

**FREESTANDING**

**For LEASE**



**FARID CHATUR**

**SUNAINA (SU) RATWANI**

**APEXREALTORS.COM**

**5444 WESTHEIMER RD. SUITE 1620,**

**(832) 685-2739 (832) 974-1620**

**@apexrealtors farid@apexrealtors.com, su@apexrealtors.com**

**HOUSTON TX, 77056**

**SIZE**

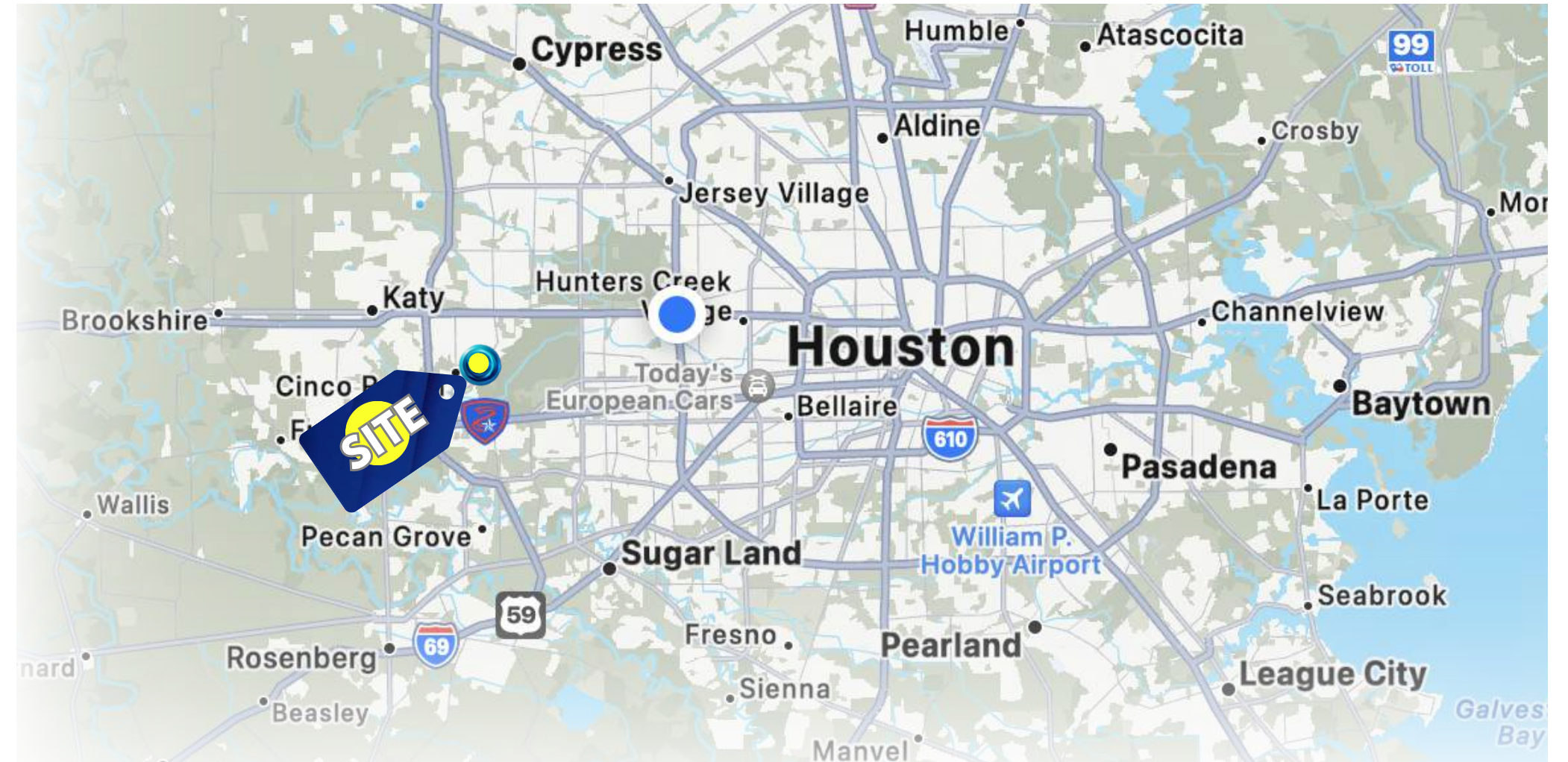
10,440  
SF

**PRICE**

Call broker for pricing

**HIGHLIGHTS**

- Stained Concrete Floors.
- High Ceilings/Elevator.
- 100+ Parking Spots.
- Easy Access to I-10/Grand Parkway.



**TRAFFIC COUNTS**

S Mason Rd. 32,797 VPD

**DEMOGRAPHICS**

	<b>1 mile</b>	<b>3 mile</b>
Population	19,612	110,616
Median HH Income	\$90,326	\$94,869
Population Growth '24-'29	↑ 2.34%	↑ 6.89%



 **SUN KATY 新菜超市  
WIND SUPERMARKET**

 **El Jarrito  
Es Our HOT Place!**

**SITE**



**Highland Knolls**



99



**COSTCO** WHOLESALE

CINEMARK

FIRST WATCH

**H-MART**

**H-E-B**

**Fiesta**

**TEXAS ROADHOUSE**

**Raising Cane's** CHICKEN FINGERS

**ALDI**

**H-E-B**

**Walmart** Neighborhood Market

**TARGET**

**Kroger**

**STARBUCKS COFFEE**

**TRADER JOE'S**



**APEX  
REALTORS**

**21720 Highland Knolls**

Dr Katy, TX 77450



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