

# Katy Ranch Phase I & II

24275 & 24285 Katy Fwy. Katy, TX 77494

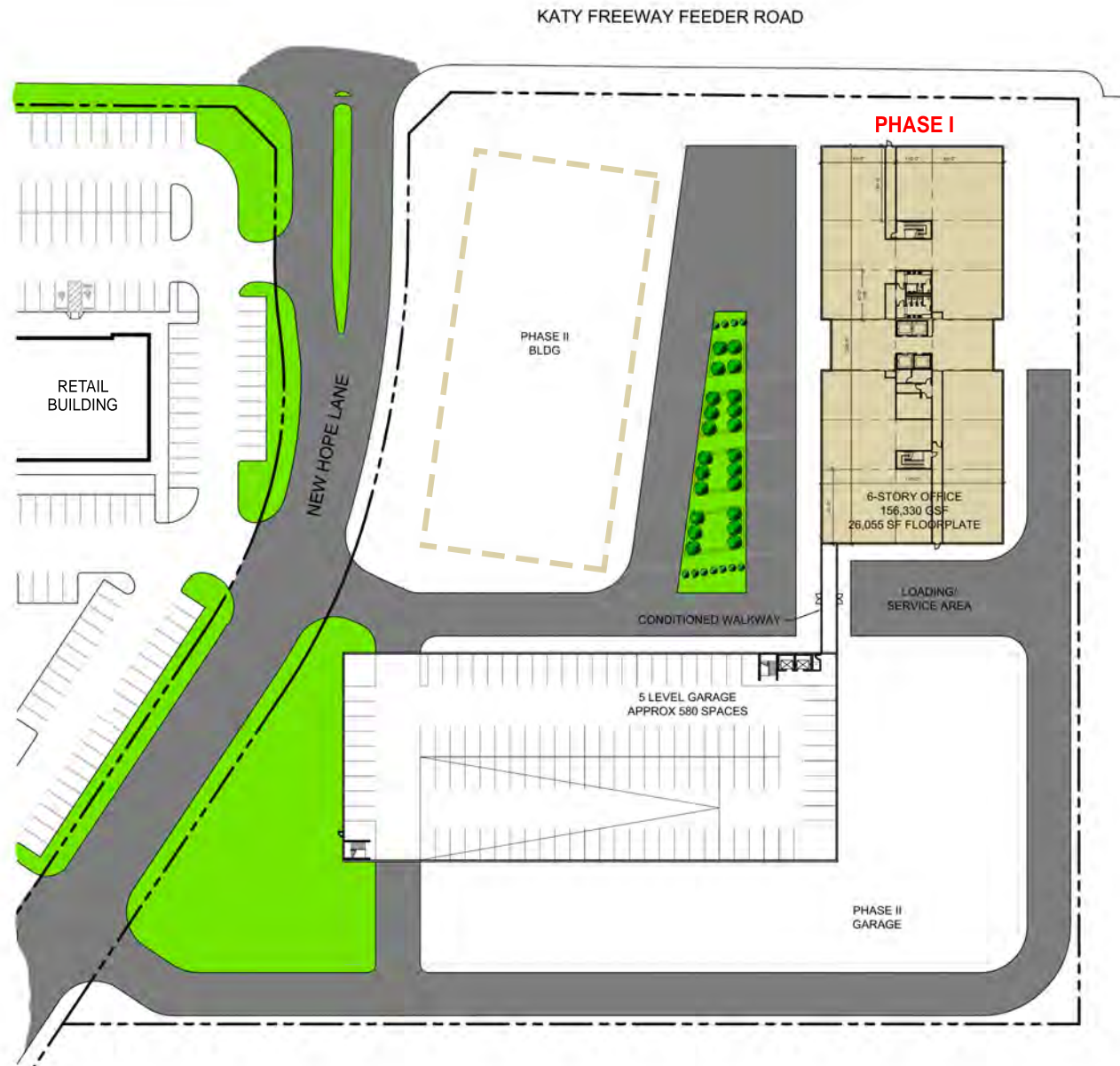




# LOBBY RENDERING

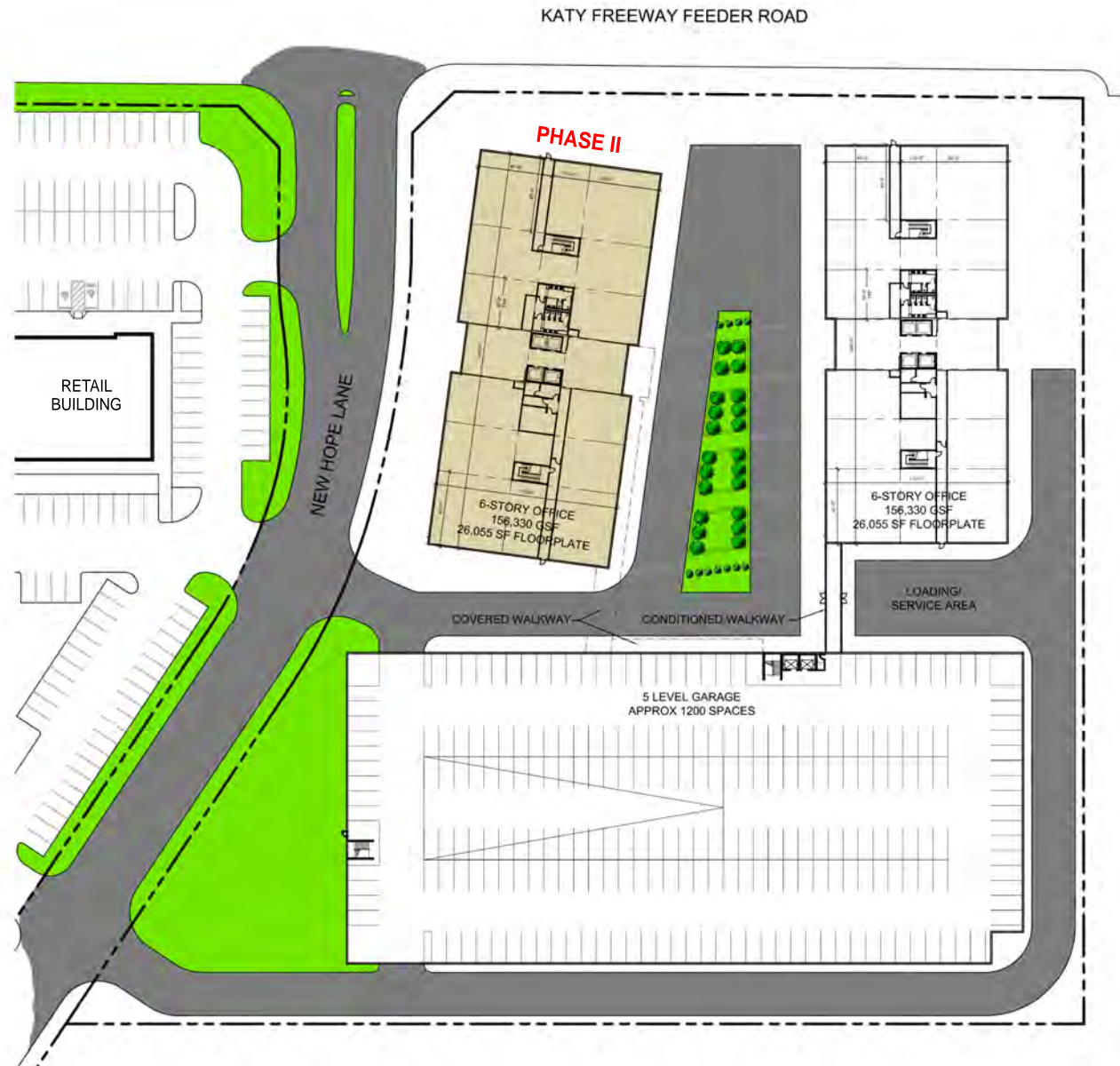


