

FOR LEASE

# SHERWOOD OAKS

11300 KATY FREEWAY | HOUSTON, TX 77043





# FOR LEASE

# SHERWOOD OAKS

11300 KATY FREEWAY | HOUSTON, TX 77043

## PROPERTY INFORMATION

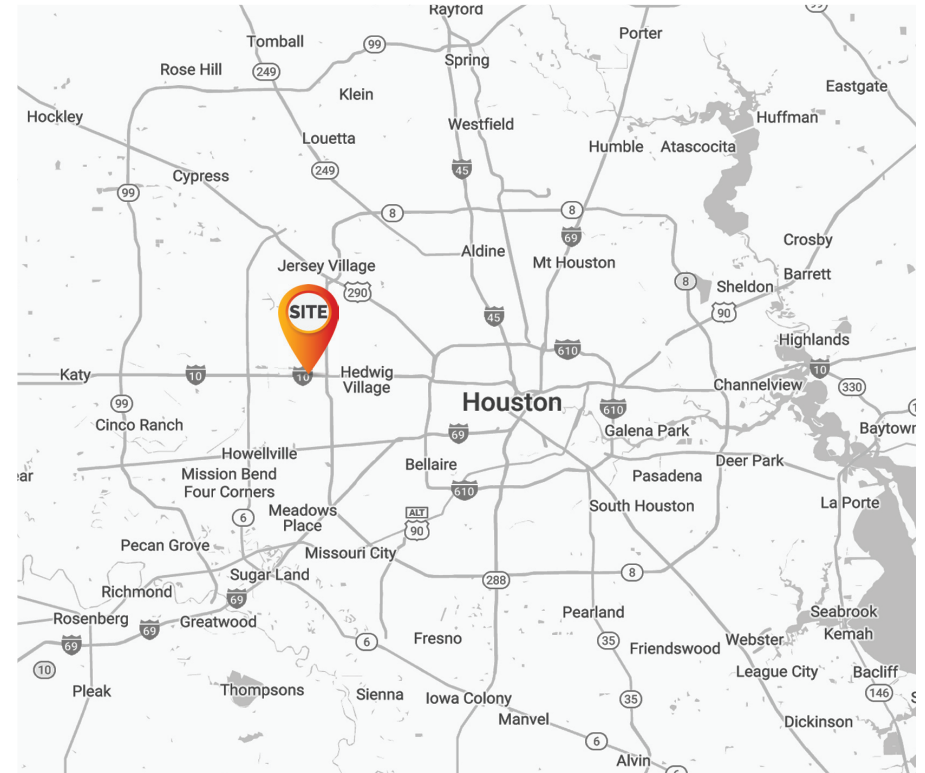
Sherwood Oaks is a prime retail site on I-10 frontage, offering excellent visibility. It benefits from a dense residential area, high daytime population, and heavy traffic flow. This site is positioned near the Energy Corridor and Memorial areas, making it highly attractive for businesses.

Available Space	±2,785 SF
Lease Rate	\$ 28.00 PSF
NNN	\$11.13 SF (2023)

## Property Highlights

- Two recently renovated buildings with ample parking.
- Last available suite! Former shared salon space.
- Exposure to 361,489 VPD.
- 4:1 Parking Ratio.
- Plyon signage available, which is visible from I-10 heading west.

## Area Retailers



## Demographics

	1 Mile	3 Miles	5 Miles
Population 2023	16,688	115,167	323,151
Total Daytime Population	24,217	181,912	443,880
Average HH Income	\$160,600	\$133,800	\$115,100
Traffic Counts	361,489 vpd on I-10 1,170 vpd on I-10 Frontage Rd		

Bobby Orr | Sales & Leasing  
borr@orrinc.com  
D 832.428.8595

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.





