



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: 10,300
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

Area Retailers & Businesses



Dylan Malsbury
 Associate
 713.781.1111
 dmalsbury@weitzmangroup.com

Emily Guenther
 Associate
 713.781.7111
 eguenther@weitzmangroup.com

Kyle Knight
 Senior Vice President
 713.781.7111
 kknight@weitzmangroup.com

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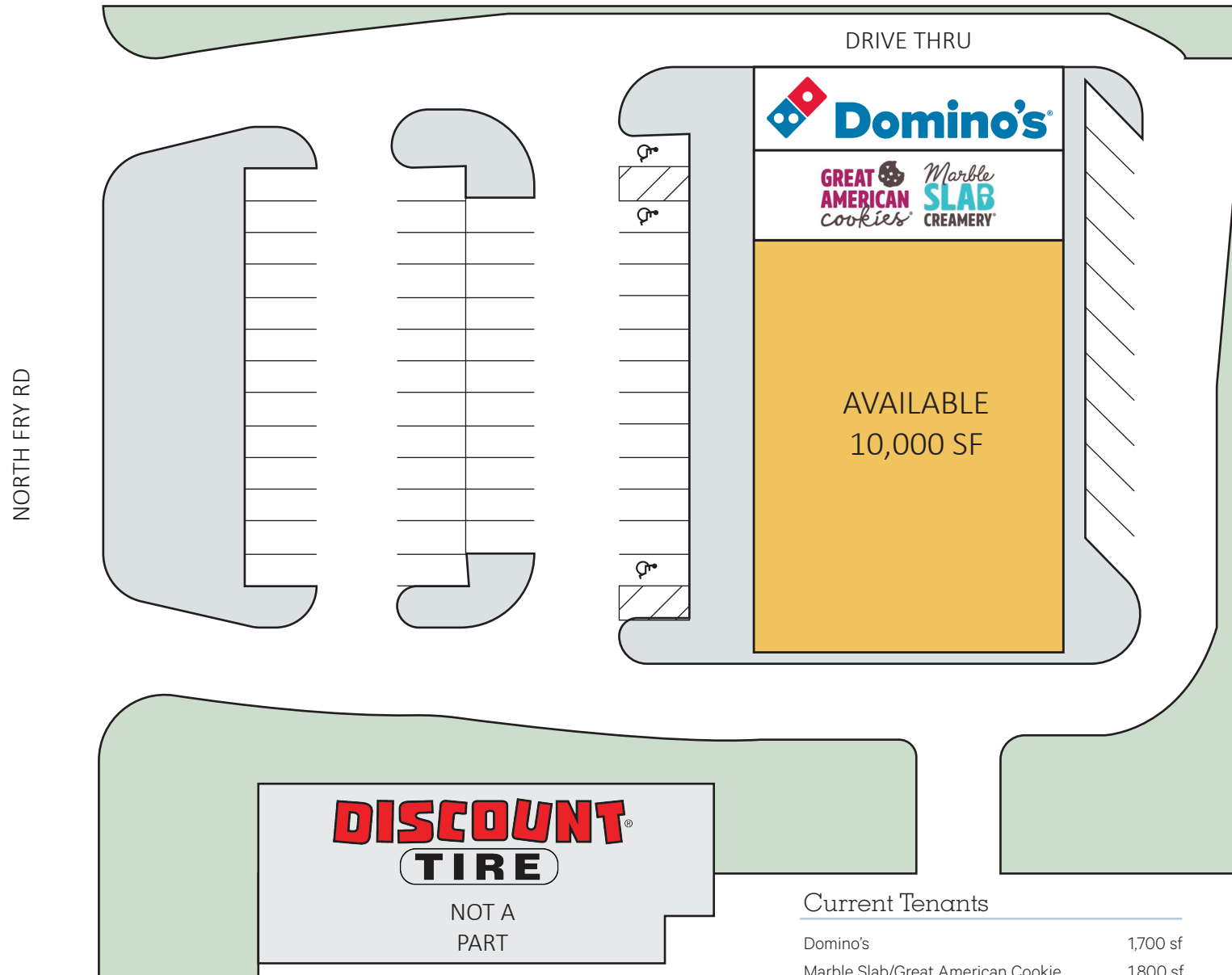
AVAILABLE
10,000 SF

