



EAGLE RANCH SHOPPING CENTER

6037 N FRY RD, KATY, TX 77449

Features

- Kroger-anchored center at Fry Rd & W Little York Rd
- Over 12 schools with 18,000+ students within a 6 mile radius
- Adjacent to Bear Creek Baptist Church with 3,000+ weekly attendees
- Strong daily traffic from schools, churches, and surrounding neighborhoods

FOR LEASE

TOTAL SF: 94,711
AVAILABLE SF: 3,000
CONTACT FOR MORE INFORMATION

Traffic Counts

Fry Road (N of W Little York)	31,255 VPD
Fry Road (S of W Little York)	39,344 VPD
W Little York (E of Fry Road)	19,242 VPD

Demographics

YEAR: 2025	1 MILE	3 MILE	5 MILE
Population	24,057	151,634	359,386
Total Households	7,184	45,404	114,839
Average HH Income	\$97,078	\$111,649	\$118,776
Daytime Population	15,146	93,328	253,132

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Area Retailers & Businesses



Available Space

180 3,000 sf

Current Tenants

100	HD Tonsorium	1,993 sf
110	Cajunary Seafood	1,781 sf
120	Violet Nails	3,645 sf
126	Postal Plus Printing	1,200 sf
132	Total Wireless	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
186	TCM Jewelry	1,200 sf
200	Imperial Pho	4,060 sf





SITE

Kroger
FRESH FOR EVERYONE™
1.1M visits annually

cricket
SUBWAY

Tutti Frutti

TSO
TEXAS STATE OPTICAL

SONIC

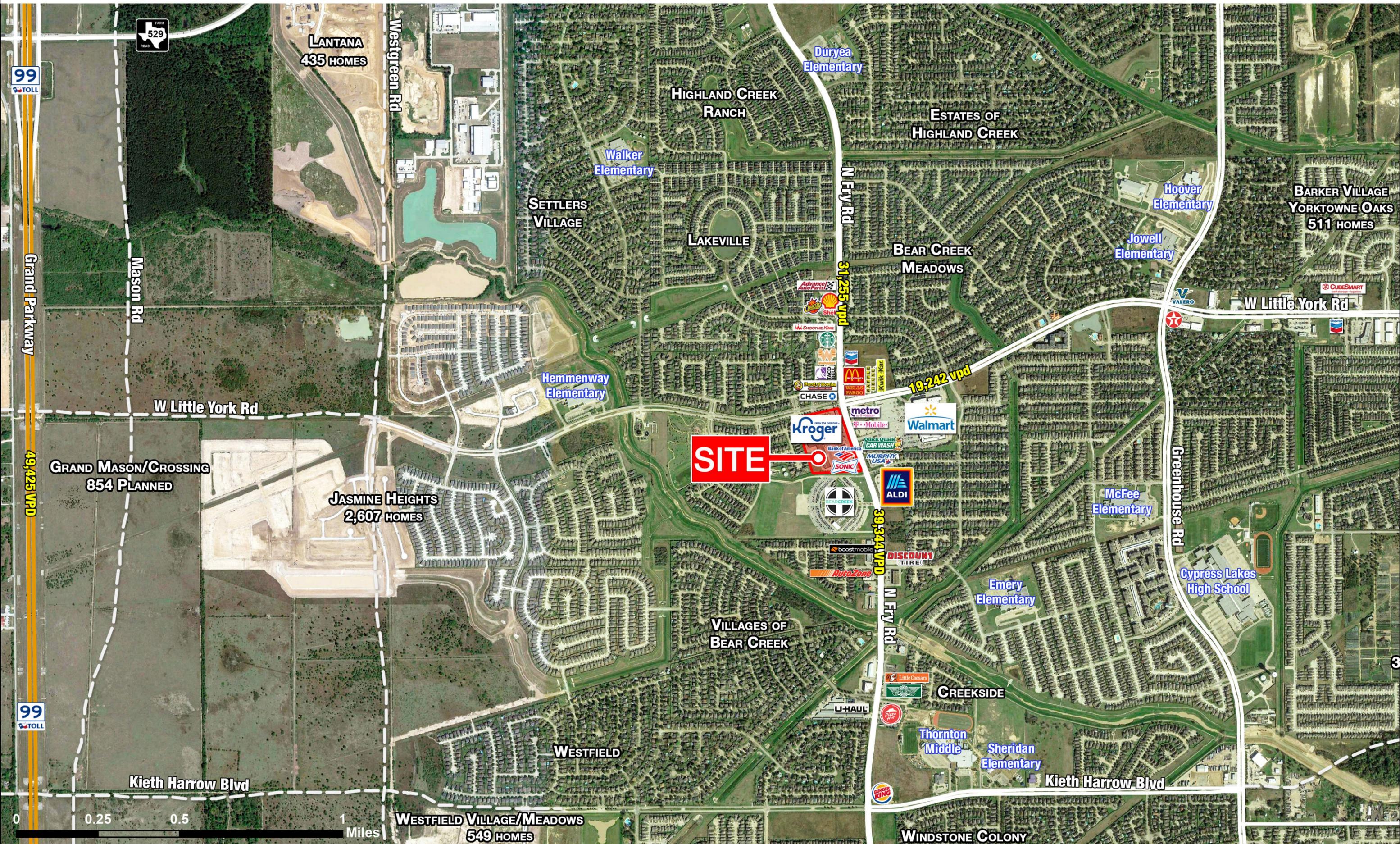
Bank of America

KROGER FUEL

Walmart
2.6M visits annually

ALDI

0 0.05 0.1 0.2 Miles



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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

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 - that the owner will accept a price less than the written asking price;
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- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

Travis Kyle Knight

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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