

# ARG

AMERICAN REALTY GROUP

## CYPRESS JUNCTION - PHASE III

SWQ OF FM 529 AND FRY ROAD

KATY, TEXAS 77449



**Graycee Marshall**  
graycee@arg-properties.com  
p: 713-439-0101



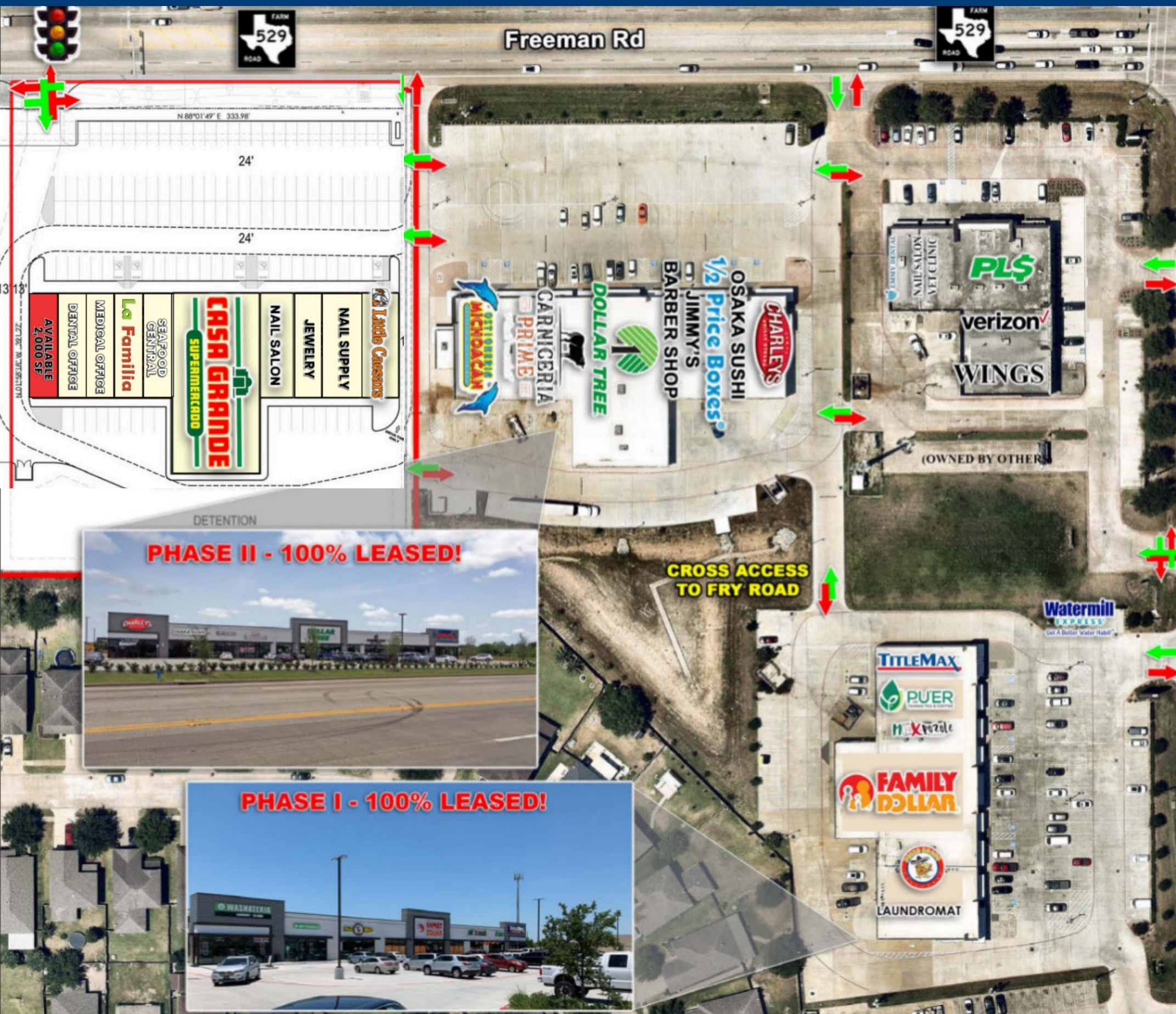


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- Frontage along FM 529/Freeman Rd
- Located between 2 signalized intersections
- Fiesta, Walgreens & CVS also located at the fry rd & FM 529 intersection
