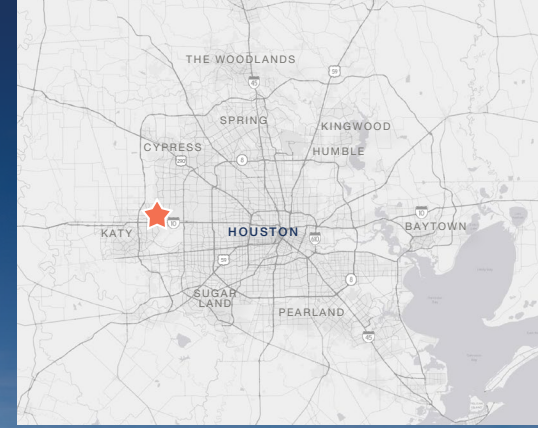


RETAIL FOR LEASE

# Price Plaza

NW CORNER OF KATY FWY AND FRY RD | KATY, TX



BRUCE WALLACE  
713 304 0751  
bwallace@jolinkwallace.com

RADKEY JOLINK  
713 825 1962  
rjolink@jolinkwallace.com

GREG LEE  
281 299 5764  
glee@jolinkwallace.com



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Over 220,000 vehicles per day on I-10 with great visibility and access from the frontage road.



Surrounded by a strong dense population and some of the best retail in the submarket.

**PROPERTY DESCRIPTION**

Price Plaza is a dominant power center in the heart of Katy, Texas. The center is strategically located at the major intersection of Katy Fwy and Fry Rd. The center boasts a lineup of national tenants and is surrounded by major national and regional players. Price Plaza sits in the middle of a dense and affluent population, and with traffic counts exceeding 220,000 VPD along Katy Fwy, the center is an attractive place to land for retailers.

**DEMOGRAPHICS**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population</b>	14,661	127,534	281,458
<b>AHHI</b>	\$91,645	\$119,774	\$121,035
<b>Daytime Population</b>	18,409	118,778	245,714

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TENANTS		
1	BEST BUY	45,700 SF
2	DD'S DISCOUNTS	22,048 SF
3	K&G SUPERSTORE	12,054 SF
4	JAMES AVERY CRAFTSMAN	2,900 SF
5	PHENIX SALON SUITES	6,600 SF
6	BURLINGTON	33,890 SF
7	ROSS DRESS FOR LESS	30,187 SF
8	MAMBO SEAFOOD	6,700 SF
9	FIRST WATCH DAYTIME CAFE	4,353 SF
10	SPRINT	2,880 SF
11	EYELAND VISION	2,100 SF
12	HIBBET SPORTS	5,100 SF
13	5.11 TACTICAL	4,000 SF
14	AVAILABLE	3,135 SF
15	AVAILABLE	1,200 SF
16	SOUTHERN DENTAL	3,729 SF
24	ASPEN DENTAL	4,000 SF
25	SHOE CARNIVAL	10,000 SF
26	AVAILABLE	5,237 SF



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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.

11-2-2015



### 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.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**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 about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jolink Wallace Interests, LLC	9004428	bwallace@jolinkwallace.com	713-878-3400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Bruce Wallace</b>	534608	bwallace@jolinkwallace.com	713-878-3400
Designated Broker of Firm	License No.	Email	Phone
<b>Radkey Jolink</b>	653873	rjolink@jolinkwallace.com	713-878-3400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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