

# WINDSTONE CROSSING

ON FRY  
ROAD

DEBOBEN  
PROPERTIES  
INVESTMENT BUILDERS



**PAD SITES FOR SALE / BUILD TO SUIT OR LEASE**

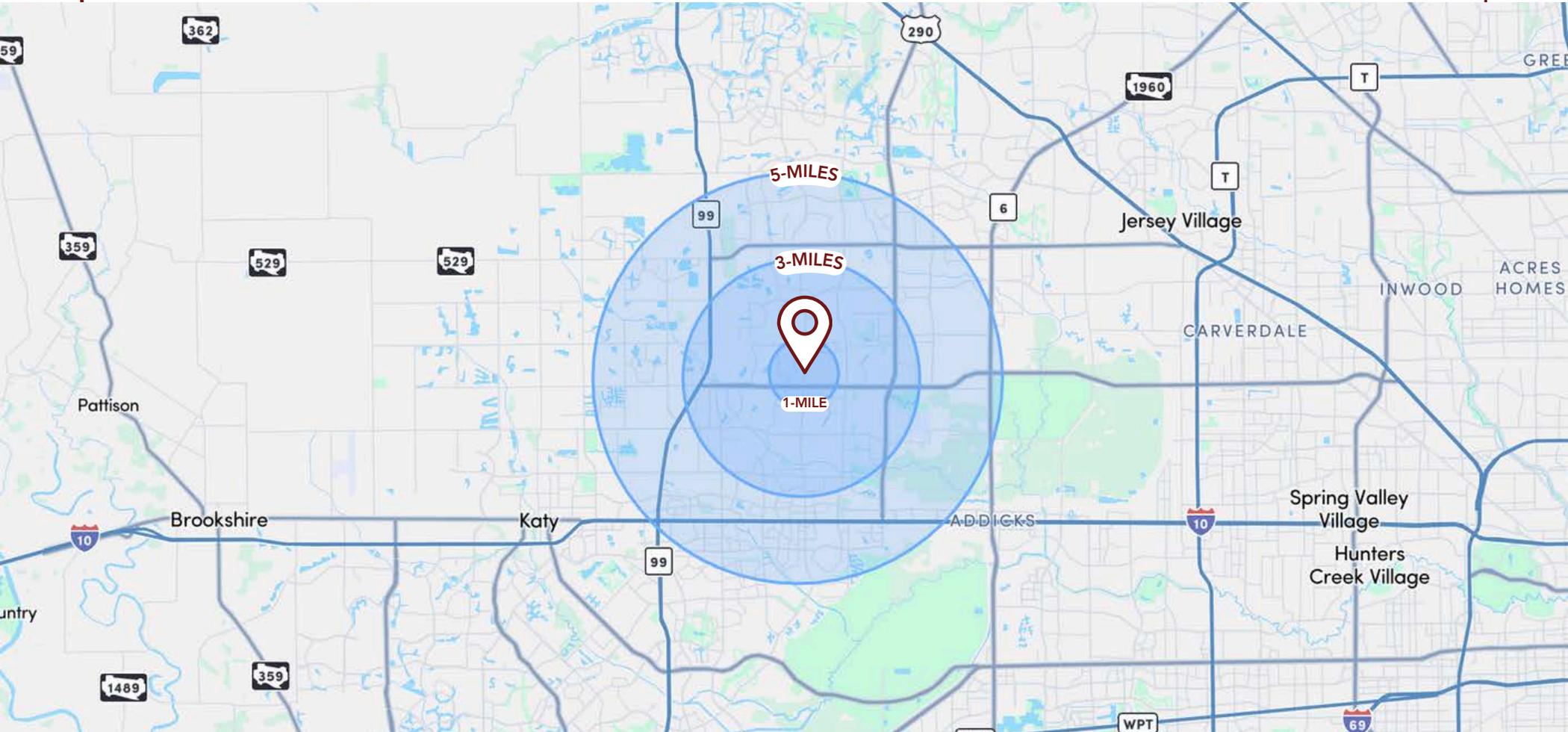
N Fry Road & Windstone Manor Blvd, **Katy, TX 77449**

[john@debobenproperties.com](mailto:john@debobenproperties.com) | 713.871.9044x2

# PRIME **KATY** LOCATION

	1-MILE	3-MILES	5-MILES
POPULATION	4,996	128,364	278,626
AVG. HH INCOME	\$83,839	\$80,200	\$77,699

\*Data from 2020 Census



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# BUILD TO SUIT, GROUND LEASE OR PAD SALE

PAD SITES ARE **DIVISIBLE** AND **CAN BE COMBINED**, WITH CONFIGURATIONS STARTING FROM **±0.8 ACRES**

■ Sold   
 ■ Pending   
 ■ Available



LOCATED AT THE ENTRANCE  
 TO THE WINDSTONE COLONY  
 SOUTH SUBDIVISION

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296 SINGLE    SALE RANGE:  
 FAMILY HOMES    \$238 - \$338K

