

Castle Rock Plaza

20314 Franz Road Katy, TX 77449

- 2nd Generation Space
- 2,530 SF
- Avail Now!

CALL for Pricing



6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

Kris Bender

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SPACE HIGHLIGHTS (WHAT BROKERS CARE ABOUT)

- **±2,500 SF fully built-out educational facility (Plug & Play)**
- **6 Private Classrooms** - Ideal for education, tutoring, daycare, therapy, training uses
- **Functional Layout with Central Corridor** - Efficient circulation + supervision visibility
- **Dedicated Lobby / Reception Area** - Professional front-of-house for client intake
- **Private Office** - Admin / director use
- **Break Room + Utility Area** - Staff support already built-in
- **(2) Restrooms (ADA compliant)** - No additional plumbing buildout needed
- **Built-in Casework / Counters throughout** - Reduces tenant TI costs significantly

DESIGN + LAYOUT ADVANTAGE

- **Purpose-built for education (E-occupancy)** - Hard-to-replicate layout
- **Clear separation of classrooms vs admin areas**
- **Efficient double-loaded corridor design** maximizing usable SF
- **Multiple classrooms sized ±220-270 SF each** - Flexible programming
- **Open lobby positioned for controlled access + security flow**

CONSTRUCTION / BUILD-OUT BENEFITS

- **Second-generation space - Major TI savings**
- **Existing demising walls + full buildout in place**
- **Ceiling height ~10' (clean, consistent grid system)**
- **Lighting already installed (LED grid layout)**
- **Sprinklered + life safety compliant (existing system)**
- **Minimal to no structural modifications required**

ACCESS + EGRESS (BIG FOR USERS)

- **Front + rear exit access** - Meets code + operational flexibility
- **Travel distances well within code compliance**
- **1-hour tenant separation walls already in place**
- **Designed for ~100+ occupant load** - Supports high student volume



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IDEAL TENANT PROFILE

- This space is **HIGHLY targeted**, not generic retail:
- Early childhood education / daycare
- Tutoring / learning centers
- ABA therapy / special needs programs
- STEM / robotics / coding schools
- Language academies
- After-school programs
- Testing / certification centers
- Small private school concepts

STRATEGIC LEASING ANGLE

- "This is a **turnkey education facility**—you're saving **6–9 months of buildout time** and significant capital."
- "Layouts like this are **very expensive to recreate today** with permitting + code."
- "You're stepping into a **code-compliant, fully designed learning environment** ready to operate."

IMPORTANT

- **Use is already aligned with E-occupancy** (major advantage)
- **Any change of use may trigger re-permitting**
- **Best positioned for similar user type to avoid TI costs**



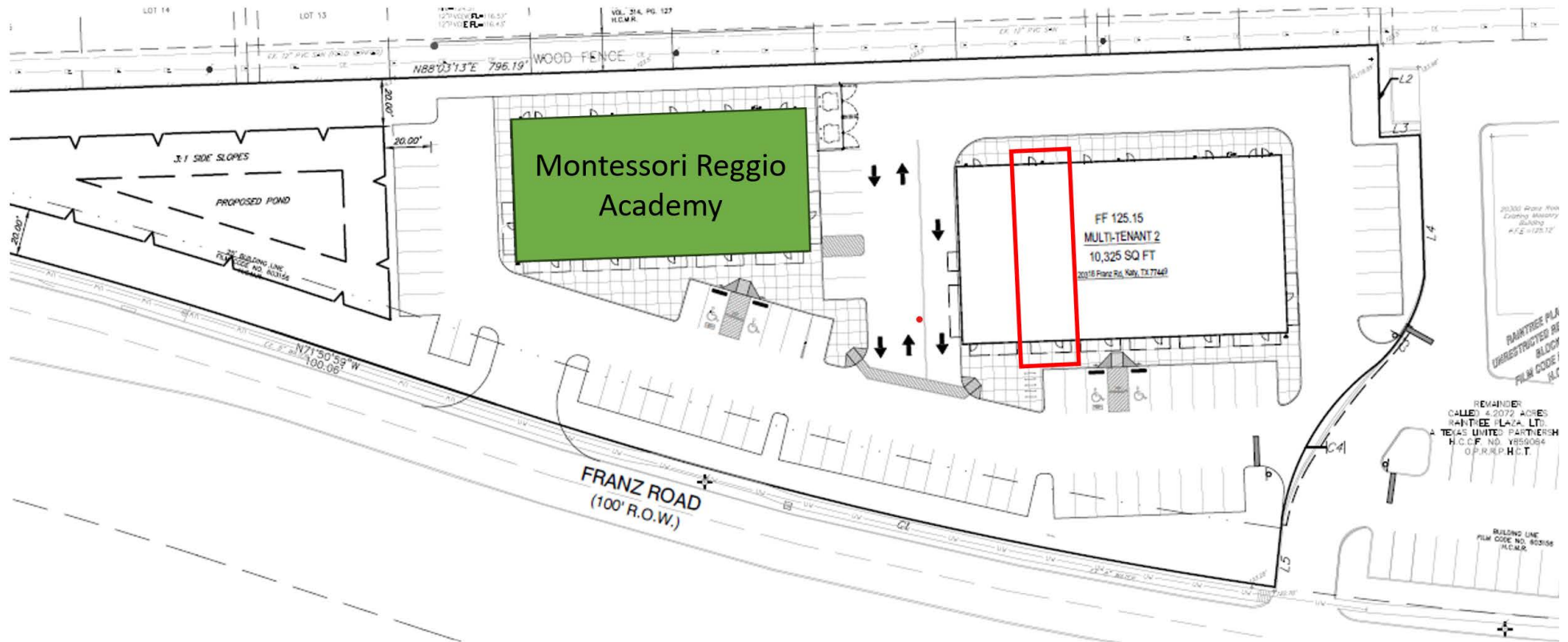
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SITE PLAN



