



## BEAR CREEK PLAZA | 5828 N FRY RD., KATY, TX 77449

### Features

- 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

N Fry Rd	36,945 VPD
W Little York	16,948 VPD

### Demographics

**YEAR: 2025**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	22,741	155,403	354,660
Total Daytime Population	14,833	95,992	250,802
Total households	6,799	46,736	113,664
Average Household Income	\$97,049	\$111,291	\$117,087

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### Area Retailers & Businesses



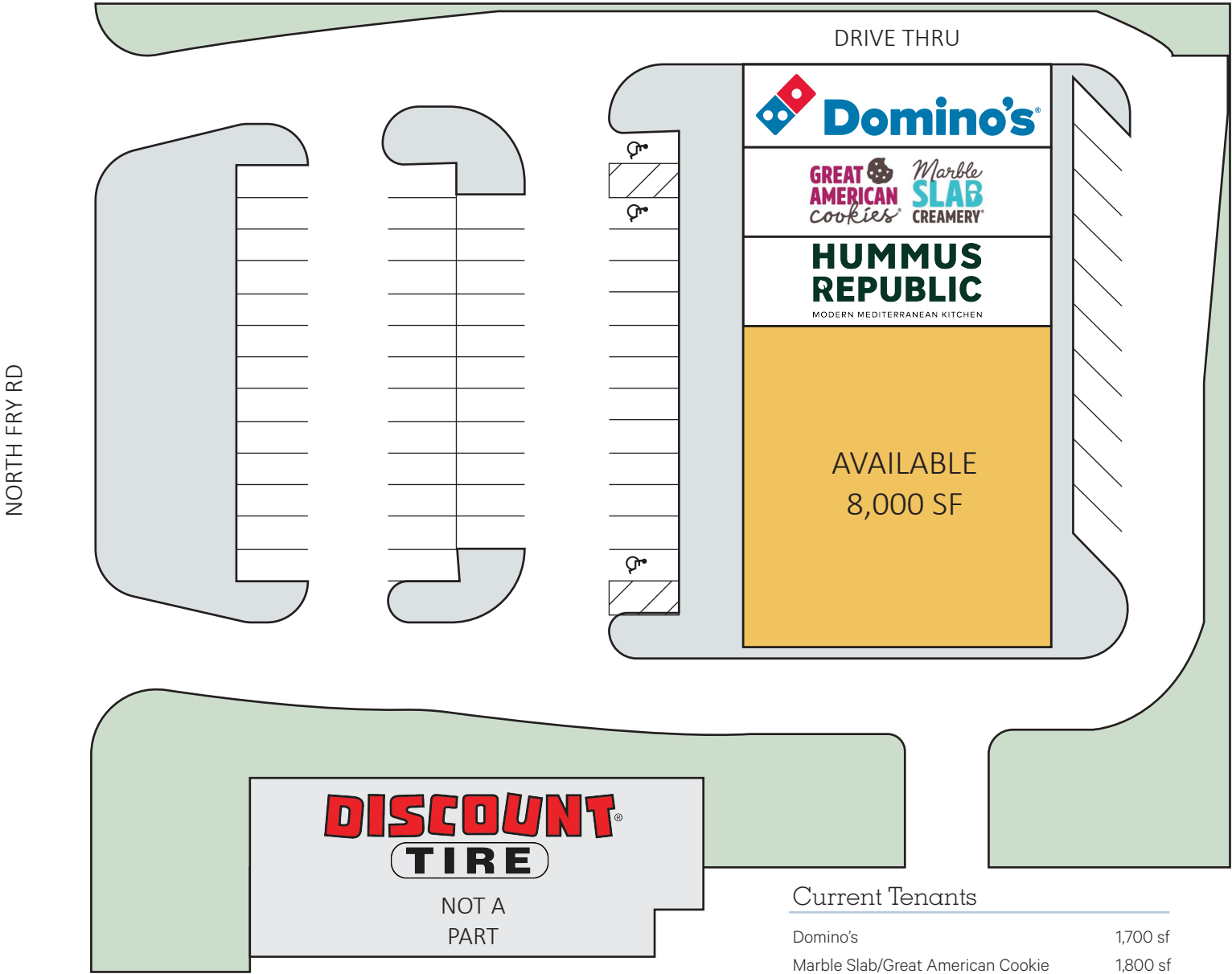
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**weitzman®**



