

CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM

307 S Fry Rd, Katy, TX 77450



**OFFERING
PRICE**

\$4,789,448

**CAP
RATE**

5.25%

NOI

\$251,446

Subject Property



ELITE RETAIL DESTINATION
TOP 10% RETAILERS SURROUNDING THE
ENTIRE 3-MILE SUBMARKET



LARGEST WENDY'S OPERATOR
GUARANTEED BY LARGEST
WENDY'S FRANCHISEE (420 UNITS)



BRAND-NEW RENOVATION
ESTIMATED \$1-2M RENOVATION
IN 2025

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