

► MEADOWS MARKETPLACE

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



LOCATED IN ONE OF KATY'S MOST AFFLUENT COMMUNITIES



HOBBY LOBBY



VEHICLES PER DAY

Grand Parkway (Hwy 99) north of Fry Road	128,819
Grand Parkway (Hwy 99) south of Fry Road	70,024
Fry Rd west of Grand Parkway / Hwy 99	38,206
Fry Road east of Grand Parkway (Hwy 99)	19,177

AVERAGE INCOME

1 Mile	\$203,455
3 Miles	\$169,884
5 Miles	\$159,141

POPULATION

1 Mile	13,781
3 Miles	116,726
5 Miles	279,874



Matt Brock

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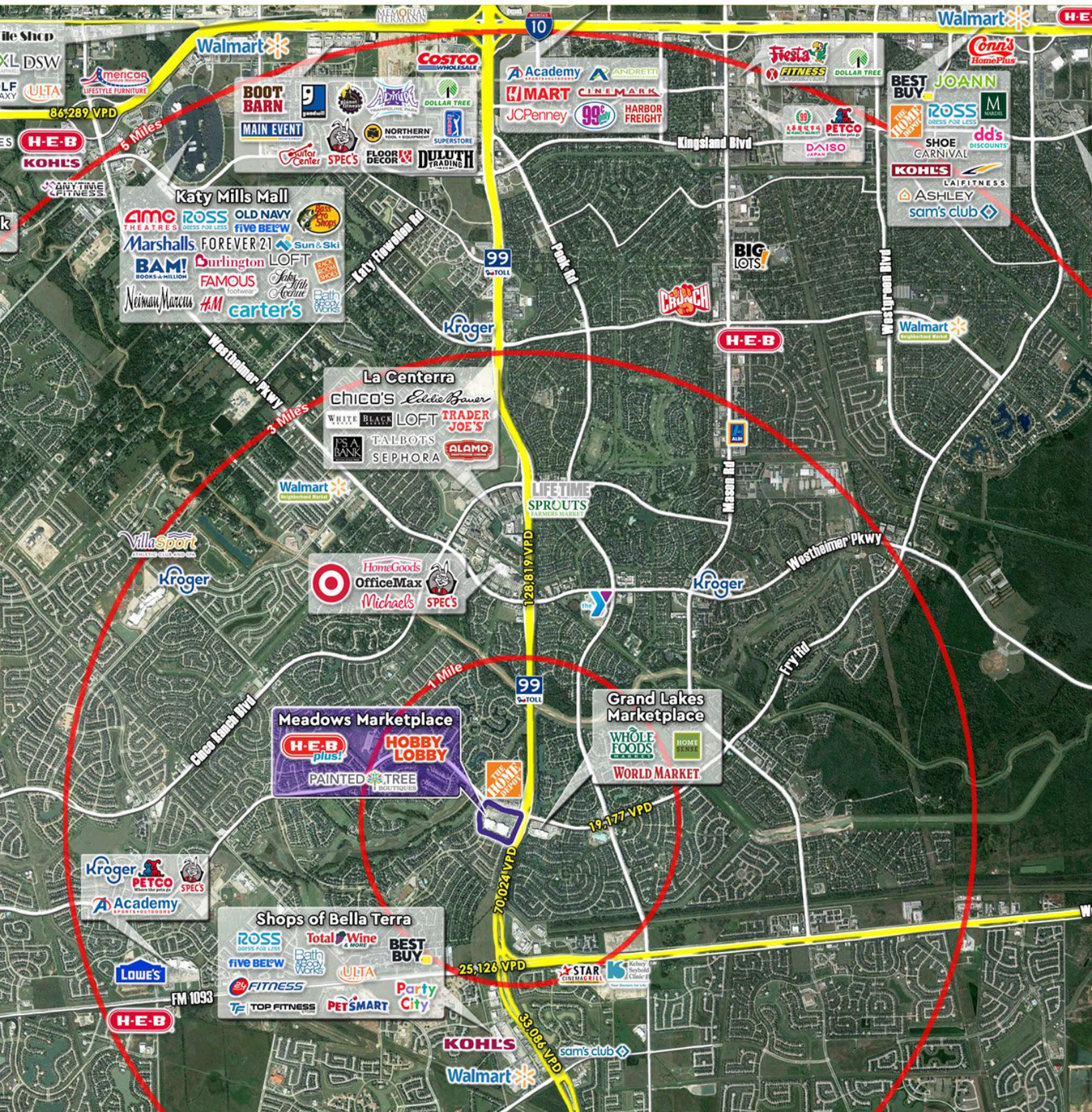
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AVERAGE INCOME OVER \$200,000 WITHIN A ONE MILE RADIUS



