

FOR LEASE KATY MILLS OFFICE CONDO KATY, TX



**25145 Star Lane
Katy, TX 77494**

Lease Term—5 Years

AVAILABLE - FOR LEASE

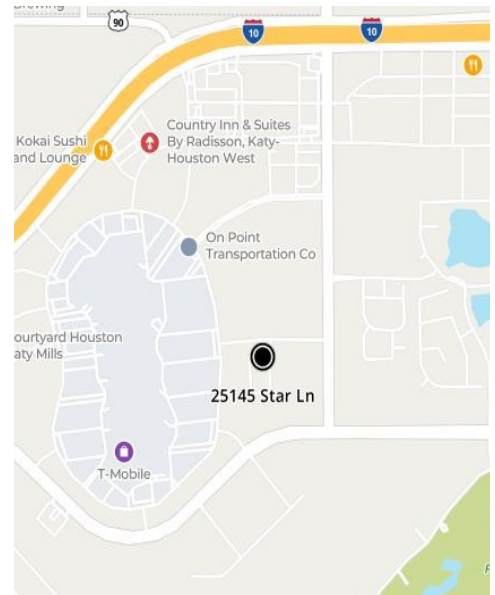
SUITE 104/105 - 2,450 SF

Space is Divisible - Minimum 1,225 SF

\$30.85 SF/YR/Modified Gross

**Electricity, Interior, and HVAC Maintenance
is Tenant Responsibility**

Note: No Hair Salons nor Vet Clinics Allowed



- ◆ Located Minutes from Katy Mills Mall and Typhoon Texas Water Park
- ◆ Easy Access to I-10 (Katy Freeway) and SH-99 (Grand Parkway)
- ◆ Six well-appointed Offices with Kitchen

cmi brokerage



Trent Vacek, CCIM, Vice President

tvacek@cmirealestate.com


713-961-4666

www.cmirealestate.com

820 Gessner, Ste 1525, Houston, TX 77024

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.

