



 **JLL** SEE A BRIGHTER WAY

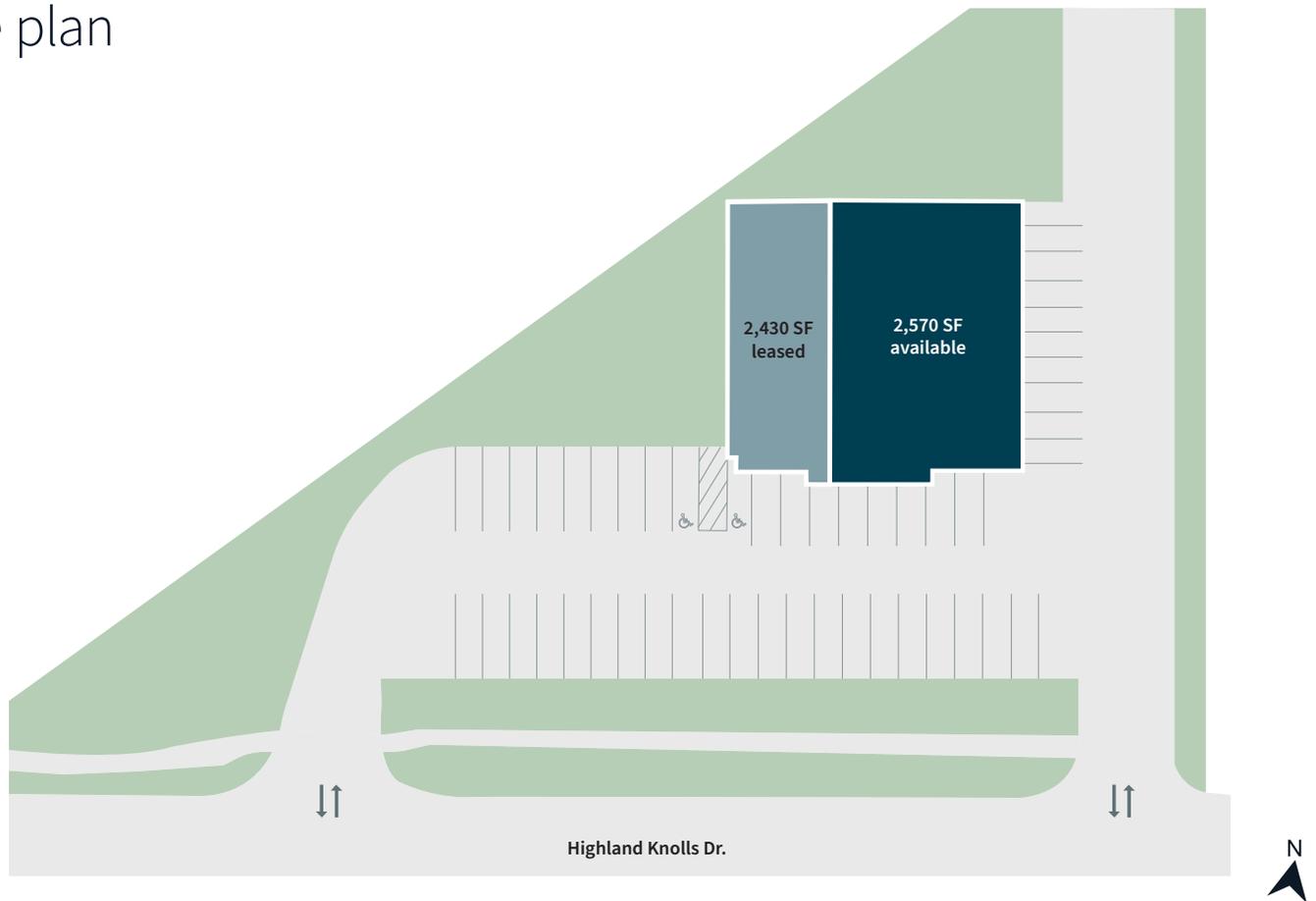
# For lease and sale

23020 Highland Knolls Dr., Katy, TX 77494  
5,000 SF medical office building

## Property highlights

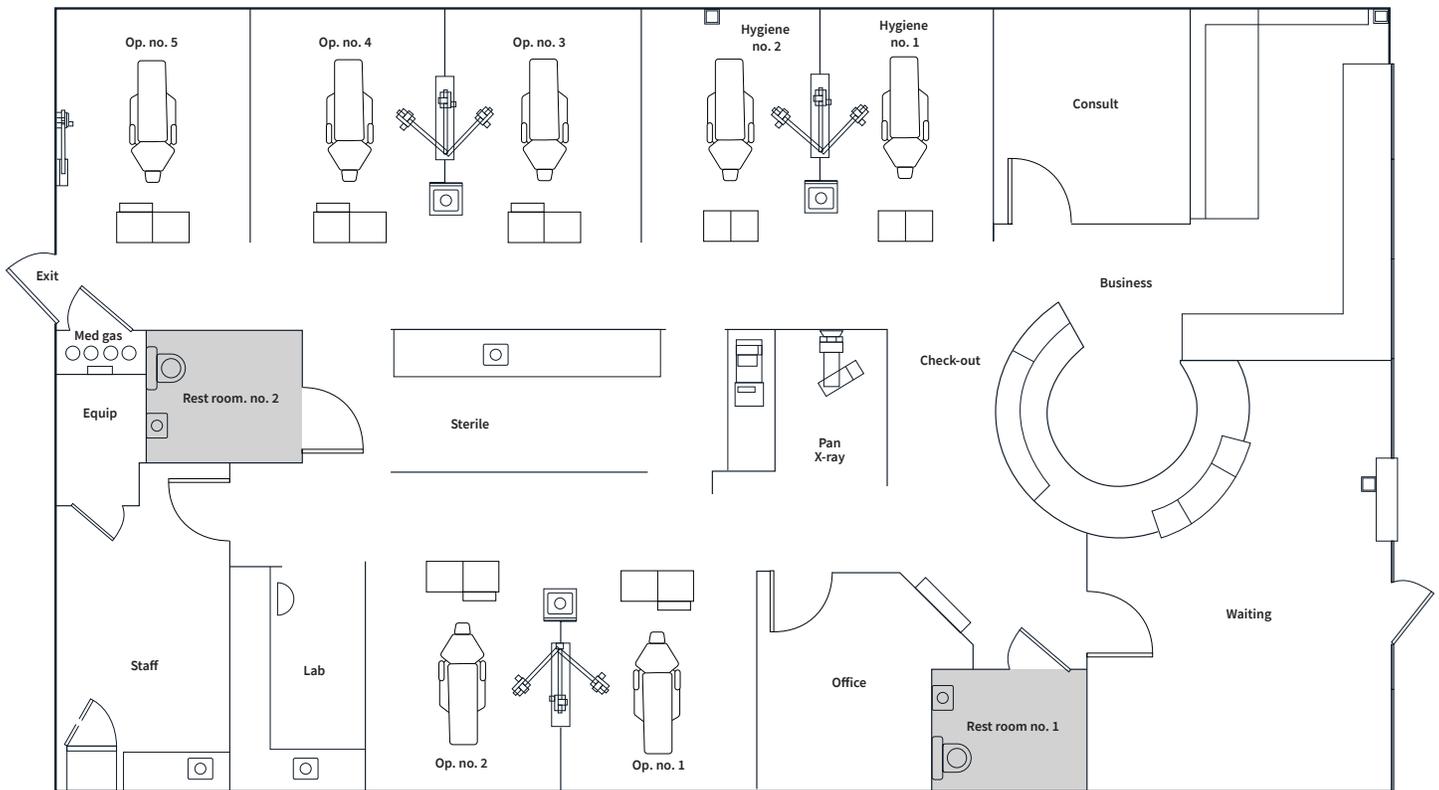
- 2,570 SF second-generation dental office space available
- 7 operatories, 2 offices, 2 restrooms, lab and x-ray areas
- Located in the prominent area of Cinco Ranch with direct access off of West Grand Parkway (SH 99)
- Monument and building signage available