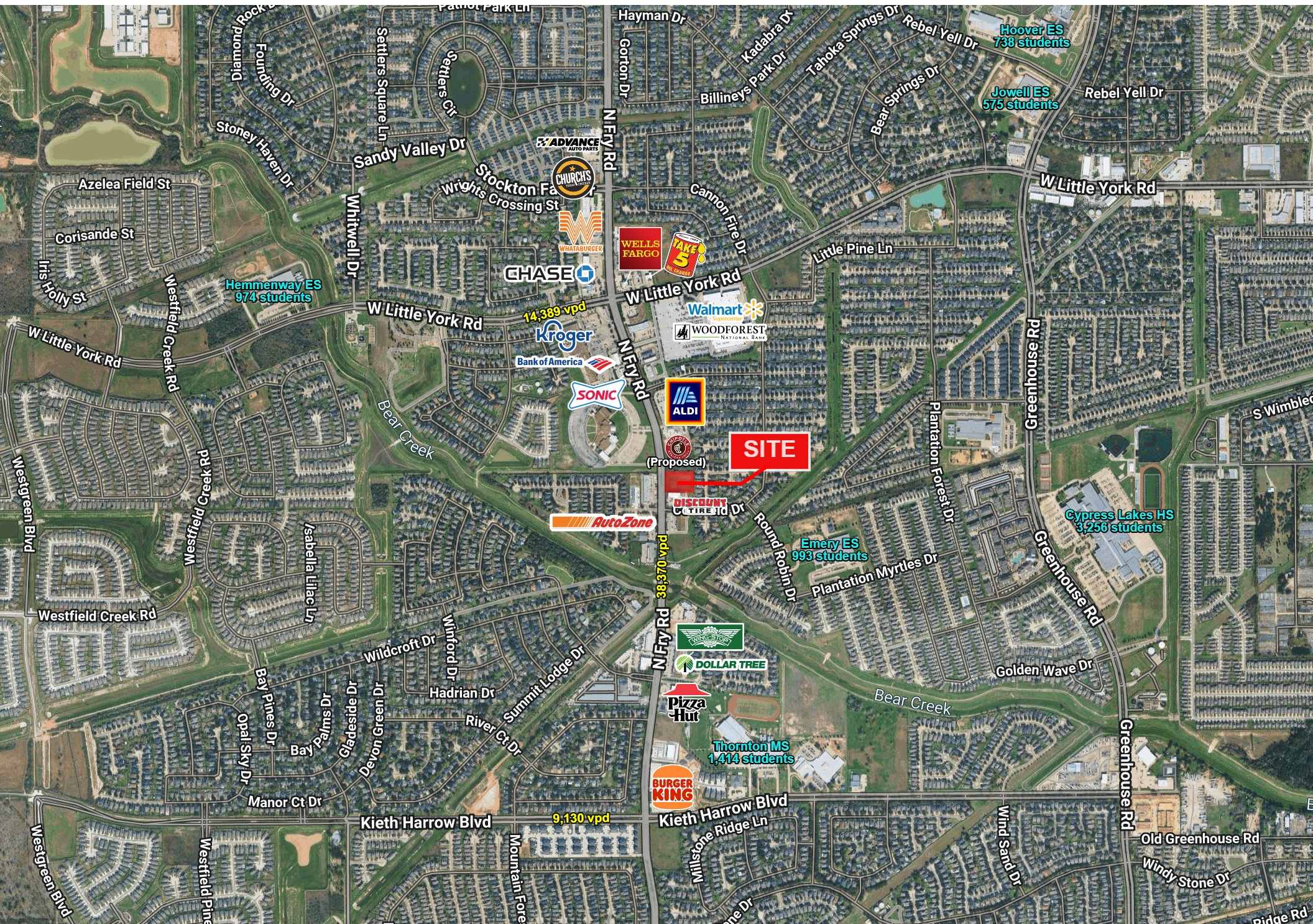
DRIVE-THRU





Current Tenants	
Domino's	1,700 sf
Marble Slab/Great American Cookie	1,800 sf
Hummus Republic	1,800 sf





