

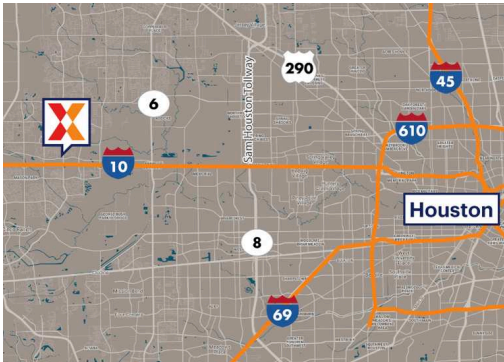


Houston-The Woodlands-Sugar Land, TX

FRY ROAD CROSSING

29.791459, -95.720207
1703-1825 Fry Road | Katy, TX 77449

CENTER SIZE: 240,940 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	20,341	127,083	251,809
	6,982	42,589	82,607
	\$79,771	\$100,343	\$105,759

Commercial space located on the densely populated retail corridor, Fry Rd, a 5-lane north/south thoroughfare between I-10 and Hwy 290 with visibility from 44,000+ vehicles daily

Hobby Lobby-anchored shopping center with a strong lineup of national retailers including Stein Mart, Sally Beauty Supply, Hallmark, The UPS Store, European Wax Center, Starbucks Coffee Company, Buffalo Wild Wings & Fantastic Sams

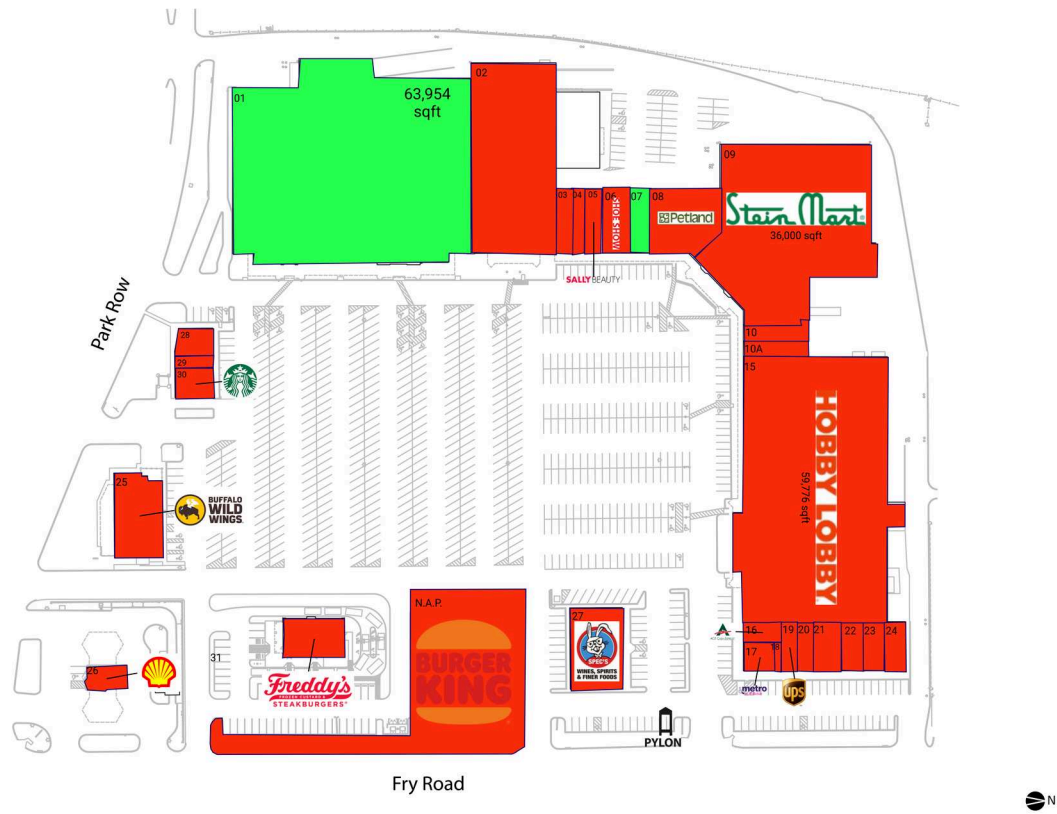
Surrounded by a dense population of 127,000+ with an average household income of \$100,000+ within a 3-mile radius

Katy, TX is one of the fastest growing residential areas in the state and is ranked as the top zip code in Fort Bend County

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AVAILABLE SPACE

01	63,954 SF
07	2,000 SF

CURRENT RETAILERS

N.A.P.	Burger King	
02	Royal Buffet	24,675 SF
03	Houston Swim Club	6,280 SF
04	Fantastic Sams	1,200 SF
05	Sally Beauty Supply	1,600 SF
06	SHOE SHOW	2,800 SF
08	Petland	6,050 SF
09	Stein Mart	36,000 SF
10	H&R Block	1,600 SF
10A	First Nails & Spa	1,560 SF
15	Hobby Lobby	59,776 SF
16	Ace Cash Express	1,150 SF
17	MetroPCS	900 SF
18	Auri Jewelers	300 SF
19	The UPS Store	1,200 SF
20	Simply Splendid Donuts & Kolac	1,200 SF
21	Vita Dental	2,100 SF
22	Paisa's Truck Colombian Food	1,694 SF
23	European Wax Center	1,526 SF
24	VIP Nails	1,607 SF
25	Buffalo Wild Wings	5,700 SF
26	Shell Gas Station	1,968 SF
27	Spec's	6,500 SF
28	Green Garden Paradise	1,488 SF
29	U.S. Air Force	712 SF
30	Starbucks	1,800 SF
31	Freddy's Frozen Custard	3,600 SF

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