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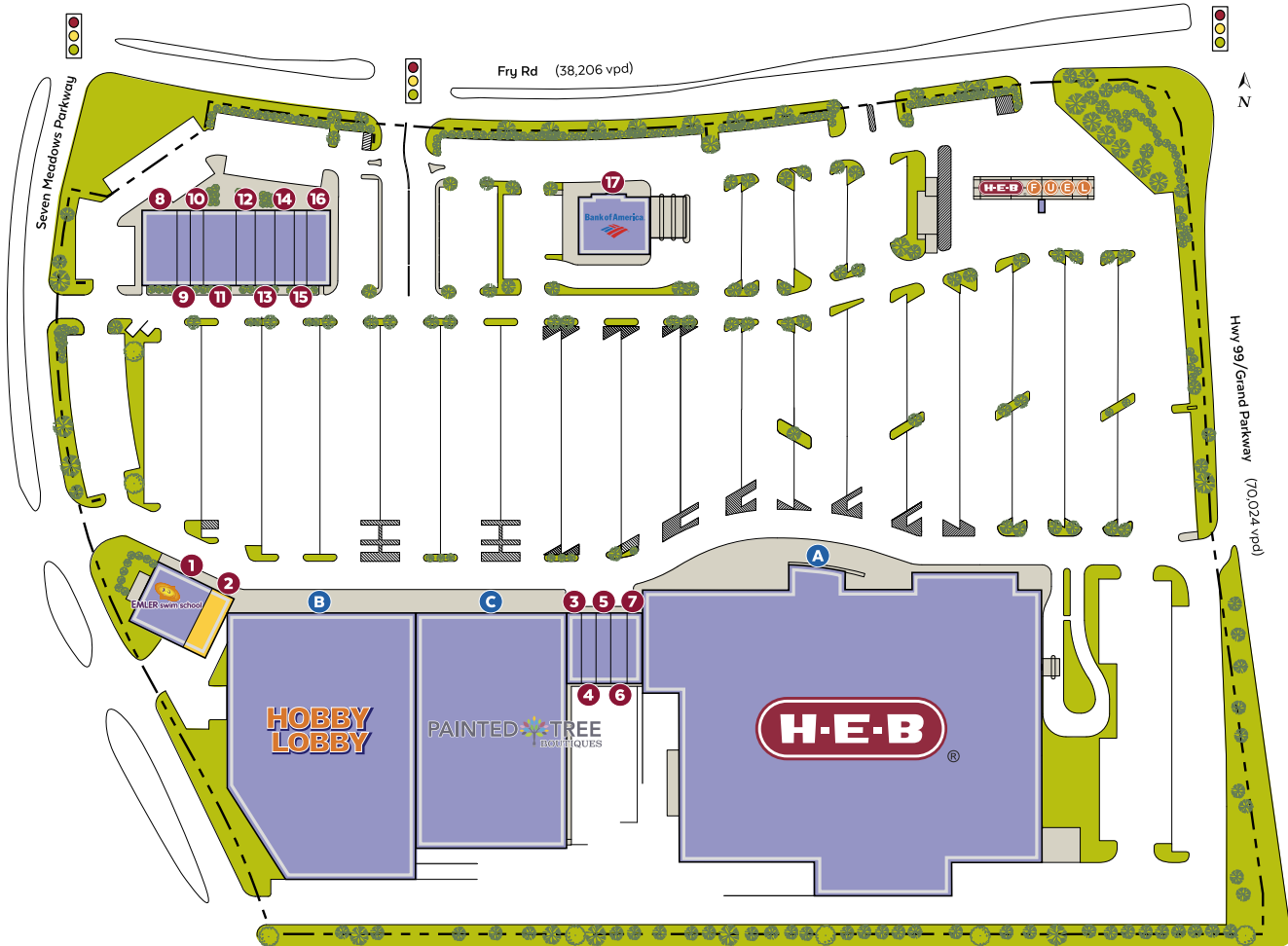
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1,400 SF



