

# WESTGATE MARKETPLACE

1330 FRY RD | KATY, TX 77084

Perform Properties

## Property Details

### Owned GLA

306,049 SF

### Availability

5 Suites | 8,307 SF

## Overview

- Anchored by high-performing HEB and Kohl's with strong historical occupancy that has averaged 95.4% for the last 10 years.
- Boasts a diverse mix of 26 tenants and maintains a strong occupancy rate of 98.3%
- Situated in a densely-populated affluent trade area with an excellent location off I-10 with 204,000 VPD.
- Offers exceptional accessibility with nine entry points: three from Park Row, three from Fry Road, and three from Foxlake Drive.

## Tenant Mix



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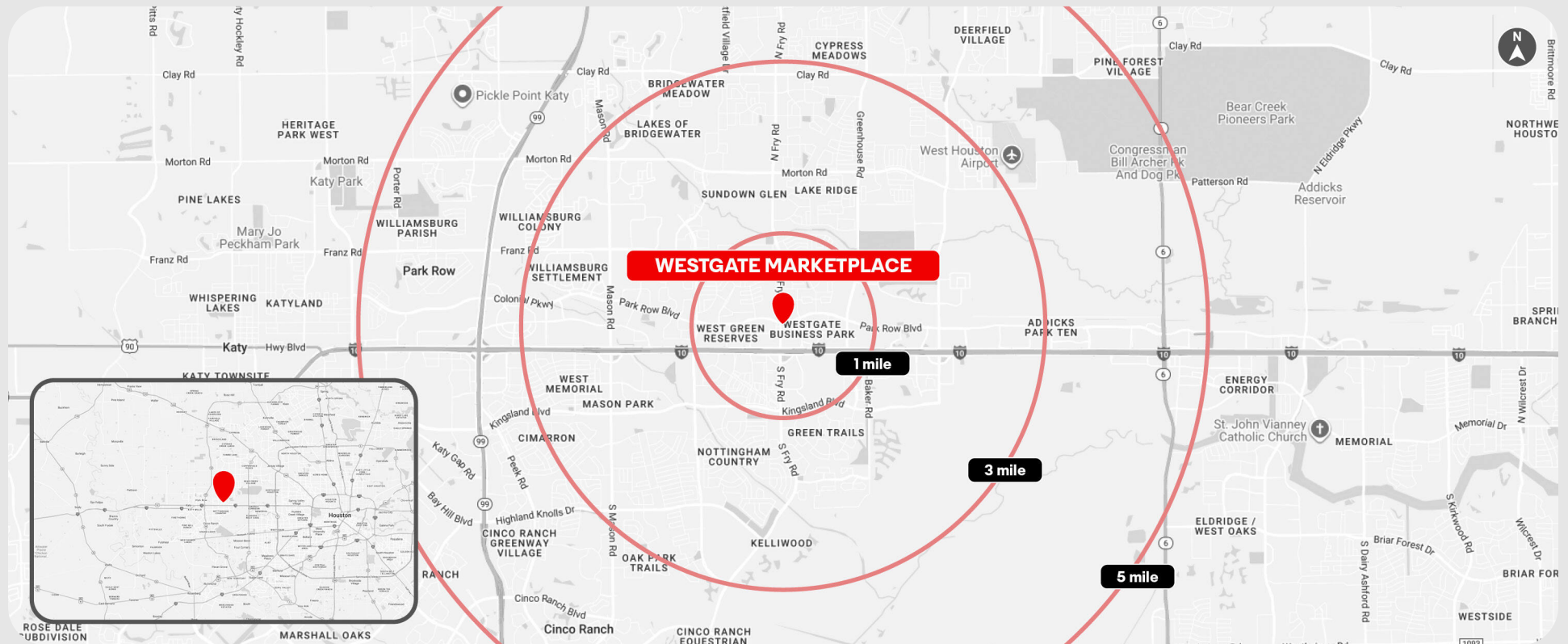
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## Demographics

Source: Advan, 2025.

|               | Population | Daytime Population | Households | Avg. HH Income | Med. HH Income |
|---------------|------------|--------------------|------------|----------------|----------------|
| 1-MILE RADIUS | 20,021     | 21,965             | 7,099      | \$104,700      | \$82,863       |
| 3-MILE RADIUS | 126,297    | 113,384            | 43,228     | \$118,481      | \$99,413       |
| 5-MILE RADIUS | 283,214    | 232,793            | 95,192     | \$128,272      | \$107,191      |

