



Katy Ranch I & II

Newly constructed Class A office campus in Katy, TX. Katy Ranch I & II is located southwest of the Katy Freeway and Grand Parkway intersection.



Katy Ranch I

24275 Katy Fwy
Katy, TX 77494

Katy Ranch II

24285 Katy Fwy
Katy, TX 77494

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Project Highlights



Two (2) Class-A office buildings, each totaling 152,645 SF



Building conference rooms and training center



High-tech camera system



Numerous walkable amenities via Katy Ranch Crossing retail center



Fort Bend County Sheriff's office store-front located in garage



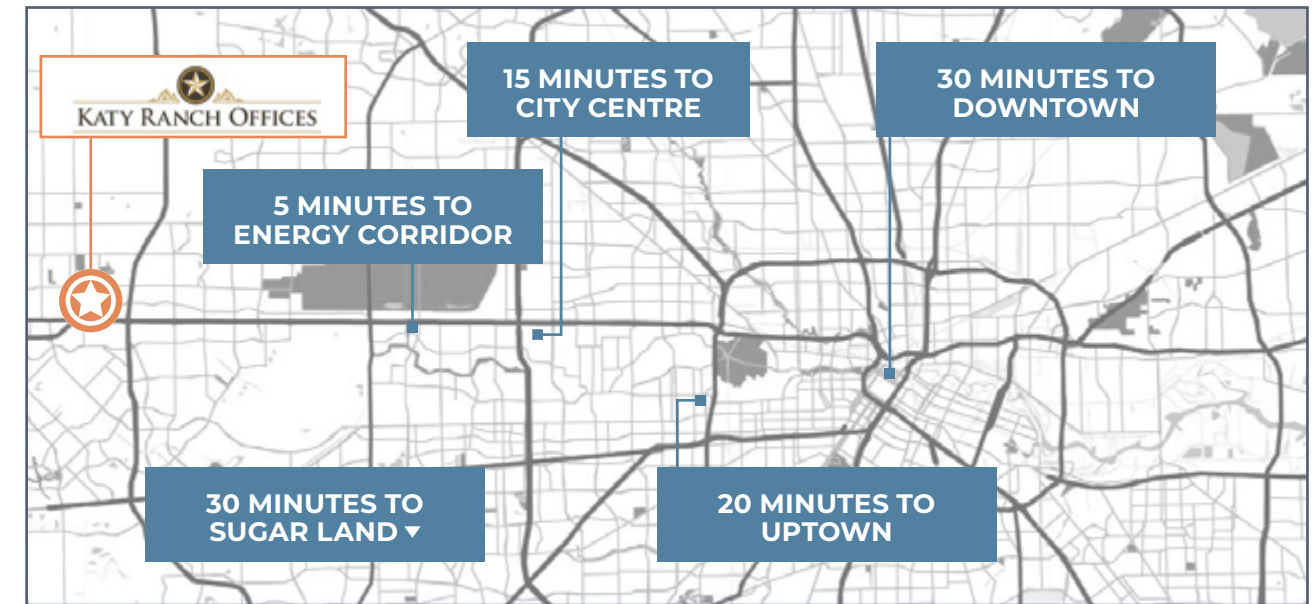
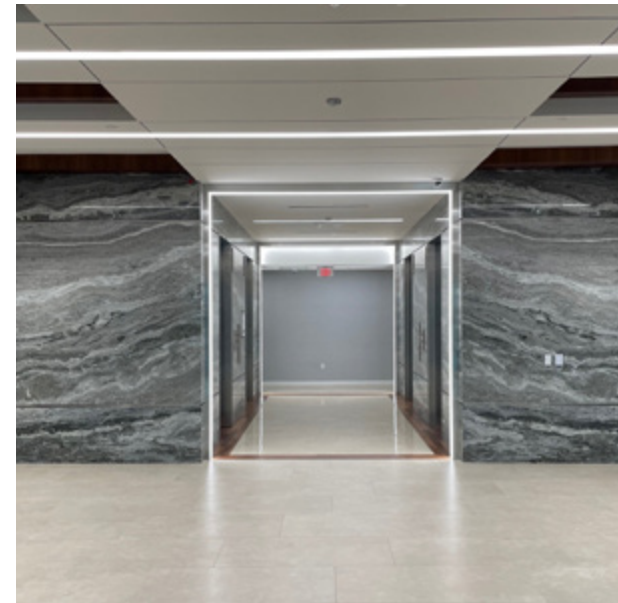
Secure, structured parking with 4.0/1,000 sf parking ratio



Coworking spaces available through Escalate Workspace



Air-conditioned skyway on level 3



Office Space

300,000 SF of recently constructed Class A office space

Executive suites up to 52,000 SF available



- Fully furnished, second generation, and shell space options available
- Southwest corner of I-10 and Grand Parkway location
- Convenient ingress/egress to I-10 and Grand Parkway
- Walkable to Katy Ranch Crossing restaurants and retail
- Strong local ownership
- Harris County Sheriff substation on site
- Private offices, coworking spaces, and meeting rooms available
- Short- or long-term office options
- Scalable for individuals and companies of all sizes
- Operated by Escalate Workspace

Flexible Offices & Coworking





Availability

Katy Ranch I		24275 Katy Fwy
Suite 325		11,276 SF
Suite 335		3,019 SF
Contiguous space:		14,295 SF
Suite 425		5,394 SF
Suite 425		6,143 SF
Contiguous space:		11,537 SF

Katy Ranch II		24285 Katy Fwy
1st floor		2,642 SF
Suite 575		5,032 SF
Suite 600		3,481 SF

