



Grand Parkway Shopping Center Grand Lakes / Cinco Ranch Market Anchor: Home Depot, HEB

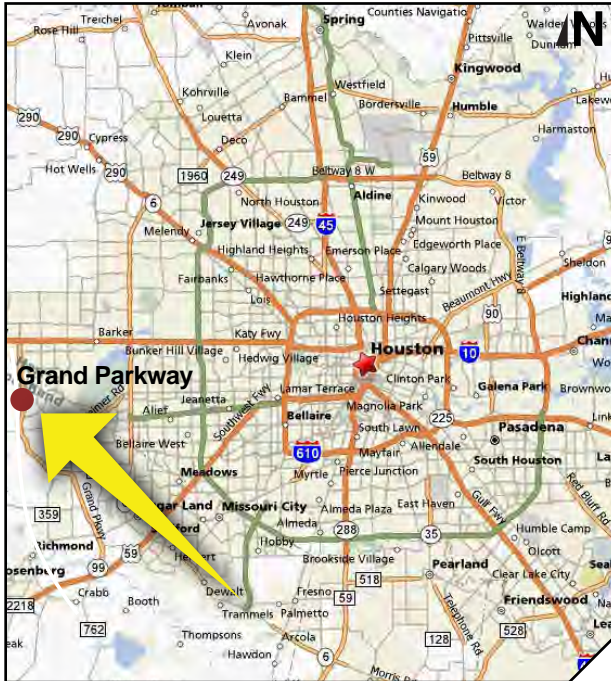
Clay Trozzo

W 832-804-8524

ctrozzo@propertycommerce.com

AVAILABLE

Up to 45,915/sf of Retail Space in Phase II



AVAILABLE
Up to 45,915/sf

RATE
Call for pricing

TERM
Minimum 5 year primary term

NNN EXPENSES
TBD

Location/

NWC Grand Parkway & Fry Rd, Ft. Bend County, Katy, TX

Traffic Counts/

Grand Parkway: 82,800 cpd

Fry Road: 17,180 cpd

Facts/

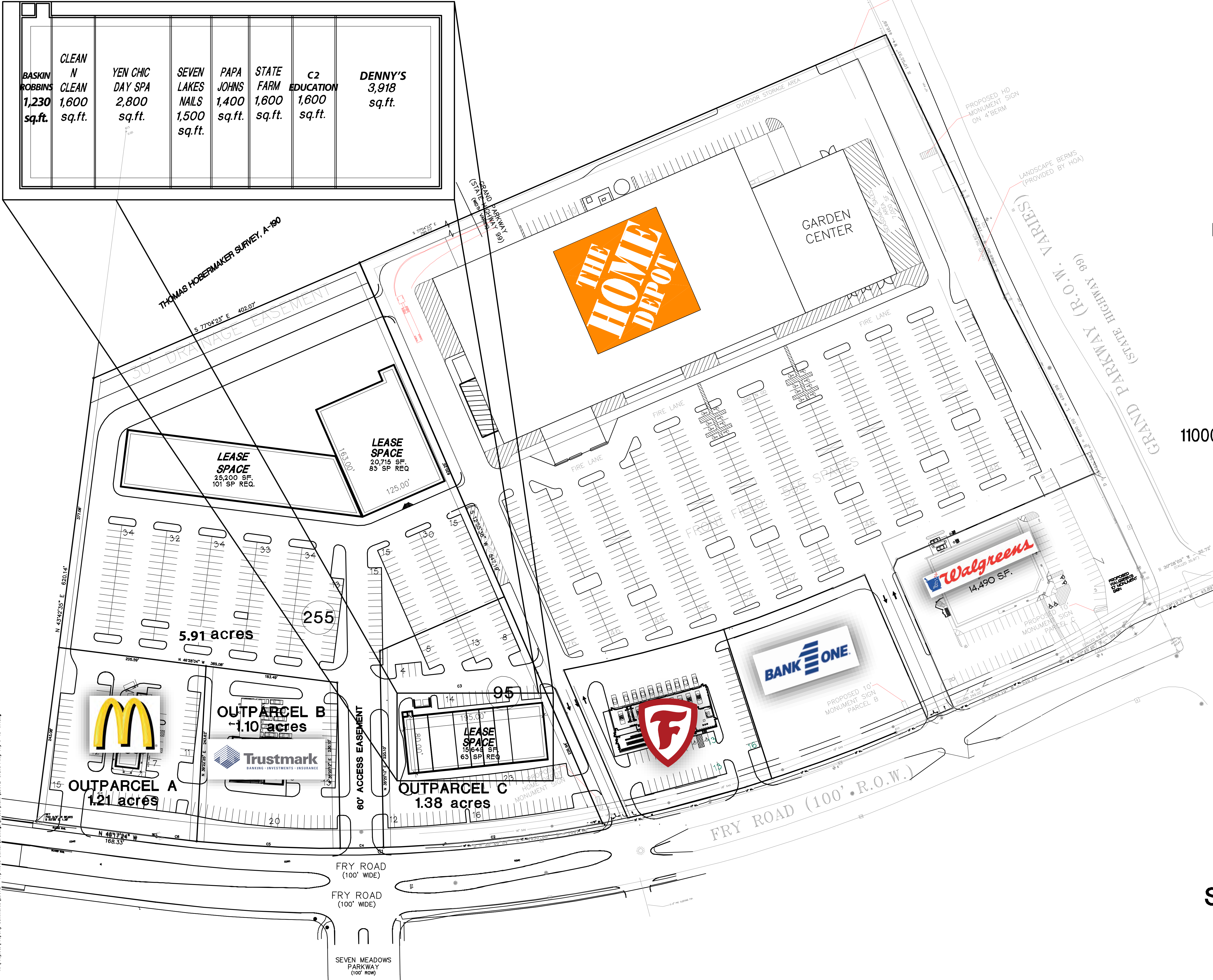
Area Retailers Include Home Depot, HEB Plus, Palais Royal, Hobby Lobby, McDonald's, Bank One, Bank of America, Wells Fargo & Whole Foods

Outstanding Visibility & Access

Demographics 2017/	1mi	3mi	5mi
Population	14,516	101,293	229,576
Avg. HH Income (\$)	194,597	170,854	155,900
Number of HH	4,263	31,723	74,464



This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.



