

OFFICE FOR SALE



22028 HIGHLAND KNOLLS DRIVE, #A, KATY, TX 77450

KW COMMERCIAL - SIGNATURE

920 South Fry Road
Katy, TX 77450

PRESENTED BY:

IMTIAZ ALI
Director | Investment Sales
O: (281) 599-7600
C: (512) 955-4292
ali@alisoncre.com
TX

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TABLE OF CONTENTS

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LOCATION & Highlights	3
PROPERTY PHOTOS	4
Regional Map	8
Demographics	9
Professional Bio	10
information about brokerage services	11

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LOCATION & HIGHLIGHTS

22028 HIGHLAND KNOLLS DRIVE

LOCATION INFORMATION

Street Address: 22028 Highland Knolls Drive, #A

City, State, Zip: Katy, TX 77450

Price: \$ 630,000

Building SF: ± 2,200

Land: 0.17 AC

PROPERTY OVERVIEW

Situated near a busy intersection, your business will enjoy high visibility and foot traffic. This location ensures that your enterprise will be easily accessible to the community.

Benefit from seamless connections to major roadways, with many other potential uses, this space caters to a wide range of businesses.

A vibrant hub for local services, this location allows you to mold it to fit your unique vision.

- Situated near a busy intersection
- Easy Access & High Visibility
- Strategic Location
- Versatile Use Options
- Convenient Connections to GPkwy and I-10

