



Welcome to
the future
of retail.

WELCOME TO KATY RETAIL CENTER



MEMORIAL CITY



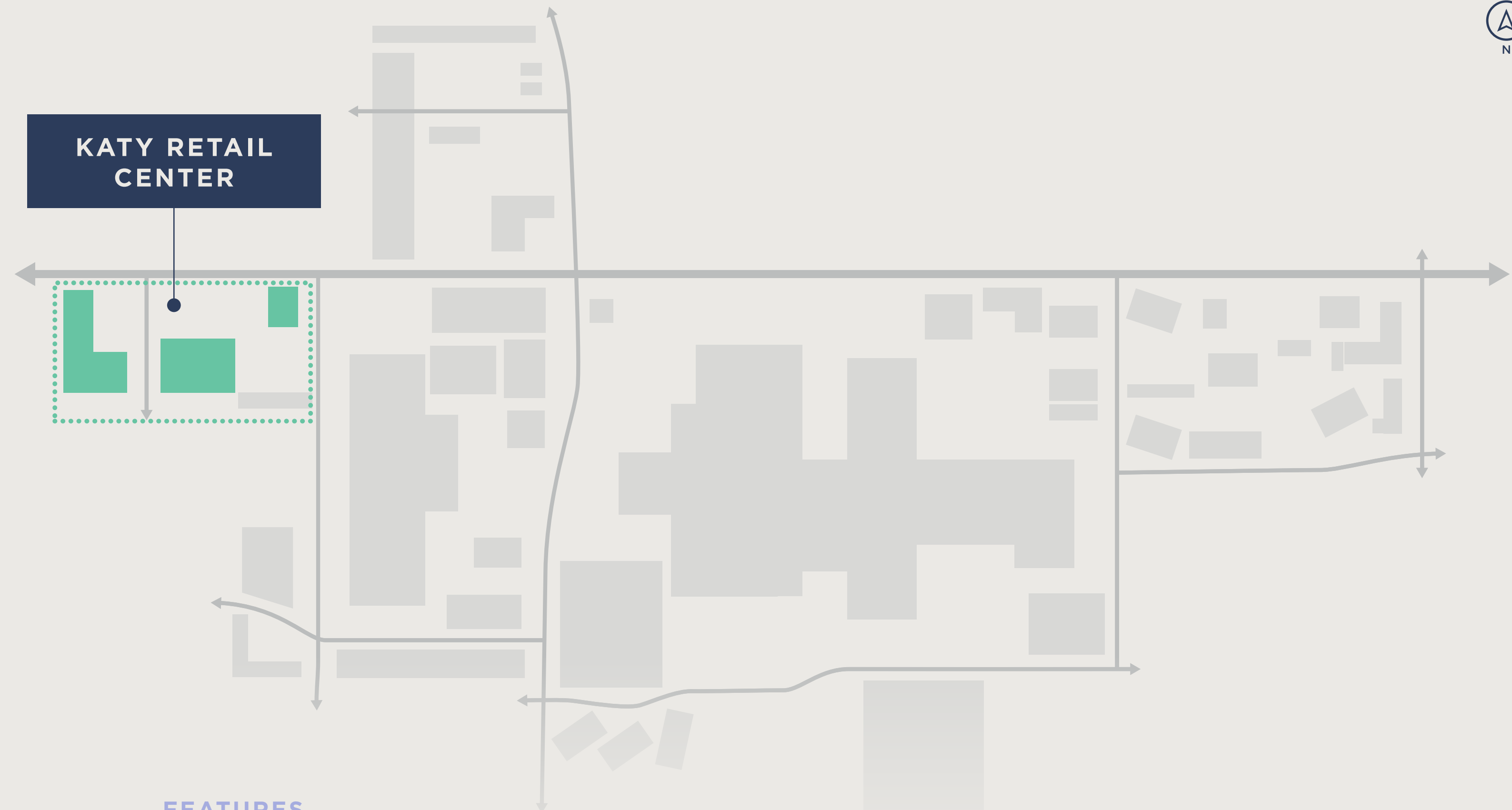
Katy Retail Center



KATY RETAIL CENTER

A mix of business and bliss.

