



FUTURE RETAIL DEVELOPMENT GRAND PARKWAY

N-NE CORNER OF PEEK RD AND GRAND PARKWAY
0 Peek Road Katy, TX 77449



**FOR
LEASE**

AVAILABLE
3,428 SF

RATE
Call For Pricing
* Estimate provided by Landlord and
subject to change

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PROPERTY HIGHLIGHTS

- ±3,428 SF End-Cap available for lease
- Drive-thru opportunities available
- Ample parking available
- Located near Grand Parkway (TX-99) and Peek Road in fast-growing Katy corridor
- Ideal for Medical or Service Tenants
- Strong Demographics – high household income and population growth in surrounding area



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



104,559
POPULATION
3-MILE RADIUS



\$119,199.00
AVG HH INCOME
3-MILE RADIUS



40,081
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Peek Road: 16,759 VPD
(TXDOT 2021)

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