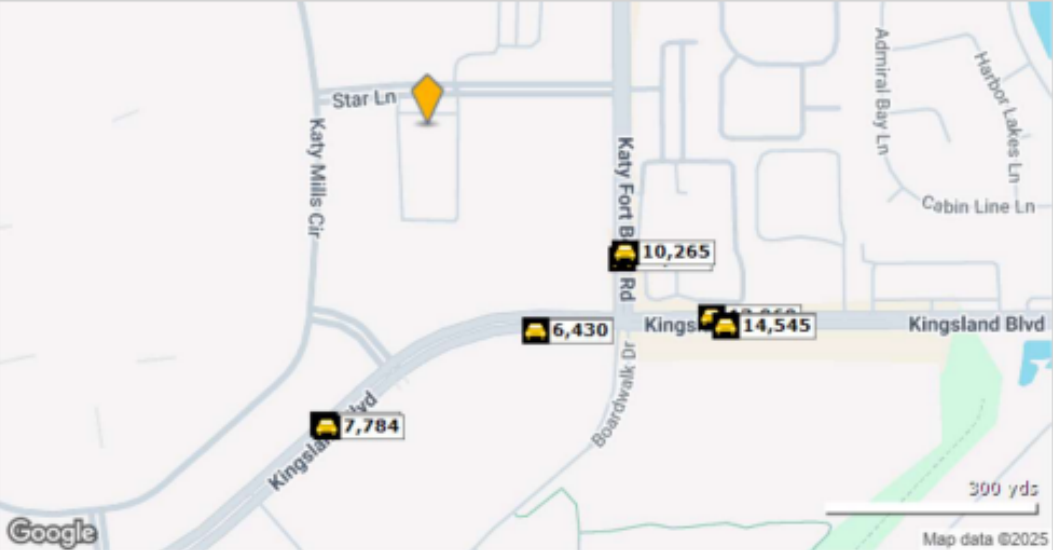
Demographic Summary Report

Building 1									
25145 Star Ln, Katy, TX 77494									
Building Type: Class C Office		Total Available: 2,450 SF							
Class: C		% Leased: 100%							
RBA: 6,125 SF		Rent/SF/Yr: \$30.85							
Typical Floor: 6,125 SF									
Radius	1 Mile		3 Mile		5 Mile				
Population									
2029 Projection	9,111		111,408		298,369				
2024 Estimate	8,284		101,006		269,966				
2020 Census	7,175		91,221		250,127				
Growth 2024 - 2029	9.98%		10.30%		10.52%				
Growth 2020 - 2024	15.46%		10.73%		7.93%				
2024 Population by Hispanic Origin		2,894		31,547		79,538			
2024 Population		8,284		101,006		269,966			
White	3,668	44.28%	48,478	48.00%	124,716	46.20%			
Black	988	11.93%	9,322	9.23%	25,959	9.62%			
Am. Indian & Alaskan	27	0.33%	652	0.65%	1,684	0.62%			
Asian	660	7.97%	11,775	11.66%	39,121	14.49%			
Hawaiian & Pacific Island	19	0.23%	74	0.07%	285	0.11%			
Other	2,922	35.27%	30,704	30.40%	78,200	28.97%			
U.S. Armed Forces	0		20		130				
Households									
2029 Projection	3,518		37,344		96,082				
2024 Estimate	3,211		33,963		87,134				
2020 Census	2,780		30,745		81,013				
Growth 2024 - 2029	9.56%		9.95%		10.27%				
Growth 2020 - 2024	15.50%		10.47%		7.56%				
Owner Occupied	1,093	34.04%	21,604	63.61%	61,303	70.35%			
Renter Occupied	2,118	65.96%	12,359	36.39%	25,831	29.65%			
2024 Households by HH Income		3,210		33,962		87,133			
Income: <\$25,000	346	10.78%	3,017	8.88%	7,416	8.51%			
Income: \$25,000 - \$50,000	442	13.77%	4,273	12.58%	10,777	12.37%			
Income: \$50,000 - \$75,000	663	20.65%	5,311	15.64%	11,255	12.92%			
Income: \$75,000 - \$100,000	422	13.15%	4,063	11.96%	9,533	10.94%			
Income: \$100,000 - \$125,000	427	13.30%	4,620	13.60%	11,726	13.46%			
Income: \$125,000 - \$150,000	106	3.30%	2,818	8.30%	8,000	9.18%			
Income: \$150,000 - \$200,000	381	11.87%	4,477	13.18%	13,030	14.95%			
Income: \$200,000+	423	13.18%	5,383	15.85%	15,396	17.67%			
2024 Avg Household Income		\$112,434		\$124,926		\$132,082			
2024 Med Household Income		\$84,123		\$101,715		\$109,776			

Traffic Count Report

Building 1
25145 Star Ln, Katy, TX 77494

Building Type: **Class C Office**
Class: **C**
RBA: **6,125 SF**
Typical Floor: **6,125 SF**
Total Available: **2,450 SF**
% Leased: **100%**
Rent/SF/Yr: **\$30.85**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Kingsland Blvd	Roesner Rd	0.07 E	2025	6,442	MPSI	.19
2	Kingsland Blvd	Roesner Rd	0.07 E	2024	6,430	MPSI	.19
3	Roesner Rd	Kingsland Blvd	0.05 S	2024	10,496	MPSI	.19
4	Katy Fort Bend Road	Kingsland Blvd	0.05 S	2025	10,265	MPSI	.19
5	Kingsland Blvd	Prairie Pkwy	0.07 NE	2025	7,833	MPSI	.26
6	Kingsland Blvd	Prairie Pkwy	0.07 NE	2024	7,784	MPSI	.26
7	Kingsland Boulevard	Kingsland Blvd	0.07 W	2024	13,968	MPSI	.28
8	Kingsland Boulevard	Kingsland Blvd	0.07 W	2025	13,969	MPSI	.28
9	Roesner Rd	Kingsland Blvd	0.09 W	2024	14,454	MPSI	.29
10	Roesner Rd	Kingsland Blvd	0.09 W	2025	14,545	MPSI	.29



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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

CMI Brokerage	390205	cmi@cmirealestate.com	(713) 961-4666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Victor E. Vacek, Jr.	153348	vvacek@cmirealestate.com	(713) 961-4666
Designated Broker of Firm	License No.	Email	Phone
Trent Vacek	506635	tvacek@cmirealestate.com	(713) 961-4666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials		Date	