

Seven Lakes Plaza

8945 South Fry Rd., Katy, TX 77494

Suite F | 4,079 SF | \$30.00 NNN

Contact:
Broker

Joe Rothchild

281-744-3415



Property Description

Seven Lakes Plaza 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

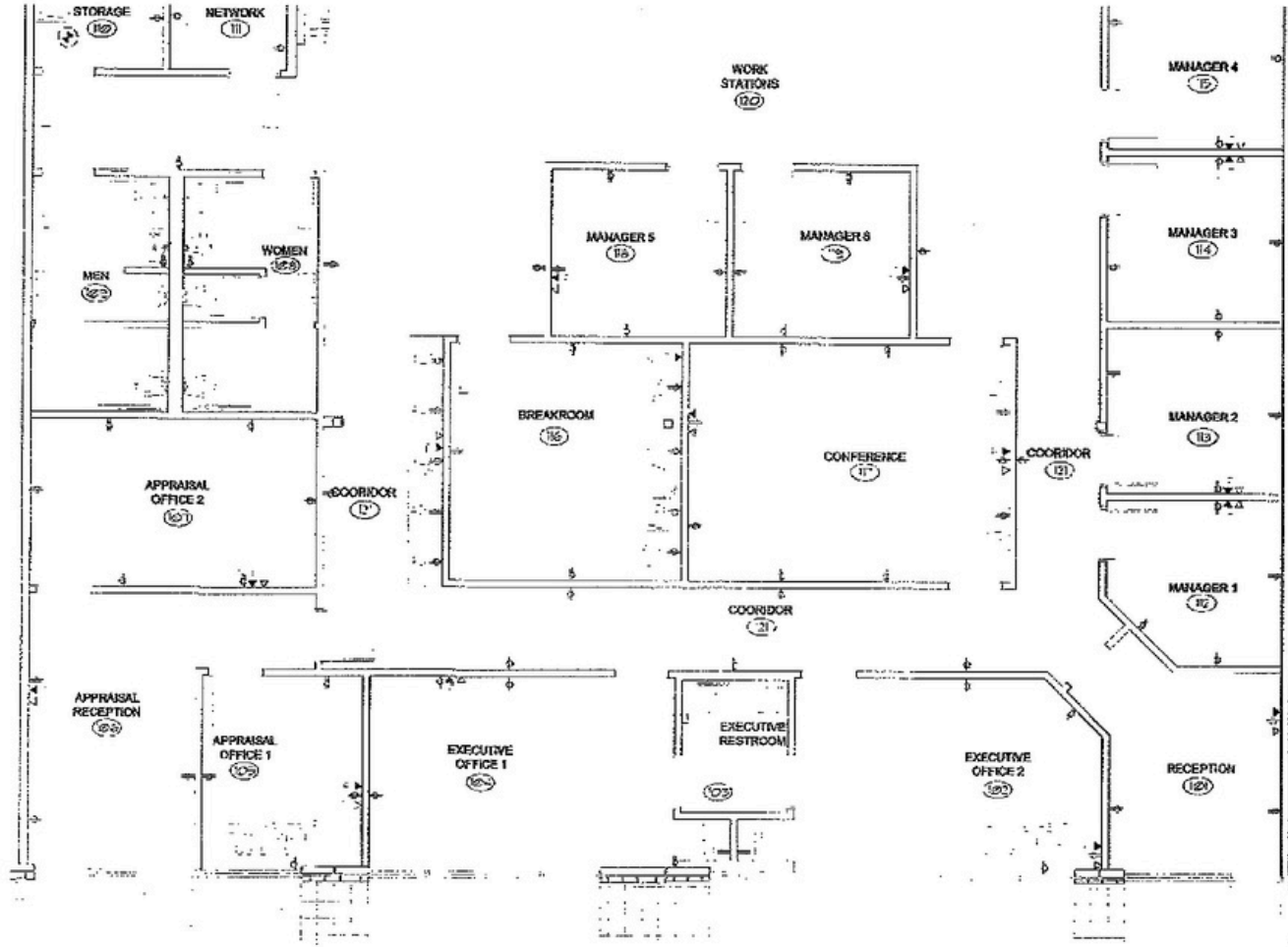
Available SF:	4,079 SF
Lease Rate:	\$30.00 (NNN)
NNN:	\$14.00
Available Date:	August 31, 2026
Lot Size:	1.44 ac
Year Built:	2015
Market:	Katy
Submarket:	West Houston

