

THE SHOPPES

SWC OF FRY RD & I-10 | KATY, TEXAS

AT FRY



AT A GLANCE

- 101,425 SF shopping center at the regional intersection of I-10 & Fry Road in Katy, Texas
- Co-Tenants include El Tiempo Cantina, Bank of America, GolfTec, Sylvan, Anytime Fitness, and Shipley's
- Easy access and excellent visibility to I-10
- Surrounded by national retailers including Target, Lowe's, Randall's, Walmart, Home Depot, Sam's Club, Ross, Marshall's, At Home, Best Buy, HEB and Kroger

2025 Total Population

61,298	121,708	267,147
2-Miles	3-Miles	5-Miles

2030 Future Total Population

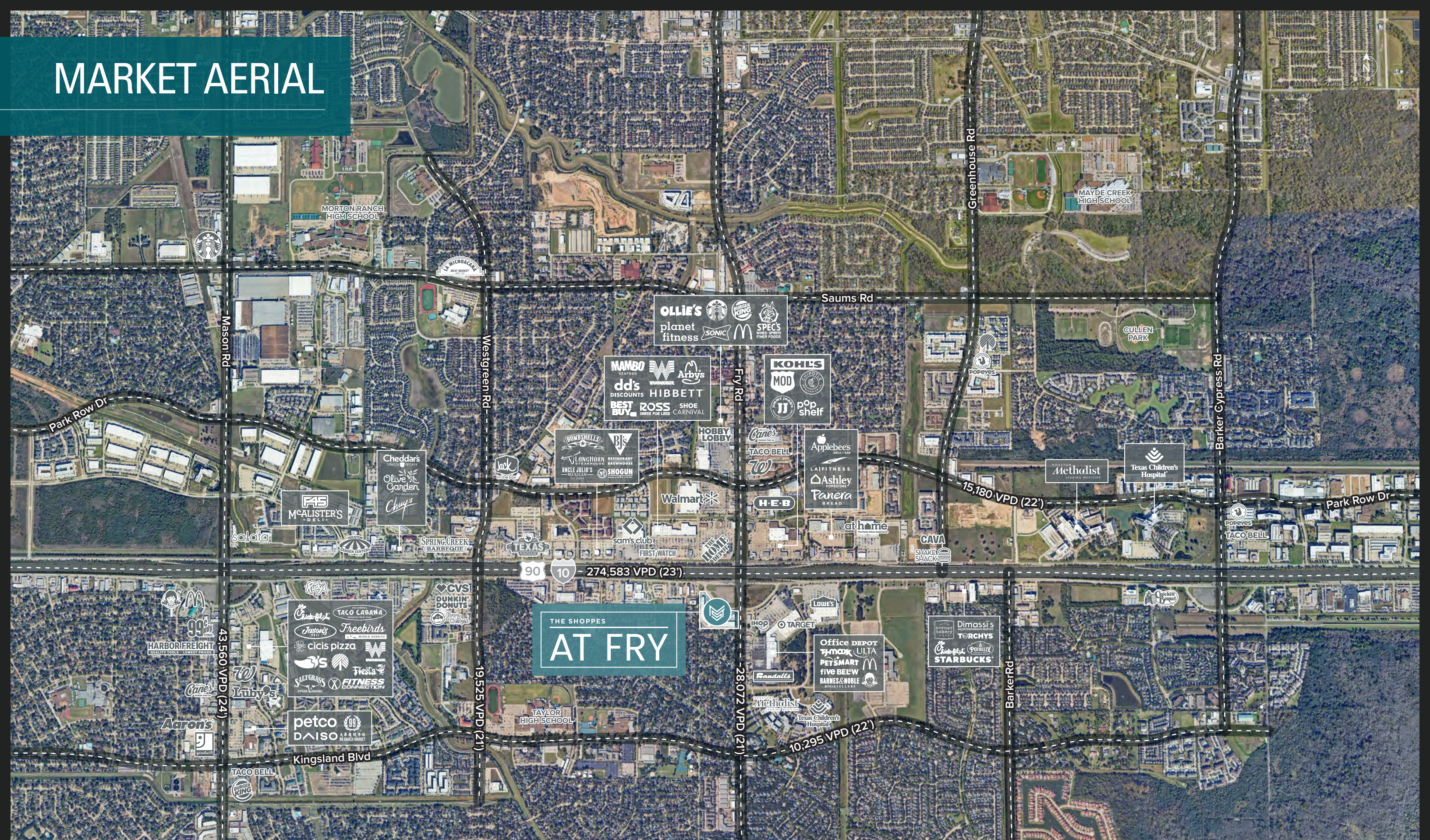
62,738	123,292	278,785
2-Miles	3-Miles	5-Miles

