

# ★ THE RANCH ★

## KATY RANCH CROSSING NEWS

Spring 2019

### Duluth Trading Co.

#### Grand Opening!

Duluth Trading, a Wisconsin Company, opened its doors on February 28th as the newest member to our Katy Ranch Crossing retail community.

The 16,000 square-foot space specializes in providing work attire, tools and accessories to both men and women. The new Katy store is only the second Duluth Trading store in Houston and the fourth in Texas as the company makes its way across the country into new markets.

As you walk into the store, be sure to marvel at the 1950 Chevy Truck that has been completely restored.

Duluth Trading celebrated its Grand Opening on Friday, March 8th via private ceremony which was hosted by the Katy Area Economic Development Council President and CEO, Lance LaCour.

For more information, please visit their website at [duluthtrading.com](http://duluthtrading.com) or visit the store conveniently located next door to the PGA Superstore and Northern Tool center.

We believe Duluth Trading fits right into our philosophy of bringing entertainment, specialty stores and destination stores to our shopping center and to the Katy Area.



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### Special points of interest:

#### Corporate Events:

- MAIN EVENT
- iRACE ENTERTAINMENT



#### Kids Parties:

- ALTITUDE
- GLOWZONE



#### Breakfast:

- KOLACHE BOSS
- TACO CABANA

#### Happy Hour:

- OLD CHICAGO
- VORTEX
- BREWINGZ



## Get Caught Up in the Vortex.....Grill that is!



Vortex Grill, Bar and Entertainment is here! The brand new 8,000 square-foot restaurant and concept will be the host to live music, private receptions, food, sports and fun seven days a week.

Come enjoy a delicious entrée during lunch, a drink and relaxation after work, or watch one of their several TVs during sporting events. Check out upcoming events at [vortexgrillbar.com](http://vortexgrillbar.com).

Located on Katy Freeway in front of Duluth Trading and PGA Superstore, Vortex opened its doors to the public on March 1st and is currently creating an outdoor patio with fireplace and seating. We are very excited to add this type of entertainment to our community.





## Welcome Price Gregory International and Waste Management!

Katy Ranch Offices is pleased to welcome our newest tenants to Katy as well as to the office building.

Price Gregory International, a leading provider of infrastructure services in the oil and gas community, moved into their new 17,000 square-foot headquarters on February 23rd. They are very excited to join our community and look forward to the services and amenities our Complex offers.

In addition, world renown industry leader, Waste Management, began its operations in their new 9,000 square-foot office facilities on March 4th.

Each of these new Tenants provided top notch, premier Class-A construction to

their office build-outs, exhibiting both commitment and pride in their new workplaces. Special thanks to O'Donnell Snyder, the general contractor who performed these amazing projects.

With the addition of these new Leaseholders, we are pleased to report that the 150,920 square-foot Katy Ranch office building is now 100% Leased. It is an honor in the commercial real estate industry to be fully occupied and we look forward to serving all of our tenants.



We are pleased to announce that plans are under review for construction of the second office building. This building will be a mirror image of 24275 but will feature a sky walk from level 3 of the parking garage. We hope to break ground on this project mid to late 2019.

Stay tuned for news on this exciting development!

## New Kids Down Main Street

Please also welcome these new Tenants and services who have joined our community or expanded in the past year!



**META Planning + Design LLC**



## New Sheriff In Town

Katy Ranch Crossing and the Harris County Sheriff's Office (HCSO) have partnered to combat security concerns and minimize these type of occurrences in the office building and the Retail Shopping Center. Commencing in December 2018, HCSO increased their patrol efforts and focused special attention specifically to our Shopping Center and office parking garage throughout the evening hours. Onsite hours will vary in order to discourage any familiarity with the officer's hours. While HCSO cannot ultimately prevent every security breach, we appreciate these efforts and are committed to maintaining a successful collaboration with our Officers.

We thank HCSO for this partnership and to our MUD District for providing the support to make this happen.



<b>Emergency:</b>	<b>9-1-1</b>
<b>Non-Emergencies :</b>	<b>713-221-6000</b>
<b>Office:</b>	<b>1200 Baker Street</b>
	<b>Houston, TX 77002</b>



## Tying The Knot!

Katy Ranch Crossing is also pleased to announce that development has started for a new retail building on the west-side of the complex. The 10,500 square foot building will include a drive thru on each end of the building. Construction is underway and should be completed by the end of summer.

For leasing information, please call Ed Friedman at 713-494-3364 or email at [ed@freewayproperties.net](mailto:ed@freewayproperties.net).

