

STONE CREEK CENTER

1420 Katy Flewellen Rd.

Near KATY MILLS — Katy, Texas

Now Leasing!



LOCATION

Ideally located near the intersection of Pin Oak Road and Katy Flewellen Rd. southwest of Katy Mills.

PROPERTY DESCRIPTION

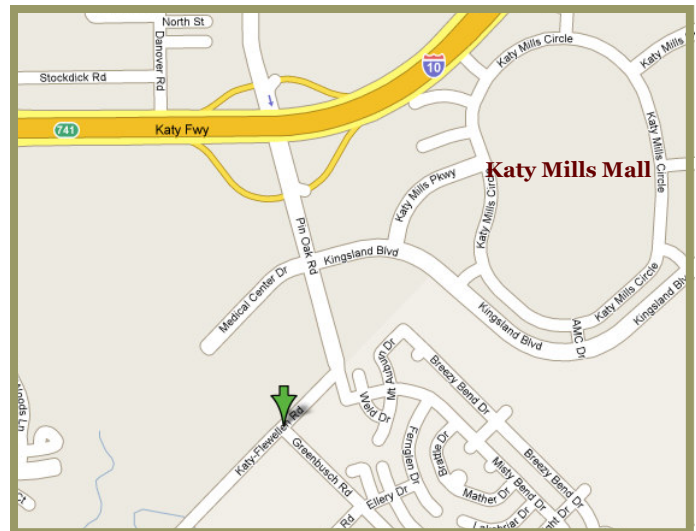
- ⇒ 9,600 SF Class A retail center
- ⇒ Neighborhood retail includes Bass Pro Shop, Katy Mills & Super Wal-Mart
- ⇒ Near Cinco Ranch, a 7,400 acre Master Planned Community.
- ⇒ Direct access to Interstate 10

DEMOGRAPHICS

2007 Estimates	1 Mile	3 Mile	5 Mile
Active Population	4,970	29,725	92,199
Number of Households	1,624	9,435	28,873
Population Growth	7.39%	5.22%	4.39%
Average Household Income	\$126,929	\$113,569	\$117,238

RENTAL RATES & TI ALLOWANCE

Pre-Construction Rental Rates	\$11/SF (NNN)
Tenant Improvement Allowance	\$15/SF
Estimated NNN	\$4.50/SF



PrimeTex
REALTY GROUP

H. Spencer Stone

281-391-4440

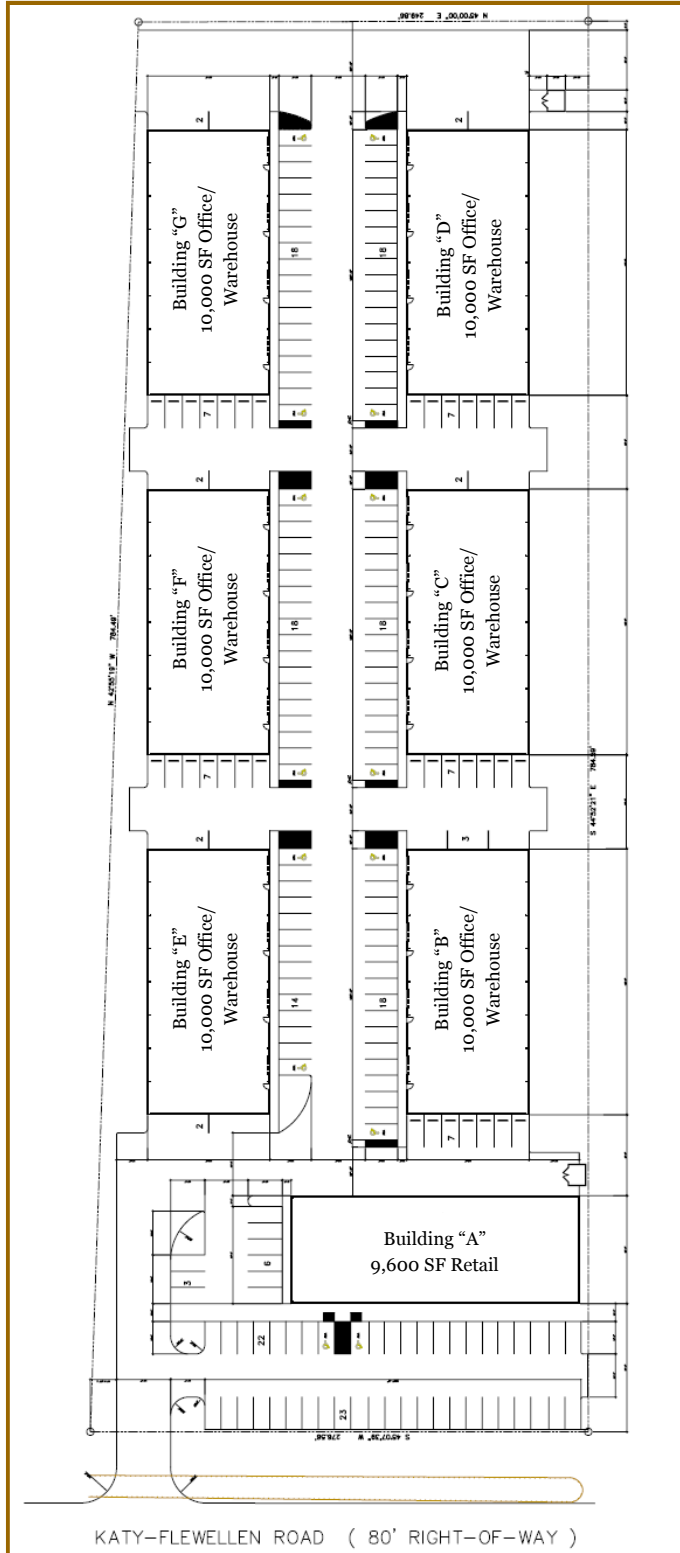
A Development By



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LEASING INFORMATION—9,600 SF

- ⇒ **Total Available**—9,600 sq ft
- ⇒ **Rental Rates**— Base rent of \$11/SF (pre-construction rate)
- ⇒ **Minimum Space**—900 sq ft (15' x 60')
- ⇒ **Build-out Allowance**—\$15/sq ft
- ⇒ **Estimated NNN**—\$4.50/sq ft
- ⇒ **Lease Terms**—5 year w/ 5 year Option

CONTACT INFORMATION

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