2025 Median Household Income

\$81,605	\$86,952	\$95,362
2-Miles	3-Miles	5-Miles



MARKET AERIAL



WEST FACING AERIAL



petco
DAISO

Fiesta

Cheddar's
Olive Garden
Chuy's

Mason Rd

TAYLOR
HIGH SCHOOL

Westgreen Rd

Ruby's

DUNKIN'
DONUTS

SPRING CREEK
BARBECUE

TEXAS

Broken Egg Cafe

CVS

Kingsland Blvd

BJ's
RESTAURANT
BREWHOUSE

UNCLE JULIO'S
MEXICAN

sam's club

BOMBHELLS

5.11

HIBBETT

THE SHOPPES
AT FRY

HOTZE

NTB

ACTIVATE

Valero

FIRST WATCH

MAMBO
SEAFOOD

THE HOME
DEPOT

chairking BACKYARD STORE

Shirley DO NOTS

El Tiempo Cantina

SANTINE FITNESS

GOLFTEC

BANK OF AMERICA

90
10
274,583 VPD (23)

Fry Rd

28,072 (21)

SOUTH FACING AERIAL



Texas Children's Hospital

HOUSTON Methodist LEADING MEDICINE

TAYLOR HIGH SCHOOL

Office DEPOT. PETSMART
TJ-maxx ULTA BEAUTY five BELOW
BARNES&NOBLE BOOKSELLERS Randalls
FAMOUS footwear Bath & Body Works

THE SHOPPES AT FRY

GOLFTEC ANYTIME FITNESS
Bank of America chair king BACKYARD STORE
Shopley DONUTS El Tiempo Cantina

HOTZE

ACTIVATE

Valero

NTB TAX & SERVICE CENTERS

EAST FACING AERIAL



Texas Children's Hospital

HOUSTON Methodist LEADING MEDICINE

CAVA
SHAKE SHACK

at home
The Home Decor Superstore

Panera BREAD
Applebee's GRILL & BAR

LA FITNESS
Ashley HOMESTORE
MARDEL

PAPPA GENO'S STEAK & CHEESE
SportClips HAIR CUTS

LOWE'S

TJ-maxx ULTA BEAUTY five BELOW
BARNES & NOBLE BOOKSELLERS FAMOUS FOOTWEAR GNC
Bath & Body Works COST CUTTERS
MATTRESS FIRM Office DEPOT

KOHL'S
COSMIC AIR ADVENTURE PARK & ARCADE
MATTRESS FIRM

pop shelf

FIVE GUYS

PET SMART

TARGET

Willie's

Randalls

MEN'S WEARHOUSE

CHASE

IHOPE

Shell

Wendy's

PNC

McDonald's

MINUTI COFFEE
KOLACHE FACTORY

timecube

274,583 VPD (23')

28,072 ('21)

Fry Rd

Fry Rd

THE HOME DEPOT

BANK OF AMERICA

GOLFTEC

ANYTIME FITNESS

THE SHOPPES
AT FRY

El Tiempo Cantina

Slurpee DONUTS

chair king BACKYARD STORE

NORTH FACING AERIAL



OLLIE'S planet fitness
HOBBY LOBBY
SPEC'S WINES & SPIRITS FINE FOODS
McDonald's

Walmart

dd's DISCOUNTS
JAMES AVERY artisan jewelry
Phenix Salon Suites
BEST BUY
ROSS DRESS FOR LESS
SHOE CARNIVAL
K&G

sam's club

Burger King
TACO BELL
Wendy's
Freddy's STEAKBURGERS
Penny's

H-E-B

KOHL'S
COSMIC AIR ADVENTURE PARK & ARCADE
MATTRESSFIRM

Ashley HOMESTORE

5.11
FIRST WATCH
HIBBETT

MAMBO SEAFOOD

Arbys
WINDYBENDER
SUBWAY
THE HOME DEPOT

CHASE

MEN'S WEARHOUSE

FIVE GUYS

pop shelf

274,583 VPD (23')

90 10

274,583 VPD (23')