Fry Road, 27,076 VPD



PAD 6

PAD 5

PAD 4

PAD 3

PAD 2

PAD 1

±3.68 Total Acres

±4.01 Total Acres

**PAD 6**

±3.3 Acres  
92 Parking Spaces

**SOLD, Not Available**

**PAD 5**

±1.69 Acres  
80 Parking Spaces

**Under Contract**

**PAD 4**

±1.01 Acres  
42 Parking Spaces

**Build to Suit or Sale**  
Perfect For QSR

**PAD 3**

±2.54 Acres  
124 Parking Spaces

**Build to Suit or Sale**  
Perfect for Retail

**PAD 2**

±2.49 Acres  
109 Parking Spaces

**Build to Suit or Sale**  
Perfect for Office or Retail

**PAD 1**

±1.52 Acres  
58 Parking Spaces

**Ground Lease or Sale**  
Perfect for Preschool

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# AN AREA TO GROW WITH

## PREMIER CORNER VISIBILITY

Highly visible corner positioning at Fry Road and Windstone Manor Blvd with strong frontage and daily traffic exposure, 27,076 VPD '21.

## SIGNIFICANT LAND OFFERING

Nearly 9.4+ acres of commercial land available for sale, lease, or build-to-suit, providing flexibility for larger users or multi-tenant configurations.

## UTILITY-READY SITE

Utilities available from Harris County MUD 284, meaning infrastructure is in place to support commercial development and reduce delivery timelines.





Fry Road: 27,076 VPD '21

New Development

808 Single Family Homes  
\$239 - \$376K

New Development

296 Single Family Homes  
\$238 - \$338K

1,440 Single Family Homes  
\$167 - \$268K

Brosnahan Elementary School



EMORY WEST CYPRESS



Clay Road: 26,484 VPD '22



Jack & Sharon Rhoads Elementary School

FAMILY DOLLAR



Cardiff Junior High



Hidden Forest Estates



99

Freeman Rd

Highland Creek Ranch

Cross Creek

Estates Of Highland Creek

Autumn Run

Crossing At Stone Creek

Cypress Falls

6

Katy Country Estates

Settlers Village

Lakeville

Bear Creek Meadows

Bear Creek Plantation

Cypress Falls

Northglen

Stone Creek

Villages Of Westminster Village

Langham Creek

Walmart



Plantation Lakes

McFee Elementary School

Cypress Lakes High School

Lakeville

Westglen

Berkshire

Stockdick School Rd

Kieth Harrow Blvd

North Fry Rd

**SITE**  
4324 N Fry Rd, Katy, Texas 77449, USA

Windstone Colony

Cypress Meadows

Rolling Creek

Deerfield Village

Lakes Of Pine Forest

Clay Meadows



Walmart

Clay Rd

99



Lone Star College Cypress Center

Grand Oaks

Clay Rd

Pine Forest Ln

6



Morton Rd

HomeGoods

Kroger

Bridgewater Pointe

Westfield Terra

Jack & Sharon Rhoads Elementary School

Cardiff Junior High

POSTNET

Randalls

T.H. McDonald Junior High School

Loraine T. Golbow Elementary School

Westland Creek Village

Lakes Of Bridgewater

Western Pines

Westfield Silvermill

Rolling Green

The Goddard School of Houston

Jean & Betty Schmalz Elementary School

West Houston Airport

Groschke Rd

Williamschase

Morton Ranch

Morton Rd

CVS pharmacy

Creek Bend Estates

Lake Ridge

Barkers Branch

Kroger

Williamsburg Colony

Lakes At Mason Park

Sundown Glen

Westlake Place

Westlake Forest

Oak Ridge Place

Mayde Creek High School

Franz Rd

HomeGoods

Williamsburg Settlement

Franz Rd

Firestone COMPLETE AUTO CARE

AutoZone

O'Reilly AUTO PARTS

Westlake

Westlake Village

Heritage Meadows Stone Crest Colonial Pkwy

MEMORIAL HERMANN

MART

JCPenney

Diane Winborn Elementary School

Castle Rock

Sundown

Westlake

Westlake



Park Row Blvd

Kenwood Club

Westgreen

Walgreens

verizon KOHL'S HEB

verizon KOHL'S HEB

verizon KOHL'S HEB

MITSUBISHI ELECTRIC Mercedes-Benz

10

99

COSTCO WHOLESALE

TOYOTA

Fiesta

U-HAUL JAGUAR LAND-ROVER Ford

99 RANCH MARKET

10

MATTRESS FIRM Office DEPOT OfficeMax

LOWE'S PET SMART Randalls AT&T

Green Trails Crossing

Krystal Lake Estates

VW mazda HYUNDAI ACURA VOLVO Audi Bassett FURNITURE

Hertz CAR SALES KIA SUBARU

6

Governors Place

Cimarron

S Mason Rd

Westgreen Blvd

S Fry Rd

Baker Rd

Green Trails

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ON FRY  
ROAD

**DEBOBEN**  
**PROPERTIES**  
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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.*

2-10-2025



**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.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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