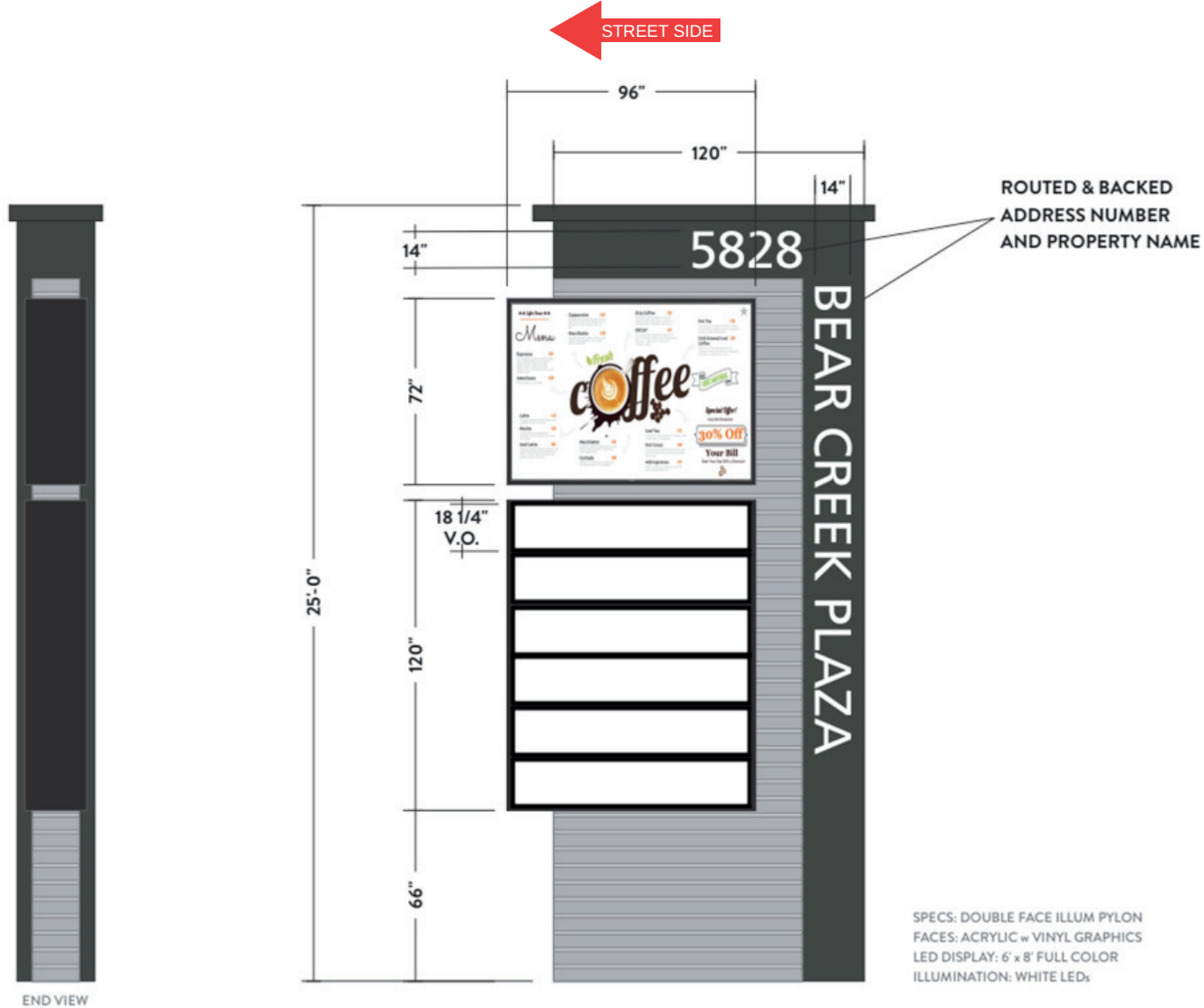






# BEAR CREEK PLAZA

5828 N FRY ROAD, KATY, TX 77449



## EV CHARGING STATIONS



# 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. **An owner's agent fees are not set by law and are fully negotiable.**

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