

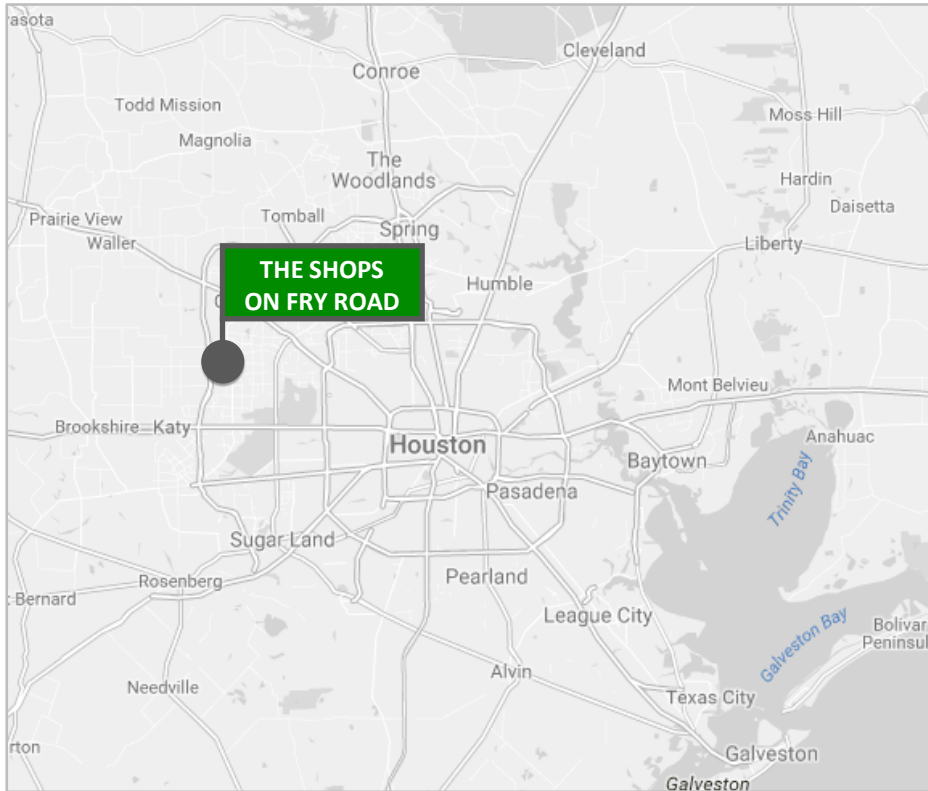


THE SHOPS ON FRY ROAD

SEC OF N FRY RD & WEST LITTLE YORK RD
6078 N. Fry Road, Katy, TX 77449

FOR LEASE

NICK LOVITT | KM REALTY
nick@kmrealty.net | 713.275.2605



HIGHLIGHTS

