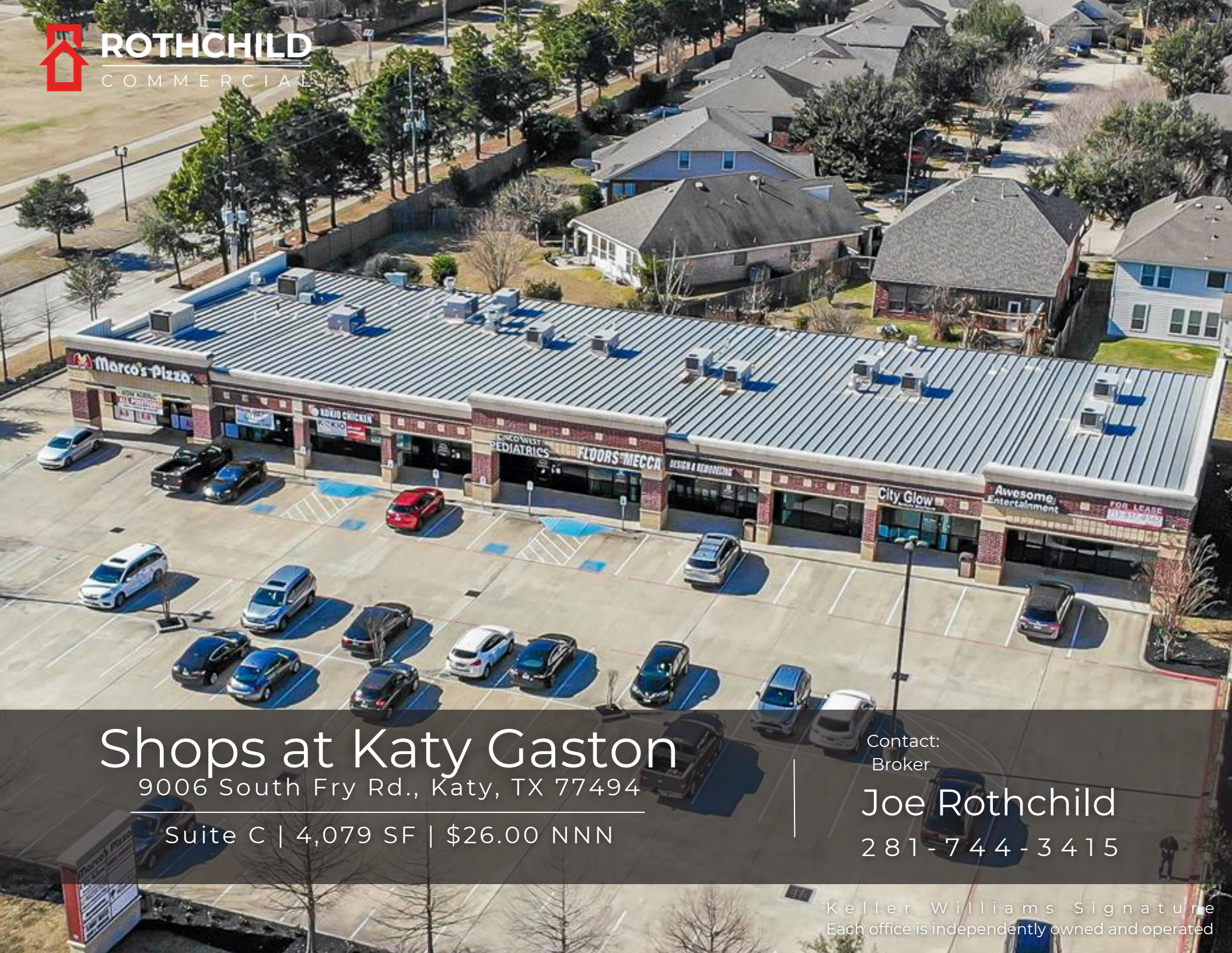




Shops at Katy Gaston

9006 South Fry Rd., Katy, TX 77494

Suite C | 4,079 SF | \$26.00 NNN

Contact:
Broker

Joe Rothchild

281-744-3415

Property Description

Shops at Katy Gaston is a well-located neighborhood retail center at the signalized intersection of S. Fry Road and Katy-Gaston Road in the heart of the prestigious Seven Lakes community. With direct frontage along S. Fry Road and convenient access to Grand Parkway (SH 99) and Westpark Tollway, the property offers excellent visibility and connectivity. Positioned directly across from Seven Lakes Junior High and Seven Lakes High School and surrounded by strong residential density, the center benefits from consistent daily traffic and a stable mix of established tenants. Ideal for retail, medical, or service-oriented users seeking a presence in one of Katy's most desirable corridors.



