



**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		Demographics	YEAR: 2024	1 MILE	3 MILES	5 MILES
N Fry Rd	36,945 VPD	Total Population		22,531	151,213	344,259
W Little York	16,948 VPD	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**



**Dylan Malsbury**  
 Associate  
 713.781.1111  
 dmalsbury@weitzmangroup.com

**Emily Guenther**  
 Associate  
 713.781.7111  
 eguenther@weitzmangroup.com

**Kyle Knight**  
 Senior Vice President  
 713.781.7111  
 kknight@weitzmangroup.com



**SITE**

N Fry Rd

Greenside Hill Ln

Linksmann Ln

Bluecreek Ridge

36,945 vpd

DISCOUNT TIRE

Coldfield Dr

Coldfield Dr

Landon Creek Ln

AutoZone

Linksmann Ln

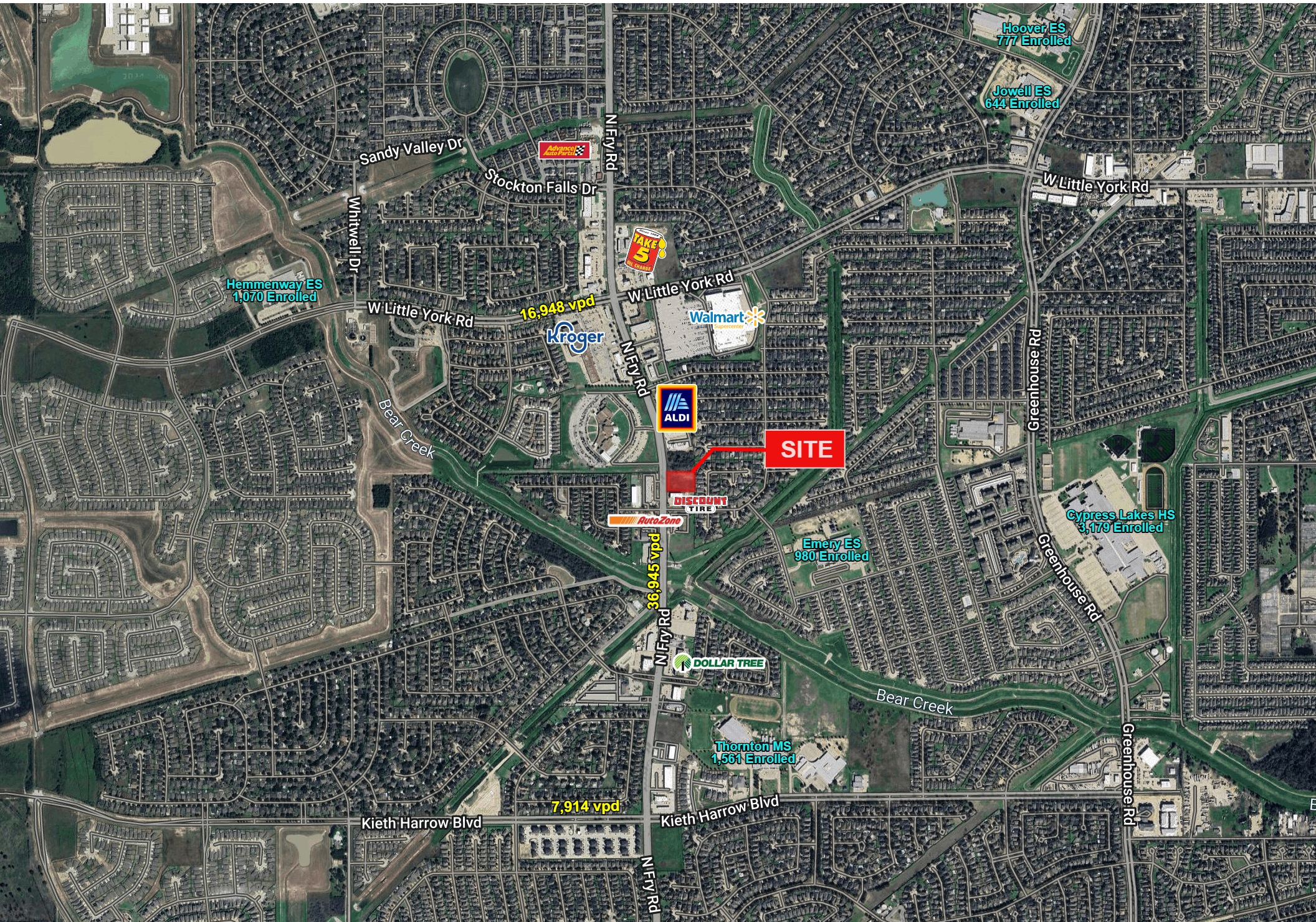
Ravenmeadow Ln

Plantation Crest

Round Robin Dr

N

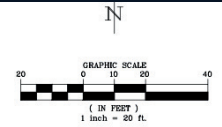
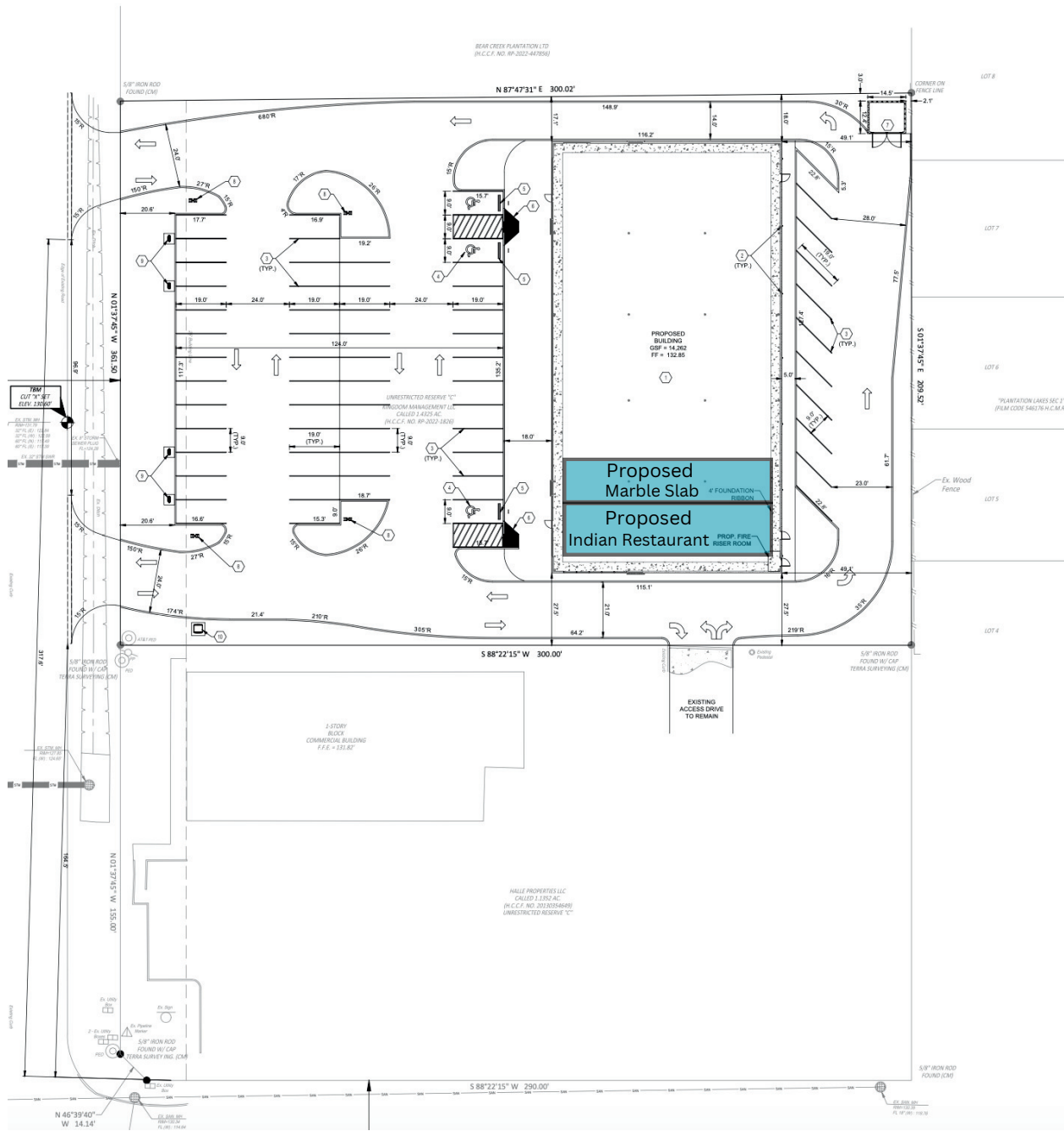
The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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- GENERAL NOTES**
1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. ALL RADII UNLESS OTHERWISE NOTED.
  3. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING POLES AND FIXTURES AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT.
  4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  5. SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
  6. FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND T&S.
  7. REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.
  8. CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL, ARROWING, ETC.
  9. SITE LIGHTING IS BY OTHERS. SEE SITE LIGHTING PLANS FOR LOCATIONS AND DETAILS PRIOR TO PLACING PAVEMENT.
  10. REF. BUILDING PLANS FOR ALL EXTERIOR STAIR DETAILS.
  11. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

