



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

Features

- Drive-thru end cap available
- Potentially up to EV 8 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		Demographics	YEAR: 2024	1 MILE	3 MILES	5 MILES
N Fry Rd	28,826 VPD	Total Population		22,531	151,213	344,259
W Little York	10,488 VPD	Total Daytime Population		15,190	95,170	246,220
Fry Rd	33,693 VPD	Total households		6,624	44,492	108,025
		Average Household Income		\$95,854	\$103,976	\$110,866

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Area Retailers & Businesses





DUTCH BROS

SITE

N Fry Rd

Greenside Hill Ln

Linksmann Ln

Bluecreek Ridge

36,945 vpd

DISCOUNT TIRE

Coldfield Dr

Coldfield Dr

Landon Creek Ln

AutoZone

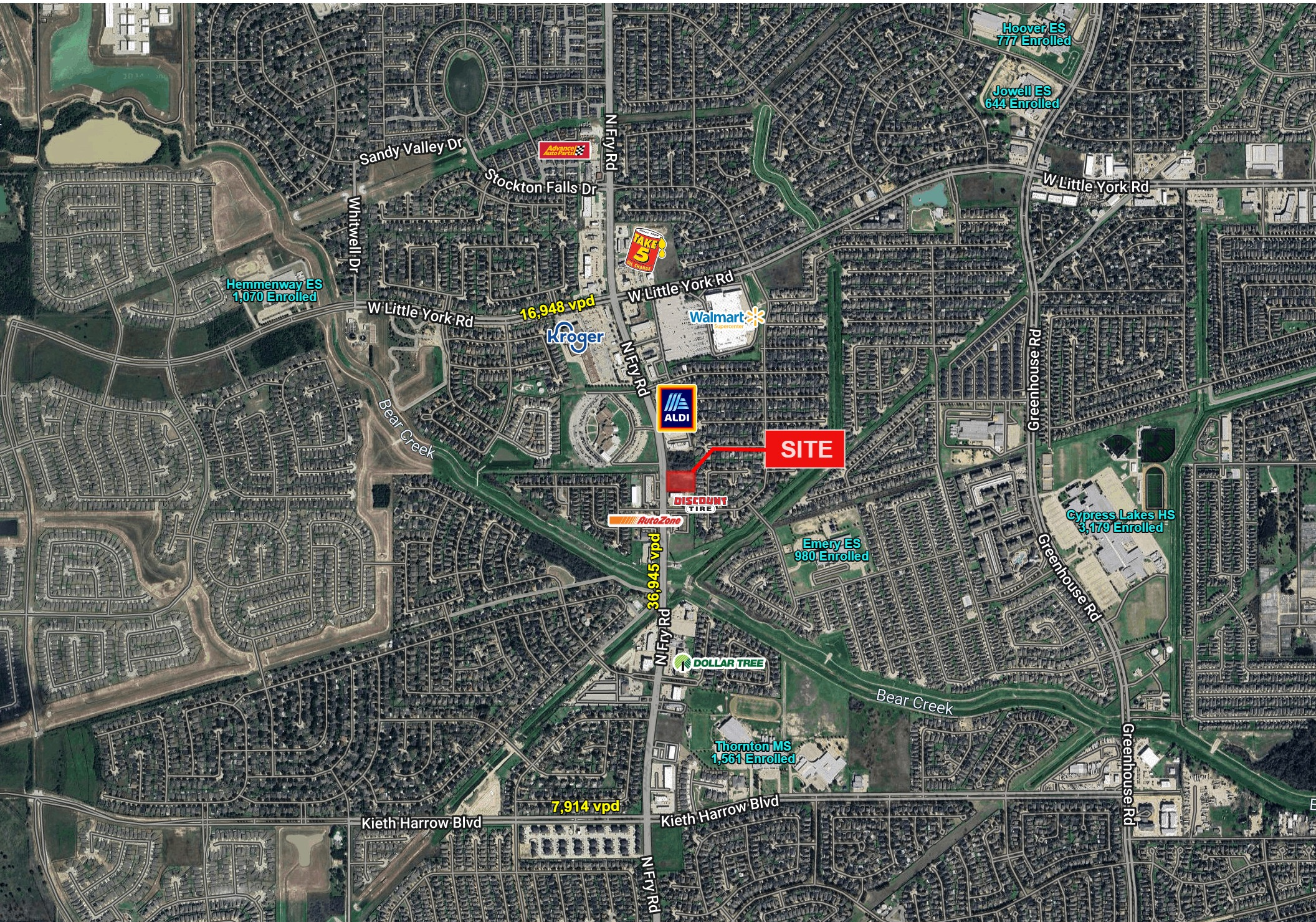
Linksmann Ln

Ravenmeadow Ln

Plantation Crest

Round Robin Dr

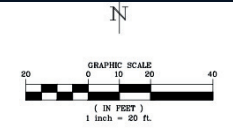