Property Details

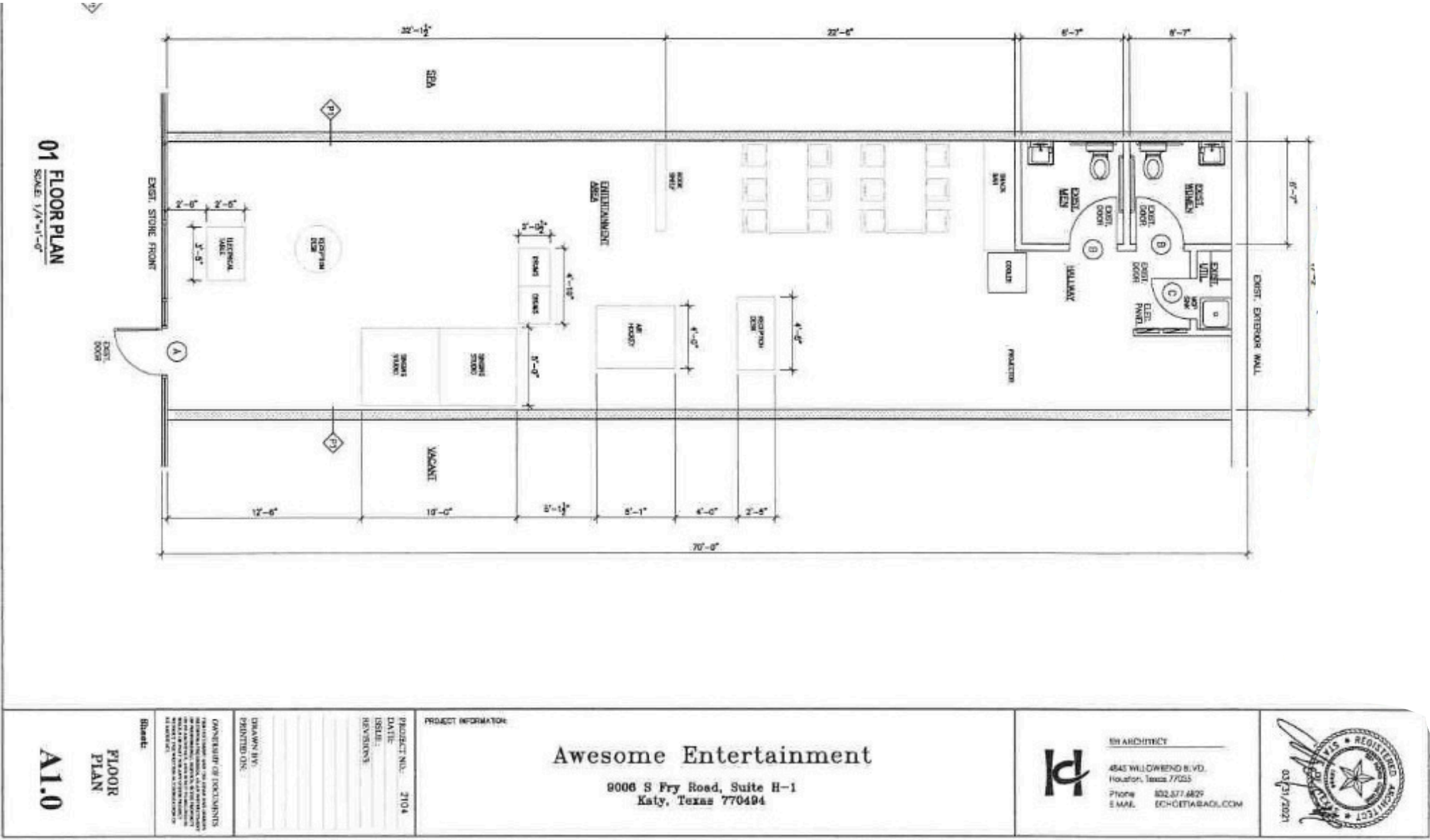
Available SF:	1,250 SF
Lease Rate:	\$26.00 (NNN)
NNN:	\$13.70
Available Date:	October 1, 2026
Lot Size:	1.44 ac
Year Built:	2015
Market:	Katy
Submarket:	West Houston

Property Highlights

- Located in Seven Lakes Community
- Directly across from Seven Lakes High School/Junior High School
- Multiple curb cuts
- Long-term mixed tenants
- High median home values in the area
- Positioned between Grand Pkwy & Westpark Tollway

Major Tenants

Marcos Pizza	2,026 SF
NY TOZT DELI	1,160 SF
MAO'S RAMEN	1,385 SF
CINCO WEST PEDIATRICS	2,520 SF
FLOORS MECA	2,500 SF
CITY GLOW	1,000 SF
TAEKWONDO	1,250 SF
PICCOLO	1,000 SF



The information contained herein while based upon data supplied by source deemed reliable, is subject to errors or omissions and is not in any way, warranted by Rothchild Commercial Properties or Rothchild Family Partnership #2, or by any agent, independent associate, subsidiary or employee of Rothchild Commercial or Rothchild Family Partnership #2. This information is subject to change.