Step into Katy Retail Center — together forming a dynamic development at the center of Houston's commercial and retail activity. Comprised of three separate developments, this area offers exceptional convenience and opportunity, serving both business and leisure needs.



FEATURES

MODERN FACILITIES

The one-story center spans 215,100 SF, fully renovated in 2005 with 803 parking spaces.

TENANTS

Hosts diverse services and products from Velvet Taco, Pincho Burgers and Kebabs, Via 313 Pizzeria, Pit Room, Katz's, Kolache Shoppe, KUIU, Fishing Tackle Unlimited, and Goode Company Seafood.

PRIME LOCATION

Situated at SWC I-10 & Frostwood Drive / Benigus for high visibility and easy access.

MEDICAL ACCESS

Near the Memorial Hermann Memorial City Medical Center.

AFFLUENT NEIGHBORHOODS

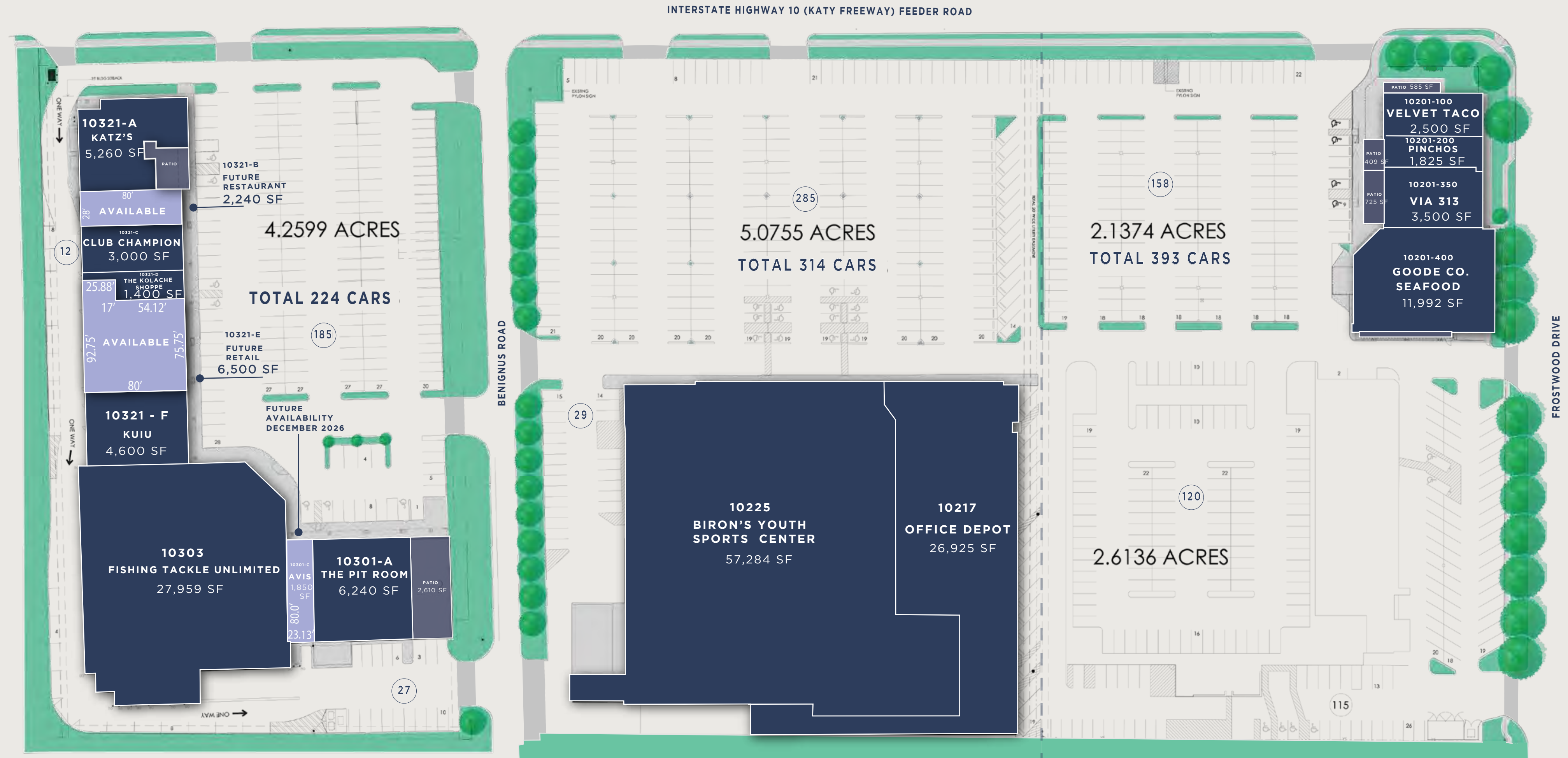
Close to the wealthy Memorial Villages, tapping into a high-income customer base.

