

# FOR LEASE KATY MILLS OFFICE CONDO KATY, TX



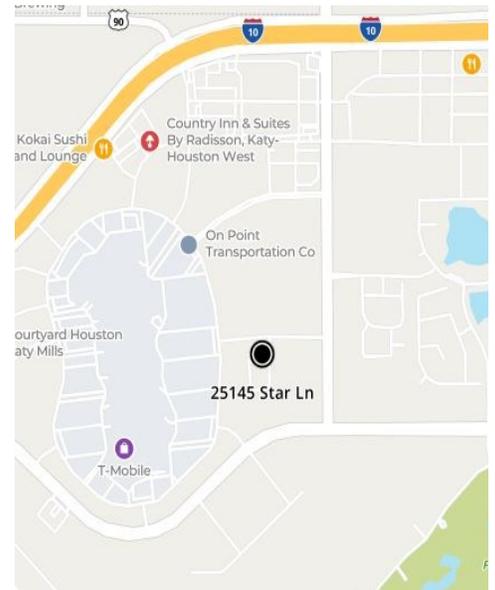
25145 Star Lane  
Katy, TX 77494

Lease Term—3 to 5 Years

**AVAILABLE - FOR LEASE**  
**SUITE 104 - 1,225 SF**

Monthly Rent—**\$3,150** Modified Gross  
Electricity, Interior, and HVAC Maintenance  
is Tenant Responsibility

*Note: No Hair Salons nor Vet Clinics Allowed*



- ◆ Located Minutes from Katy Mills Mall and Typhoon Texas Water Park
- ◆ Easy Access to I-10 (Katy Freeway) and SH-99 (Grand Parkway)
- ◆ Six well-appointed Offices with Kitchen

**cmj brokerage**



Trent Vacek, CCIM, Vice President

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# Demographic Summary Report

## Building 1

25145 Star Ln, Katy, TX 77494

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **6,125 SF**  
 Typical Floor: **6,125 SF**