- Cross access with Dollar Tree, Ostoneria Michoacan, Charleys, Carniceria Prime, Verizon, PLS 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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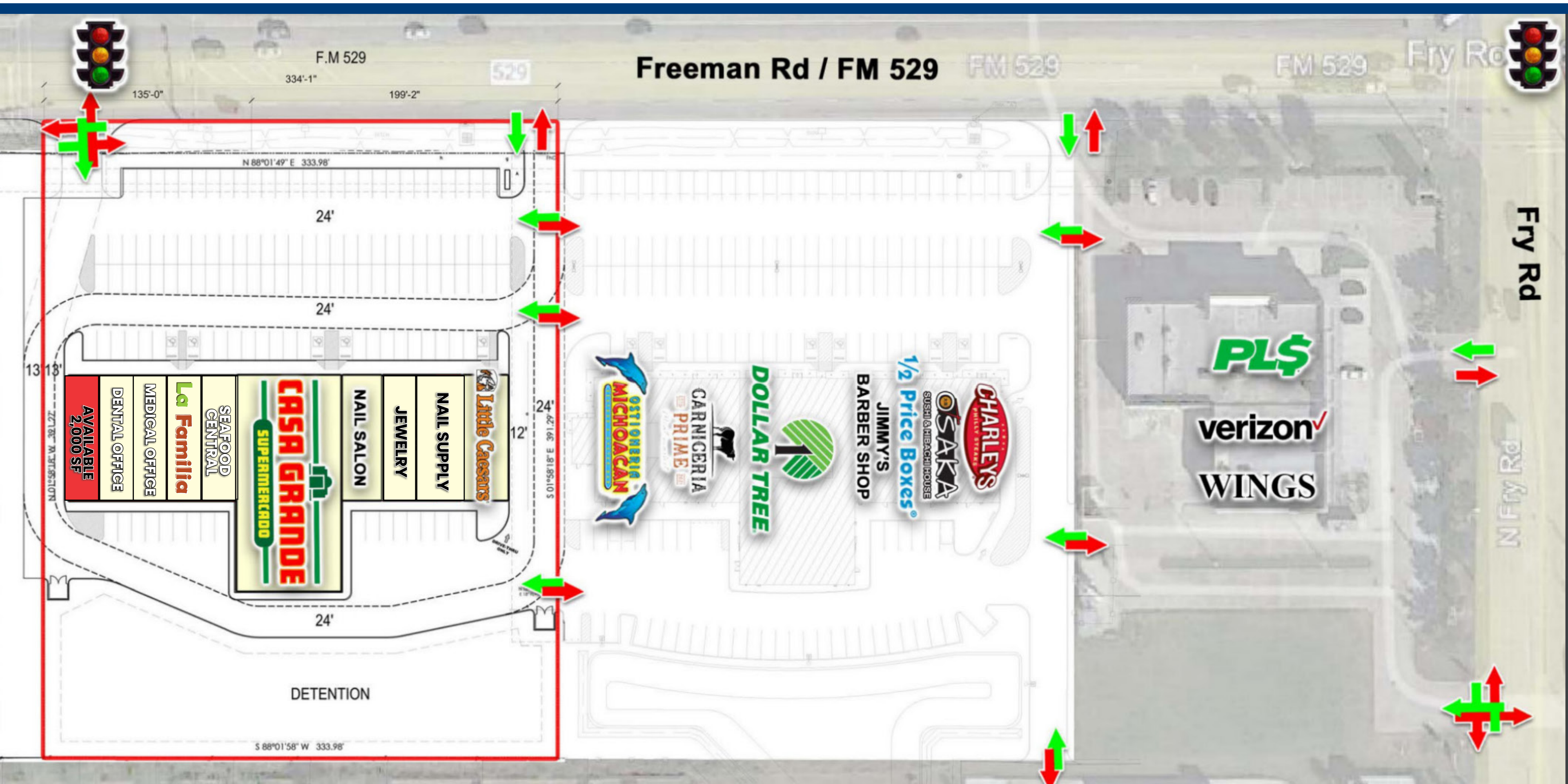
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NAIL  
SUPPLY

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