Keller Williams Signature
Each office is independently
owned and operated



Contact:
Joe Rothchild
281.744.3415





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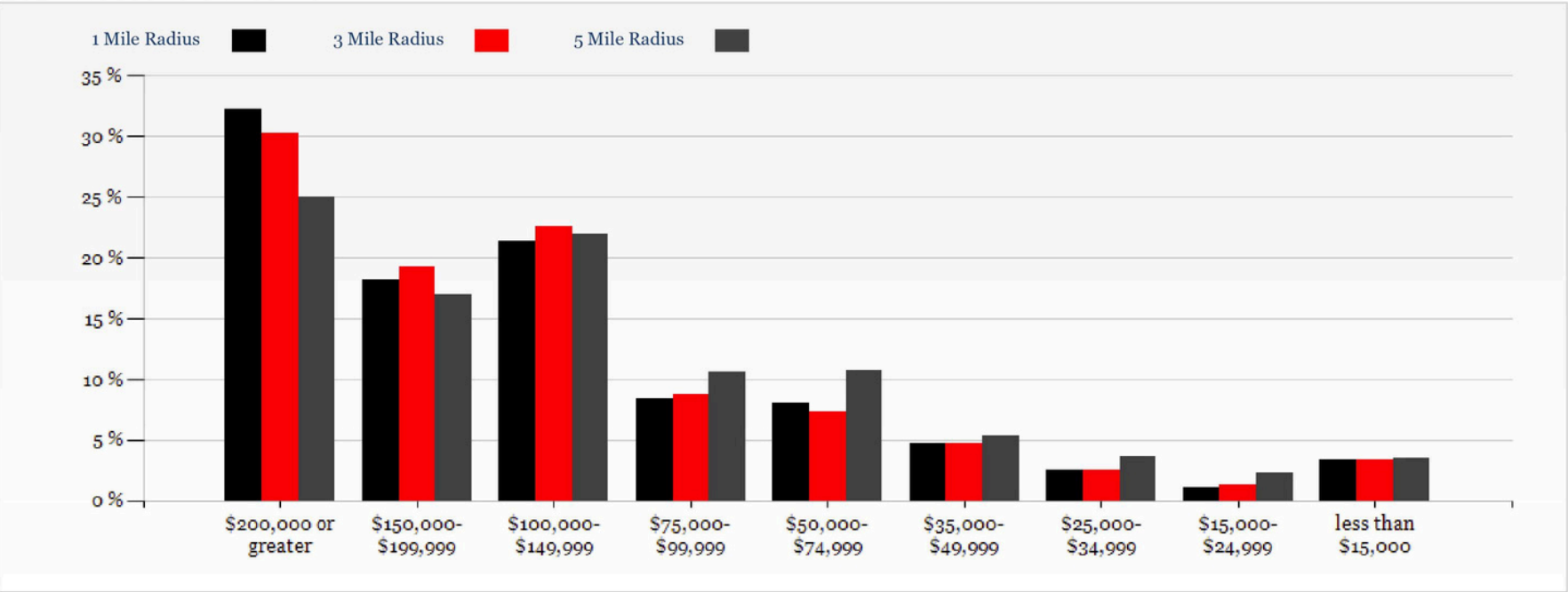