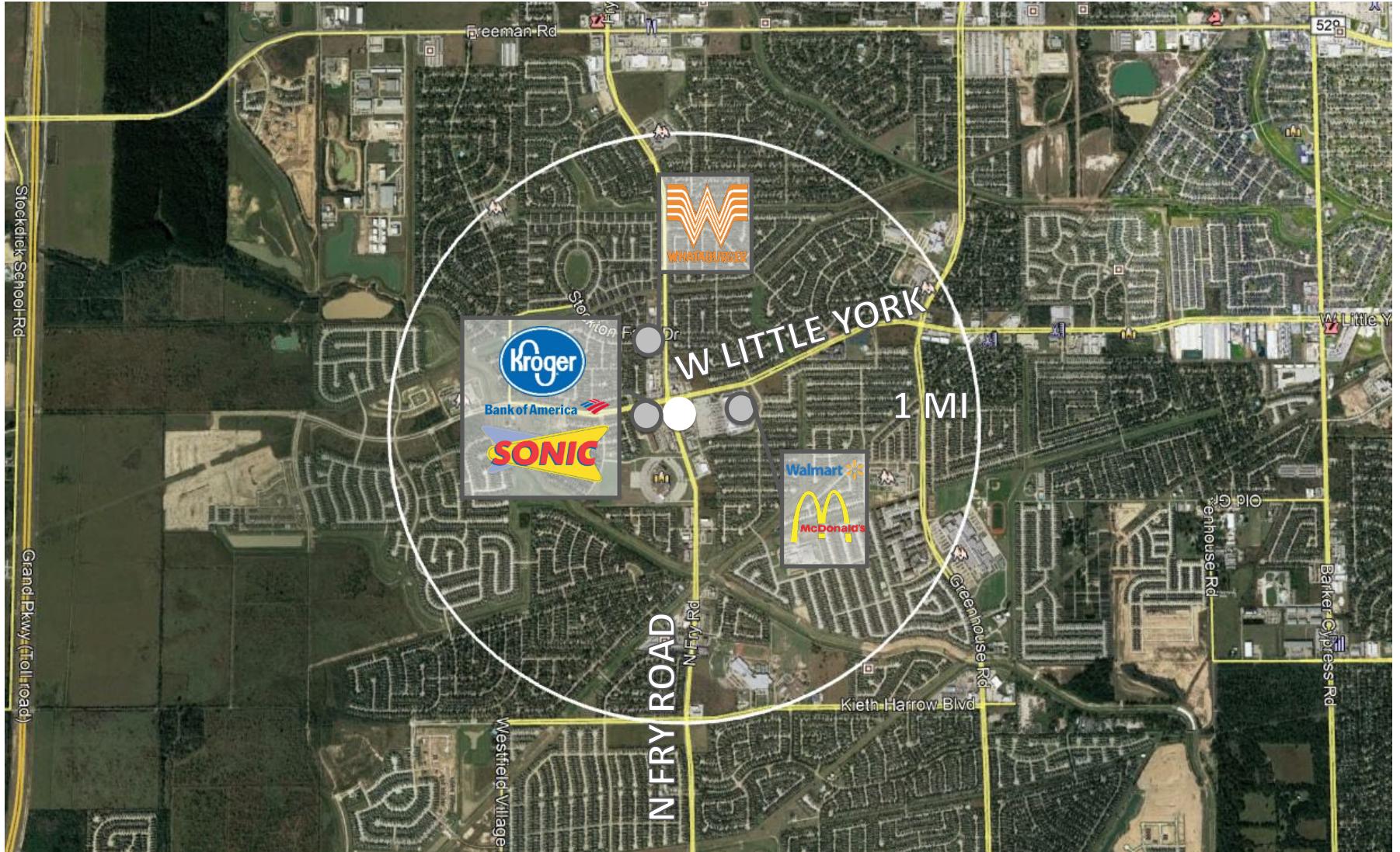
- + At Hard Corner of Signalized Intersection
- + Major Intersection of Traffic Corridors
- + Shadow Anchored by Walmart
- + Diverse Tenant Mix
- + Adjacent to Major Retailers Including Kroger, Walmart, Aldi

