



# CYPRESS SHOPS - PHASE II CONSTRUCTION 100% COMPLETE

Located at the SWQ of FM 529 and Fry Road  
Katy, Texas 77443



**Danny Kuperman**  
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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, Mattress One, 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:** Retail space adjacent to Dollar Tree Pad Sites Available

**Pricing:** Call for Rates/Pricing

### Traffic Counts

FM 529 / Freeman Rd: 23,047 VPD (ESRI 2020)  
Fry Rd: 26,314 VPD (north of FM 529) (ESRI 2020)

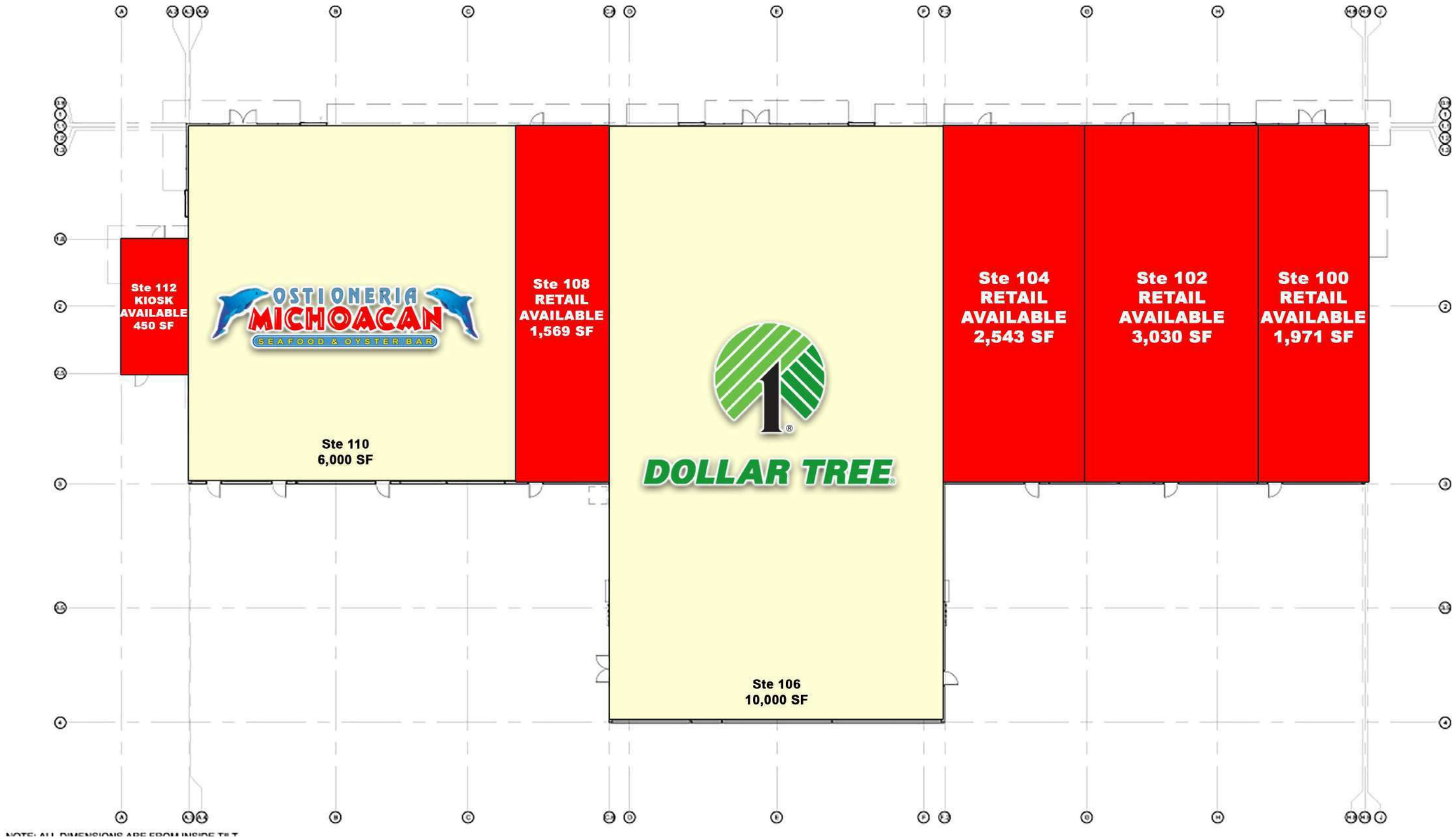
### Demographics

	1-mile	3-miles	5-miles
2020 Population	15,492	104,478	276,931
Daytime Population	11,466	81,748	225,247
Avg HH Income	\$88,371	\$96,274	\$106,809

### Area Retailers







SITE PLAN



FM 529

Curb Cut



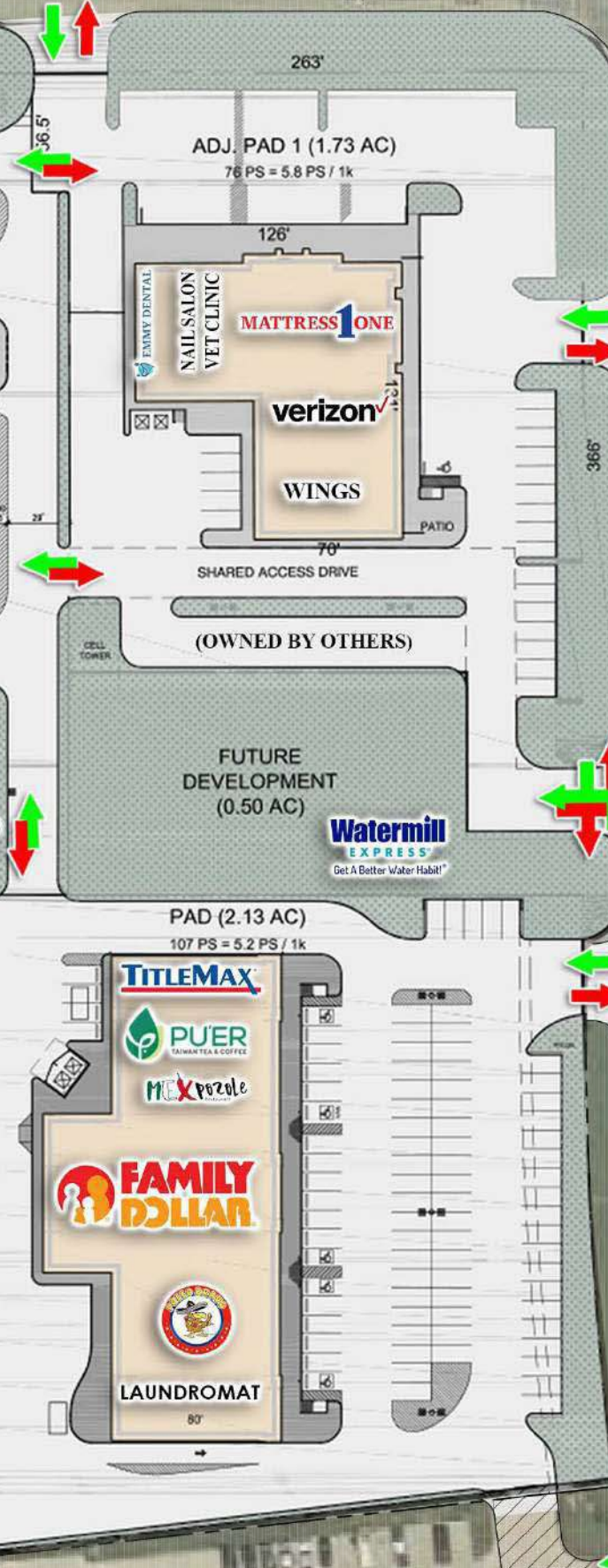
END CAP W/  
DRIVE-THRU  
AVAILABLE

RETAIL  
25.7k SF

DETENTION AREA (0.52 AC)  
POND AREA (22,910 SF)