THE SHOPPES
AT FRY

NTB
ACTIVATE

Valero

HOTZE

El Tampa Cantina

Shirley DO-NUTS

chairking BACKYARD STORE



BANK OF AMERICA

ANYTIME FITNESS

GOLFTEC

Willy's ICE CREAM

TARGET



IHOP

FAMOUS footwear

MATTRESSFIRM

SITE MAP

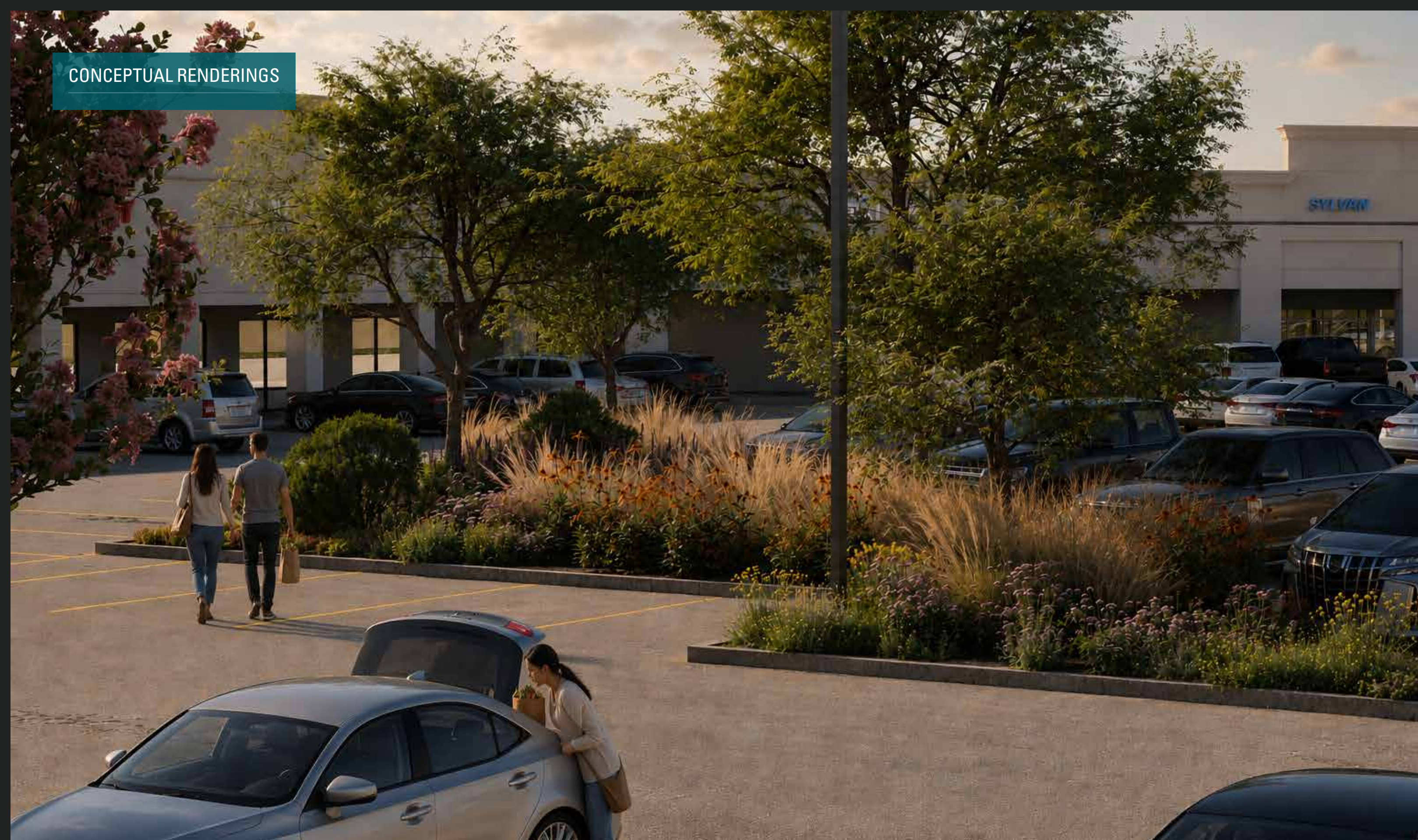


43,910 SF
ANCHOR SPACE

3,850 SF
2ND GEN DENTAL

4,250 SF
2ND GEN PHARMACY

CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS





THE SHOPPES

WWW.MAINSTCP.COM

AT FRY



CONTACTS

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MAIN STREET
COMMERCIAL PARTNERS

ABOUT US

At Main Street Commercial Partners, our mission is to transform the Texas commercial real estate landscape through strategic development, asset management, tenant representation and project leasing.

With a portfolio exceeding \$300 million, another \$100 million in the pipeline, and 60+ years of cumulative experience, we're well-equipped to navigate market cycles and deliver exceptional results.

At the heart of Main Street is a team of entrepreneurs with a genuine passion for real estate. Our extensive experience, strong relationships with national retailers, and agility in the market make us a trusted partner in the industry. Our passion lies in buying income-producing assets, developing shopping centers, and Class A storage facilities, and repositioning high-quality commercial real estate to maximize value for our investors.



VISIT WWW.MAINSTCP.COM FOR MORE INFORMATION

BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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BROKER FIRM NAME SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
BROKER FIRM NAME SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT			DATE

Approved by the Texas Real Estate Commission for Voluntary Use. Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. Real estate license asks that you acknowledge receipt of this information about brokerage services for the licensee's records. Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.