# SITE PLAN - PHASE I

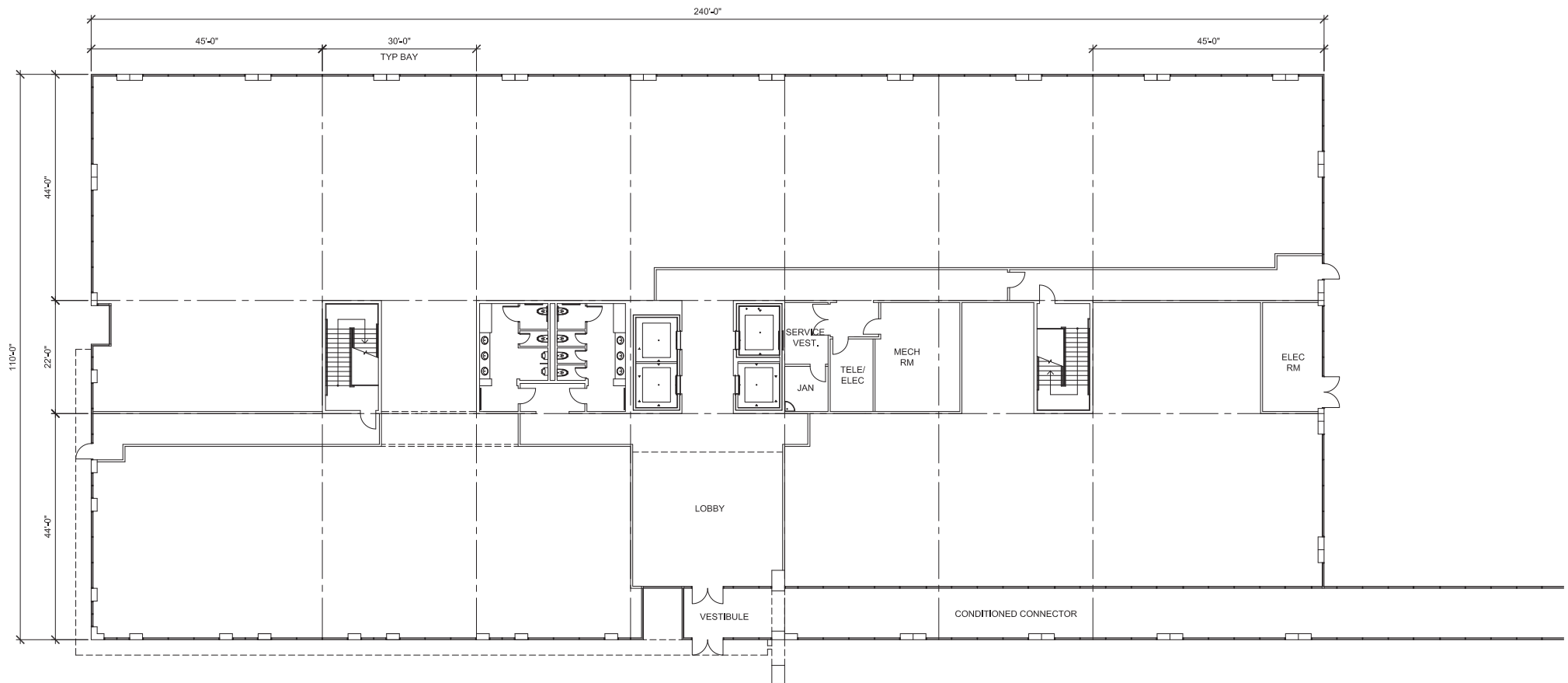




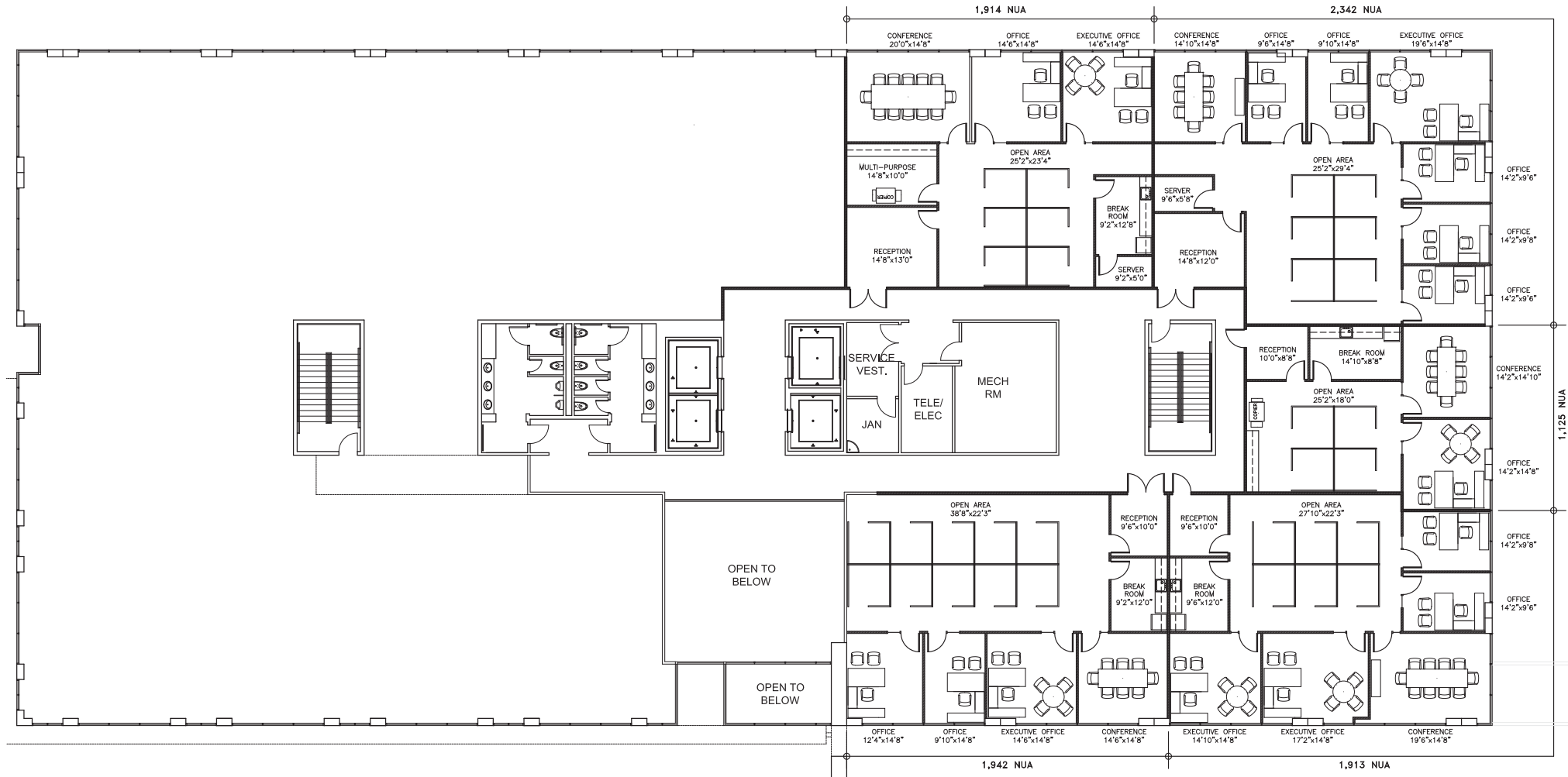
# SITE PLAN - PHASE II



# GROUND FLOOR PLAN



# SECOND LEVEL PRE-FINISHED SUITES



# TYPICAL FLOOR PLAN



# BUILDING FEATURES



- Floorplate optimized for both small and large users
- 45' Bay depths, ideal open and closed plans
- Column free
- Stone walls and floors
- Glass entry and lobby
- Wood accents
- Card key access
- Parking garage with conditioned walkway
- Restaurants in walking distance
- Drop-off area with surface visitor parking
- High speed elevators
- All fiber with a back up ring and back up generator