**KEYED NOTES**

①	PROPOSED WAREHOUSE BUILDING. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
②	PROPOSED DOWNPOUT (7 TOTAL). SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
③	PROPOSED PARKING STRIPE. SEE ARCHITECTURAL PLANS FOR COLOR AND DETAILS.
④	PROPOSED ACCESSIBLE HC PARKING STALL WITH ACCESSIBLE PARKING SYMBOL AND SIGN.
⑤	PROPOSED WHEELSTOP.
⑥	PROPOSED DUMPSTER. SEE ARCHITECTURAL PLANS FOR DETAILS.
⑦	PROPOSED ACCESSIBLE RAMP.
⑧	PROPOSED LIGHT POLE. SEE MEP PLANS FOR DETAILS.
⑨	PROPOSED CHARGEPOINT-EXPRESS PLUS POWER LINK 1000 EV CHARGING STATION. SEE ELECTRICAL PLANS FOR DETAILS.
⑩	PROPOSED CHARGEPOINT-POWER BLOCK. SEE ELECTRICAL PLANS FOR DETAILS.

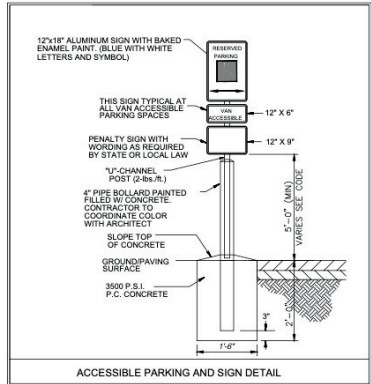
**PARKING ANALYSIS**

BASED ON SEC. 26-492 PARKING SPACES FOR CERTAIN TYPES OF USE CLASSIFICATIONS.

CLASSIFICATION: FINANCIAL FACILITY, 4.0 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF GFA.

