



EAGLE RANCH SHOPPING CENTER

6037 N FRY RD, KATY, TX 77449

Features

- 2nd generation opportunities available
- Kroger-anchored center at Fry Rd & W Little York Rd
- Proximity to new Grand Parkway segment SH-99
- 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: 88,625
AVAILABLE SF: 7,280
MIN CONTIGUOUS SF: 1,200
MAX CONTIGUOUS SF: 4,200
CONTACT FOR MORE INFORMATION

eagleranchsc.com

Traffic Counts

Fry Road (N of W Little York)	33,835 VPD
Fry Road (S of W Little York)	39,344 VPD
W Little York (E of Fry Road)	18,709 VPD
Grand Pkwy	49,272 VPD

Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Population	23,640	147,335	347,122
Total Households	6,0941	43,154	108,590
Average HH Income	\$97,248	\$104,227	\$112,216
Daytime Population	15,377	92,481	247,669

Area Retailers & Businesses



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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or 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.



Available Space

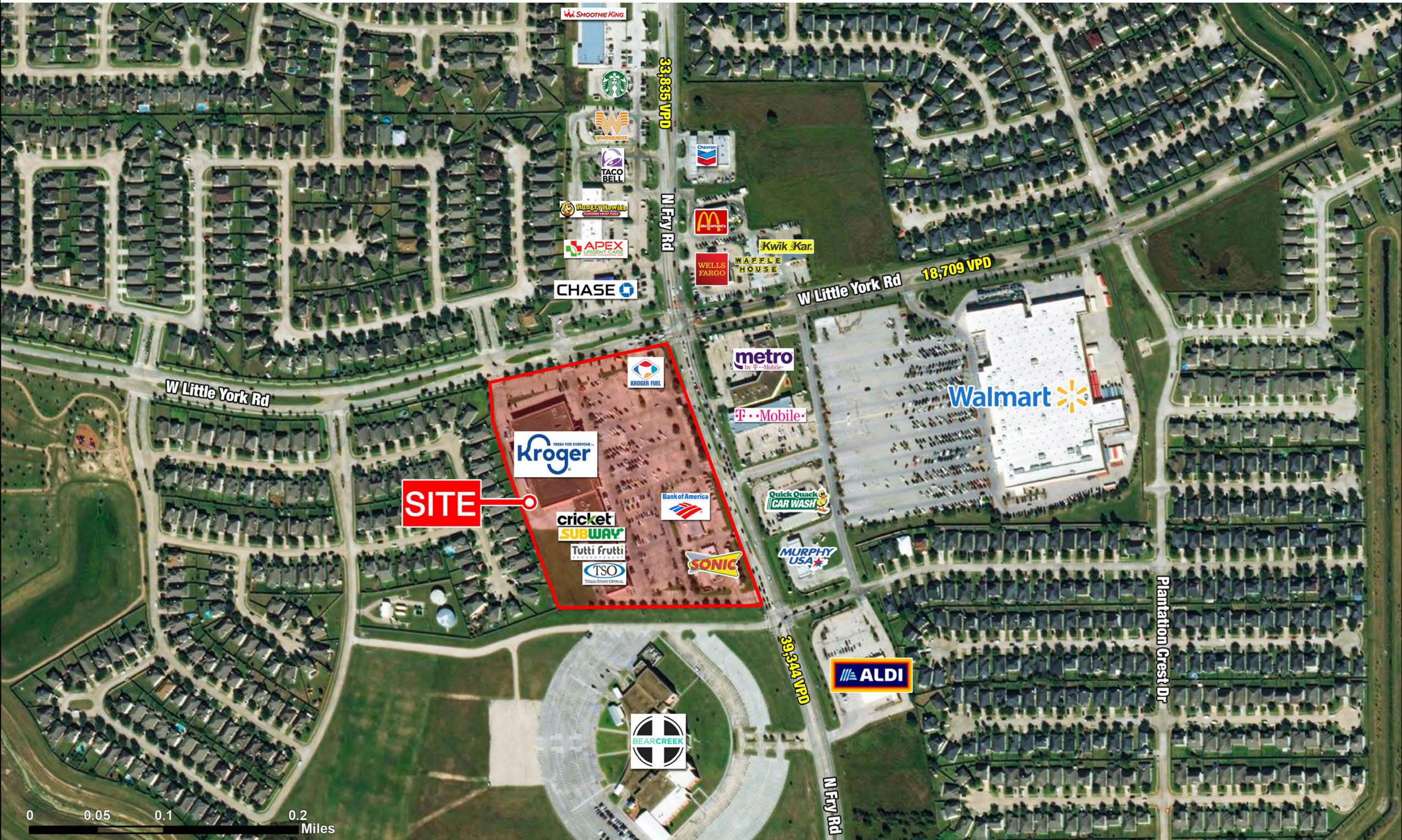
110	1,880 sf
132	1,200 sf
180	3,000 sf
186	1,200 sf