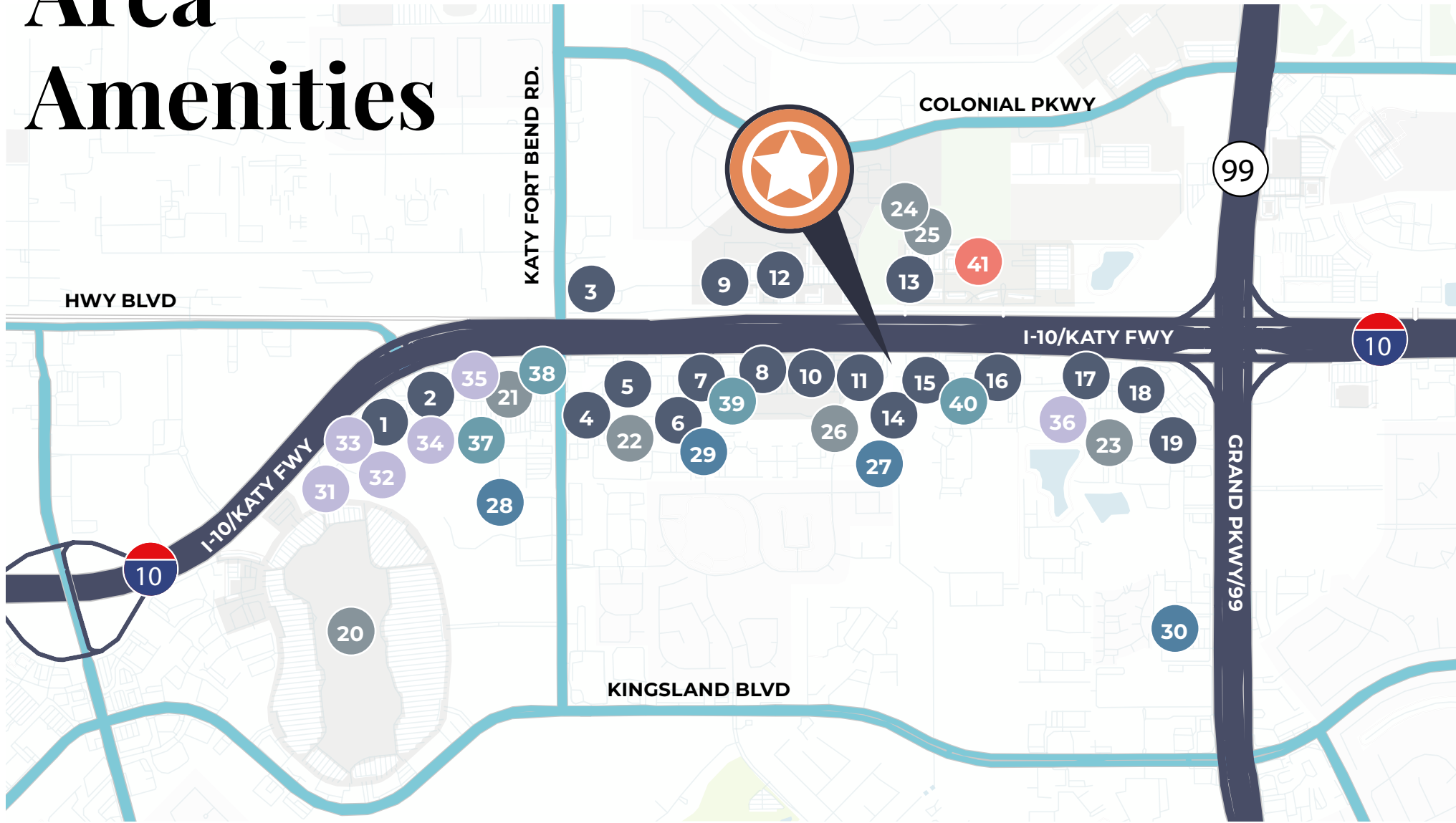
Live, Work, Shop, Play

with over 60 retailers next door at Katy Ranch Crossing and an abundance of class A apartment complexes nearby, you'll never be far from anything you need.

- 800,000 SF of restaurants, retail, and entertainment
- Unmatched visibility and traffic counts
- Adjacent to Katy Mills Mall, the Katy Boardwalk, and Typhoon Texas
- Located in the award-winning Katy ISD
- Surrounded by award-winning master planned communities



Area Amenities



Supreme location offering plenty of amenities within a 2-3 mile radius

Food

1. Jimmy Johns
2. Shipley Do-nuts
3. In-N-Out Burger
4. Minuti Coffee
5. Smoothie King
6. Taco Cabana
7. IHOP
8. Tsukiji Fusion Sushi
9. Outback Steakhouse
10. Tacos del Julio
11. Bonchon
12. Black Bear Diner
13. Chipotle Mexican Grill
14. Spec's Wines, Spirits & Finer Foods
15. Subway
16. Freddy's Frozen Custard & Steakburgers
17. First Watch
18. Ichiban
19. The Toasted Yolk Cafe

Retail & Fitness

20. Katy Mills
21. Walmart
22. Cycle Gear
23. Costco Wholesale
24. Golf Galaxy
25. Dick Sporting Goods
26. Planet Fitness

Entertainment

27. Main Event Katy
28. Typhoon Texas Waterpark Houston
29. Altitude Trampoline Park
30. Times Square Entertainment

Hotel

31. SpringHill Suites by Marriott Houston Katy Mills
32. Country Inn & Suites by Radisson, Katy (Houston West), TX
33. Hilton Garden Inn Houston West Katy
34. Best Western Plus Katy Inn & Suites
35. Comfort Suites At Katy Mills
36. Tru by Hilton Katy Houston West

Banking

37. Woodforest National Bank
38. Chase Bank
39. Navy Federal Credit Union
40. PNC Bank ATM

Medical

41. Memorial Hermann Katy Hospital



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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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