



For Lease - Woodcreek Commons II

SEC I-10 & Woodcreek Commons Dr, Katy, TX 77494

± 27,000 SF of Retail Fronting I-10

Property overview

Location: SEC I-10 & Woodcreek Commons Dr
Katy, TX 77494

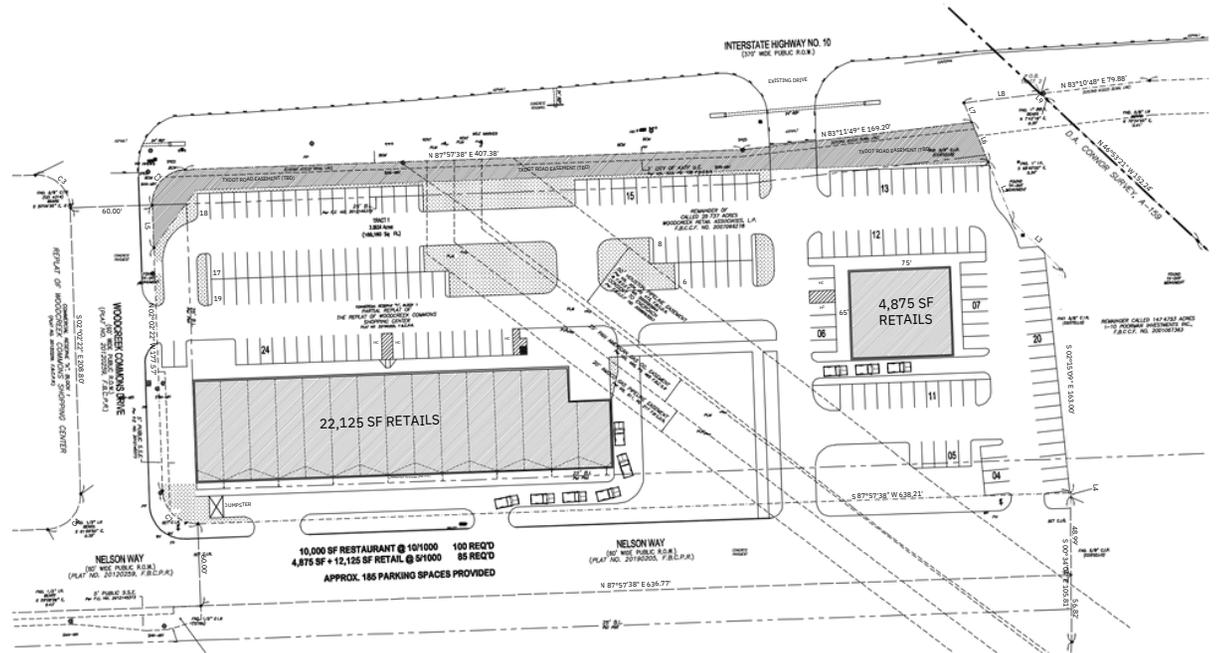
Building 1: 22,125 SF available

Building 2: 4,875 SF available

Site size: 4.66 acres

Features:

- Drive thru opportunities in Building 1 & 2
- 185 surface parking spaces
 - 100 spaces for Building 1
 - 85 spaces for Building 2
- Signage available
- 2 dedicated curb cuts
- High visibility to over 126,000 VPD
- 611 ft of frontage on I-10



