

# ► GRAND LAKES MARKETPLACE

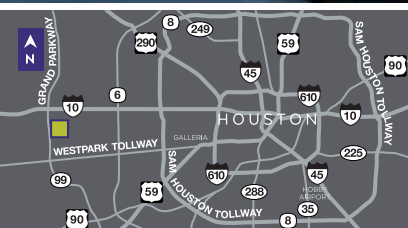
SE Corner of Grand Parkway (Hwy 99) @ Fry Rd in Katy, Texas 77494



JUST OFF THE GRAND PARKWAY IN THE HEART OF CINCO RANCH



**WORLD MARKET**



## VEHICLES PER DAY

The Grand Parkway/Highway 99 north of Fry Rd	<b>128,819</b>
The Grand Parkway/Highway 99 south of Fry Rd	<b>70,024</b>
Fry Rd west of The Grand Parkway/Highway 99	<b>38,206</b>
Fry Rd east of The Grand Parkway/Highway 99	<b>19,177</b>

## AVERAGE INCOME

1 Mile	<b>\$204,149</b>
3 Miles	<b>\$166,615</b>
5 Miles	<b>\$158,376</b>

## POPULATION

1 Mile	<b>13,256</b>
3 Miles	<b>119,811</b>
5 Miles	<b>281,490</b>



**Matt Brock**

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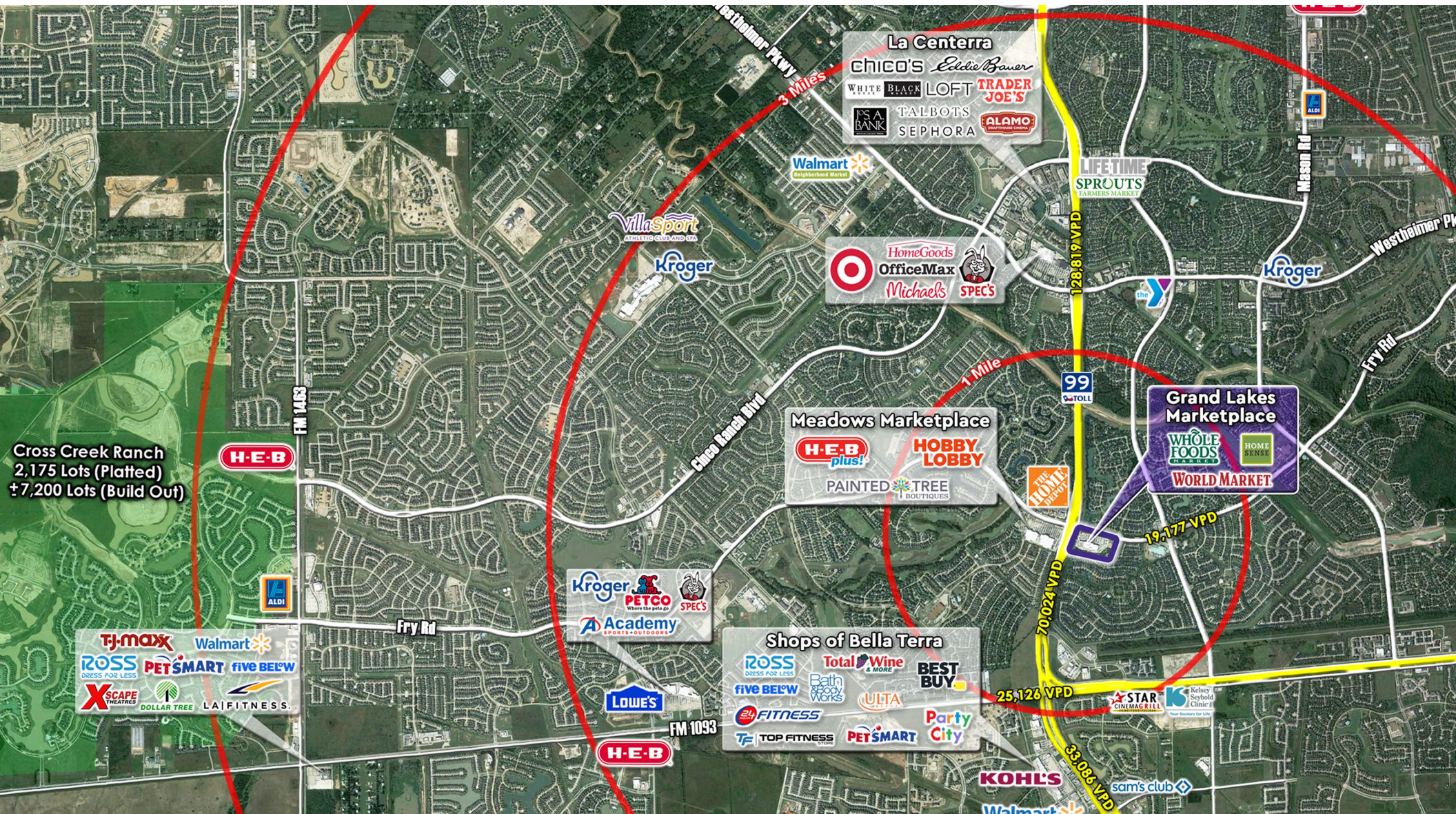


