

**CALL FOR MORE INFORMATION**



**AVAILABLE SPACE**

100% Leased

**PROPERTY HIGHLIGHTS**

- Attractive modern construction
- Prime shopping center location at hard corner of major Fry Rd intersection
- Solid surrounding demographics
- Excellent visibility and access

**TRAFFIC COUNT**

N Fry Rd: 30,572 VPD  
Clay Rd: 18,562 VPD  
(CoStar 2022))

**AREA TRAFFIC GENERATORS**



**PROPERTY SNAPSHOT**



**147,977**  
2021 POPULATION  
3 MILE RADIUS



**50,083**  
2021 DAYTIME POPULATION  
3 MILE RADIUS



**\$87,861**  
2021 AVERAGE INCOME  
3 MILE RADIUS



**30,572 VPD**  
N FRY RD

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# Fry Road Center

SEC OF FRY RD & CLAY RD  
3950 NORTH FRY RD | KATY, TX 77449



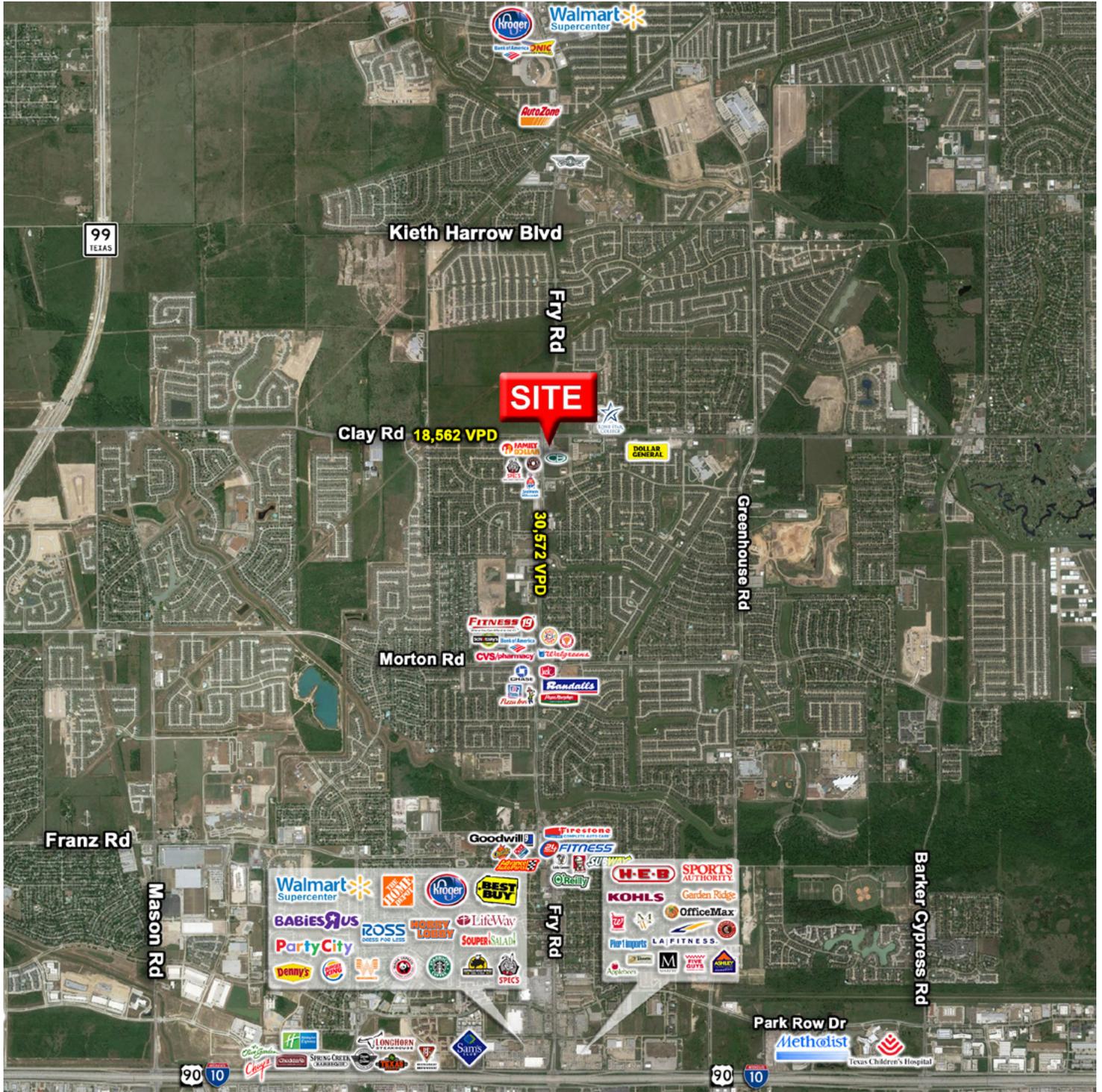
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