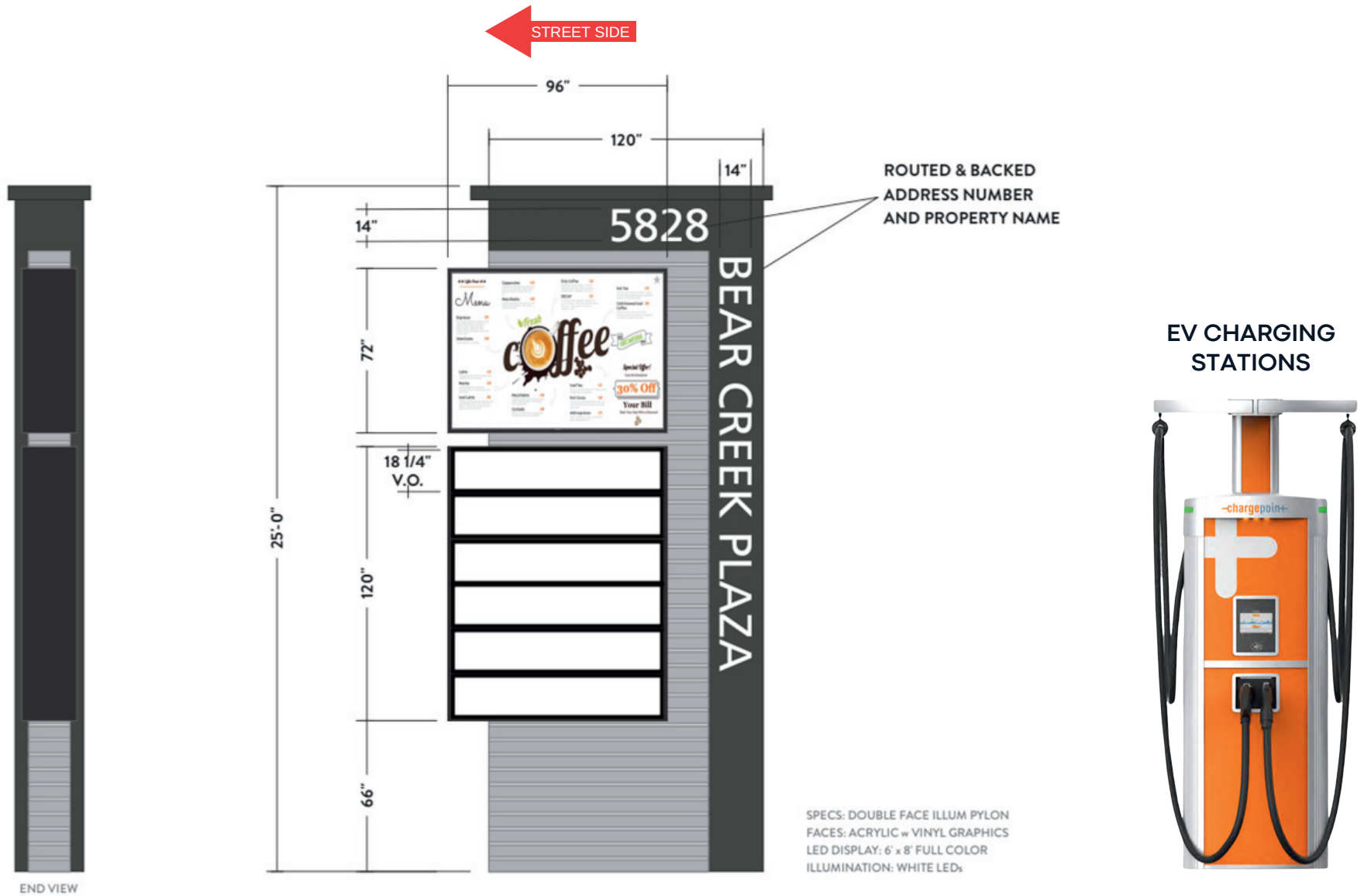
PROPOSED BUILDING SQUARE FEET: 14,252

PARKING STALLS REQUIRED	STALLS
STANDARD STALLS PROVIDED	57
ACCESSIBLE STALLS REQUIRED	3
ACCESSIBLE STALLS PROVIDED	3
<b>TOTAL STALLS PROVIDED</b>	<b>60</b>
<b>TOTAL STALLS</b>	<b>60</b>



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# 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 on 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:

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Dylan Malsbury

Sales Agent/Associate's Name

818522

License No.

dmalsbury@weitzmangroup.com

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Emily Guenther

Sales Agent/Associate's Name

814559

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License No.

jnamken@weitzmangroup.com

Email

713-781-7111

Phone

Travis Kyle Knight

Sales Agent/Associate's Name

566233

License No.

tknight@weitzmangroup

Email

713-335-4532

Phone

Buyer/Tenant/Seller/Landlord Initials

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