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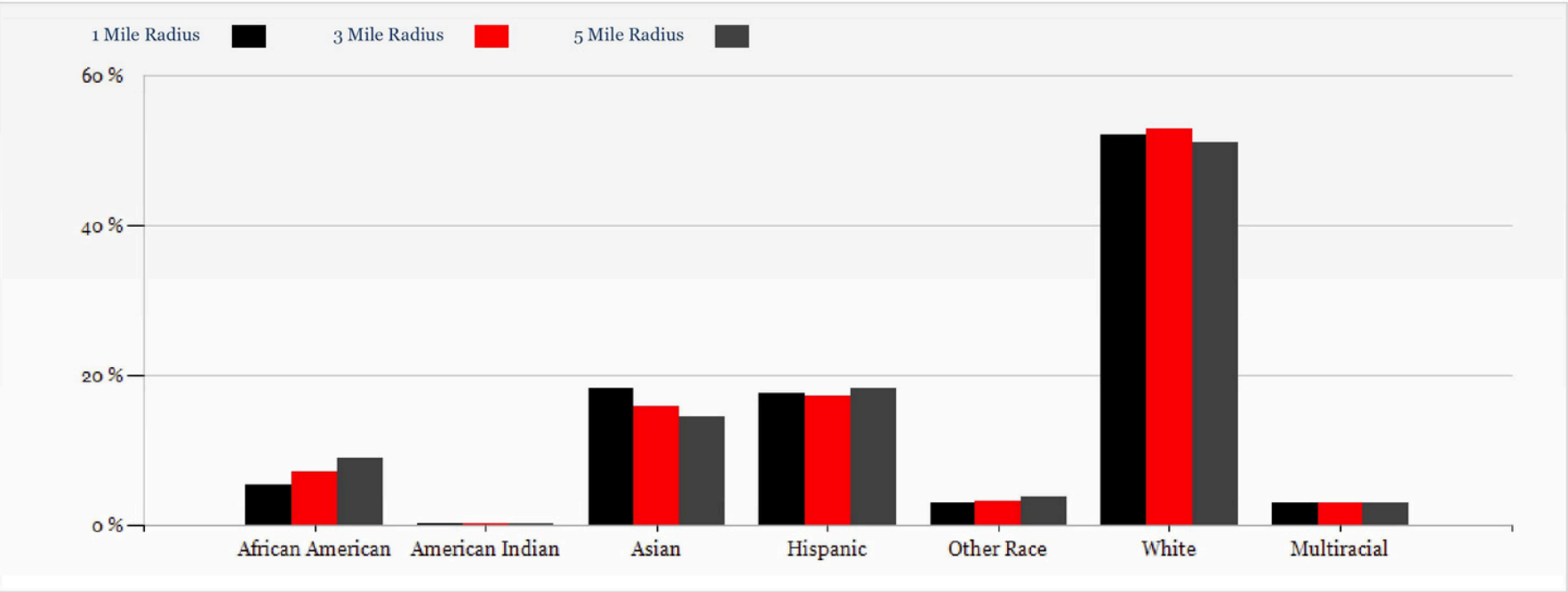
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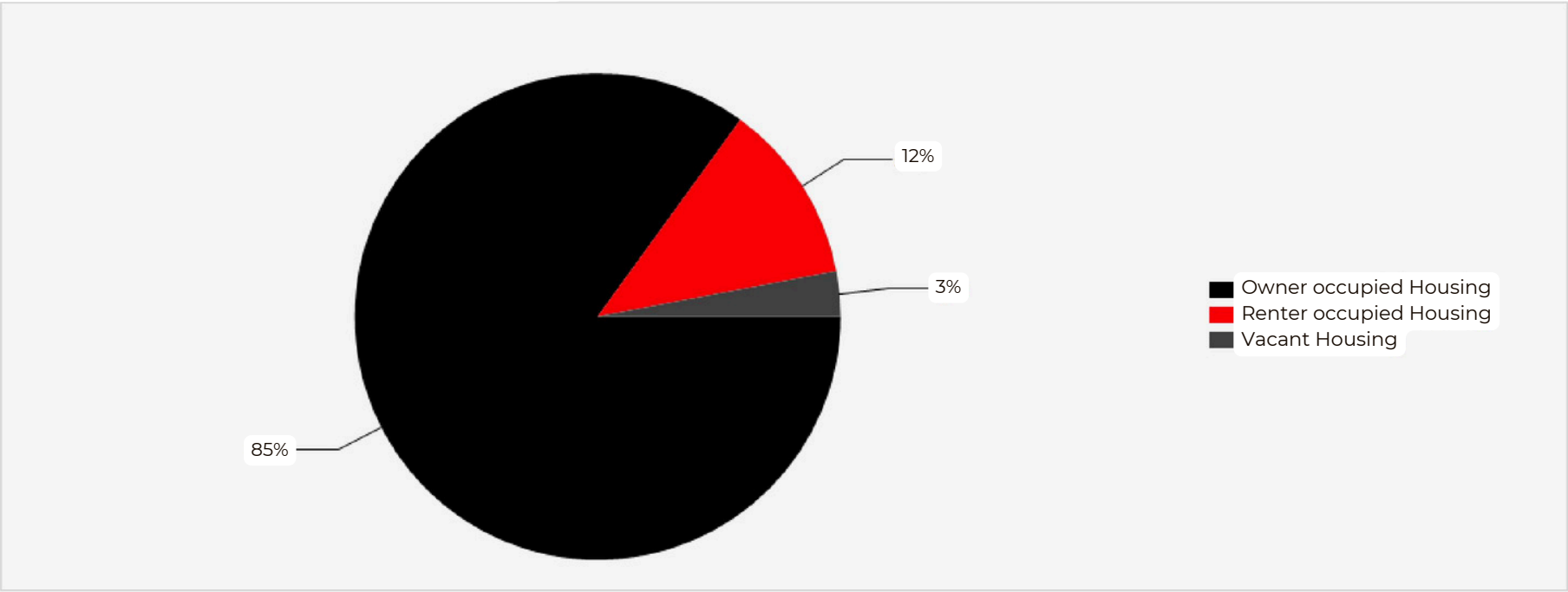
2024 Household Income



