

15905 KATY FREEWAY

FOR LEASE | 14,939 SF SHOWROOM ON 1.61 ACRES | HOUSTON, TX 77094

PLEASE DO NOT DISTURB CURRENT TENANT

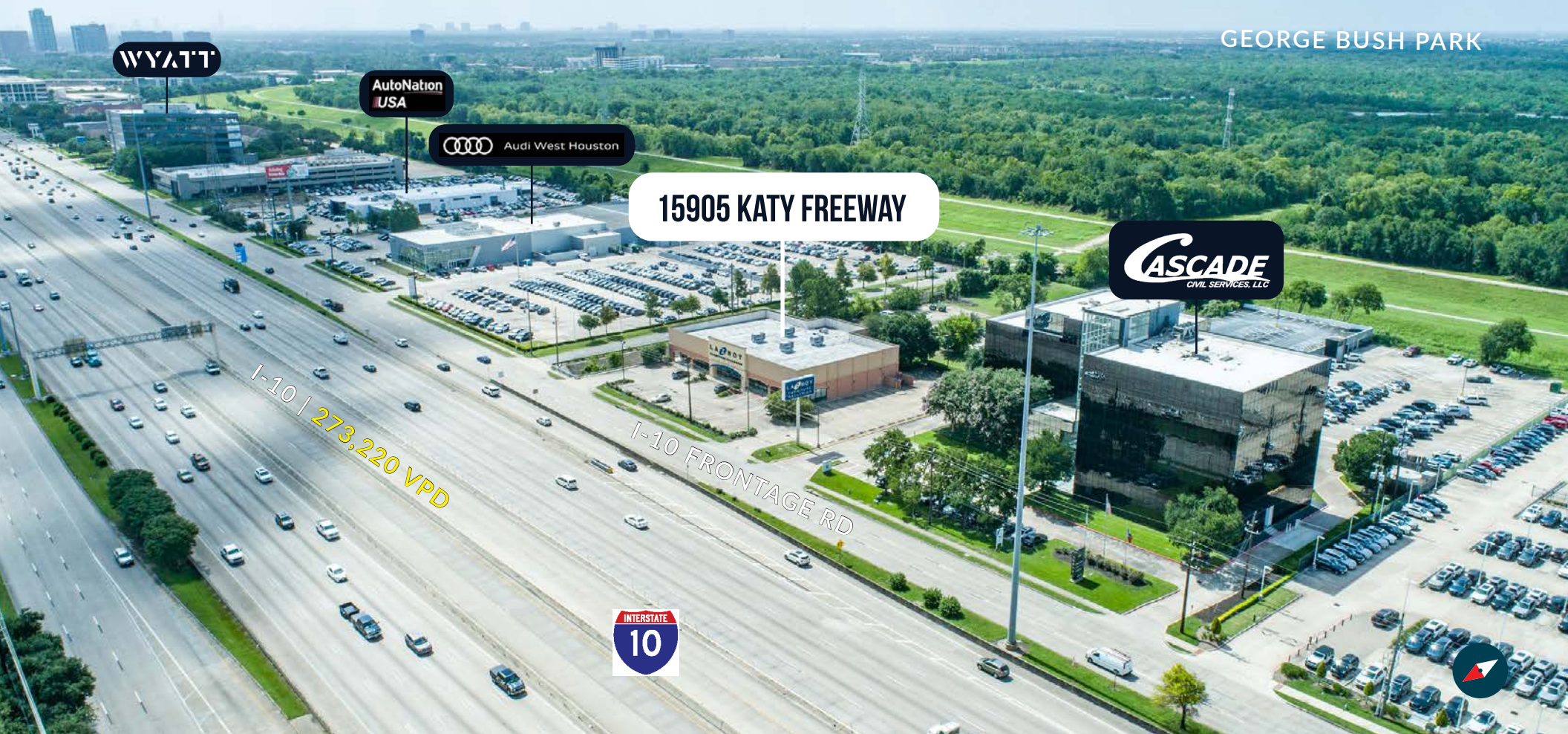


I-10 FRONTAGE RD

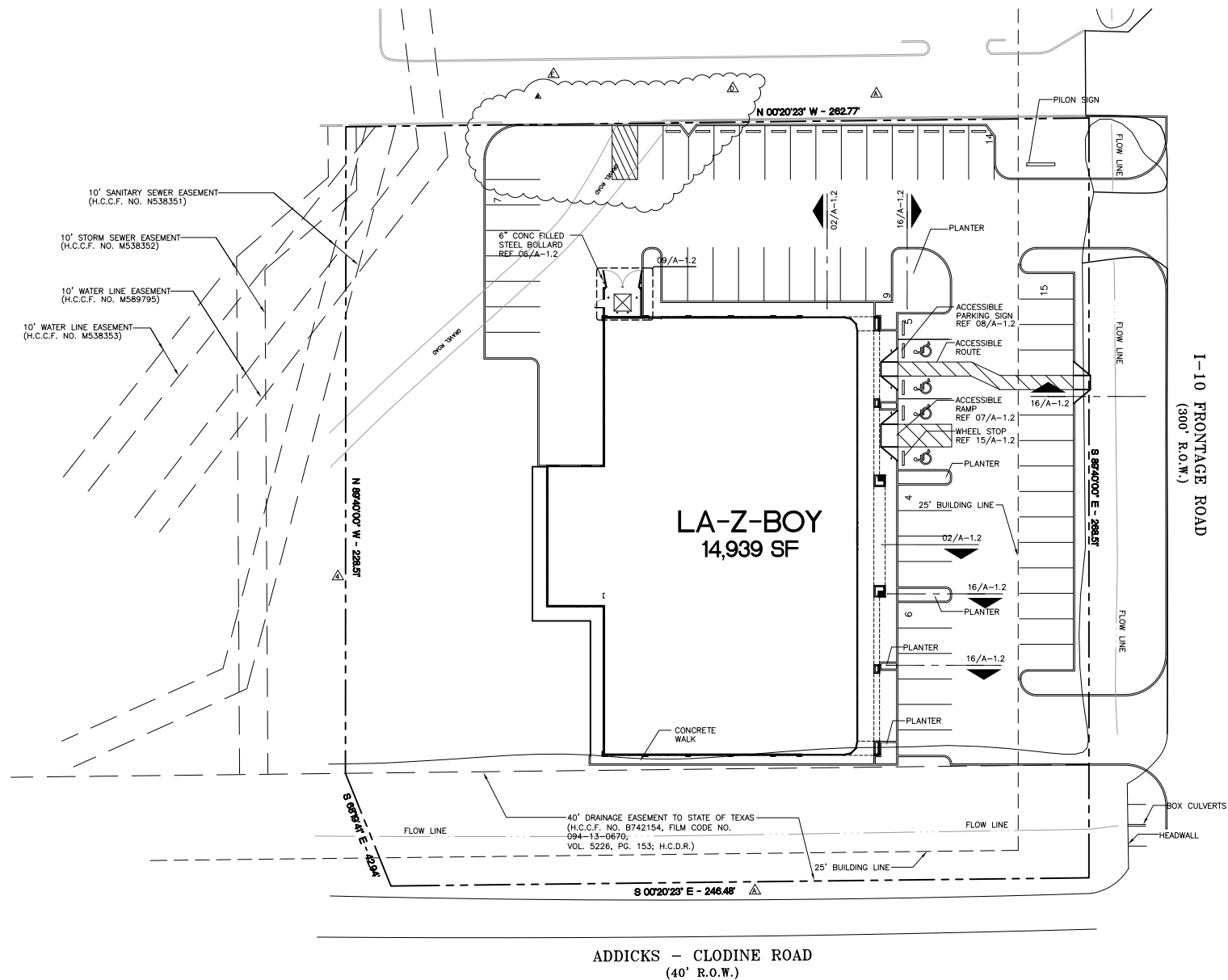


PROPERTY HIGHLIGHTS

- **14,939 SF** Showroom on **1.61 AC** For Lease
- Prominent Interstate 10 frontage with signage opportunity providing exceptional visibility
- Located amongst numerous national retailers
- Active Disposable Income - **\$138,561** Average Household Income within a 3-mile radius
- **257,419** Total population within a 5-mile radius of property
- **Call broker for pricing**



SITE PLAN



LOCATION HIGHLIGHTS



ACTIVE DISPOSABLE INCOME
- **\$138,561** AVERAGE
HOUSEHOLD INCOME
WITHIN A 3-MILE RADIUS



99,644 HOUSEHOLDS
WITHIN A 5-MILE RADIUS
OF PROPERTY



DIRECT FRONTAGE
ON INTERSTATE 10/
KATY FREEWAY
(**273,220** VPD)