163,075 SF

KATY III
59, 049 SF

KATY II
84,209 SF

KATY I
19,817 SF





KATY RETAIL CENTER

Experience Katy Retail Center



Grow and connect in West Houston.

It's time to thrive in West Houston, a region marked by substantial growth and potential. Home to over 590,000 households, this area has experienced a significant population surge, indicating not just an increase in numbers, but also a flourishing community.

155%

West Houston population growth over 30 years

7M+

Growing population in Houston MSA

\$490B+

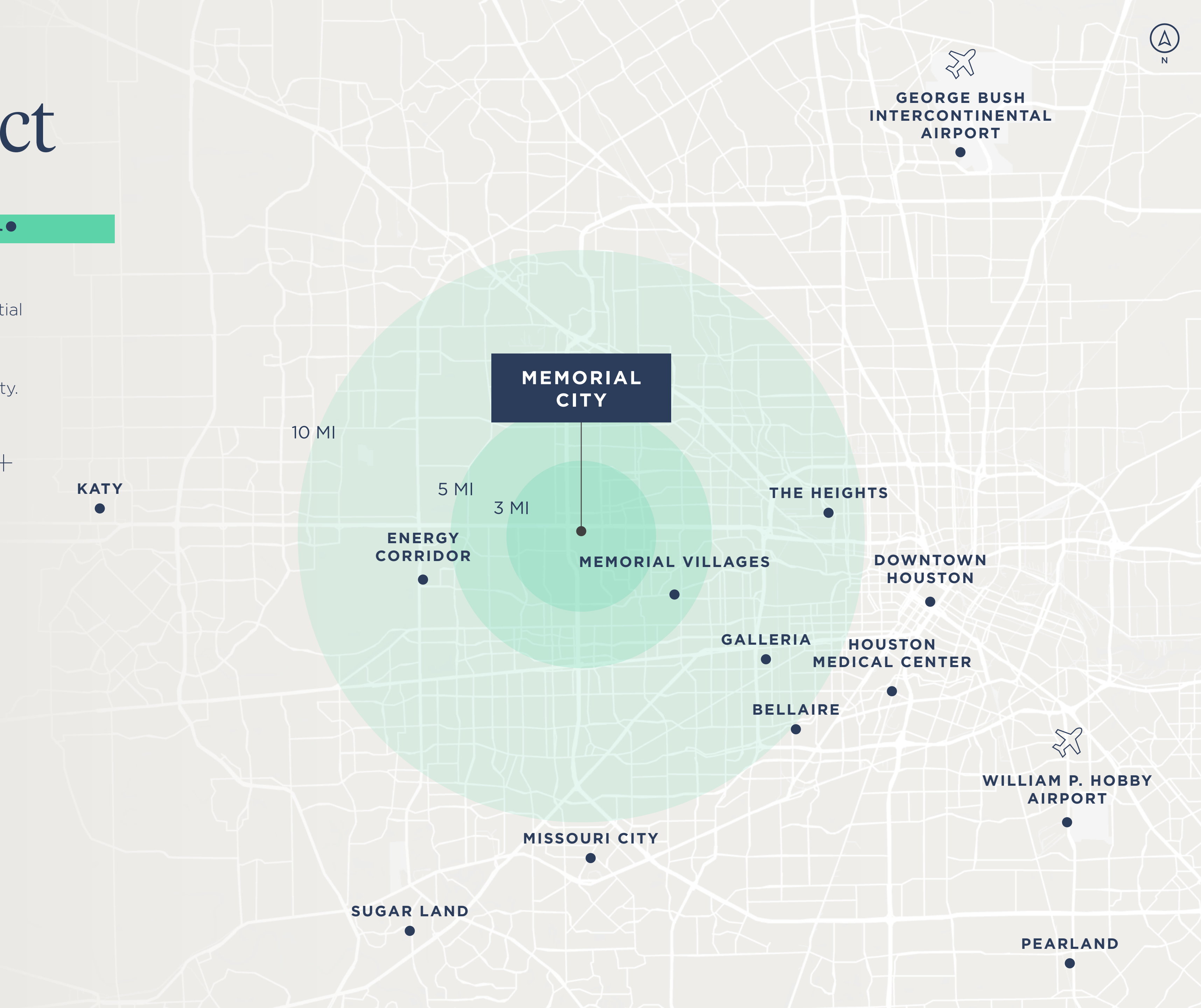
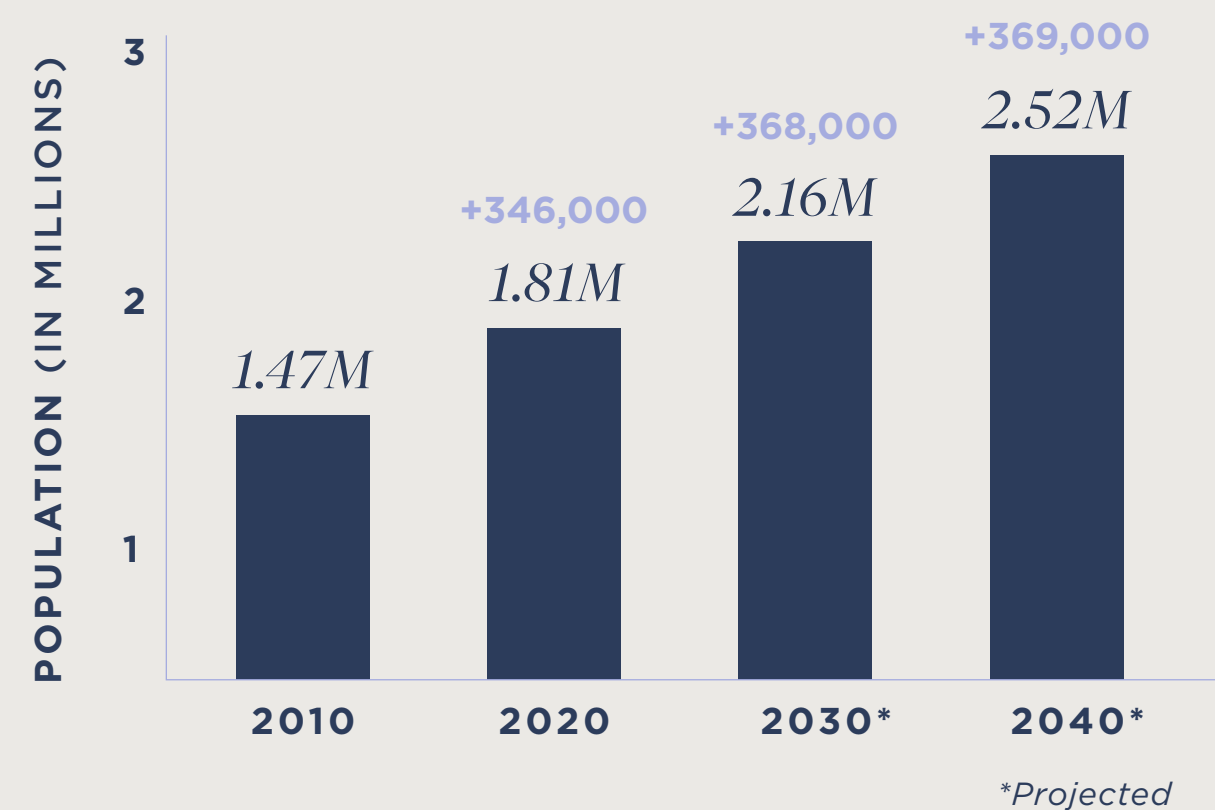
Growing Houston GDP

1.4M

Residents within 10 miles

\$144K

Average household income within 3 miles



The heart of West Houston's economy.