# DEMOGRAPHICS

## 20 MINUTE DRIVE TIME

800,700

Current Population Estimate

886,400

Projected Population by 2016

269,900

Total Households

313,900

Projected Total Households by 2016

## 20 MINUTE DRIVE TIME

38%

Residents have Bachelor's degree or higher

75%

White collar workforce

-VS-

-VS-

## 20 MILE RADIUS

2,156,000

Current Population Estimate

2,414,600

Projected Population by 2016

763,700

Total Households

873,800

Projected Total Households by 2016

## CITYWIDE

29%

Residents have Bachelor's degree or higher

62%

White collar workforce

# AMENITIES & TENANTS AT KATY RANCH CROSSING

## FOOD & ENTERTAINMENT

MAIN EVENT  
MAR-MAR'S CANDY JAR  
JOJO'S ASIAN BISTRO  
JIMMY JOHNS  
BULLRITO'S  
ALEGRIA BRAZILIAN GRILL  
JOHNNY'S PIZZA  
FREDDY'S FROZEN CUSTARD & STEAKBURGERS  
SUBWAY

## SERVICES

SPEC'S  
BASKINS  
GUITAR CENTER  
SALLY BEAUTY  
RITZ NAILS III  
CODY POOLS, INC  
STAFF FORCE  
MATTRESS ONE  
DOLLAR TREE  
AMERICAN CONTEMPORARY FURNITURE  
FERGUSON SHOWROOM  
AT&T MOBILE

## MEDICAL

DENTAL ART PLLC  
JUST DENTAL  
KATY EMERGENCY CENTER  
DR AMIT SHAH & ASSOCIATES  
REWIND LASER REMOVAL, LLC

## NEIGHBORING RETAIL

COSTCO  
WALMART  
KATY MILLS MALL

- BASS PRO SHOP
- AMC THEATERS
- AMERICAN EAGLE
- BANANA REPUBLIC
- BATH AND BODY WORKS
- BED BATH AND BEYOND
- COLE HAAN
- CROCS
- COACH
- EXPRESS
- GAP OUTLET
- GYMBOREE
- J CREW
- OLD NAVY
- SUNGLASS HUT
- FOREVER 21
- ZALES JEWELERS
- TOMMY BAHAMA
- AND MORE...



# BUILDING FACTS

<b>Building Size</b>	6-story/151,187 SF
	21,635 1st Floor
	24,527 2nd Floor
	26,282 3rd Floor
	26,282 4th Floor
	26,282 5th Floor
	26,177 6th Floor
<b>Quoted Rental Rate</b>	\$20.00 per RSF (NNN)
<b>2014 OpEx</b>	\$10.00/SF
<b>Term</b>	5-10 Years
<b>Parking Ratio</b>	4/1,000 SF - \$50 Reserved
<b>Delivery Date</b>	First Quarter 2015
<b>Architect</b>	Powers Brown Architects
<b>LEED Certification</b>	Silver
<b>Developer</b>	Freeway Properties

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# BUILDING LOCATION



- Anchor tenant identity visible to I-10
- Strategically located along I-10 just outside the Grand Parkway (Highway 99) in Katy, Texas
- Easy access to I-10 frontage road east and west
- Within the Energy Corridor, one of Houston's most dynamic and high growth employment centers
- One mile away from the one and only Tier IV data center in Houston
- Close proximity to strong labor pool, housing, medical facilities, hotels and retail
- Excellent local schools
- The Grand Parkway extension from I-10 to highway 290 is complete
- In walking distance to high end retail



*Relationships in Real Estate*

**Leasing Information:**

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A Development of:  
**KATY FREEWAY PROPERTIES**