DRIVE-THRU



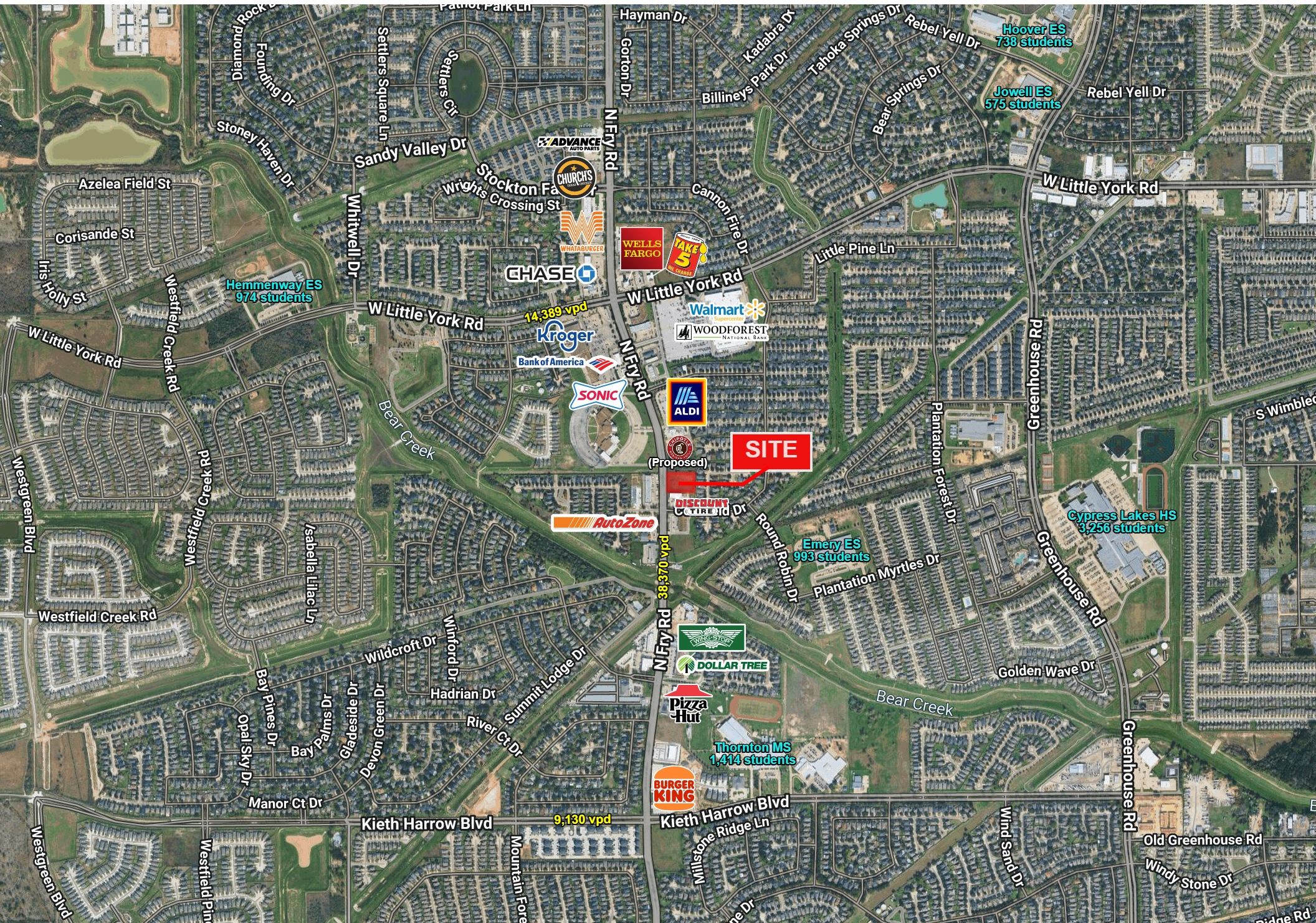
weitzman® FOR LEASE
713-781-7111

5828



Current Tenants

Domino's	1,700 sf
Marble Slab/Great American Cookie	1,800 sf



SITE

(Proposed)

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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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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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

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Robert E. Young, Jr.

Designated Broker of Firm

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

Dylan Maslbury

Sales Agent/Associate's Name

402795

License No.

292229

License No.

477965

License No.

818522

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

jnamken@weitzmangroup.com

Email

dmalsbury@weitzmangroup.com

Email

(214) 954-0600

Phone

(214) 720-6688

Phone

(713) 980-5622

Phone

(713) 980-5631

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Emily Guenther

Sales Agent/Associate's Name

402795

License No.

292229

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477965

License No.

814559

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

jnamken@weitzmangroup.com

Email

eguenther@weitzmangroup.com

Email

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566233

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twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

jnamken@weitzmangroup.com

Email

kknight@weitzmangroup

Email

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