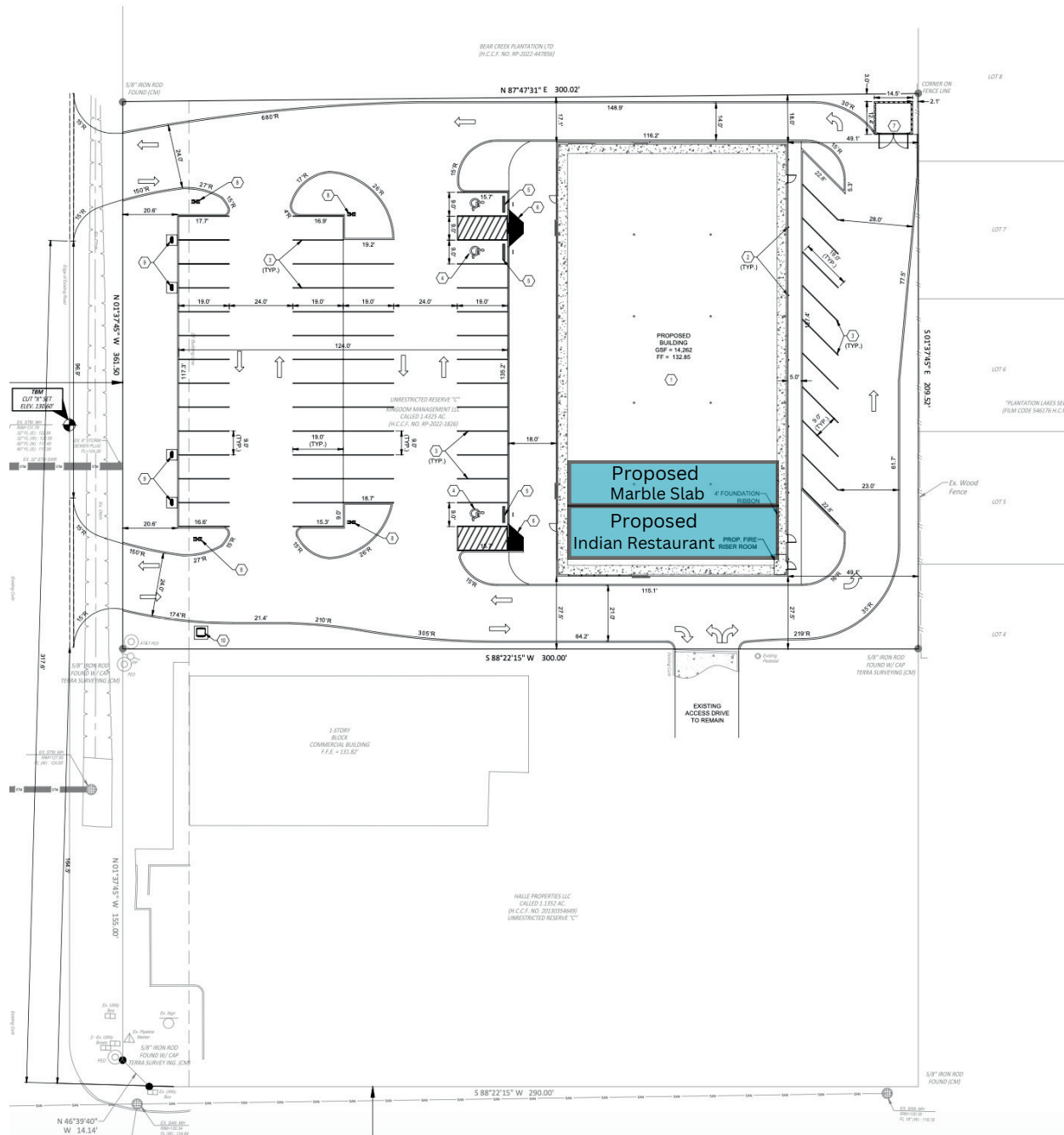
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- GENERAL NOTES**
1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL RADII \neq UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING POLES AND FIXTURES AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT.
 4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 5. SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
 6. FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND T&S.
 7. REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.
 8. CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL, ARROWING, ETC.
 9. SITE LIGHTINGS BY OTHERS; SEE SITE LIGHTING PLANS FOR LOCATIONS AND DETAILS PRIOR TO PLACING PAVEMENT.
 10. REF. BUILDING PLANS FOR ALL EXTERIOR STAIR DETAILS.
 11. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