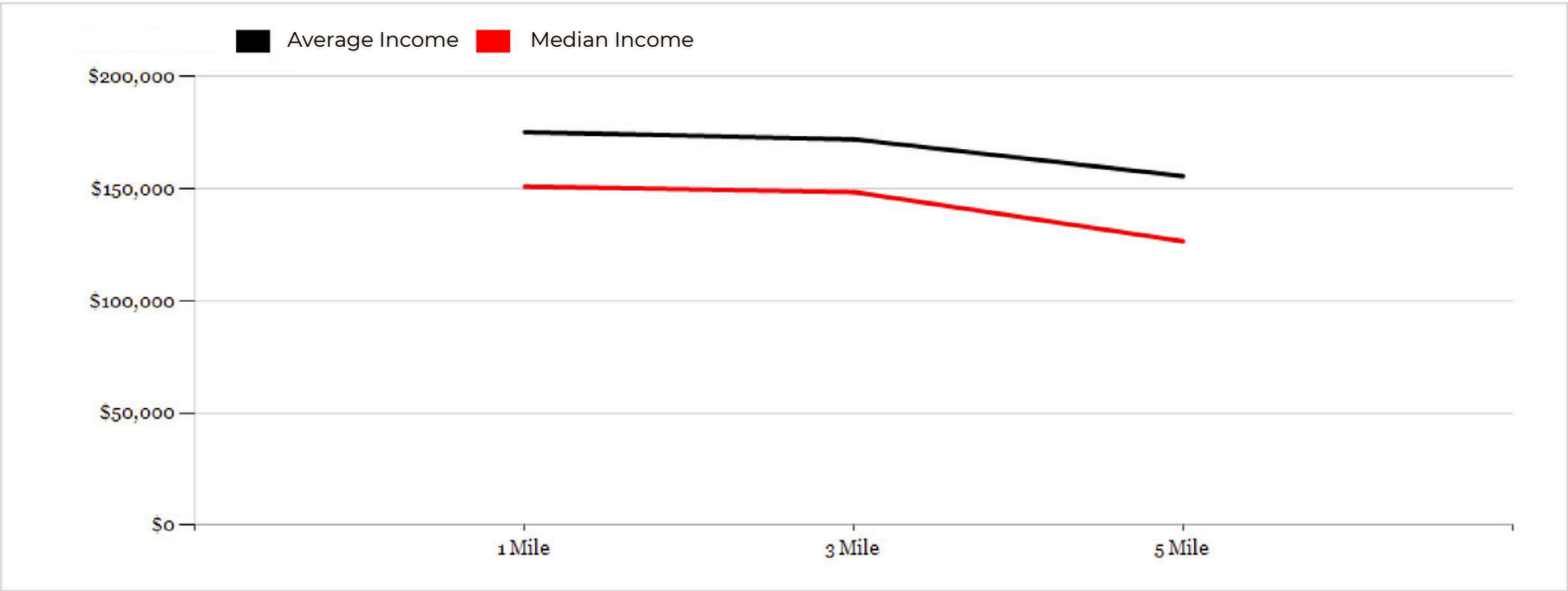
2024 Population By Race



2024 Household Occupancy in 1 mile radius



2024 Household Income Average and Median



Seven Lakes Plaza

8945 S. Fry Rd., Katy, TX 77494

Suite F | 4,074 SF | \$30.00 (NNN)



Joe Rothchild

281-744-3415



Disclaimer:

The information contained herein is not a substitute for a thorough due diligence investigation. Rothchild Family Partnership #2 LTD has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rothchild Family Partnership #2 LTD has not verified, and will not verify, any of the information contained herein, nor has Rothchild Family Partnership #2 LTD conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.