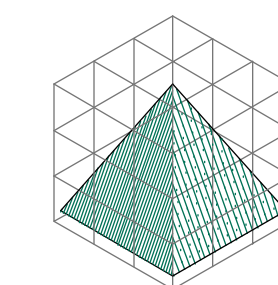
BASKIN ROBBINS 1,230 sq.ft.	CLEAN N CLEAN 1,600 sq.ft.	YEN CHIC DAY SPA 2,800 sq.ft.	SEVEN LAKES NAILS 1,500 sq.ft.	PAPA JOHNS 1,400 sq.ft.	STATE FARM 1,600 sq.ft.	C2 EDUCATION 1,600 sq.ft.	DENNY'S 3,918 sq.ft.
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FRY RD. CENTER
FRY ROAD & GRAND PARKWAY
KATY, TEXAS

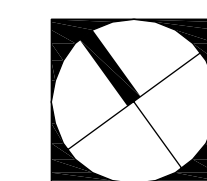


1100 BRITTMORE PARK DR, SUITE 100
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THE THOMPSON
 NELSON
 GROUP
 INC.
 ARCHITECTURE
 INTERIORS
 PLANNING

7680 WOODWAY, SUITE 580
 HOUSTON, TEXAS 77063-1528
 (713) 266-7250 FAX: (713) 782-6609



05/12/10
 0 30' 60' 90' 120'
 SCALE: 1" = 60' GRAPHIC SCALE

**SITE DEVELOPMENT
 PLAN**

PLOTTED BY: Jody L. ...
 N:\Projects\2007\25072-Grand Parkway-Fry 6-15-07.dwg
 25072-Grand Parkway-Fry 6-15-07.dwg