Total Available: **2,450 SF**  
 % Leased: **60%**  
 Rent/SF/Yr: **\$30.85**



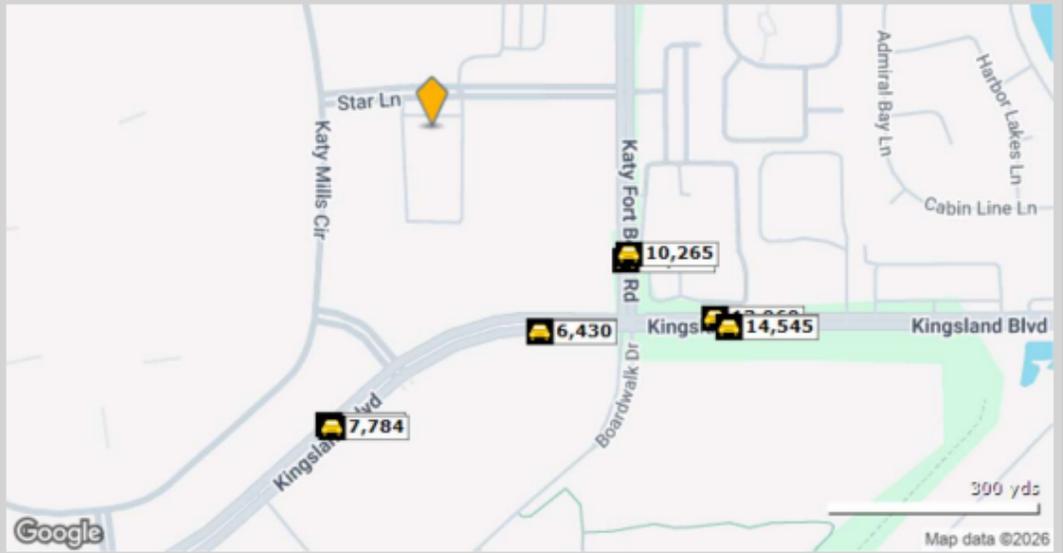
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2029 Projection	9,111		111,408		298,369	
2024 Estimate	8,284		101,006		269,966	
2020 Census	7,175		91,221		250,127	
Growth 2024 - 2029	9.98%		10.30%		10.52%	
Growth 2020 - 2024	15.46%		10.73%		7.93%	
<b>2024 Population by Hispanic Origin</b>	2,894		31,547		79,538	
<b>2024 Population</b>	8,284		101,006		269,966	
White	3,668	44.28%	48,478	48.00%	124,716	46.20%
Black	988	11.93%	9,322	9.23%	25,959	9.62%
Am. Indian & Alaskan	27	0.33%	652	0.65%	1,684	0.62%
Asian	660	7.97%	11,775	11.66%	39,121	14.49%
Hawaiian & Pacific Island	19	0.23%	74	0.07%	285	0.11%
Other	2,922	35.27%	30,704	30.40%	78,200	28.97%
U.S. Armed Forces	0		20		130	
<b>Households</b>						
2029 Projection	3,518		37,344		96,082	
2024 Estimate	3,211		33,963		87,134	
2020 Census	2,780		30,745		81,013	
Growth 2024 - 2029	9.56%		9.95%		10.27%	
Growth 2020 - 2024	15.50%		10.47%		7.56%	
Owner Occupied	1,093	34.04%	21,604	63.61%	61,303	70.35%
Renter Occupied	2,118	65.96%	12,359	36.39%	25,831	29.65%
<b>2024 Households by HH Income</b>	3,210		33,962		87,133	
Income: <\$25,000	346	10.78%	3,017	8.88%	7,416	8.51%
Income: \$25,000 - \$50,000	442	13.77%	4,273	12.58%	10,777	12.37%
Income: \$50,000 - \$75,000	663	20.65%	5,311	15.64%	11,255	12.92%
Income: \$75,000 - \$100,000	422	13.15%	4,063	11.96%	9,533	10.94%
Income: \$100,000 - \$125,000	427	13.30%	4,620	13.60%	11,726	13.46%
Income: \$125,000 - \$150,000	106	3.30%	2,818	8.30%	8,000	9.18%
Income: \$150,000 - \$200,000	381	11.87%	4,477	13.18%	13,030	14.95%
Income: \$200,000+	423	13.18%	5,383	15.85%	15,396	17.67%
<b>2024 Avg Household Income</b>	\$112,434		\$124,926		\$132,082	
<b>2024 Med Household Income</b>	\$84,123		\$101,715		\$109,776	

## Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Kingsland Blvd	Roesner Rd	0.07 E	2025	6,442	MPSI	.19
2 Kingsland Blvd	Roesner Rd	0.07 E	2024	6,430	MPSI	.19
3 Roesner Rd	Kingsland Blvd	0.05 S	2024	10,496	MPSI	.19
4 Katy Fort Bend Road	Kingsland Blvd	0.05 S	2025	10,265	MPSI	.19
5 Kingsland Blvd	Prairie Pkwy	0.07 NE	2025	7,833	MPSI	.26
6 Kingsland Blvd	Prairie Pkwy	0.07 NE	2024	7,784	MPSI	.26
7 Kingsland Boulevard	Kingsland Blvd	0.07 W	2024	13,968	MPSI	.28
8 Kingsland Boulevard	Kingsland Blvd	0.07 W	2025	13,969	MPSI	.28
9 Roesner Rd	Kingsland Blvd	0.09 W	2024	14,454	MPSI	.29
10 Roesner Rd	Kingsland Blvd	0.09 W	2025	14,545	MPSI	.29



# 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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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Victor E Vacek, Jr.	153348-B	vev@cmirealestate.com	713.961.4666
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Trent Vacek	506635-SA	tvacek@cmirealestate.com	713.961.4666
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date