Discover Memorial City, a dynamic retail, office and residential center of West Houston's economy. Nestled in one of Houston's most affluent communities, this vibrant development is more than just a location; it's an energetic city-within-a-city, where consumers and culture connect.



534,880

Combined Daily Cars on Interstate 10 & Beltway 8



14.5M SF

Existing & New/Proposed Mixed-Use Developments



1.7M SF

Memorial City Super-Regional Mall



\$960

Average Sale Per SF at Memorial City Mall

Come shop, converge, and connect.

At the center of the affluent 77024 zip code, Memorial City is a pivotal point amidst Texas' most influential areas. As a bustling hub, it effortlessly connects you to major employment centers and its vast retail offering, luxurious communities, and landmark urban sites.

25M SF

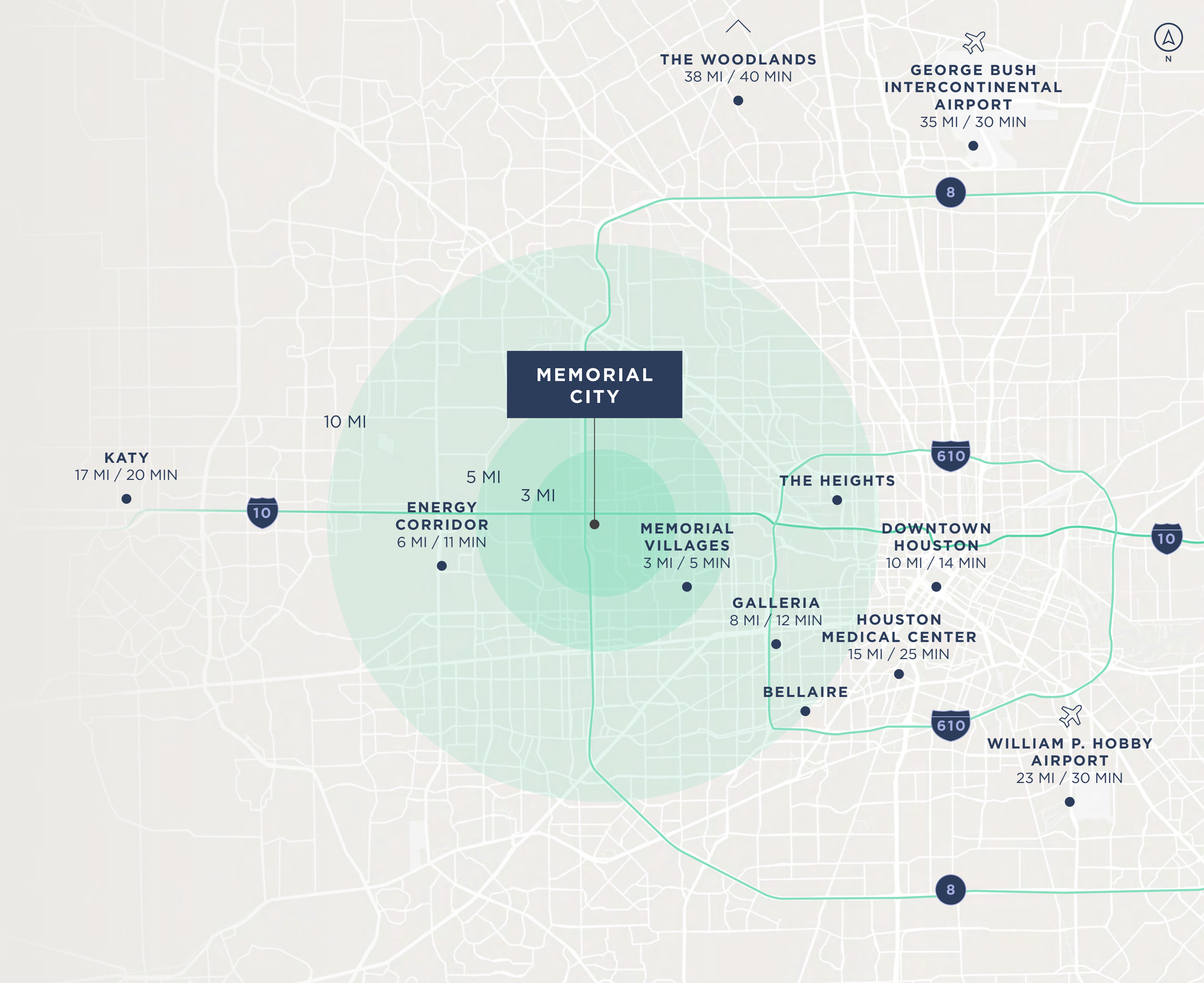
Total Office Space

75,000

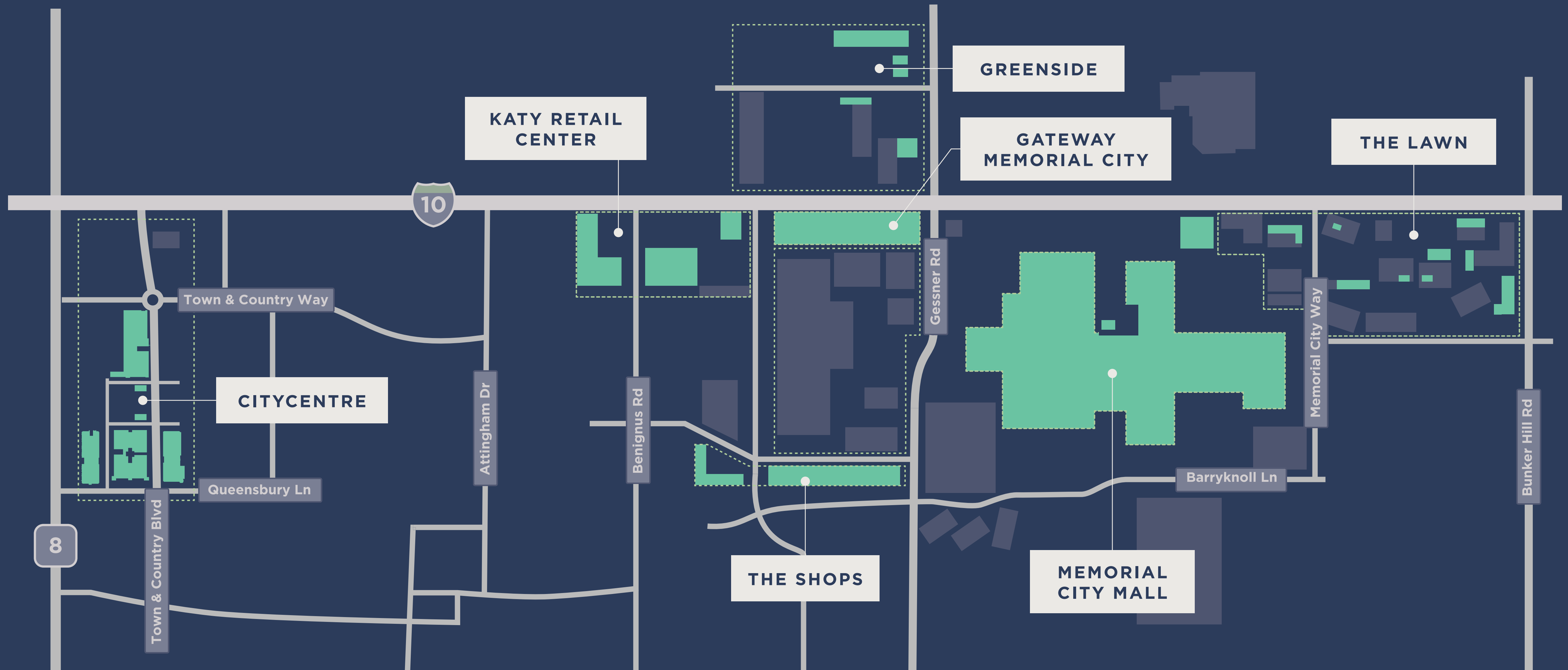
Employees, Ranking Third-Largest
Center in the Region for Employment

\$250,000

Annual Average Household
Income, Ranging as One of
the Wealthiest Communities
in both Texas and the U.S.



The *Developments*





Contact



OWNER + DEVELOPER

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