



## JOIN



# CYPRESS JUNCTION - PHASE III

SWQ of FM 529 and Fry Road  
Katy, Texas 77449



## 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 Dollar Tree, Ostoneria Michoacan, Charleys, Carniceria Prime, 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:** Up to 12,800 SF available

**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   |
|--------------------|-----------|-----------|-----------|
| 2023 Population    | 19,616    | 124,694   | 312,383   |
| Daytime Population | 12,603    | 80,483    | 208,443   |
| Avg HH Income      | \$105,873 | \$109,232 | \$118,951 |

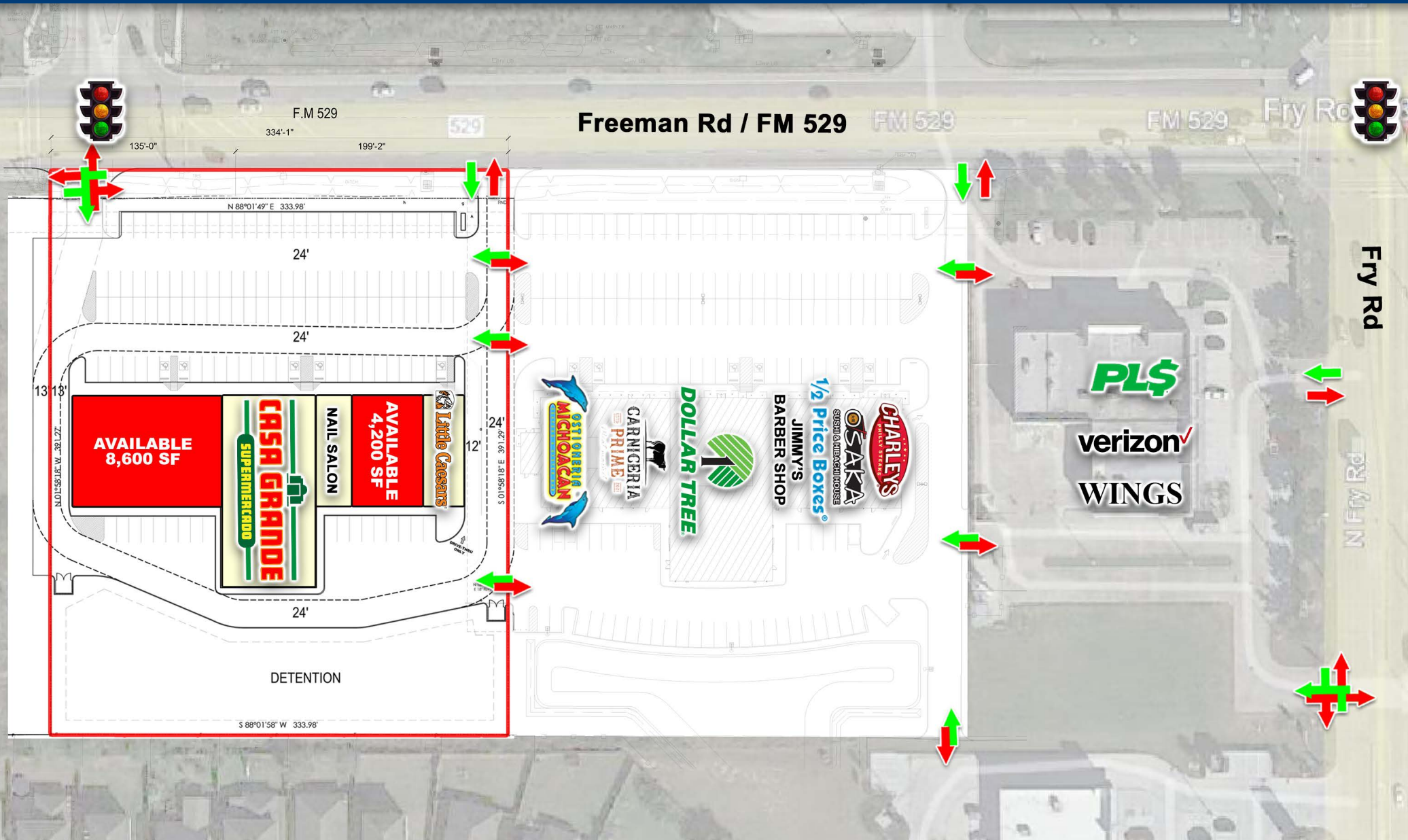
## Area Retailers



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