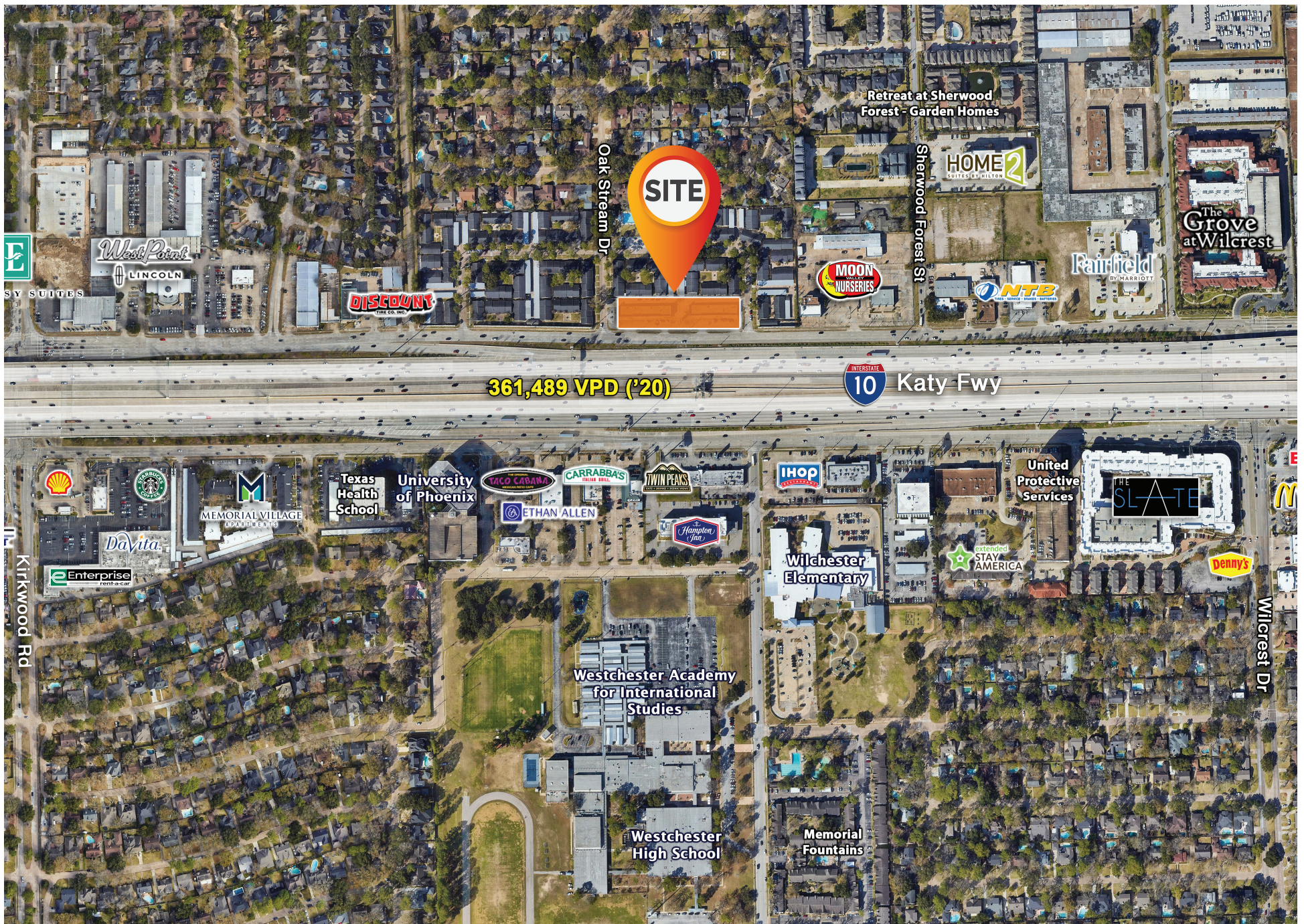


**Bobby Orr** | Sales & Leasing  
borr@orrinc.com  
D 832.428.8595

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

**ORR**  
COMMERCIAL  
orrinc.com





**SITE**

**361,489 VPD ('20)**

**INTERSTATE 10 Katy Fwy**

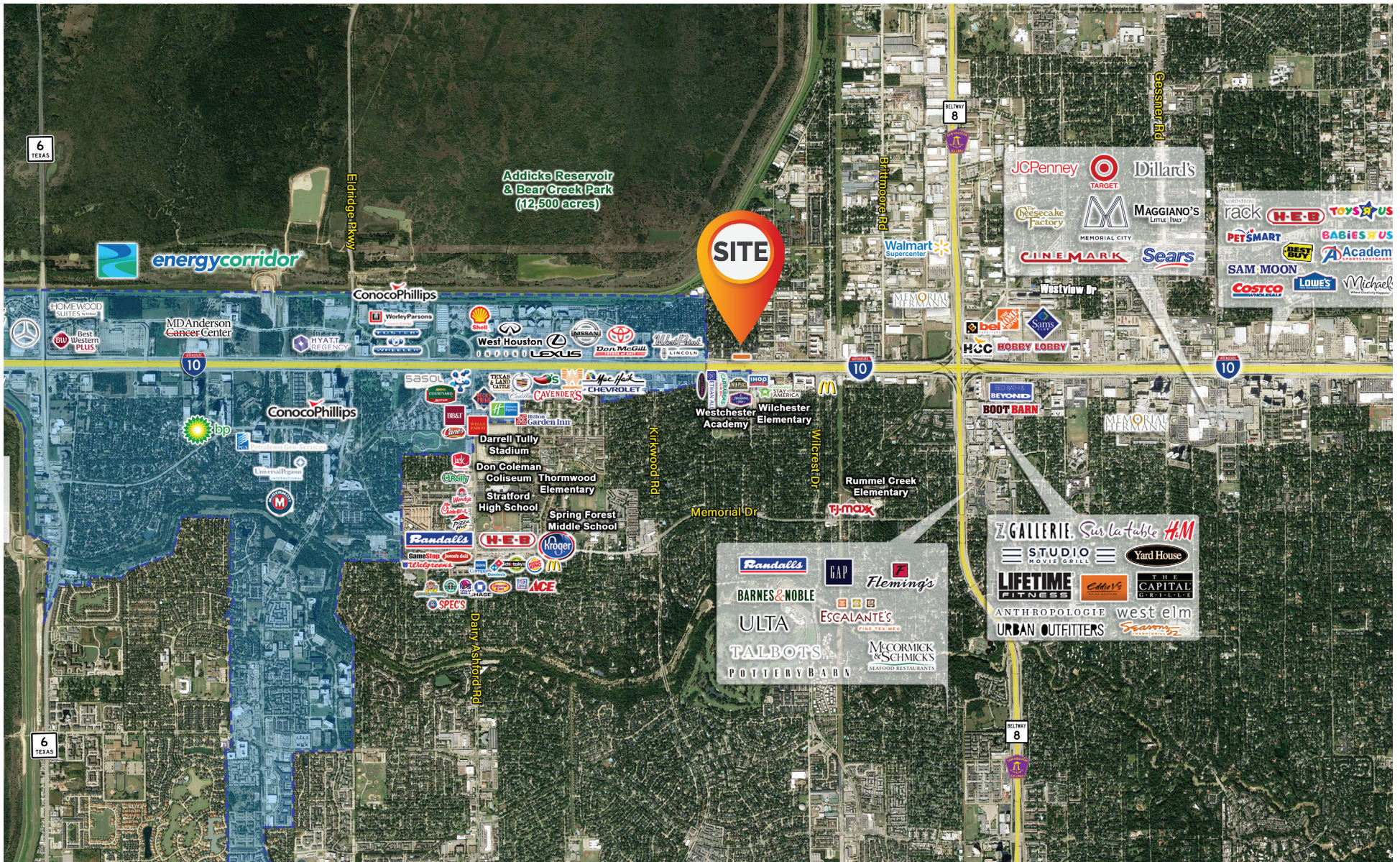
**West Point LINCOLN**  
**DISCOUNT**  
**MOON NURSERIES**  
**HOME2 SUITES BY HILTON**  
**Fairfield BY MARRIOTT**  
**The Grove at Wilcrest**  
**Retreat at Sherwood Forest - Garden Homes**  
**Sherwood Forest St**  
**Oak Stream Dr**  
**Kirkwood Rd**  
**Wilcrest Dr**  
**Westchester Academy for International Studies**  
**Westchester High School**  
**Memorial Fountains**  
**Wilchester Elementary**  
**United Protective Services**  
**THE SLATE**  
**Denny's**  
**extended STAY AMERICA**  
**Hampton Inn**  
**TWIN PEAKS**  
**CARRABBA'S**  
**TACO CABANA**  
**ETHAN ALLEN**  
**University of Phoenix**  
**Texas Health School**  
**MEMORIAL VILLAGE APARTMENTS**  
**Davita**  
**Enterprise Rent-A-Car**  
**IHOP**  
**Shell**  
**Starbucks**  
**McDonald's**

**Bobby Orr** | Sales & Leasing  
 borr@orrinc.com  
 D 832.428.8595

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

**ORR**  
**COMMERCIAL**  
 orrinc.com









For more information, contact:

**Bobby Orr** | Sales & Leasing  
borr@orrinc.com  
D 832.428.8595

---