KEYED NOTES

1	PROPOSED WAREHOUSE BUILDING. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
2	PROPOSED DOWNPOUT (7 TOTAL). SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
3	PROPOSED PARKING STRIPE. SEE ARCHITECTURAL PLANS FOR COLOR AND DETAILS.
4	PROPOSED ACCESSIBLE HC PARKING STALL WITH ACCESSIBLE PARKING SYMBOL AND SIGN.
5	PROPOSED WHEELSTOP.
6	PROPOSED DUMPSTER. SEE ARCHITECTURAL PLANS FOR DETAILS.
7	PROPOSED ACCESSIBLE RAMP.
8	PROPOSED LIGHT POLE. SEE MEP PLANS FOR DETAILS.
9	PROPOSED CHARGEPOINT-EXPRESS PLUS POWER LINK 1000 EV CHARGING STATION. SEE ELECTRICAL PLANS FOR DETAILS.
10	PROPOSED CHARGEPOINT-POWER BLOCK. SEE ELECTRICAL PLANS FOR DETAILS.

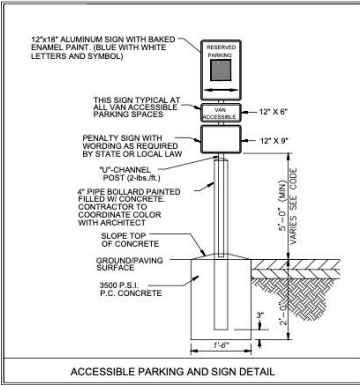