Estimated population

1 miles	3 miles	5 miles
3,251	78,577	237,393

Number of households

1 miles	3 miles	5 miles
1,074	21,837	61,965

Average household income

1 miles	3 miles	5 miles
\$186,904	\$161,129	\$161,536

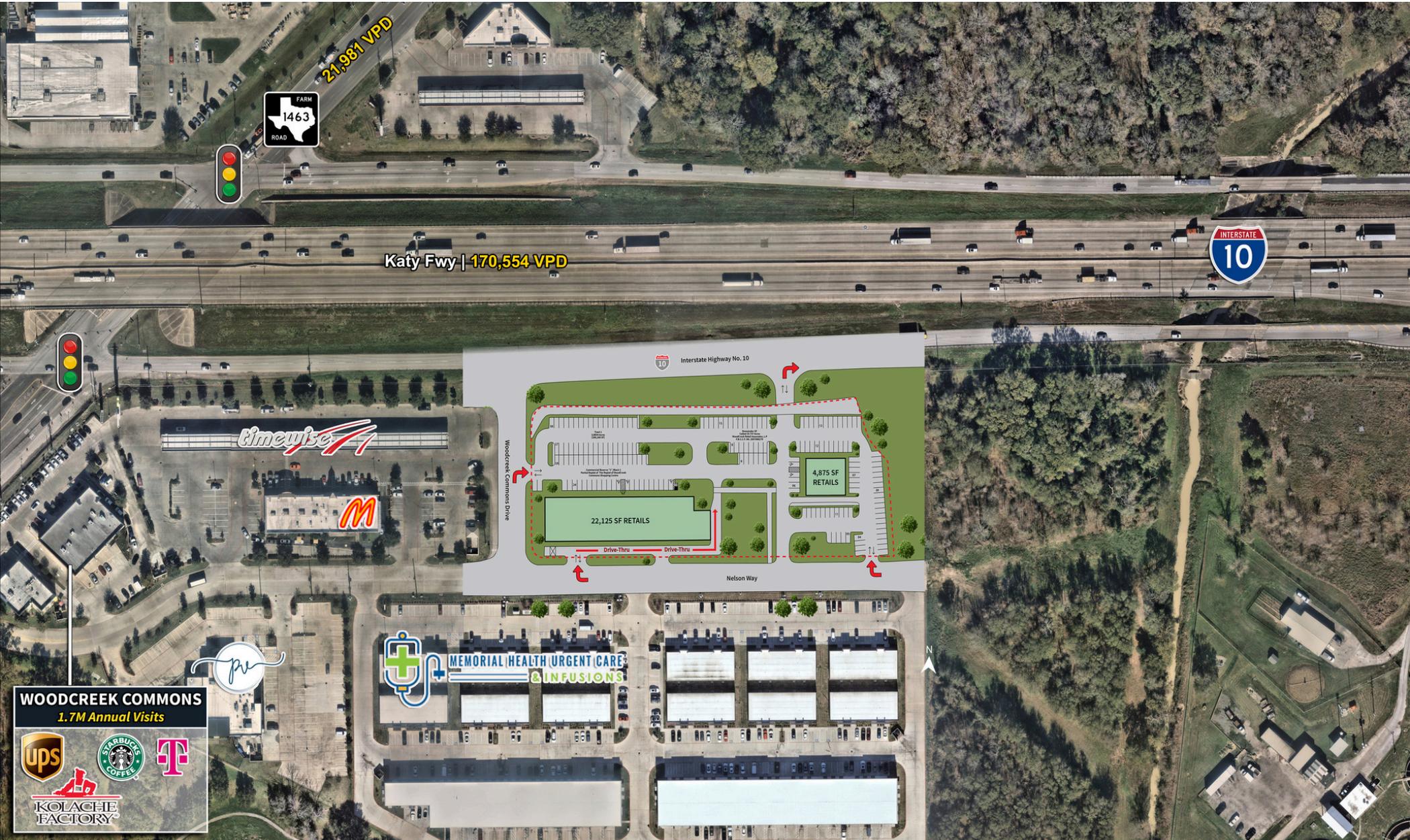
Median age

1 miles	3 miles	5 miles
37.4	35.8	36.1

Area traffic counts

170,554 VPD
Interstate 10 at Site

Site Plan



Site aerial



Emily Durham

Senior Vice President

+1 713 212 6520

emily.durham@jll.com

Lucas de la Garza

Associate

+1 713 243 3313

lucas.delagarza@jll.com

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