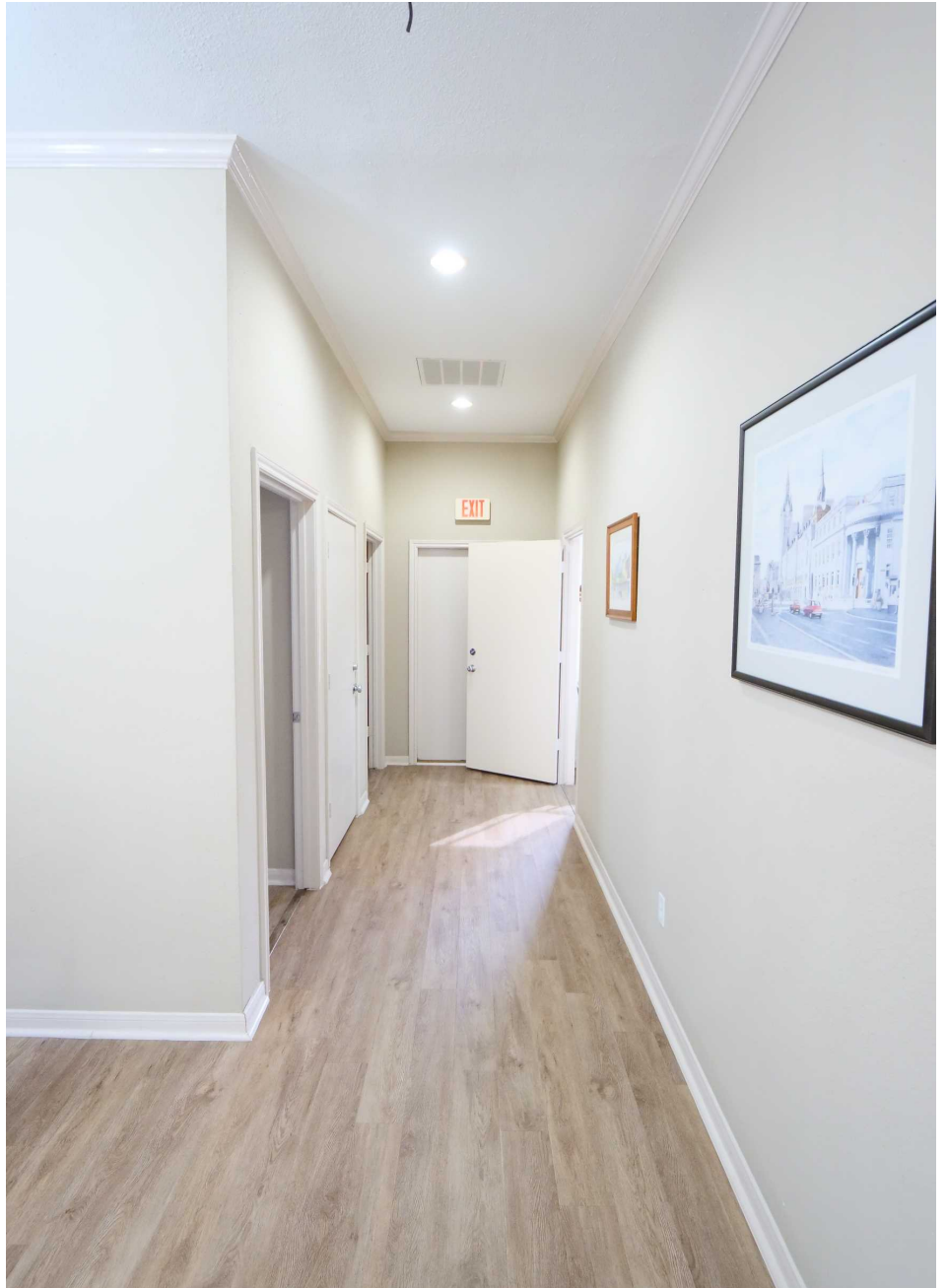
PROPERTY PHOTOS

22028 HIGHLAND KNOLLS DRIVE



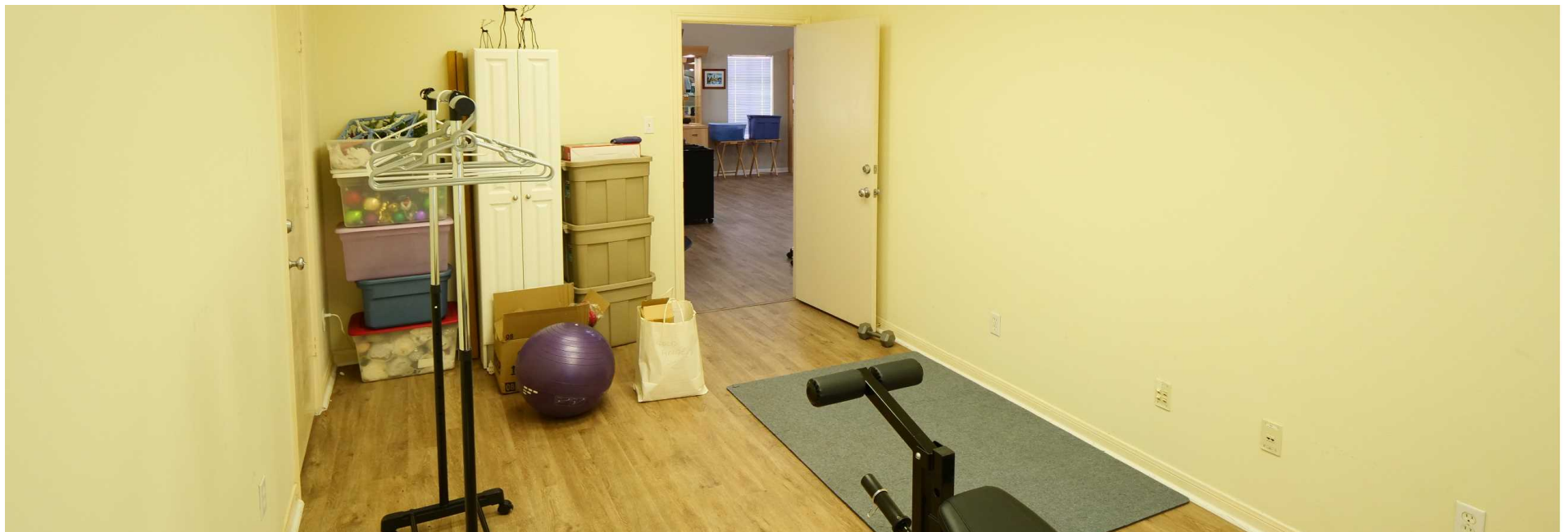
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