

WESTGATE MARKETPLACE

1330 FRY RD | KATY, TX 77084

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Property Details

Owned GLA 306,049 SF
Availability 4 Suites | 6,707 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



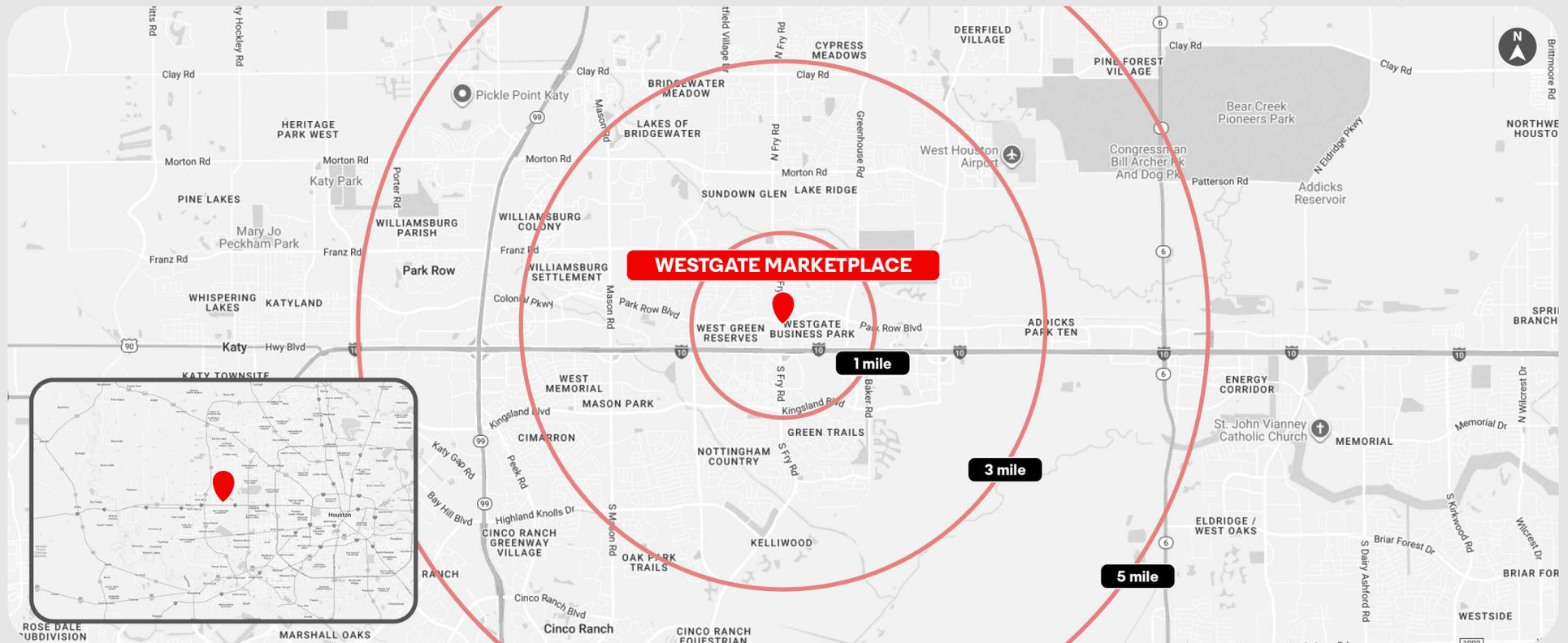
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Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	20,143	22,056	7,143	\$109,815	\$81,291
3 MILES	125,529	112,558	42,896	\$122,174	\$98,208
5 MILES	282,806	231,787	95,015	\$130,273	\$107,123