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HIGH POPULATION AND INCOME IN THE SURROUNDING AREAS



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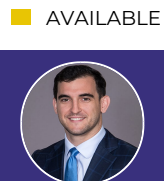
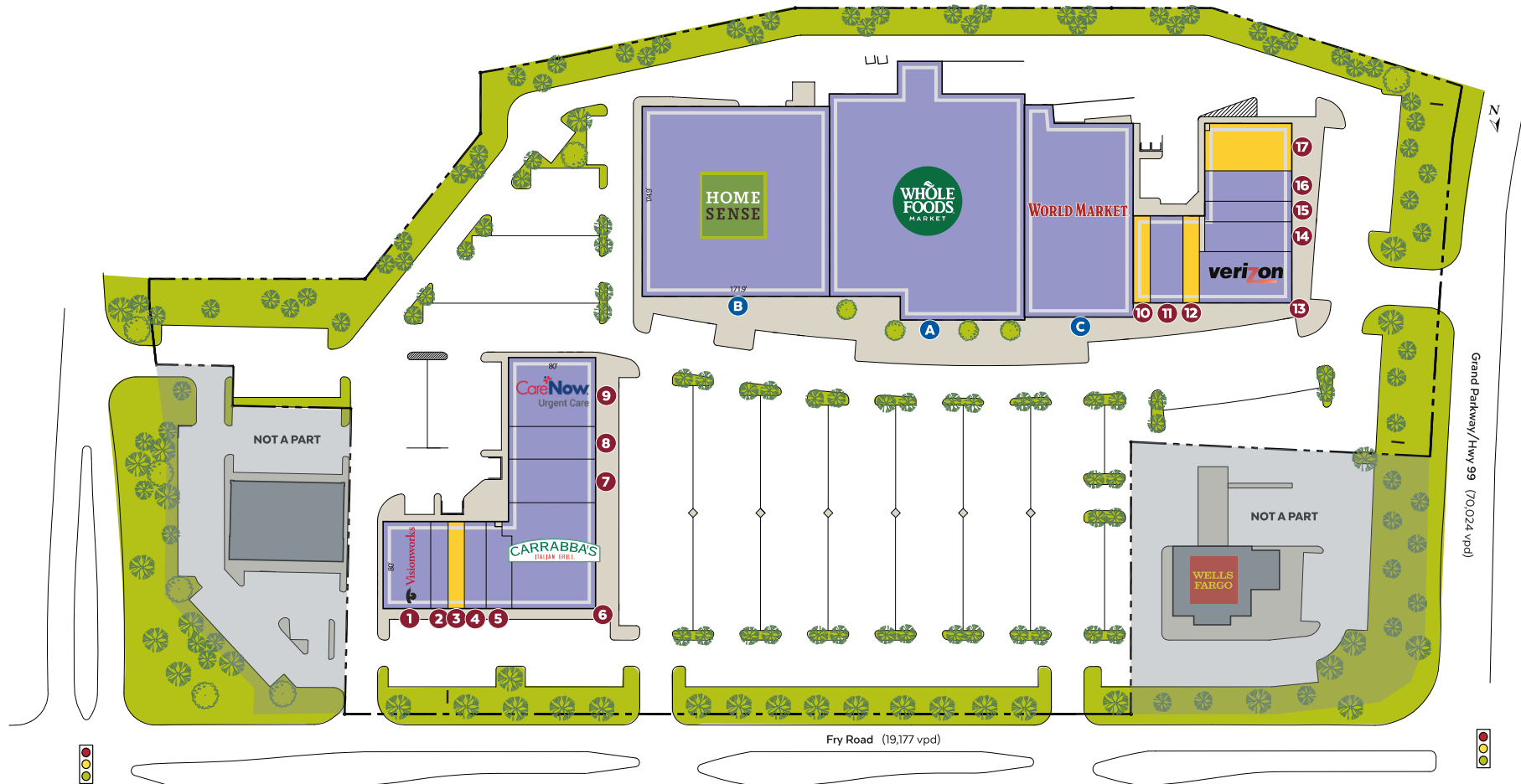