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LOD



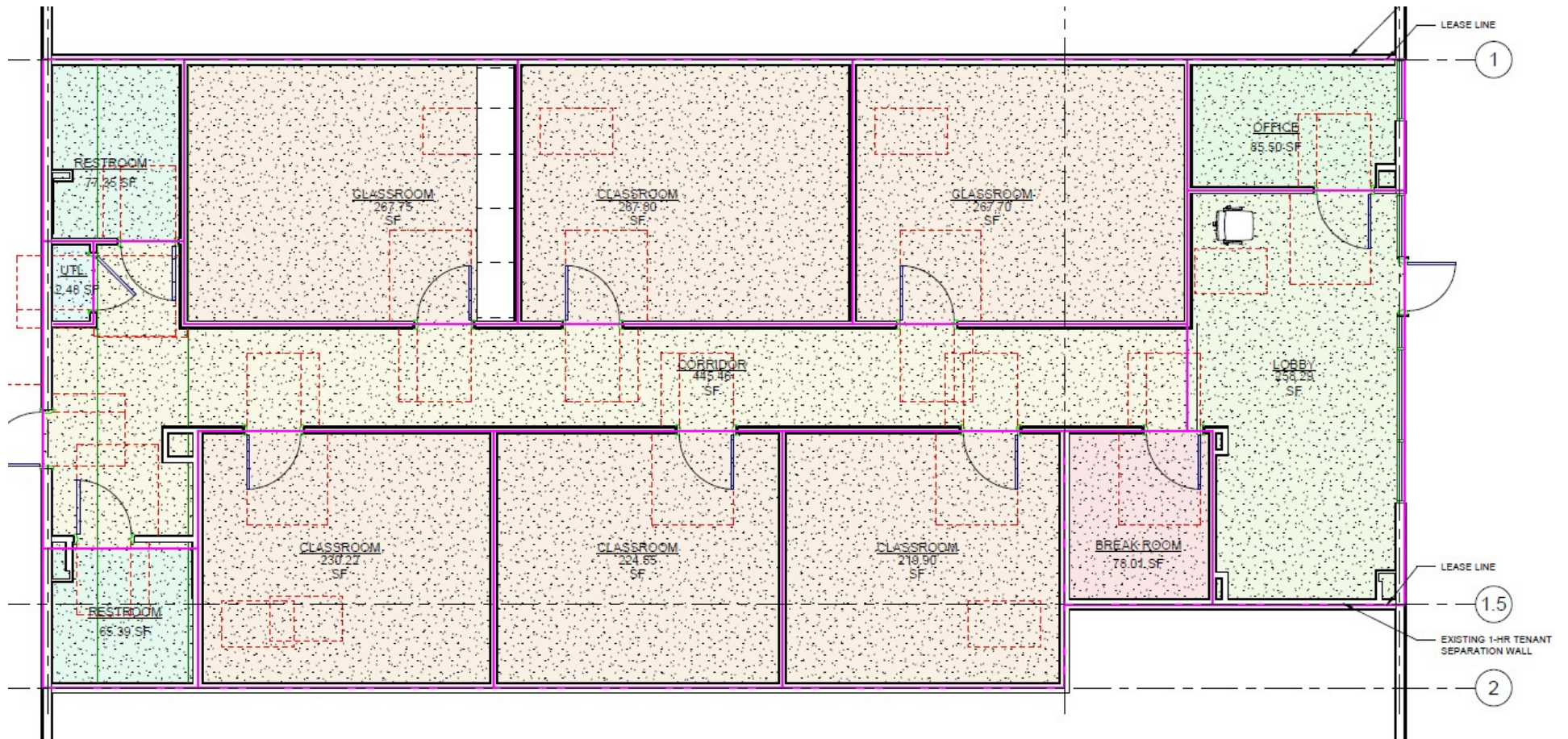
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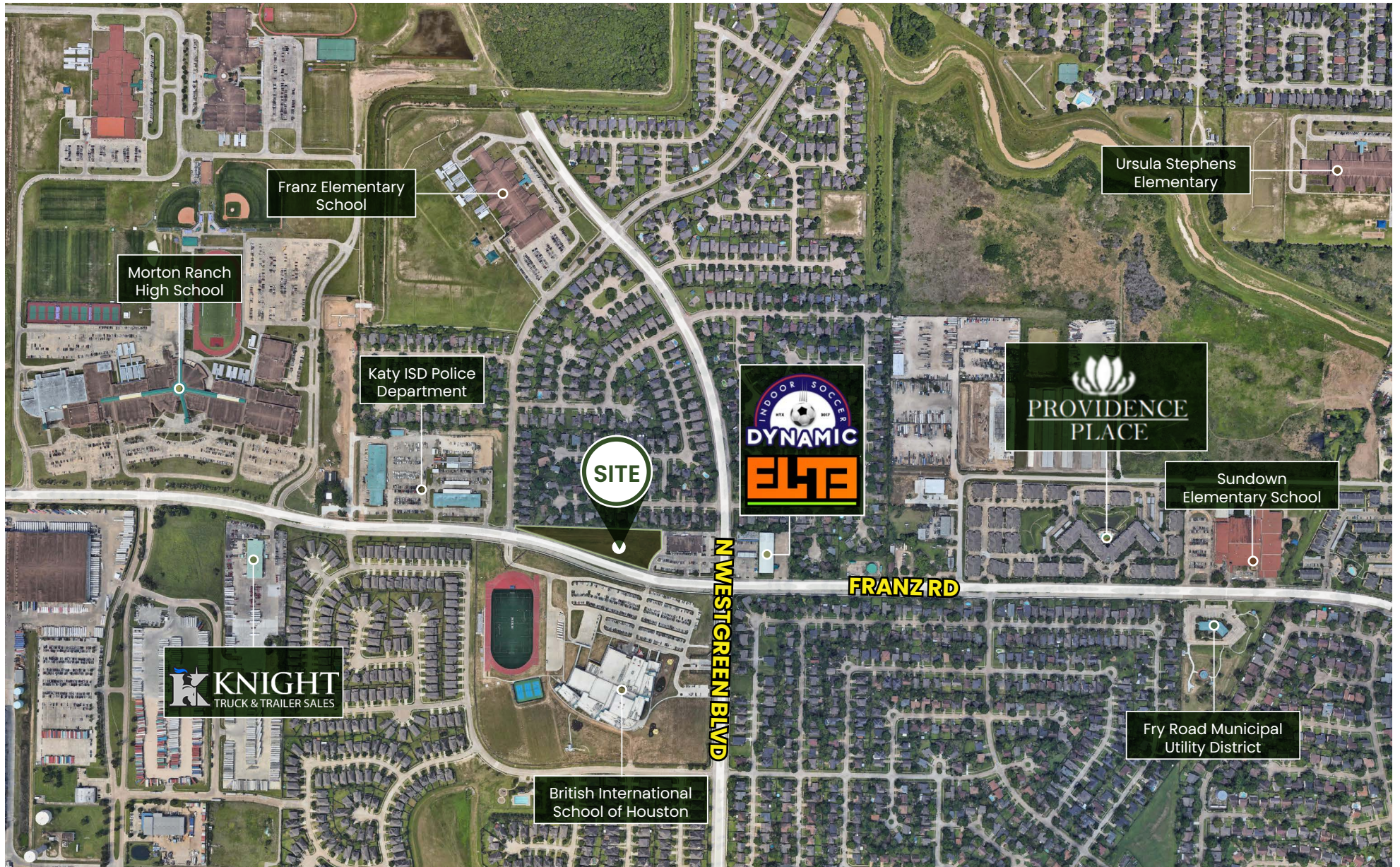
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FLOOR PLAN



AERIAL



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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 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:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date