## Site plan

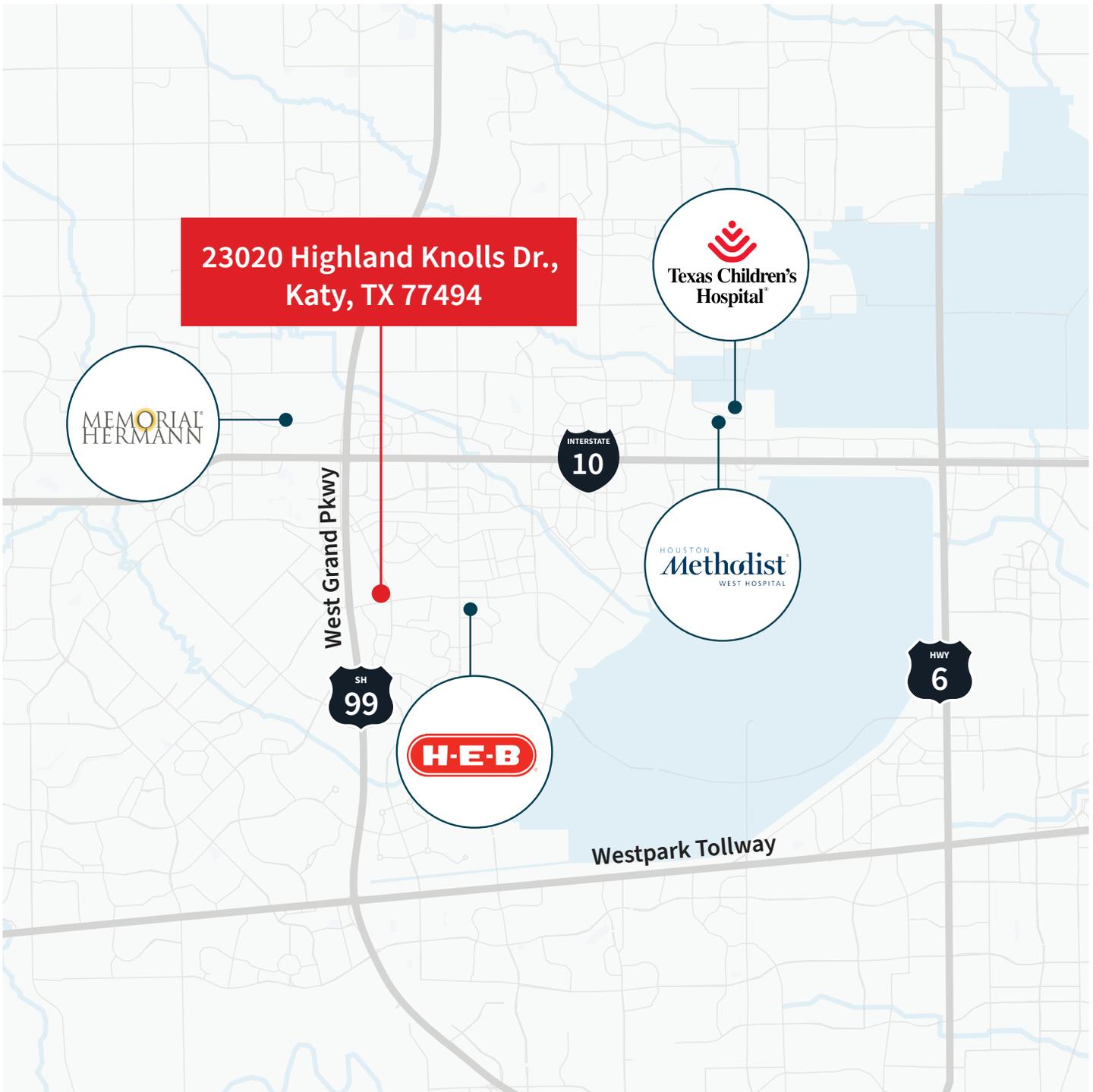


# Floor plan - Suite B

Available: 2,570 SF



## Location map



## Area demographics

15-minute drive

### Key facts

 **2.98**  
Average household size

 **425,190**  
Population

 **36**  
Median age

 **113,081**  
Median household income

### Insurance mix

 **60.59%**  
Commercial insurance

 **6.8%**  
Medicaid

 **19.33%**  
Medicare

### Employment

 **74.53%**  
White collar

 **14.12%**  
Blue collar

 **11.37%**  
Services

 **3.9%**  
Unemployment rate

### Education

 **55%**  
Bachelor's/Grad./Prof. Degree

 **15%**  
Some college

 **12%**  
High school graduate

 **3%**  
No high school diploma

**For more information, contact:**

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