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3,500 SF • 1,280 SF • 1,200 SF • 1,199 SF



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3,500 SF • 1,280 SF • 1,200 SF • 1,199 SF

## Tenant List

Tenant	Address	SF/Acres
A  Whole Foods	6601 S Fry Rd	
B  Homesense	6565 S Fry Rd	
C  World Market	6625 S Fry Rd	
1  Visionworks	6501 S Fry Rd #100	
2  Snip-its	6501 S Fry Rd #200	
3  AVAILABLE	6501 S Fry Rd #300	1,199
4  Amazing Lash Studio	6501 S Fry Rd #400	
5  Learning Express Toys	6501 S Fry Rd #500	
6  Carrabba's	6501 S Fry Rd #600	
7  Grand Lakes Dental Grp & Ortho	6501 S Fry Rd #800	
8  Massage Heights	6501 S Fry Rd #900	
9  CareNow Urgent Care	6501 S Fry Rd #1000	
10  AVAILABLE	6645 S Fry Rd #100	1,280
11  DaVinci Nails & Spa	6645 S Fry Rd #200	
12  AVAILABLE	6645 S Fry Rd #400	1,200
13  Verizon Wireless	6645 S Fry Rd #500	
14  Smashburger	6645 S Fry Rd #600	
15  Jersey Mike's	6645 S Fry Rd #700	
16  Yuki Hana Sushi	6645 S Fry Rd #800	
17  AVAILABLE	6645 S Fry Rd #1000	3,500



AVAILABLE LEASE PENDING EXECUTED



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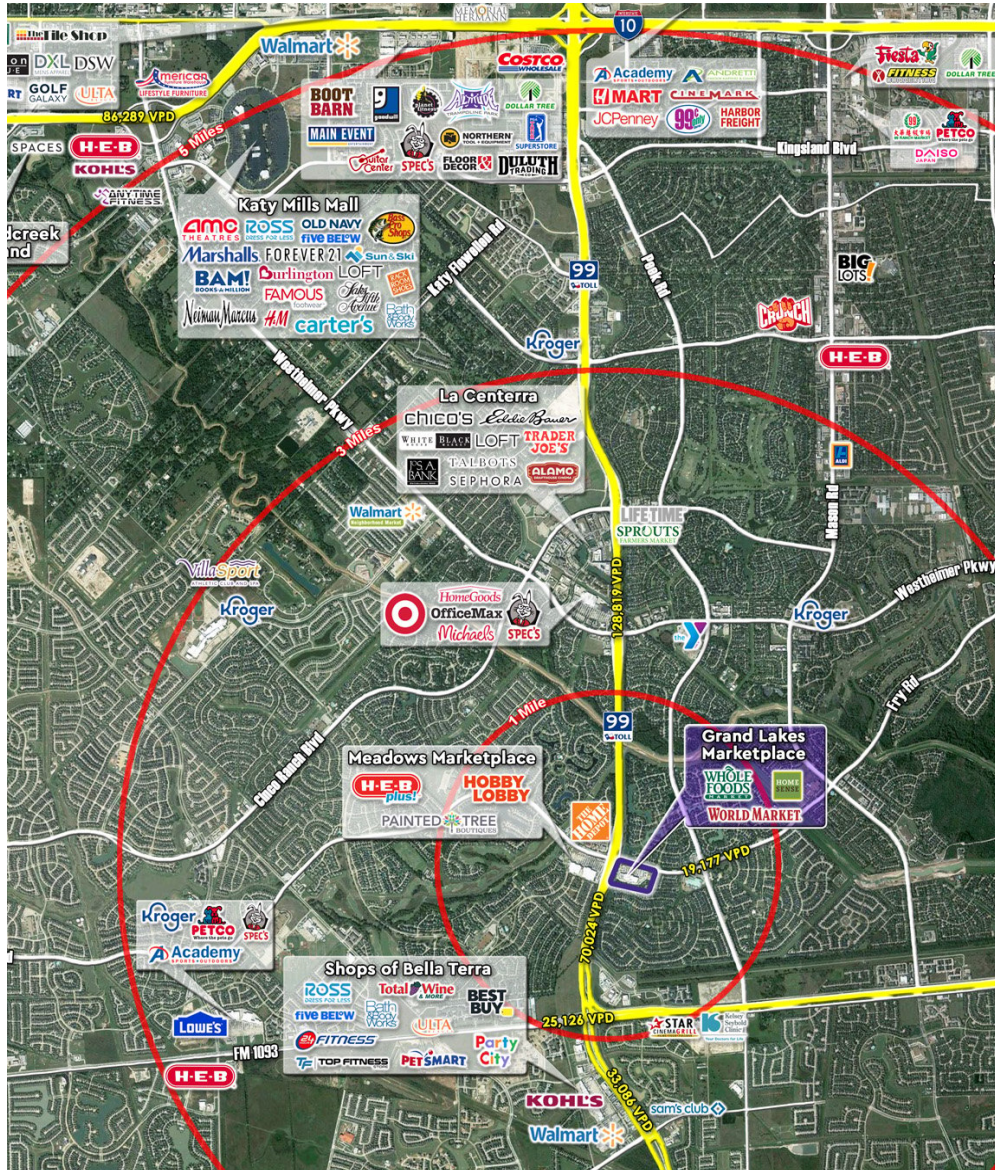