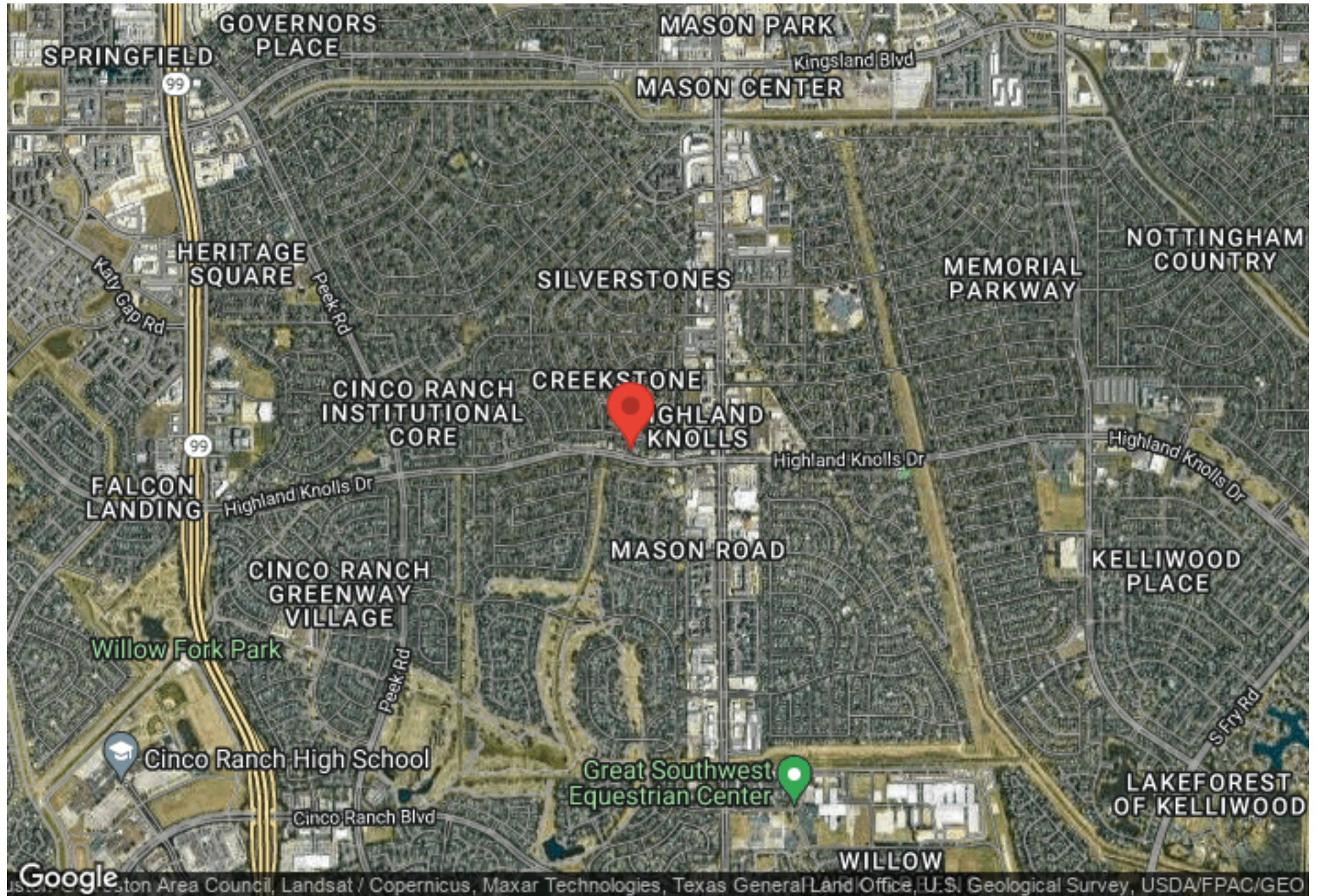
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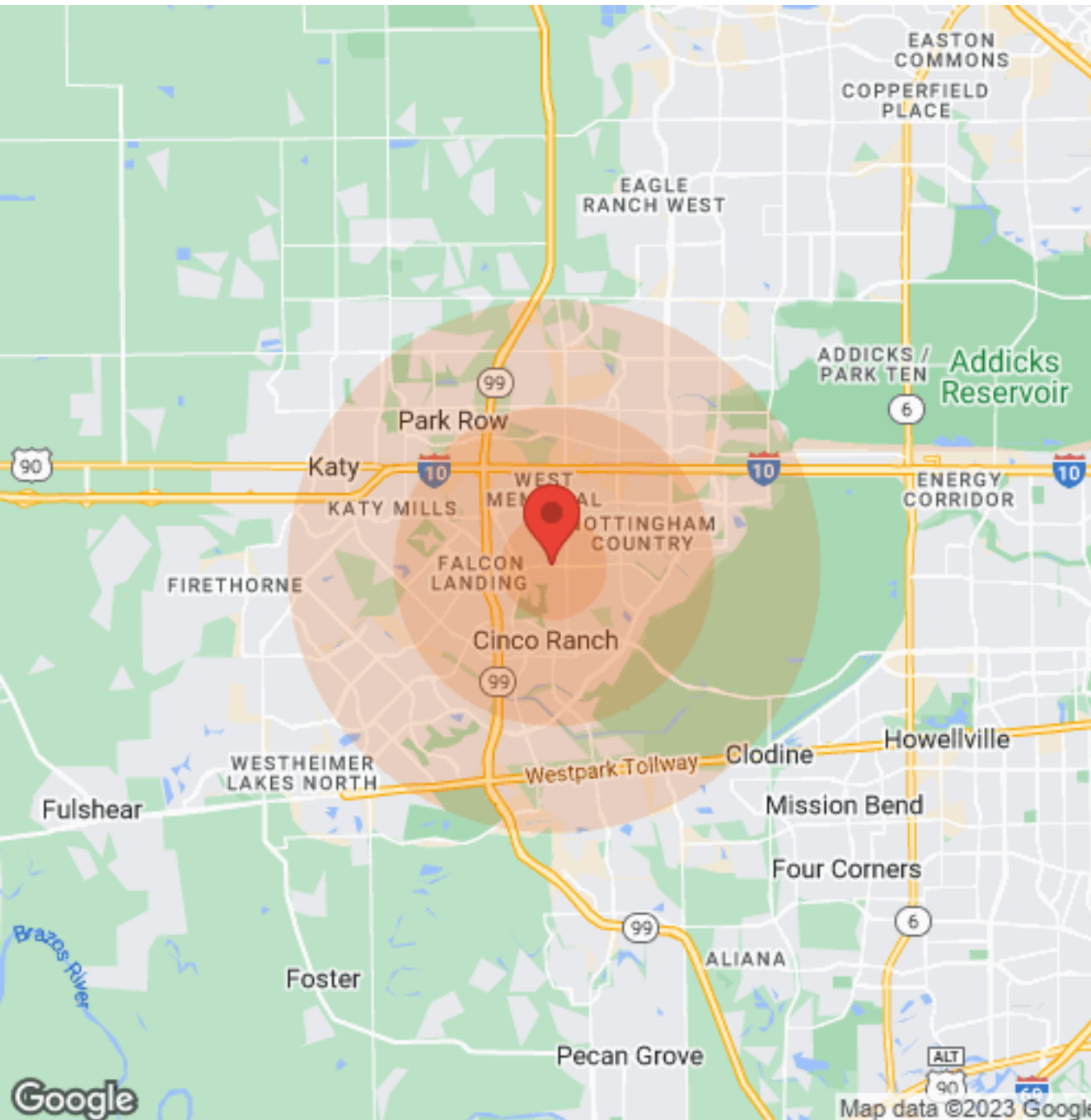
REGIONAL MAP

