

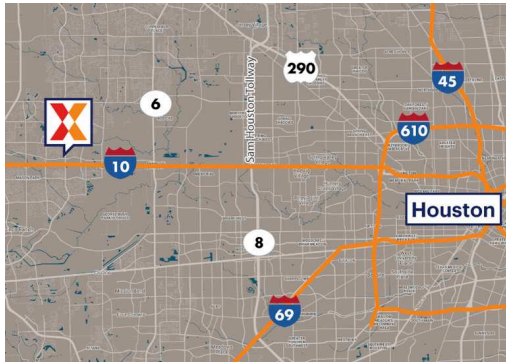


Houston-The Woodlands-Sugar Land, TX

# 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

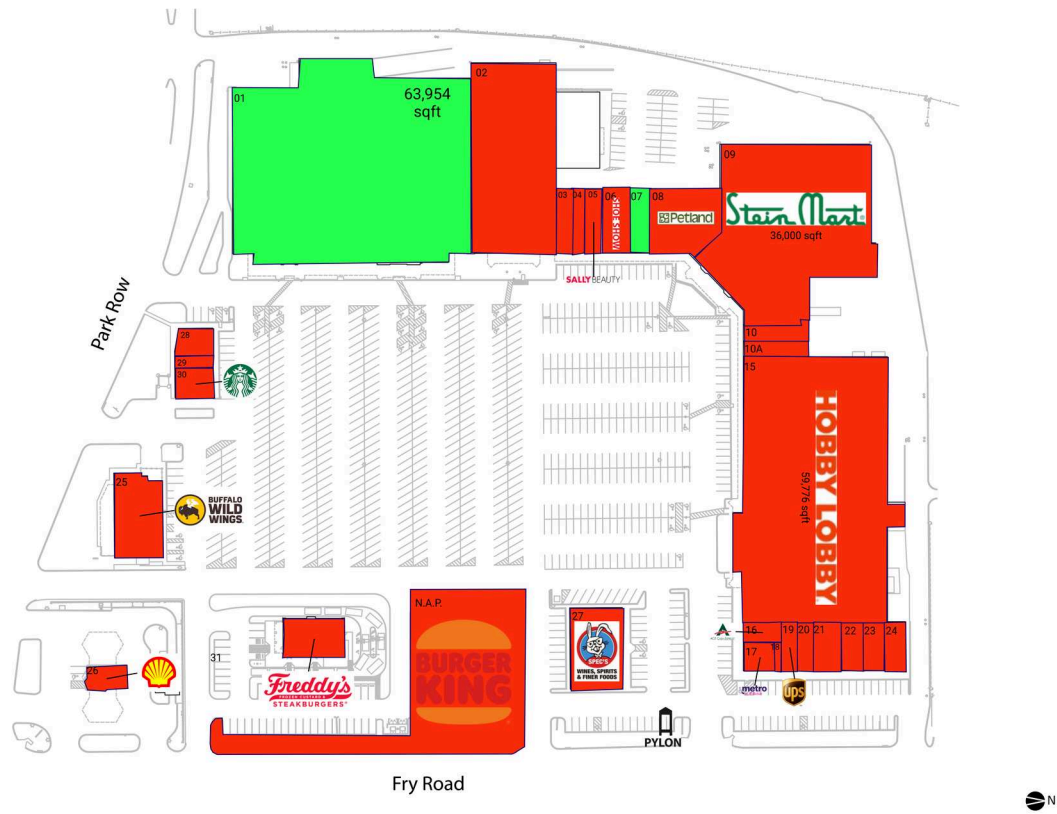
Surrounded by a dense population of 127,000+ with an average household income of \$100,000+ within a 3-mile radius

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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