



BEAR CREEK PLAZA | 5828 N FRY RD., KATY, TX 77449

Features

- Drive-thru end cap available
- Potentially up to 8 EV parking stations available
- Large pylon available to tenants
- Close Proximity to Grand Parkway
- Over 12 schools with 18,000+ students in 6 mile radius
- Adjacent to Bear Creek Baptist Church with 3,000+ weekly attendants
- Located in high-growth sub-market of Houston greater metro area

FOR LEASE

TOTAL SF: 14,262

AVAILABLE SF: 10,000

CONTACT FOR MORE INFORMATION

Traffic Counts

N Fry Rd	36,945 VPD
W Little York	16,948 VPD

Demographics

YEAR: 2024

1 MILE

3 MILES

5 MILES

Total Population	22,531	151,213	344,259
Total Daytime Population	15,190	95,170	246,220
Total households	6,624	44,492	108,025
Average Household Income	\$95,854	\$103,976	\$110,866

Area Retailers & Businesses



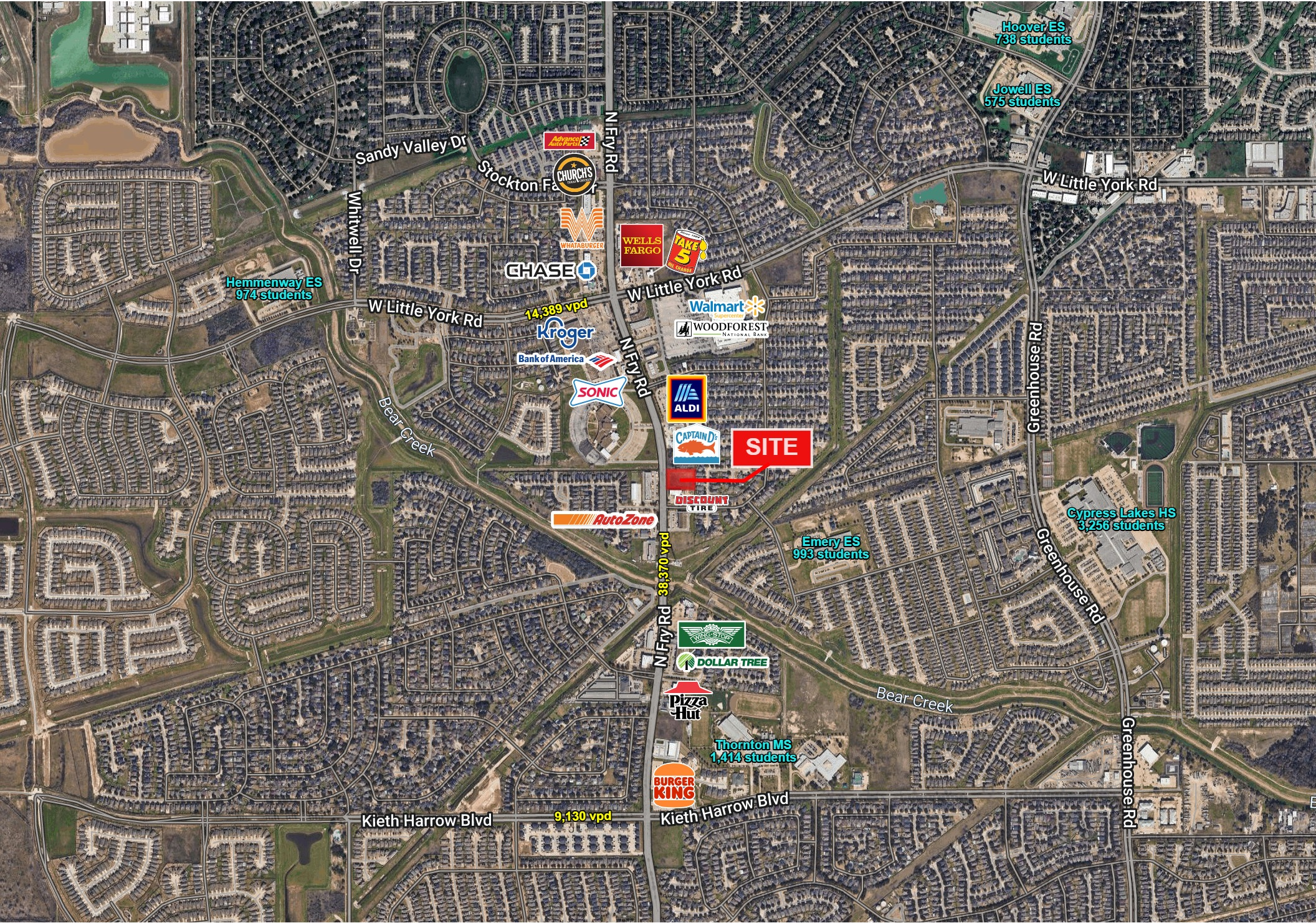
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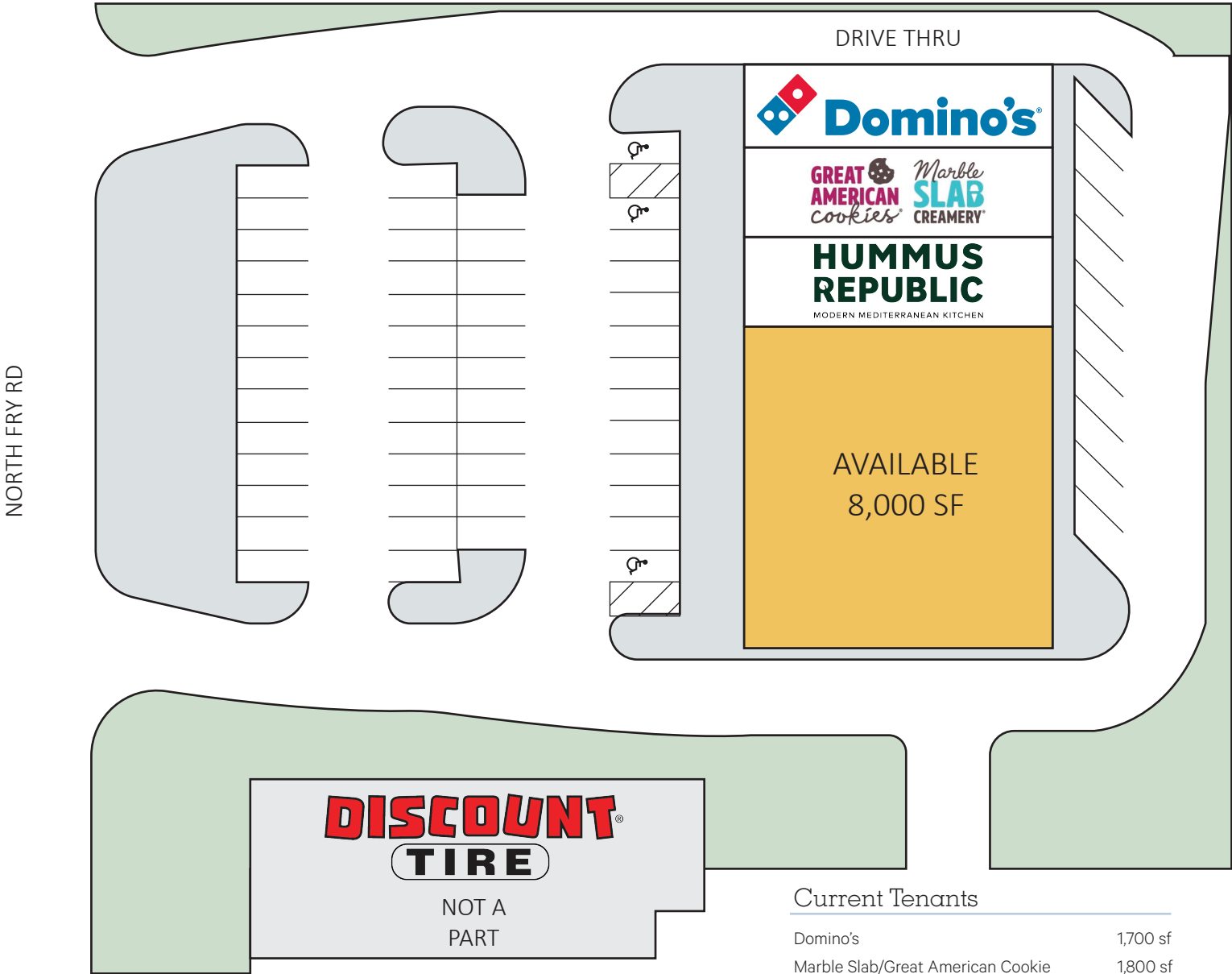
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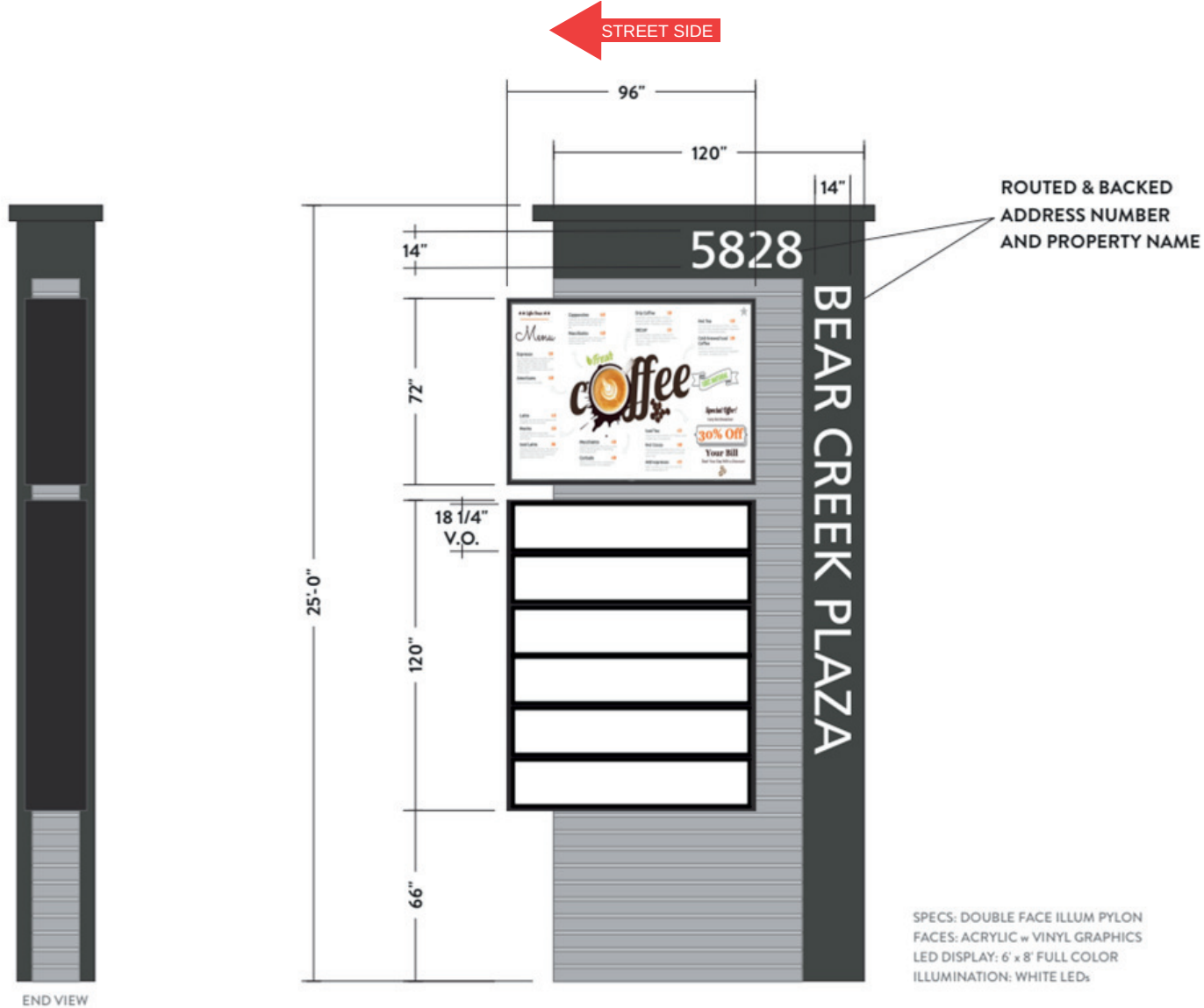
Current Tenants

Domino's	1,700 sf
Marble Slab/Great American Cookie	1,800 sf
Hummus Republic	1,800 sf

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EV CHARGING STATIONS



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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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- 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.

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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.

Weitzman

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