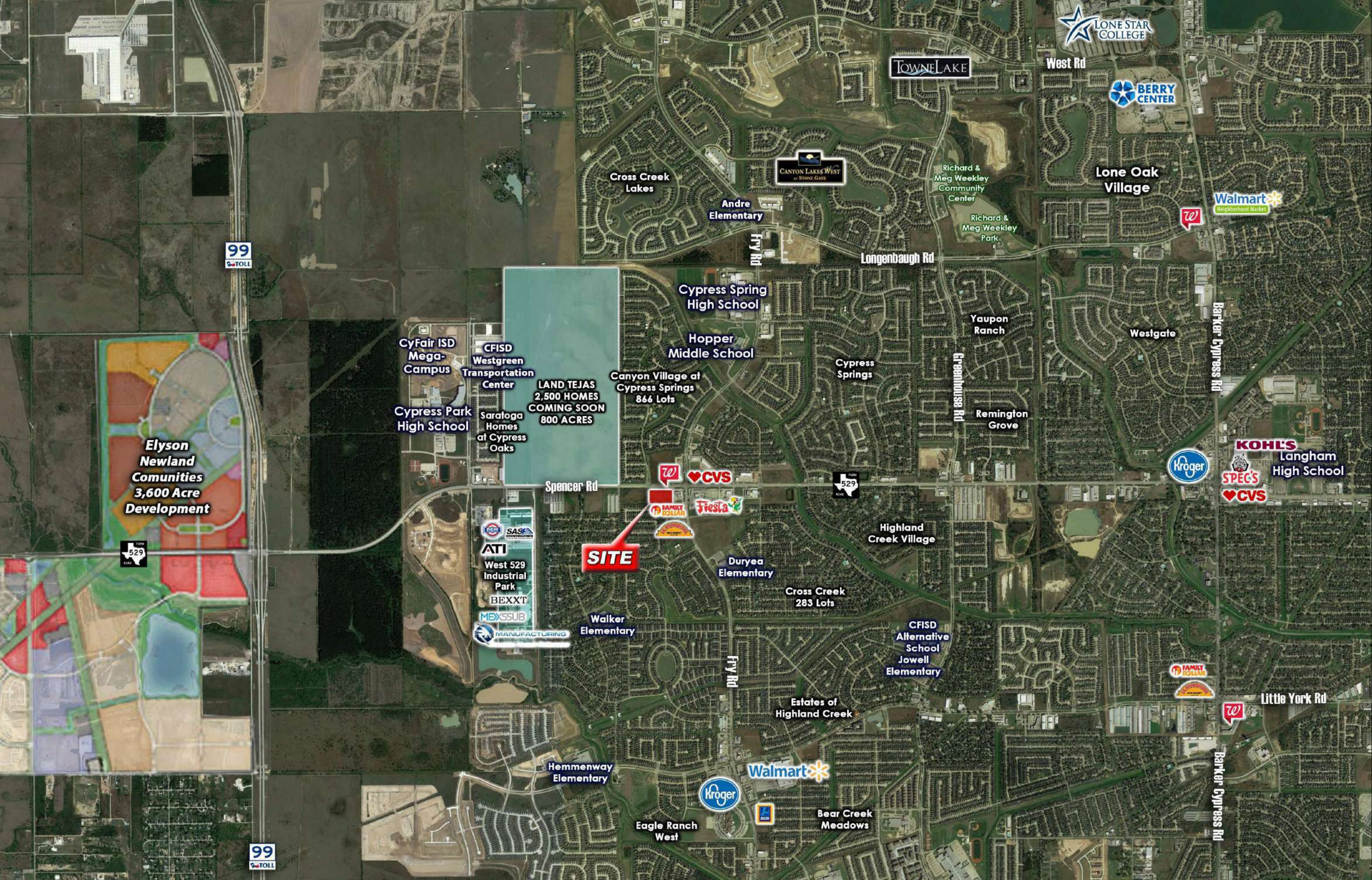
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SITE PLAN AERIAL

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# RETAIL AERIAL

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UNDER CONSTRUCTION

**CYPRESS SHOPS – PHASE II COMING SOON**  
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