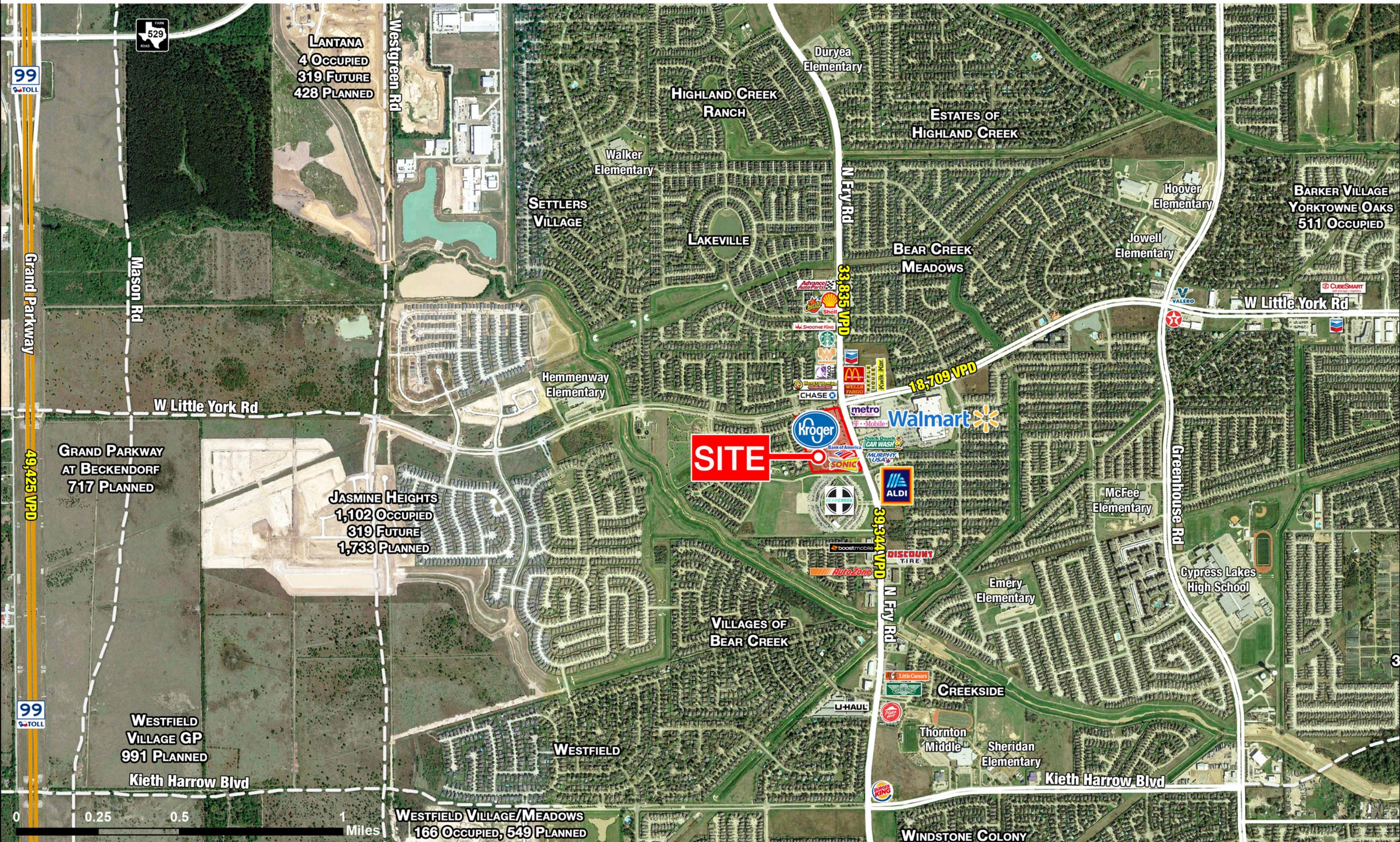
Current Tenants

100	HD Tonsorium	1,866 sf
120	Violet Nails	3,645 sf
126	Postal Plus Printing	1,200 sf
138	S&R Liquor	1,600 sf
144	Cricket Wireless	1,200 sf
150	Subway	1,440 sf
156	Havana Blues	1,500 sf
162	Marquis Family Dentistry	2,000 sf
168	T. Jin China Cafe	2,200 sf
200	Imperial Pho	4,060 sf



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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.

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Weitzman

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Buyer/Tenant/Seller/Landlord Initials

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