

# For Lease

Drive-thru Available



## Hunington

**Hunington Properties, Inc.**

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Houston, Texas 77046

**713-623-6944**

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## Shops at Seven Lakes

NWC of Katy-Gaston & Westpark Tollway

Katy, Texas 77494



## SHOPS AT SEVEN LAKES

NWC of Katy-Gaston & Westpark Tollway Katy, Texas 77494

### Property Information

Space For Lease	15,097 SF (Will Divide)
Rental Rate	Call for Pricing
NNN	\$9.00 PSF
Building Size	15,097 SF

### Property Highlights

- New retail development
- Surrounded by numerous master-planned communities including Cinco Ranch, Grand Lakes, and Cross Creek
- Visibility from major thoroughfares such as Westpark Tollway and the Grand Parkway and provides easy access from Fulshear, Richmond, Katy, Sugarland, and Houston.

### Demographics

Population (2023)	1 mi. - 17,483 2 mi. - 48,488 3 mi. - 103,368
Average HHI (2023)	1 mi. - \$182,550 2 mi. - \$192,632 3 mi. - \$182,013
Traffic Counts	Westpark Tollway: 40,480 VPD Grand Pkwy: 65,379 VPD

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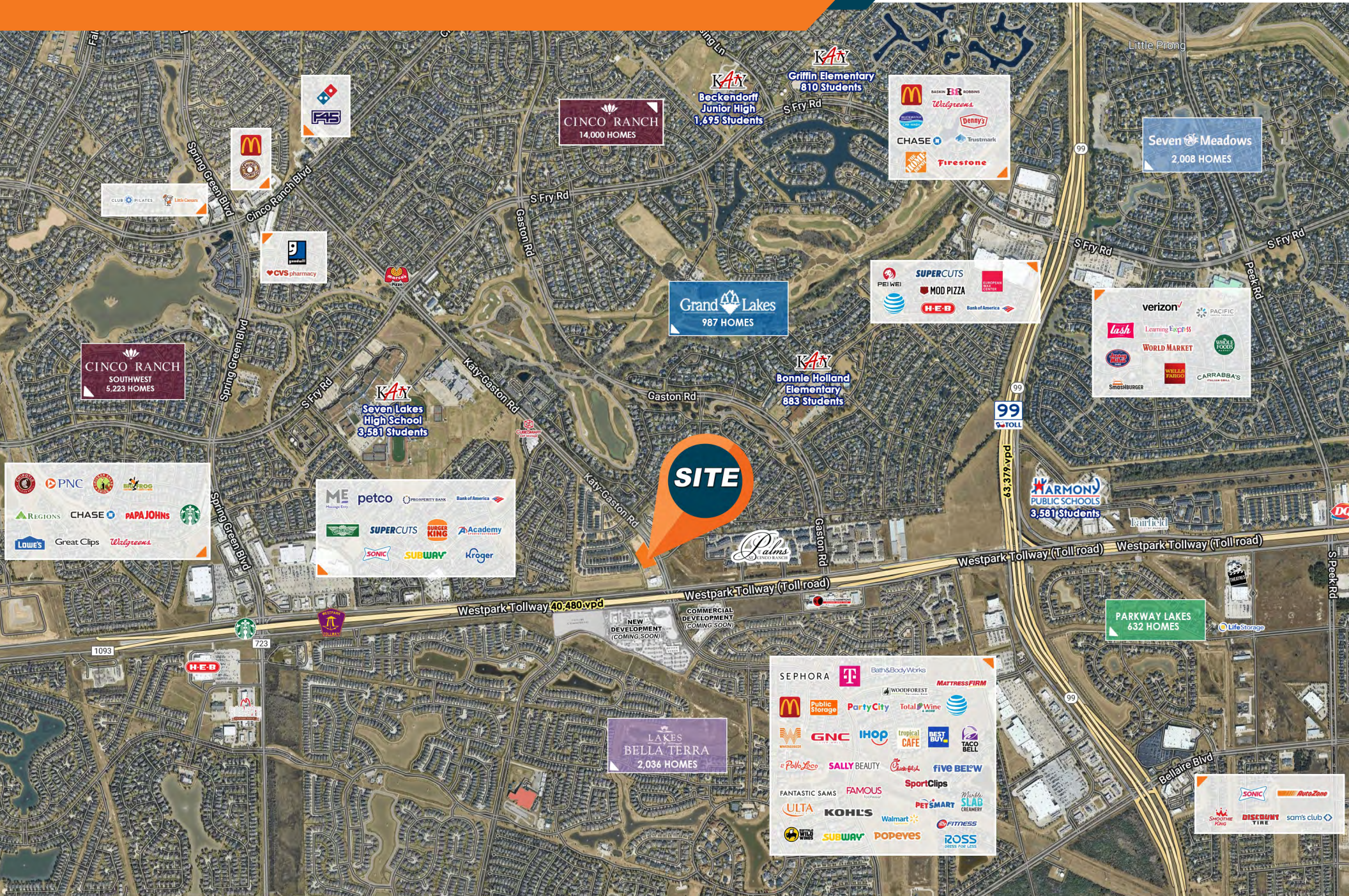




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## KATY, TEXAS AREA OVERVIEW



### CITY FACTS

Formerly known as Cane Island, the city of Katy is located within the Harris, Fort Bend, and Waller counties. Even though it has become heavily urbanized, Katy has always been a traditional family style community. As of 2017, the city's population was estimated to be 18,282 residents. Being within the Houston-The Woodlands-Sugar Land metropolitan area, Katy has a growing economy and offers many entertainment options.

### ECONOMY

With the economy improving, retail centers were developed throughout Katy to accommodate the rapid residential growth. With several corporation headquarters in its surrounding areas, the city of Katy will benefit through the increased job opportunities.



**Academy Sports and Outdoors** - The company's corporate office and distribution center is staffed by 2,800 employees. With amenities like an on-site Starbucks, gym facility, football field and cafeterias, the corporate campus is made to accommodate a fun and productive work environment.



**Amazon Fulfillment Center** - The brand new \$160 million facility, is the company's tenth fulfillment center in Texas. The 1 million square foot center will increase the city's financial strength and create 1,000 new jobs in the community.



**BP America** - Headquartered in the Energy Corridor just outside of Katy, BP America is the area's most benefitting employer. With 5,500 employees in its Westlake campus, BP's Katy operations support the company's onshore and offshore operations.



**Igloo Corp.** - Igloo Corporation is an American manufacturer of ice chests, drink containers and supporting accessories. Its headquarters a few miles outside of Katy, with 1,000 employees.



**Schlumberger (Katy Technology Center)** - Previously conducting its operations from several leased facilities in North Houston, Dyna-Drill Technologies, a subsidiary of Schlumberger, has relocated. The company's new headquarters has 340,000 square feet of space, which includes a manufacturing facility and research and development space.



**Energy Corridor** - Located just east of Katy, the Energy Corridor is a unique suburban environment surrounded by two of the largest unspoiled natural areas of any metropolitan region in the U.S. As the third largest employment center in the region, over 91,000 employees have already been drawn to The Energy Corridor for opportunities and active lifestyle it offers. Some of the large employers in the Energy corridor include BP America, ConocoPhillips, and Shell Oil Company.