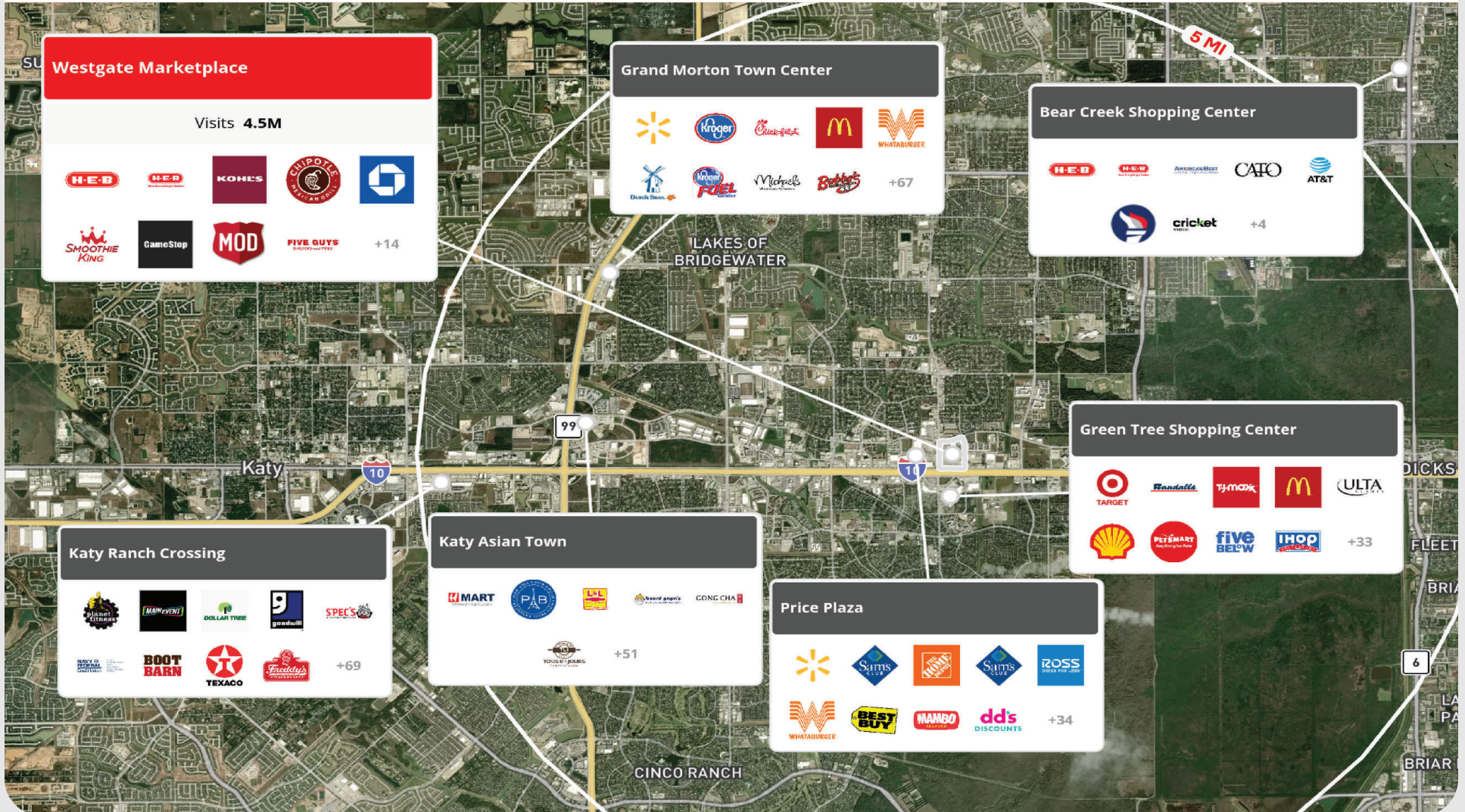


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## Market Aerial



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## Site Plan



| Suite | Tenant                          | GLA (SF) |
|-------|---------------------------------|----------|
| FUEL  | AVAILABLE                       | 2,353    |
| 1150  | AVAILABLE                       | 1,840    |
| 1462  | AVAILABLE                       | 1,600    |
| 1152  | AVAILABLE                       | 1,600    |
| WASH  | AVAILABLE                       | 914      |
| 1200  | KOHL'S                          | 88,242   |
| 1550  | H-E-B                           | 79,613   |
| 1210  | COSMIC AIR ADVENTURE<br>PARK    | 40,151   |
| 1250  | SUPERNOVA FURNITURE             | 20,000   |
| 1172  | POPSHELF                        | 10,010   |
| 1410  | MD KIDS PEDIATRICS              | 6,300    |
| 1120  | MEN'S WEARHOUSE                 | 6,000    |
| 1420  | EJ BEAUTY SUPPLY                | 5,750    |
| 1220  | MATTRESS FIRM                   | 5,200    |
| 1110  | CHASE BANK                      | 4,012    |
| 1122  | VERIZON                         | 4,000    |
| 1330  | BEAUTY NAIL BAR                 | 3,445    |
| 1150A | FIVE GUYS                       | 3,284    |
| 1266  | BEDROCK CITY COMIC<br>COMPANY   | 3,255    |
| 1330A | MOD PIZZA                       | 2,678    |
| 1260A | CHIPOTLE                        | 2,400    |
| 1350  | GOODWILL                        | 2,352    |
| 1440  | GAMESTOP                        | 1,890    |
| 1154  | TROOTH MEN'S GROOMING<br>LOUNGE | 1,745    |
| 1270  | JIMMY JOHNS                     | 1,600    |
| 1456  | FAJAS COLOMBIANAS               | 1,540    |
| 1140  | STAFFMARK                       | 1,500    |
| 1450  | DOT DENTAL                      | 1,400    |
| 1340  | SMOOTHIE KING                   | 1,375    |

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## Get in Touch with Us

### Leasing

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### Pop-up & Short-term Leasing

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