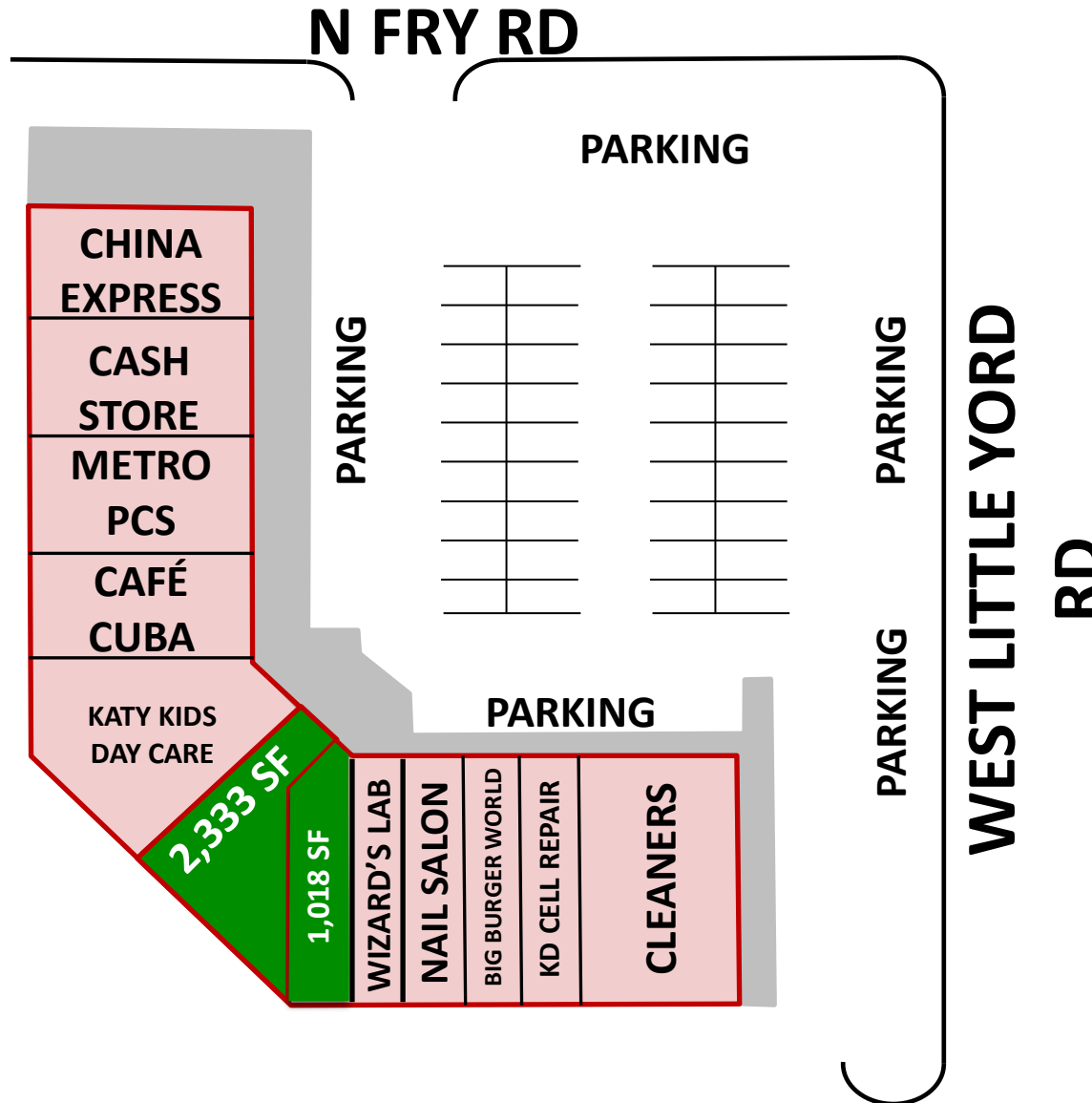
DESCRIPTION

Size: 20,000 SF Retail Center on 69,260 SF Land
Built: 2004
Parking: 101 Spaces (5.05 Spaces per 1,000 SF)
Addtl: Monument Signs; Walkway Along Storefronts
Mgmt: KM Realty

NOTABLE CO-TENANTS







TENANT KEY

#	Tenant	SF
A	Millennium Cleaners	3,000
B	KD Cell Repair	1,200
C	Big Burger World	1,050
D	Fashion Nail Spa	1,050
E	The Wizard's Lab	1,000
F	AVAILABLE	1,018
M	AVAILABLE (Shell Space)	2,333
G	Katy Kids	3,949
H	Café Cuba	1,310
I	MetroPCS	1,165
K	China Express	1,625
L	The Cash Store	1,300

DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2019 Population	11,212	128,384	315,287
2024 Population	11,998	137,960	341,340
Est. 5-yr Growth	7.01%	7.46%	8.26%
Average Age	31.60	31.80	32.80

2019 Population by Race

White	7,547	87,779	221,860
Black	2,576	26,797	54,528
Am. Indian & Alaskan	108	1,461	3,214
Asian	648	8,953	27,830
Hawaiian & Pacific Island	18	190	417
Other	316	3,205	7,438

Households

2019 Total Households	3,315	37,736	98,444
HH Growth 2019 - 2024	7.30%	7.73%	8.52%
Median Household Inc	\$75,539	\$75,437	\$77,567
Avg Household Inc	\$85,520	\$89,306	\$95,491
Avg Household Size	3.40	3.40	3.20
2019 Avg HH Vehicles	2.00	2.00	2.00

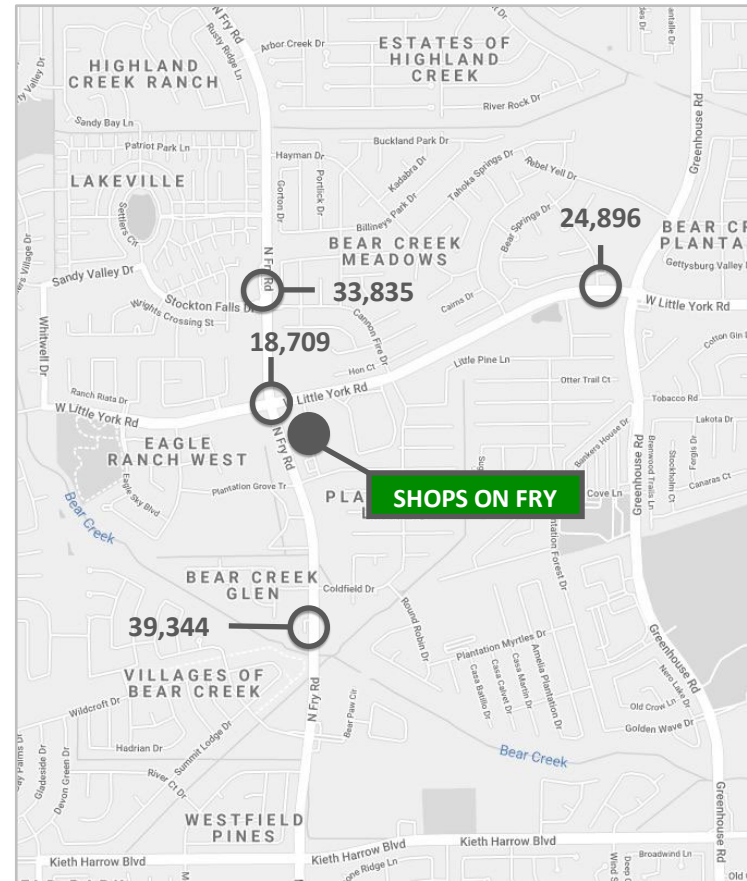
Housing

Median Home Value	\$143,266	\$155,267	\$168,075
Median Year Built	2004	2003	2003

Employment

Daytime Employment	2,708	11,691	42,135
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TRAFFIC COUNTS



Sources: 2018 District Traffic Viewer



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James N. Lovitt	735322	nick@kmrealty.net	713-275-2605
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

LANDLORD'S REPRESENTATION



NICK LOVITT

Leasing Agent

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KM REALTY

KM Realty is exclusively listing this property for lease on behalf of the owner.

See all of our shopping centers at:

The information contained herein was obtained from sources deemed reliable but has not been verified for accuracy or completeness. This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by landlord, or its broker, that the building, common areas, or that any tenants, which may be referenced on this exhibit, will at any time be occupants of the building or adjacent areas. Landlord reserves the right to modify the size, configuration and/or occupants of the building at any time. The presentation of any information within this exhibit is subject to errors and omissions. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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