

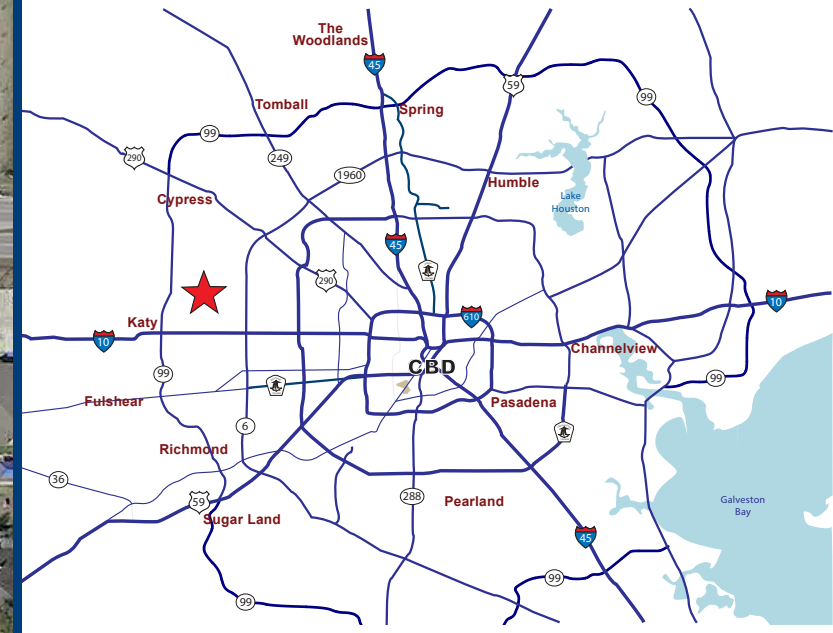


# FRY ROAD MERCADO PHASE II 100% Leased

SEQ Fry Rd & Clay Rd | 3820 N Fry Road Katy, Texas 77449



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### Property Description

- Phase I Tenants:  
Teloloapan Supermarket (anchor), T-Mobile Corporate Store, Fred Loya Insurance, Estrellas Bakery, IOportun, Luv Dental Clinic, Domino's & Ay Jalisco Hispanic Ice Cream
- Phase II Tenants:  
Molina's Family Care, Frenchy's Shine Jewelry, CBD Shop, 7B Boba Tea & Alvina's Hair Salon

**Available:** 100% Leased

**Pricing:** Call for Rates/Pricing

### Traffic Counts

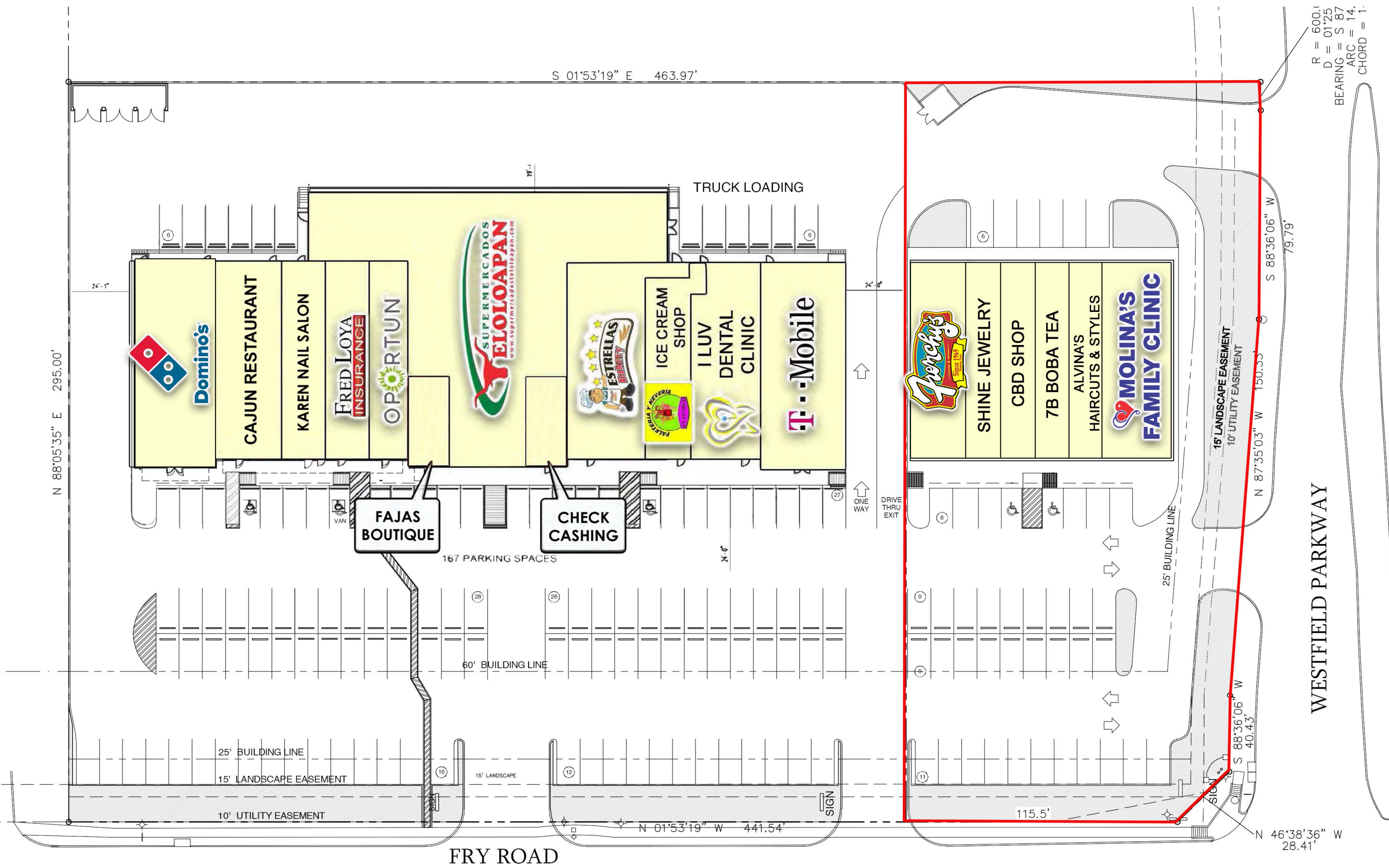
Fry Rd: 29,442 VPD (TXDOT 2021)  
Clay Rd: 24,723 VPD (TXDOT 2021)

### Demographics

	1-mile	3-miles	5-miles
2022 Population	23,876	154,465	336,094
Daytime Population	16,115	111,439	272,569
Avg HH Income	\$108,616	\$104,508	\$110,339

### Area Retailers





# SITE PLAN



PHOTO