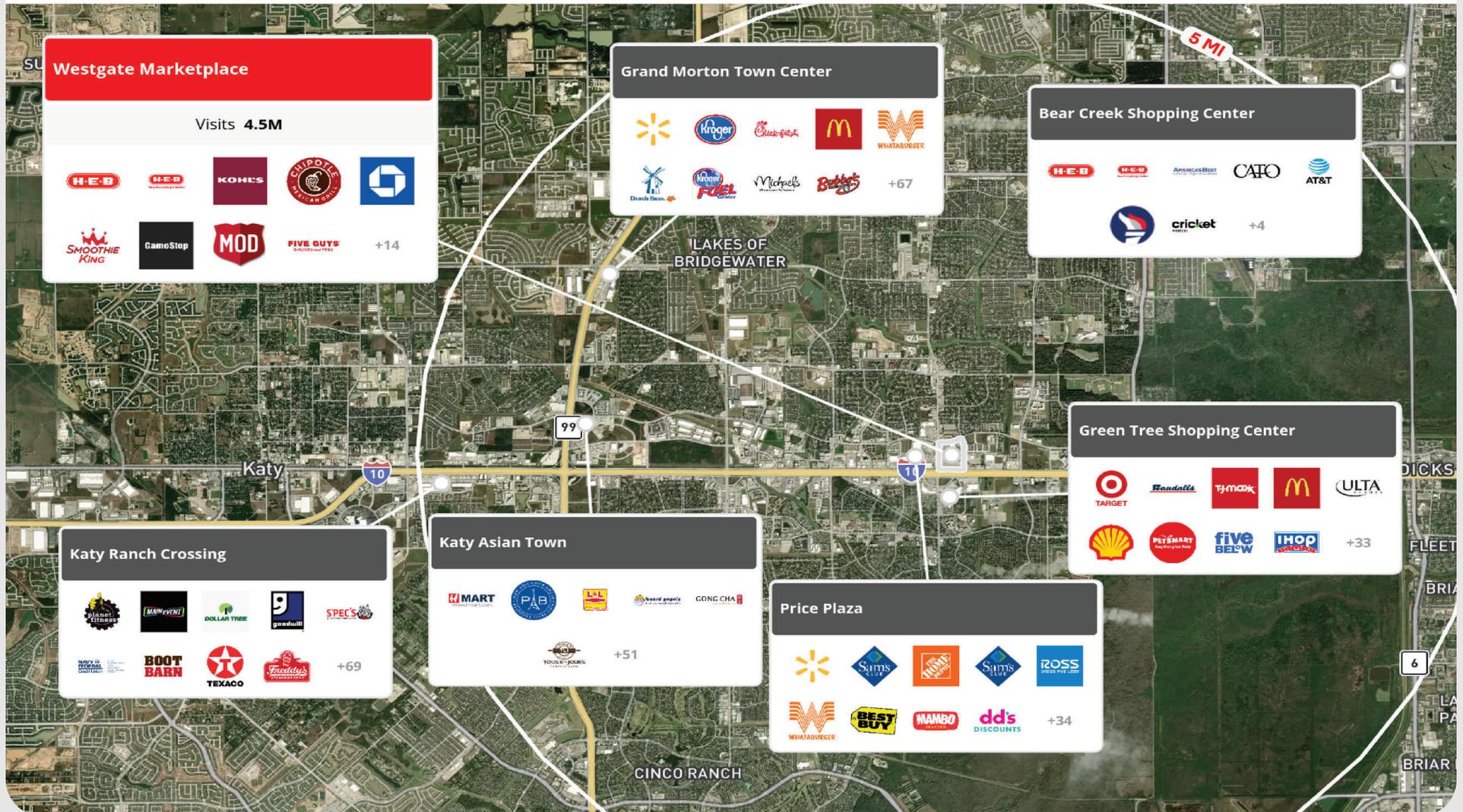


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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
FUEL	AVAILABLE	2,353
1150	AVAILABLE	1,840
1152	AVAILABLE	1,600
WASH	AVAILABLE	914
1200	KOHL'S	88,242
1550	H-E-B	79,613
1210	COSMIC AIR ADVENTURE 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 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 LOUNGE	1,745
1462	SUPERCUTS	1,600
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

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