ACCESS TO SEVERAL
OF HOUSTON'S MAJOR
THOROUGHFARES VIA
INTERSTATE 10



257,419 TOTAL
POPULATION WITHIN
A 5-MILE RADIUS OF
PROPERTY



I-10 FRONTAGE RD



ABOUT THE AREA

15905 Katy Freeway is situated in Houston's prestigious Energy Corridor. The property provides immediate access to one of the city's premier business districts, home to major energy corporations including BP, ConocoPhillips, and Shell. The Energy Corridor boasts over 26 million square feet of office space and employs approximately 94,000 people, making it a vital economic hub for the region. This location combines the residential appeal of nearby Memorial with the commercial strength of the Energy Corridor and the expanding opportunities of Katy.

GEORGE BUSH PARK

15905 KATY FREEWAY

VOLVO



I-10 FRONTAGERD

I-10 | 273,220 VPD



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 Population	2,603	54,628	257,419
2026 Median Age	33.2	36.4	36.7
2026 Average Household Income	\$74,554	\$138,561	\$128,574
2026 Average Home Value	\$178,616	\$470,300	\$412,915

| The Houston Economy

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



| The Houston Story



LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



FAVORABLE TAX CLIMATE

0% State & Local income tax



HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



CRITICAL MASS OF HQS AND REGIONAL OFFICES

50+ corporate headquarters relocations since 2017



MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

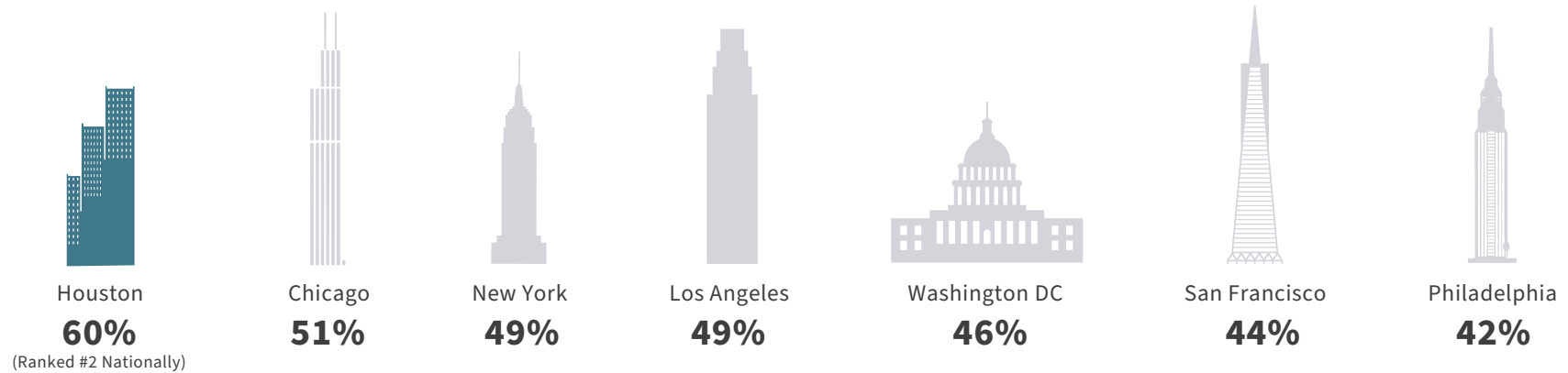


LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

Employment

BACK TO WORK % ACROSS MAJOR METROS

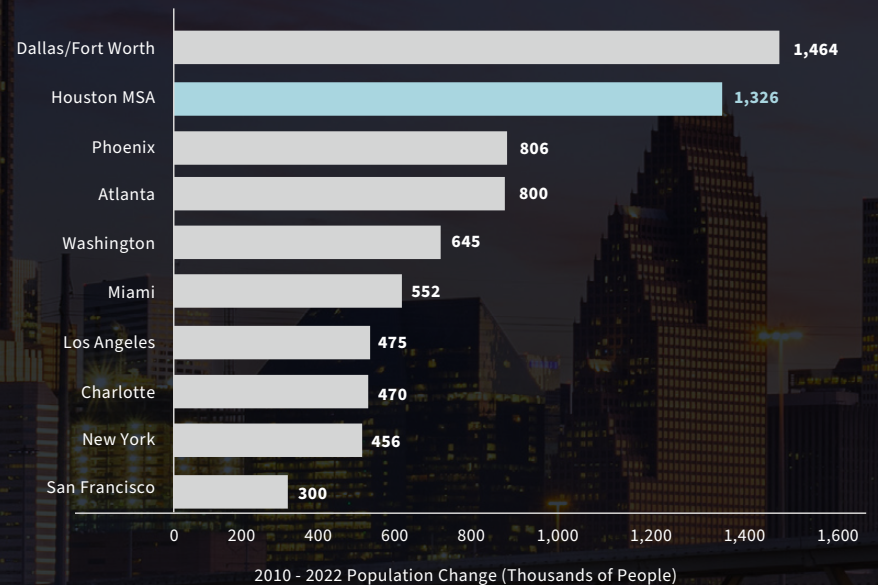


HOUSTON EMPLOYMENT BY INDUSTRY (2022)

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%



