

Katy Ranch II

24285 Katy Fwy, Katy, Texas



Newly constructed class A office building in Katy, TX

**AVISON
YOUNG**



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24275 24275

24285

24283

50

Hertz



Building information

- 152,645-sf class A office building
- 2020 construction
- Building conference rooms and training center
- High-tech camera system
- Perimeter building locking controls
- Fort Bend County Sheriff's office store-front located in garage
- Secure, structured parking with 4.0/1,000 sf parking ratio
- Air-conditioned skyway on level 3
- Coworking spaces available through Escalate Workspace

Katy Ranch II is located southwest of the Katy Freeway and Grand Parkway intersection.





**Katy Ranch II
features an air-
conditioned
skyway to protect
from the elements.**



Live, work, shop, play

With over 60 retailers next door at Katy Ranch Crossing and an abundance of class A apartment complexes nearby, you'll never be far from anything you need.

Enjoy dinner at your new favorite restaurant or grab drinks with your coworkers. Relax at the spa or engage in some much needed retail therapy. Pump iron at Planet Fitness or bowl a strike at Main Event. When your night finally comes to an end, walk home to one of the high-end apartment complexes in the area.





Katy Mills

Typhoon Texas

Walmart

Camden Grand Harbor

The Cape at Grand Harbor

Grand Harbor

Crossing at Katy Ranch

Katy Ranch Crossing
60+ retailers

Nuestra Casita

Olympus Katy Ranch

Grand Enclave

Regalia Bella Apartments

Memorial Hermann Katy

Olypus Grand Crossing

Costco



To CityCentre

15 minutes

To Energy Corridor

5 minutes

To Downtown

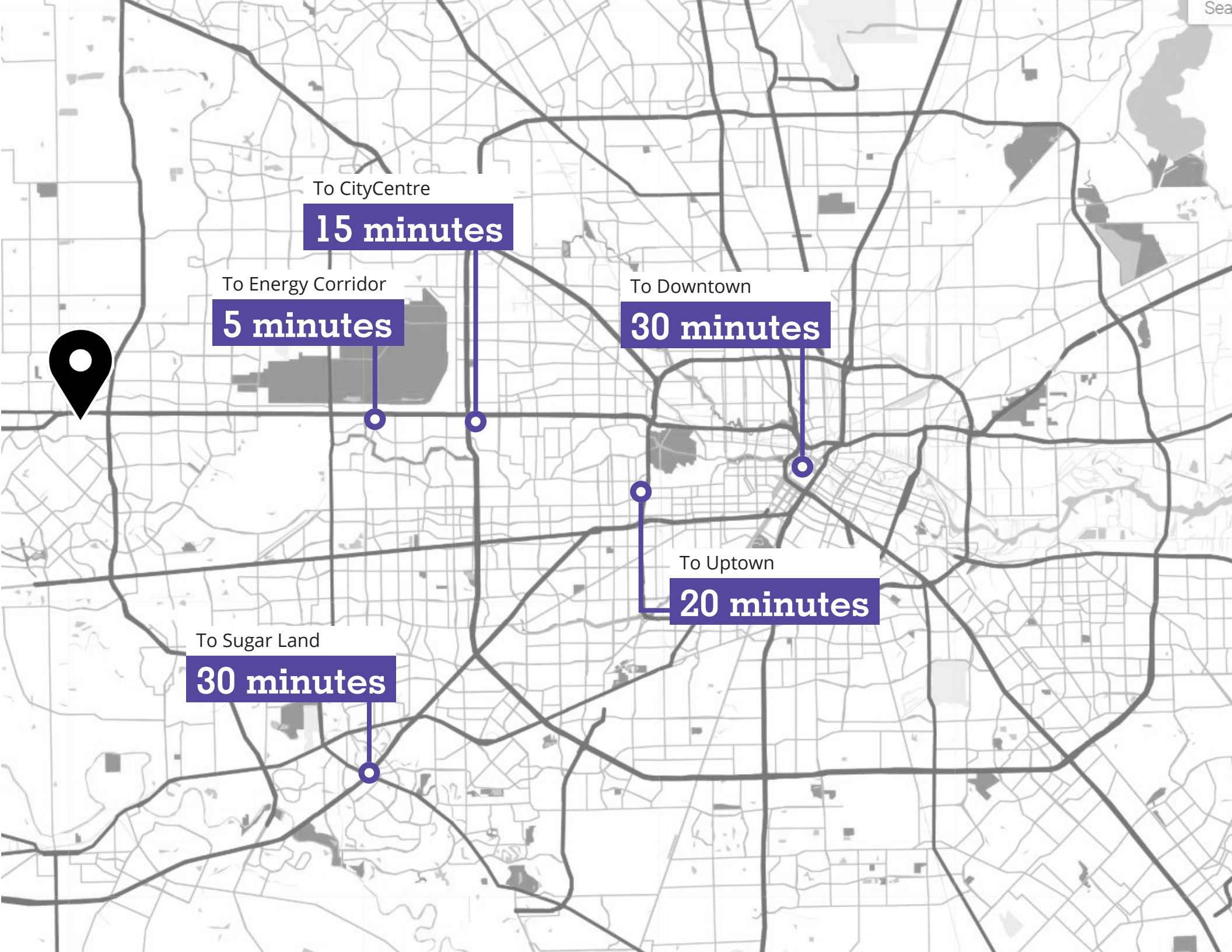
30 minutes

To Uptown

20 minutes

To Sugar Land

30 minutes





Greater Katy

The Greater Katy area is one of the fastest growing in the Houston metropolitan area and the state of Texas. The Katy area is larger in population than Pittsburgh, PA and Cincinnati, OH.

Over 200 major corporate headquarters call the Greater Katy area home. The Katy area calls itself home to some of the largest energy companies in the industry, such as BP North America, Shell, and Wood, employing over 55,000 people. An estimated 40% of all engineers in the Greater Houston area live in the Katy area.

Greater Katy has 4 world-class healthcare facilities and over 23,000 healthcare establishments.

The labor force is expected to grow by 11.5% over the next 5 years. Multiple office, light industrial, and retail developments are under construction to support this employment growth.



Population
391,852



Median age
34.5



Total labor force
203,849



Avg. hh income
\$123,827

Source: Applied Geographical Solutions, 2020

**If you would like more
information, please get in
touch.**

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