PARKING ANALYSIS

BASED ON SEC. 26-492 PARKING SPACES FOR CERTAIN TYPES OF USE CLASSIFICATIONS

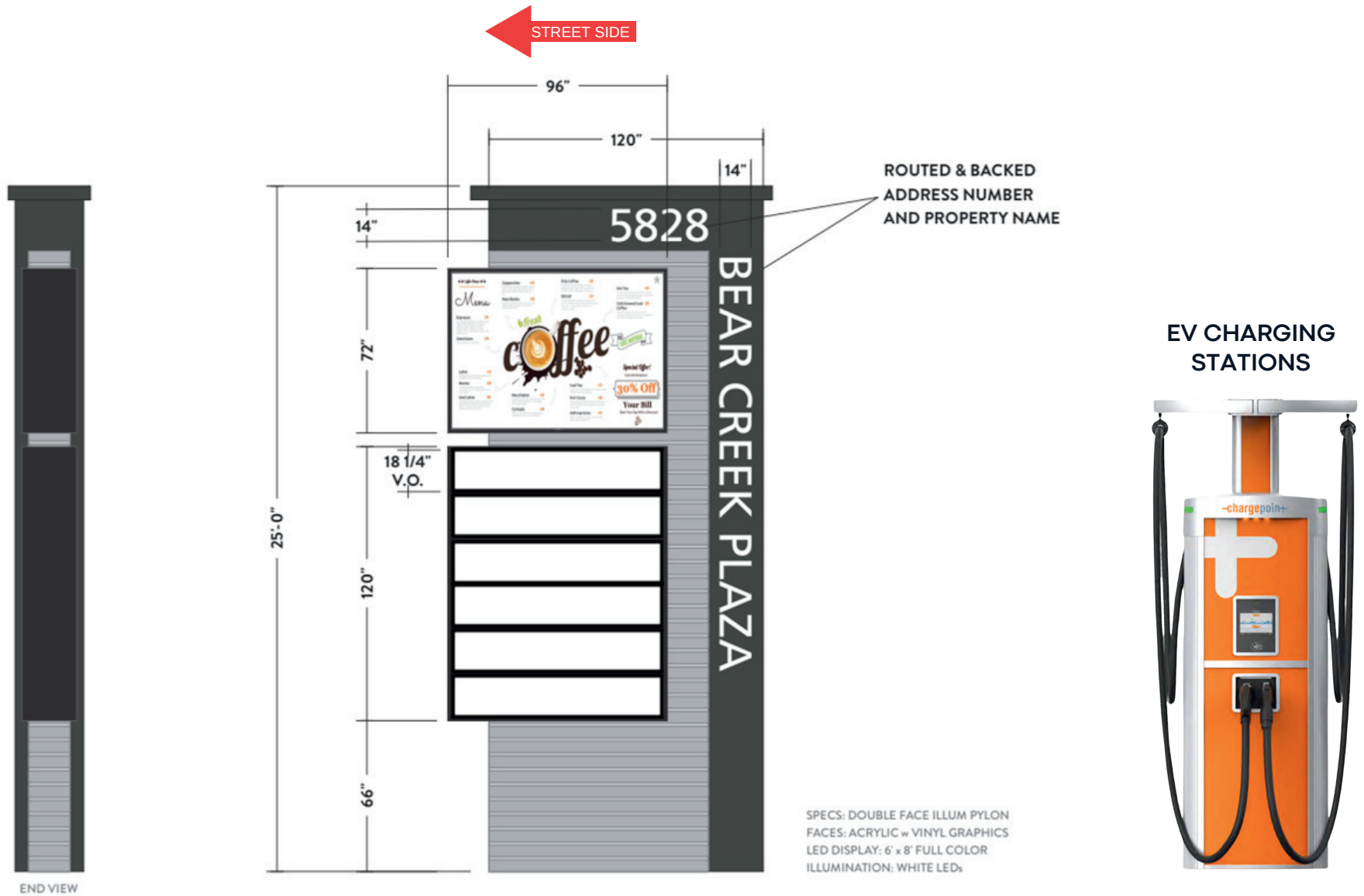
CLASSIFICATION: FINANCIAL FACILITY, 4.0 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF GFA

PROPOSED BUILDING SQUARE FEET: 14,252

PARKING STALLS REQUIRED	STALLS
STANDARD STALLS PROVIDED	57
ACCESSIBLE STALLS REQUIRED	3
ACCESSIBLE STALLS PROVIDED	3
TOTAL STALLS PROVIDED	60
	TOTAL STALLS



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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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LICENSE HOLDER CONTACT INFORMATION:

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