#2 METRO FOR POPULATION GROWTH



Top-Ranked Population Growth



257 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



20.8% POPULATION GROWTH

from 2010 – 2022 outpacing the U.S. average

Source: US Census Bureau



1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau

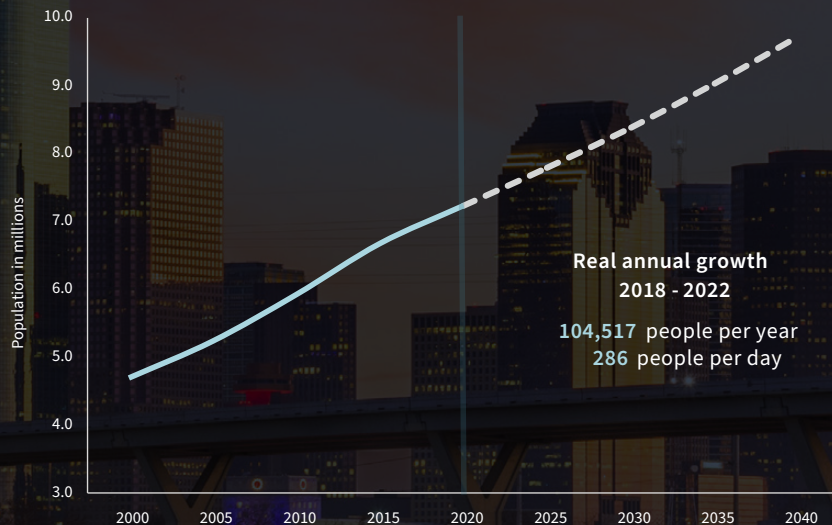


TOP 5 IN THE COUNTRY

For Total Job Growth

Source: U.S. Bureau of Labor Statistics

HOUSTON'S ROBUST POPULATION GROWTH RATES



NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



| Nation-Leading Employment Growth



179,000

New jobs added in 2022



+152,900

Net change in total
non-farm employment

(From Jan 2022 to Jan 2023)



3,500,000

Person workforce, nearing all
time high for Houston



79%

Of Houston's higher education
graduates stay and work in the region

The sixth highest retention rate in the U.S.



#2

In the country for
percent job growth

(6.1% in 2022)



#2

In the nation in office
re-entry levels in the country after
the pandemic

Nation-Leading Employment Growth

#2 MSA

For Projected Population Growth

Houston is Home to

25 Fortune 500 Companies &

44 Fortune 1000 Companies

50+

Corporate Headquarters Relocations
to Houston Since 2017

5

New Fortune 500 Relocations
since 2021

Hewlett Packard Enterprise, NRG Energy, KBR,
Academy Sports & Outdoors, Exxon Mobil

Leading

Pro Business Environment





LA Z BOY

FURNITURE GALLERIES®

CONTACT FOR MORE INFORMATION:

MARK RAINES

Executive Vice President - Managing Director

+1 713 888 4037

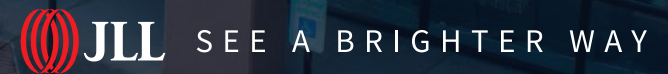
mark.raines@jll.com

LUCAS DE LA GARZA

Senior Associate

+1 713 243 3313

lucas.delagarza@jll.com



JLL disclaimer (universal): Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.