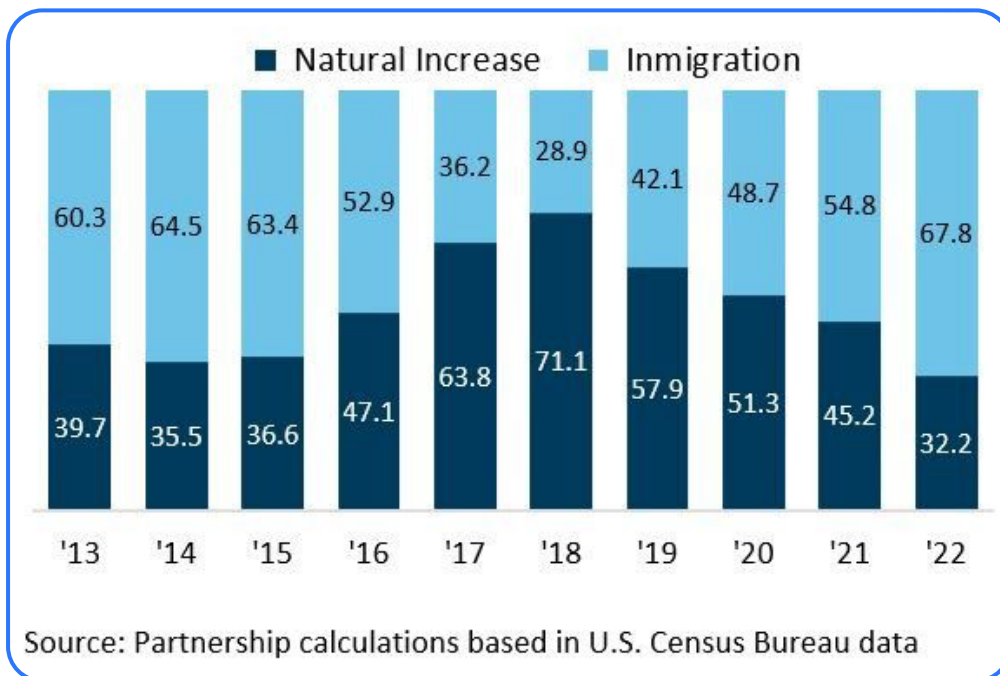
In addition to its economic strength, Katy offers a high quality of life with ample parks, shopping, dining, and community events that encourage connection among residents. Ongoing development and infrastructure improvements reflect the city's commitment to thoughtful growth while preserving its character. With its combination of opportunity, community focus, and continued expansion, Katy remains an appealing place to settle and build a well-rounded life.

HOUSTON, TX

Houston, Texas is a diverse city that stands as the fourth-largest in the United States, known for its unique blend of southern charm and cosmopolitan allure. Located in the southeastern part of the state, Houston boasts a rich cultural tapestry, with a thriving arts scene, world-class museums like the Museum of Fine Arts and the Menil Collection, and a burgeoning culinary landscape featuring a wide array of international cuisines. The city is synonymous with the space industry, home to NASA's Johnson Space Center, where historic moon landings were orchestrated.

Additionally, Houston is a hub for the energy sector, with countless oil and gas companies headquartered here. The city's sprawling landscape is dotted with lush parks, including Hermann Park and Buffalo Bayou Park, providing ample opportunities for outdoor recreation. With a booming economy and a warm, welcoming community, Houston continues to be a beacon of opportunity and diversity in the Lone Star State.

Share of Metro Population Gains Over Time (%)



#1 Relocation Destination In Us

- Houston Chronicle (2024)

#2 Fastest Growing U.S. Metro

- U.S. Census Bureau (2023)

5th Largest MSA Currently

By 2100, Houston Is Expected To Be The 2nd Largest Msa In The Country With Over 31mm People

2.25x Larger Than Tampa

Averaging **250 / Day** , 1 Person / 5 Minutes

3x Larger Than Austin

3.5x Larger Than Nashville

9x Larger Than Boise

GDP Would Be The **23rd** Largest In The World

13.58% Harris County Growth Rate

Projected In 5 Years In A 3 Mile Radius

HOUSTON ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bioscience. Houston is home to the Texas Medical Center, the world's largest concentration of healthcare and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. Additionally, it is home to numerous Fortune 500 companies and over 60 medical organizations. According to Forbes, Houston has a gross metro product of \$482.1 billion.

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. Over 5,000 Houston companies are engaged in international business and approximately 1,000 Houston firms report foreign ownership. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.

Major Employers	# of Employees
Memorial Hermann Health System	35,390
Walmart	29,797
Houston Methodist	29,657
The University of Texas MD Anderson Cancer Center	21,576
HCA Houston Healthcare	15,000
Kroger	14,868
ExxonMobil	13,000
United Airlines	11,900
Schlumberger Limited	11,700

#3 In Best Places To Live In Texas

- U.S. News And World Report 2022-2023

#1 Most Diverse City in America

WalletHub, Most Diverse Cities in the U.S., 2023-2024

#9 Best Places to Live in the U.S.

- U.S. News & World Report, Best Places to Live, 2022-2023

Top Food City in America

- Food & Wine Magazine, Global Tastemakers Awards, 2024-2025





Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **1325 Main St, Ste. 502, Katy, TX, 77494** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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License No. 817100 (TX)

Broker of Record

Patrick Graham

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Firm Lic. No.: 9005919 (TX)