**"If you build it,  
they will come."**

KATY FORT BEND ROAD



KATY RANCH ROAD

## TENANT SPOTLIGHT

For future Newsletters, our goal is to provide tenant spotlights to introduce our Tenants and showcase your business to our Community. If you would like to participate, please contact Kevin Stutts at

[kevin@freewayproperties.net](mailto:kevin@freewayproperties.net)

## Wrangling Up 2018

2018 was a stellar year for Katy Ranch Crossing and Katy Ranch Offices. Record growth was accomplished in the form of new store openings and office Tenant expansions. Check out these notable highlights:

### NEW OFFICE TENANTS:

- Flagstar Bank
- Meta Planning + Design
- Silverback Corporation

### OFFICE EXPANSIONS:

- Ace Energy Solutions

### NEW RETAIL TENANTS:

- PGA Superstore
- Northern Tool
- Navy Federal
- Taco Cabana
- iRace Entertainment
- Glowzone
- Smoothie King
- Sushi Sakura
- Cobblestone Cottage

- Kolache Boss
- The Toothbooth
- Redefining Rest
- Tacos Del Julio (Opening Soon)

### SAME OLE FRIENDS (Renewals)

- Sally Beauty
- Frio To Go
- Mattress One

### UNDER NEW MANAGEMENT

- LK Signature Nails & Spa (formerly VK Nails)

## On The Horizon

While 2018 saw huge growth, there are even more exciting things to come in 2019. Take a peek at our predictions for 2019.



### UNDER CONSTRUCTION:

- BurgerIM
- Fair Beauty Supply

### SOON TO BE HAMMERING:

- D1 Sports Training
- American Shaman CBD



**For more information in  
leasing, additional  
property locations and  
contact details, please visit  
our website at:  
[freewayproperties.net](http://freewayproperties.net)**



## FREEWAY PROPERTIES

### PROPERTY MANAGEMENT

24275 Katy Freeway  
Suite 400  
Katy, Texas 77494

#### Katy Ranch Offices

Property Manager: Kevin Stutts  
346.387.7188  
kevin@freewayproperties.net

#### Katy Ranch Crossing

Property Manager: Ed Friedman  
713.494.3364  
ed@freewayproperties.net

#### Corporate Numbers

Accounting  
713-975-0292 x 105 & 106

#### Management Hours

8:00am—5:00pm

#### Office—Building HVAC

Mon—Fri 7:00am—6:00pm  
Sat 8:00am—1:00pm

#### Upcoming Holidays

(Office Closed)

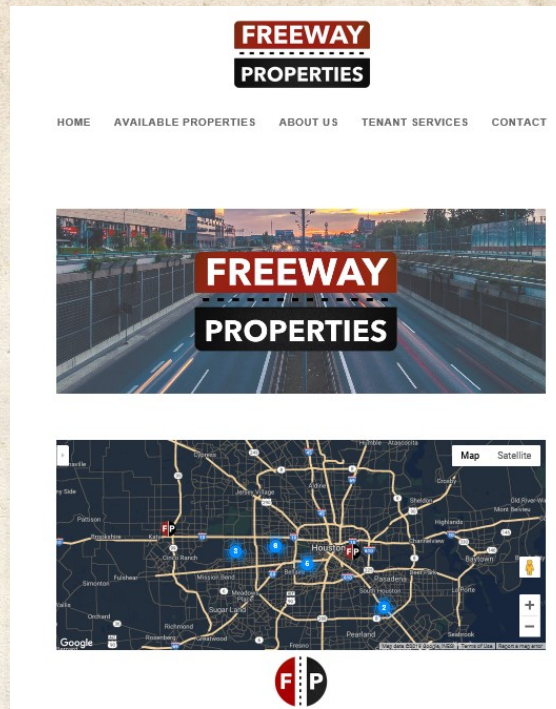
Memorial Day—May 27  
Independence Day—July 4

[www.freewayproperties.net](http://www.freewayproperties.net)

# FREEWAY

# PROPERTIES

**Place Your FREE Coupons or  
Ads Here! Email at  
[kevin@freewayproperties.net](mailto:kevin@freewayproperties.net).**



## Have you seen our new and improved Website?

Complete with information on our Retail, Office and Triple Net properties (restaurants such as Whataburger, Chick-fil-a & Lupe Tortilla's—to name a few) throughout Houston, our newly refurbished Website includes a landing page for each of our Centers which includes videos, photos, available vacancies and other useful information.

We also shine our Spotlight on Tenants to provide exposure as well as an introduction of their services.

## Follow us on Social Media!



## As the Dust Settles.....(helpful reminders)

### Parking

Please remind your employees and tenants that Freeway Properties does not encourage or allow overnight parking and is not responsible for any vehicles left overnight either in the shopping center or office garage. If you must leave your vehicle on site overnight please advise management.

### Office Building HVAC

HVAC is scheduled to run Mon—Friday from 7:00am to 6:00pm and on Sat. from 8:00am to 1:00pm. If you need after-hours HVAC for the Office Building, please contact Management 48 hours in advance. Charges for this service is detailed in your Lease.

### Common Areas / Parking Lots

We take pride in our buildings and landscaping. If you notice anyone littering, damaging or involved in inappropriate behavior on property, please contact Management ASAP!

**It takes a Village.**

## Wanted: New Neighbors

### Available Space for Lease

Retail 25,000 SF located next to Duluth Trading  
Retail 4,800 SF located next to Epic Pho  
Retail 5,850 SF located next to Kolache Boss  
Retail 10,500 SF in the New Building

[leasing@freewayproperties.net](mailto:leasing@freewayproperties.net)

[david@freewayproperties.net](mailto:david@freewayproperties.net)

281-225-1290 (direct)