Tenant List

Tenant	Address	SF/Acres
A ■ H-E-B	6711 S Fry	
B ■ Hobby Lobby	6811 S Fry	
C ■ Painted Tree Boutiques	6729 S Fry	
1 ■ Emler Swim School	6823 S Fry #200	
2 ■ AVAILABLE	6823 S Fry #100	1,400
3 ■ Pak Mail	6725 S Fry #700	
4 ■ New Gen Dental	6725 S Fry #600	
5 ■ The Joint	6725 S Fry #500	
6 ■ M-Eye Vision	6725 S Fry #400	
7 ■ Supercuts	6725 S Fry #100	

Tenant List (continued)

Tenant	Address	SF/Acres
8 ■ Banfield Pet Hospital	6825 S Fry #1500	
9 ■ European Wax Center	6825 S Fry #1300	
10 ■ Family Clinic	6825 S Fry #1200	
11 ■ MOD Pizza	6825 S Fry #1100	
12 ■ Pei Wei Asian Kitchen	6825 S Fry #900	
13 ■ AT&T	6825 S Fry #600	
14 ■ The Egg Shack	6825 S Fry #500	
15 ■ uBreakiFix	6825 S Fry #300	
16 ■ Main Squeeze Juice Co	6825 S Fry #100	
17 ■ Bank of America	6801 S Fry	

■ Available ■ Lease Pending ■ Executed



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/meadows-marketplace

Lat/Lon: 29.7136/-95.7751

Meadows Marketplace Houston, TX 77494	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,781	116,726	279,874
2028 Projected Population	15,646	135,244	317,364
2020 Census Population	12,786	107,778	263,832
2010 Census Population	10,646	72,413	156,552
Projected Annual Growth 2023 to 2028	2.7%	3.2%	2.7%
Historical Annual Growth 2010 to 2023	2.3%	4.7%	6.1%
2023 Median Age	37.8	35.0	34.6
Households			
2023 Estimated Households	4,253	36,156	90,435
2028 Projected Households	4,968	43,250	104,749
2020 Census Households	3,891	32,905	84,328
2010 Census Households	3,214	22,793	50,852
Projected Annual Growth 2023 to 2028	3.4%	3.9%	3.2%
Historical Annual Growth 2010 to 2023	2.5%	4.5%	6.0%
Race and Ethnicity			
2023 Estimated White	45.5%	44.1%	43.5%
2023 Estimated Black or African American	9.0%	13.4%	15.3%
2023 Estimated Asian or Pacific Islander	28.3%	22.8%	20.3%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2023 Estimated Other Races	16.9%	19.4%	20.6%
2023 Estimated Hispanic	17.9%	21.5%	23.5%
Income			
2023 Estimated Average Household Income	\$203,455	\$169,884	\$159,141
2023 Estimated Median Household Income	\$175,299	\$142,696	\$133,148
2023 Estimated Per Capita Income	\$62,793	\$52,624	\$51,438
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.1%	3.1%
2023 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.8%	2.4%
2023 Estimated High School Graduate	13.0%	11.0%	12.9%
2023 Estimated Some College	15.4%	13.0%	15.1%
2023 Estimated Associates Degree Only	8.2%	6.2%	6.6%
2023 Estimated Bachelors Degree Only	28.2%	36.8%	34.4%
2023 Estimated Graduate Degree	32.6%	29.1%	25.4%
Business			
2023 Estimated Total Businesses	638	4,583	10,958
2023 Estimated Total Employees	3,358	24,675	58,359
2023 Estimated Employee Population per Business	5.3	5.4	5.3
2023 Estimated Residential Population per Business	21.6	25.5	25.5



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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.

IABS 1-0



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