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

Tonati Mexican Grill	2,719 SF
State Farm Insurance	784 SF
Lings Restaurant	1,000 SF
Forest Dental	1,000 SF
Wag One	1,242 SF
Foot Reflexology	1,433 SF
Cinco Tailor Cleaners	1,262 SF
Doughman	1,045 SF



LEASE SPACE BUILD-OUT
Texas Capital Lend!
 IN SEVEN LAKES RETAIL CE
 FRY ROAD AT KATY GASTON RD. 1
 A DEVELOPMENT OF
ROTHCHILD INVEST

MINI TREADWAY ARCHITECTS, INC.
 2405
 77021
 713-923-1883



Sheet Title
Power Plan

Project: 250-13
 Date:
 Drawn:
 Checked:
 Sheet:

PLAN NUMBER 1 REFLECTED CEILING PLAN

A2.10B

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Keller Williams Signature
 Each office is independently
 owned and operated



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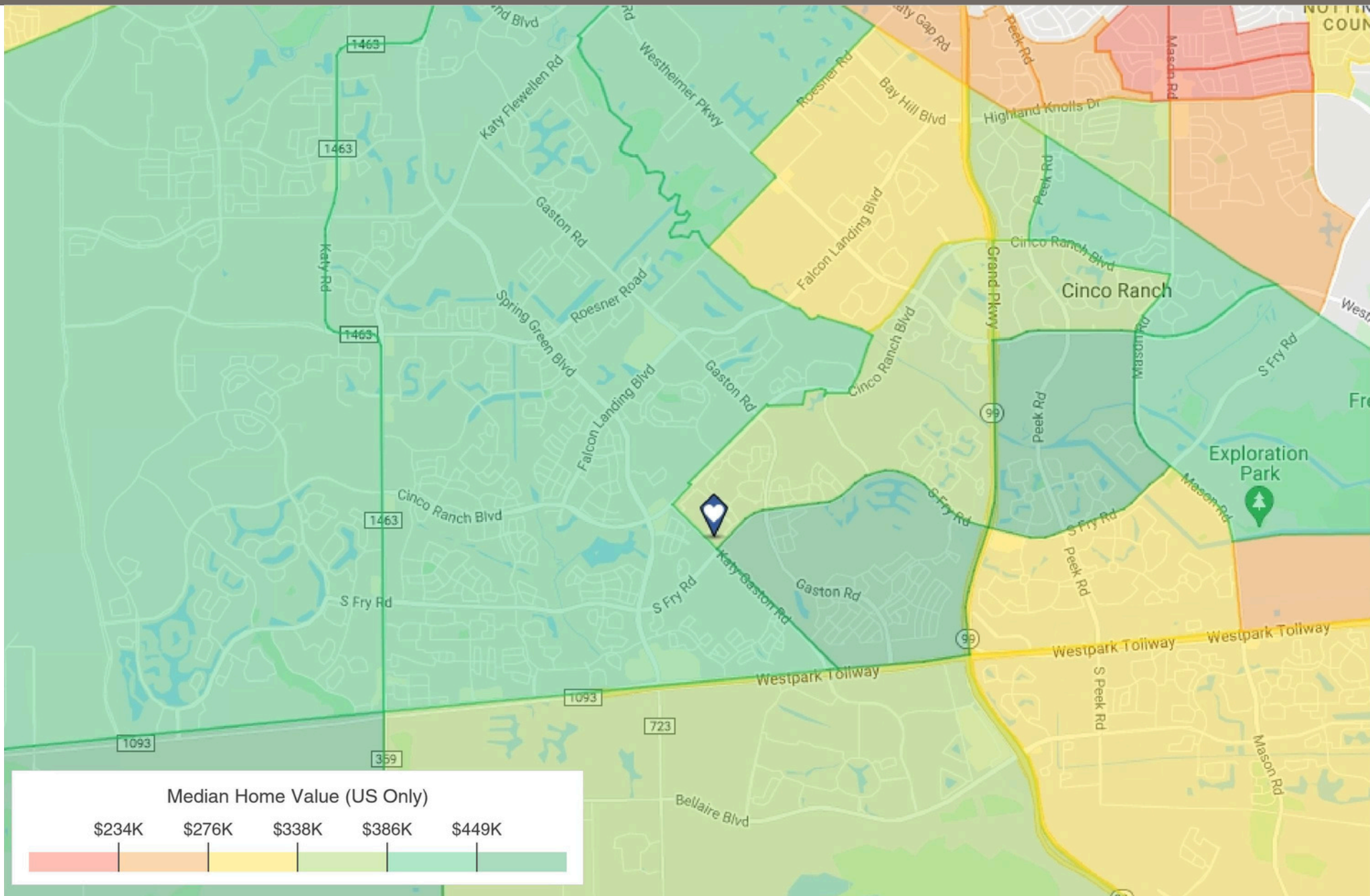
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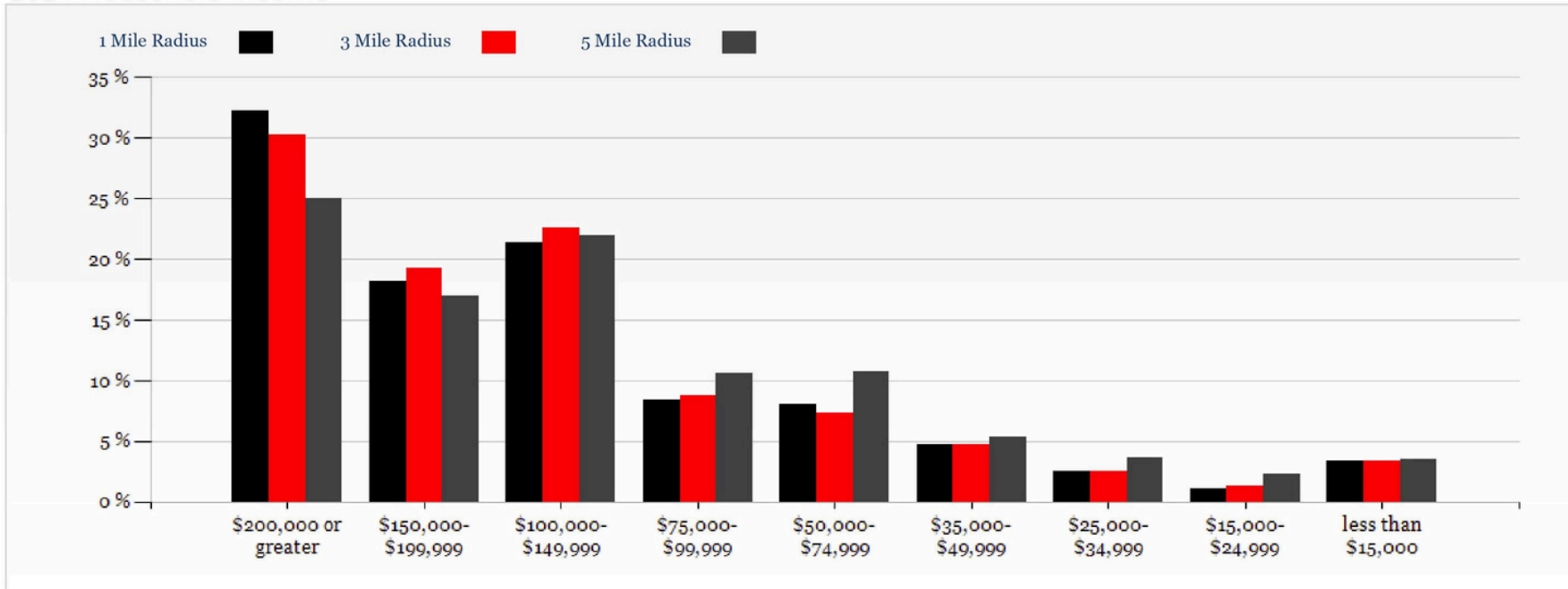
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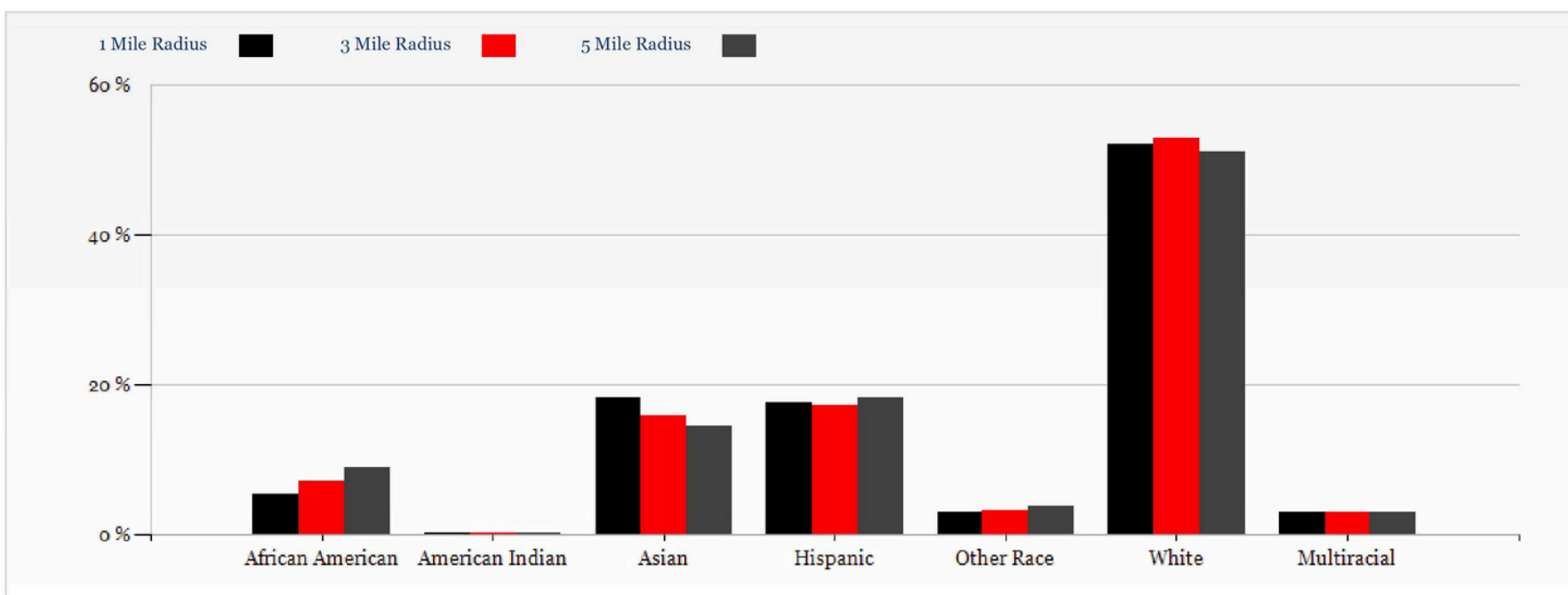
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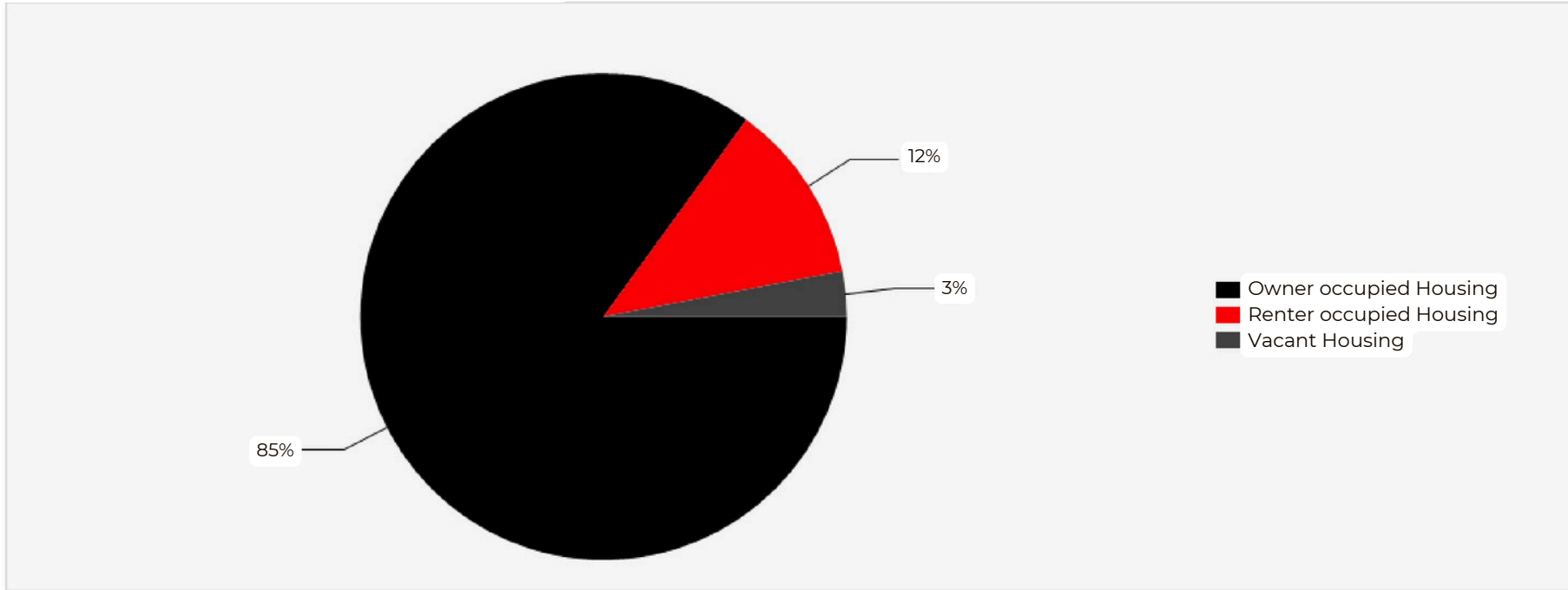
2024 Household Income