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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/grand-lakes-marketplace](http://frpltd.com/properties/grand-lakes-marketplace)



Lat/Lon: 29.7131/-95.7725

Grand Lakes Marketplace

Houston, TX 77450

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	13,256	119,811	281,490
2028 Projected Population	15,067	138,567	318,995
2020 Census Population	12,404	110,645	265,424
2010 Census Population	10,230	75,232	159,024
Projected Annual Growth 2023 to 2028	2.7%	3.1%	2.7%
Historical Annual Growth 2010 to 2023	2.3%	4.6%	5.9%
2023 Median Age	37.1	35.0	34.6
<b>Households</b>			
2023 Estimated Households	4,018	37,285	90,941
2028 Projected Households	4,701	44,475	105,279
2020 Census Households	3,707	33,951	84,826
2010 Census Households	3,068	23,691	51,652
Projected Annual Growth 2023 to 2028	3.4%	3.9%	3.2%
Historical Annual Growth 2010 to 2023	2.4%	4.4%	5.9%
<b>Race and Ethnicity</b>			
2023 Estimated White	44.2%	44.0%	43.3%
2023 Estimated Black or African American	9.5%	13.6%	15.4%
2023 Estimated Asian or Pacific Islander	29.0%	22.7%	20.2%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2023 Estimated Other Races	17.0%	19.5%	20.6%
2023 Estimated Hispanic	17.8%	21.6%	23.5%
<b>Income</b>			
2023 Estimated Average Household Income	\$204,149	\$166,615	\$158,376
2023 Estimated Median Household Income	\$162,725	\$140,032	\$132,325
2023 Estimated Per Capita Income	\$61,885	\$51,853	\$51,181
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.2%	3.2%
2023 Estimated Some High School (Grade Level 9 to 11)	1.0%	1.9%	2.4%
2023 Estimated High School Graduate	13.9%	11.1%	13.1%
2023 Estimated Some College	14.9%	13.7%	15.2%
2023 Estimated Associates Degree Only	8.4%	6.4%	6.7%
2023 Estimated Bachelors Degree Only	27.3%	36.6%	34.2%
2023 Estimated Graduate Degree	32.9%	28.1%	25.3%
<b>Business</b>			
2023 Estimated Total Businesses	605	4,556	10,623
2023 Estimated Total Employees	3,260	24,443	54,327
2023 Estimated Employee Population per Business	5.4	5.4	5.1
2023 Estimated Residential Population per Business	21.9	26.3	26.5



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## INFORMATION ABOUT BROKERAGE SERVICES

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

#### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

#### AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

#### AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

#### AS SUBAGENT:

A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

#### LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20