22028 HIGHLAND KNOLLS DRIVE



DEMOGRAPHICS

22028 HIGHLAND KNOLLS DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	8,086	56,552	117,101
Female	8,238	58,272	119,080
Total Population	16,324	114,824	236,181

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,694	26,250	56,684
Ages 15-24	2,591	18,938	39,302
Ages 25-54	6,460	41,823	86,983
Ages 55-64	2,059	14,076	27,777
Ages 65+	1,520	13,737	25,435

Race	1 Mile	3 Miles	5 Miles
White	13,463	88,369	170,713
Black	705	5,587	16,887
Am In/AK Nat	56	162	391
Hawaiian	N/A	1	11
Hispanic	4,228	23,920	59,552
Multi-Racial	2,856	16,418	45,582

Income	1 Mile	3 Miles	5 Miles
Median	\$84,142	\$100,459	\$91,782
< \$15,000	308	1,775	3,320
\$15,000-\$24,999	316	1,869	3,796
\$25,000-\$34,999	484	2,509	4,942
\$35,000-\$49,999	406	2,994	6,324
\$50,000-\$74,999	1,079	5,592	12,134
\$75,000-\$99,999	1,073	5,470	11,797
\$100,000-\$149,999	1,135	8,789	16,774
\$150,000-\$199,999	538	4,833	8,819
> \$200,000	307	4,754	8,524

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,386	40,975	79,471
Occupied	6,170	39,372	76,046
Owner Occupied	4,466	29,337	58,932
Renter Occupied	1,704	10,035	17,114
Vacant	216	1,603	3,425

PROFESSIONAL BIO

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KW Commercial - Signature

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Imtiaz Ali is licensed in the state of Texas and focuses on the commercial market in Southeast and Central Texas. He collaborates with individuals, private entities, and groups of investors across the country and internationally.

Imtiaz Ali also excels at representing investors, developers, and commercial users in the acquisition of modest to large tracts of property/retail by locating highly profitable sites in the best locations in accordance with the needs of the customers

With his extensive background in commercial real estate, he has executed multi-million dollar land, and retail transactions and assisted numerous clients with their investment portfolios.

The goal is to offer knowledge and assistance to clients looking to buy, sell, invest, or develop commercial real estate.

INFORMATION ABOUT BROKERAGE SERVICES

22028 HIGHLAND KNOLLS DRIVE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Signature Realty	9004054	klrw17@kw.com	(281) 599-7600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrea St Jean	508095	andistjean@kw.com	(281) 599-7600
Designated Broker of Firm	License No.	Email	Phone
Jana Hayes	645162	janahayes@kw.com	(281) 599-7600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Imtiaz Ali	0728721	ialy@kwcommercial.com	(281) 599-7600
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0
TAR 2501