

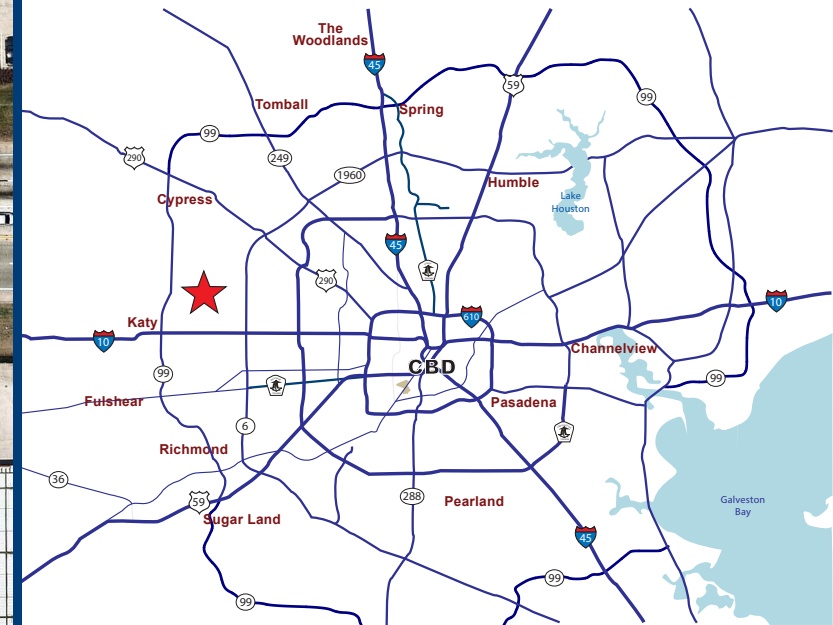


CYPRESS SHOPS 100% LEASED

Located at the SWQ of FM 529 and Fry Road
Katy, Texas 77449



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Property Description

- Frontage along FM 529/Freeman Rd
- Located between 2 signalized intersections
- Fiesta, Walgreens & CVS also located at the Fry Rd & FM 529 intersection
- Cross access with Verizon, PLS Check Cashers, Family Dollar, AT&T, and La Michoacana Meat Market
- Located two miles east of the Grand Parkway
- Long-term residential growth in the area

Available: 100% Leased

Pricing: Call for Rates/Pricing

Traffic Counts

FM 529 / Freeman Rd: 23,047 VPD (ESRI 2022)
Fry Rd: 26,314 VPD (north of FM 529) (ESRI 2022)

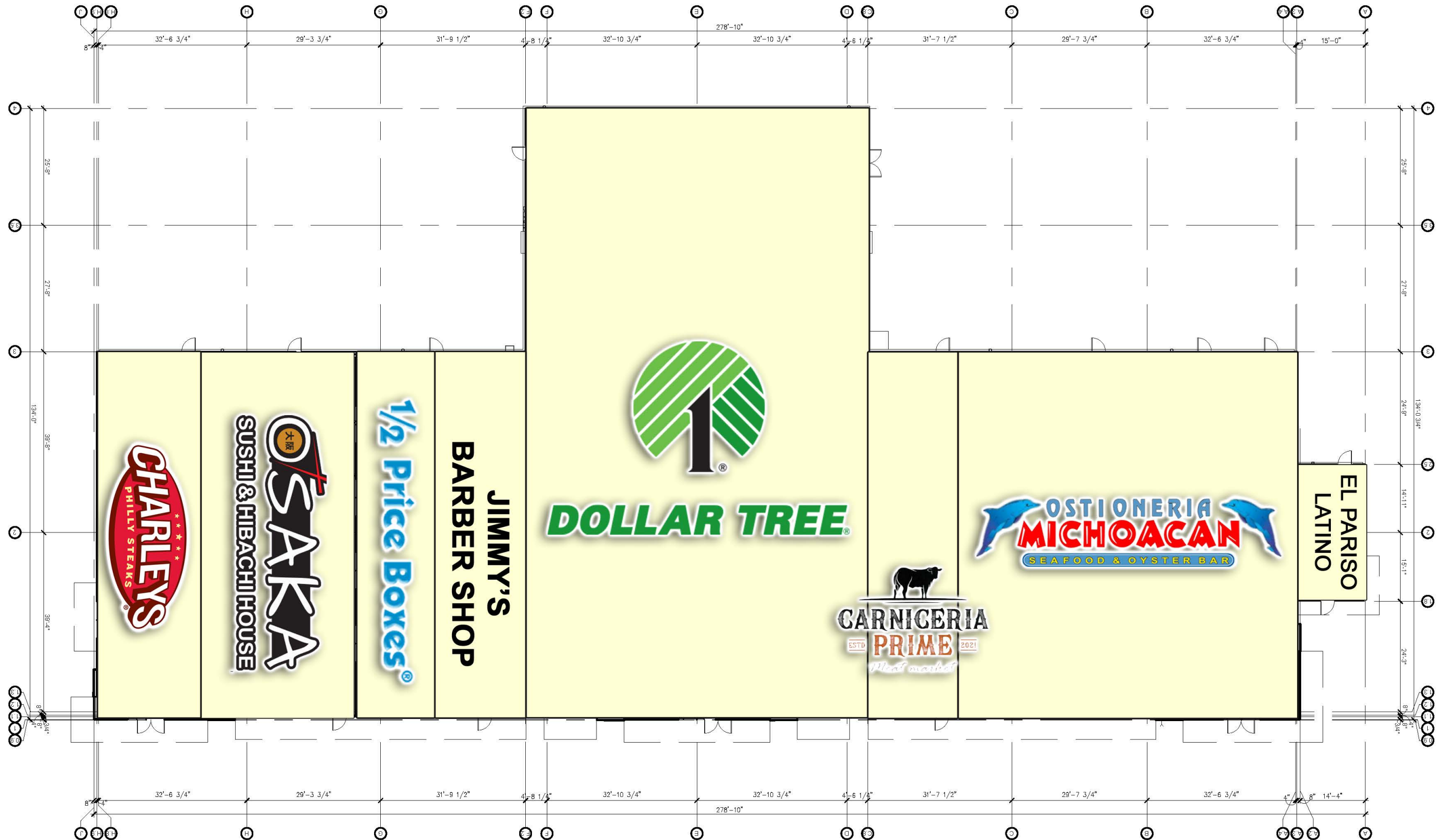
Demographics

	1-mile	3-miles	5-miles
2022 Population	20,515	124,237	311,476
Daytime Population	13,827	87,095	222,184
Avg HH Income	\$111,480	\$114,704	\$121,450

Area Retailers



NA1D 311S





SITE PLAN AERIAL