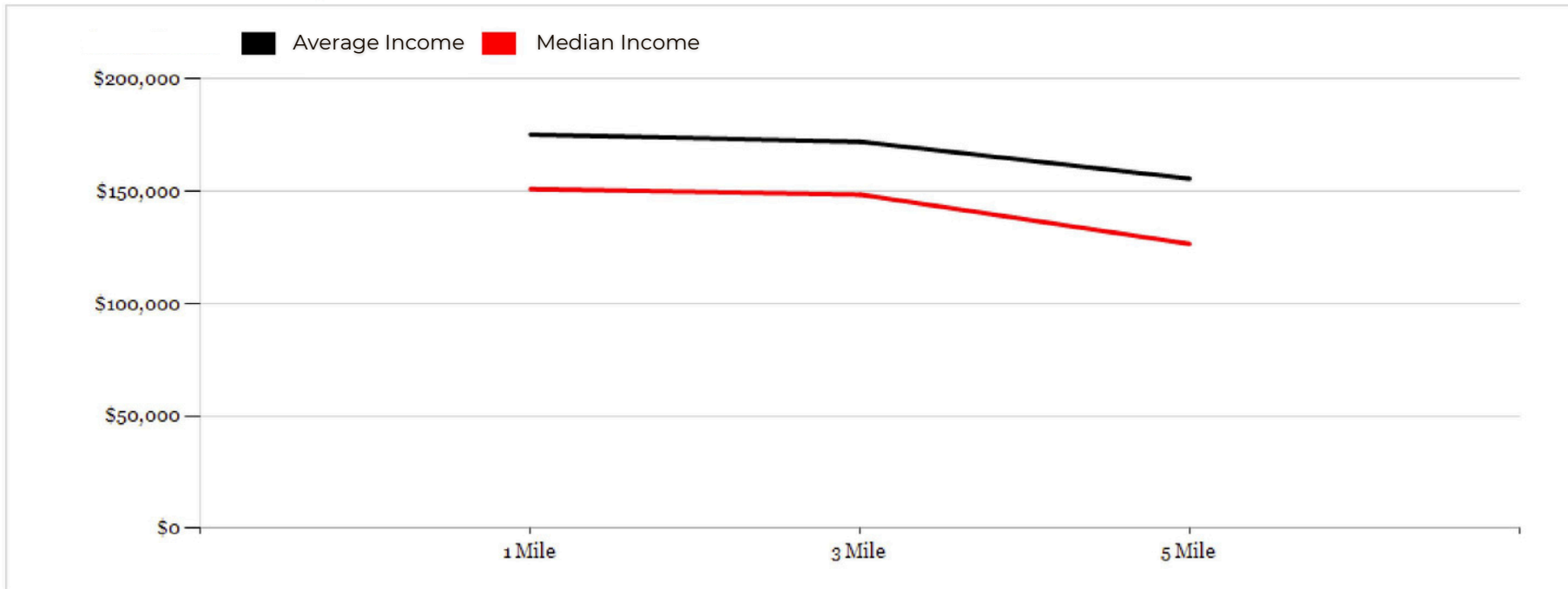
2024 Population By Race



2024 Household Occupancy in 1 mile radius



2024 Household Income Average and Median



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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.