Grand Parkway at Fry Road
Anchor: Home Depot
Houston, TX



Grand Parkway Shopping Center

Description	GRAND PKWY AT S FRY RD, KATY, TX, 77494: Radius Analysis Area Group: Radius 1.0 mile(s)		GRAND PKWY AT S FRY RD, KATY, TX, 77494: Radius Analysis Area Group: Radius 3.0 mile(s)		GRAND PKWY AT S FRY RD, KATY, TX, 77494: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	16,605		114,891		257,249	
2017 Estimate	14,516		101,293		229,576	
2010 Census	10,961		72,322		159,648	
2000 Census	1,603		20,317		65,038	
Growth 2017 - 2022		14.39%		13.42%		12.05%
Growth 2010 - 2017		32.43%		40.06%		43.80%
Growth 2000 - 2010		583.73%		255.96%		145.47%
Households						
2022 Projection	4,831		35,911		83,463	
2017 Estimate	4,263		31,723		74,464	
2010 Census	3,301		22,824		51,923	
2000 Census	493		6,266		20,843	
Growth 2017 - 2022		13.32%		13.20%		12.09%
Growth 2010 - 2017		29.12%		38.99%		43.41%
Growth 2000 - 2010		569.33%		264.28%		149.12%
Family Households						
2022 Projection	4,381		30,987		69,751	
2017 Estimate	3,866		27,372		62,204	
2010 Census	2,994		19,700		43,338	
2000 Census	455		5,647		18,056	
Growth 2017 - 2022		13.30%		13.21%		12.13%
Growth 2010 - 2017		29.14%		38.95%		43.53%
Growth 2000 - 2010		557.58%		248.88%		140.02%

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	Total	%	Total	%	Total	%
Pop-Facts Population Quick Facts						
2017 Est. Population by Age	14,516		101,293		229,576	
Age 0 - 4	979	6.74%	7,146	7.06%	16,679	7.27%
Age 5 - 9	1,322	9.11%	8,365	8.26%	18,381	8.01%
Age 10 - 14	1,585	10.92%	9,683	9.56%	20,146	8.78%
Age 15 - 17	798	5.50%	5,309	5.24%	11,420	4.97%
Age 18 - 20	681	4.69%	4,568	4.51%	9,915	4.32%
Age 21 - 24	799	5.50%	5,492	5.42%	12,200	5.31%
Age 25 - 34	873	6.01%	9,001	8.89%	24,064	10.48%
Age 35 - 44	2,202	15.17%	15,640	15.44%	35,751	15.57%
Age 45 - 54	2,540	17.50%	16,657	16.44%	35,371	15.41%
Age 55 - 64	1,675	11.54%	11,486	11.34%	26,264	11.44%
Age 65 - 74	710	4.89%	5,401	5.33%	13,280	5.78%
Age 75 - 84	280	1.93%	1,960	1.94%	4,590	2.00%
Age 85 and over	72	0.50%	585	0.58%	1,513	0.66%
Age 16 and over	10,368	71.43%	74,355	73.41%	170,622	74.32%
Age 18 and over	9,832	67.73%	70,790	69.89%	162,950	70.98%
Age 21 and over	9,151	63.04%	66,222	65.38%	153,034	66.66%
Age 65 and over	1,062	7.32%	7,946	7.84%	19,384	8.44%
2017 Est. Median Age	36.0		35.7		35.6	
2017 Est. Average Age	34.2		34.6		34.9	

2017 Est. Population by Single-Classification Race	14,516		101,293		229,576	
White Alone	9,716	66.93%	64,380	63.56%	147,678	64.33%
Black or African American Alone	433	2.98%	8,358	8.25%	23,263	10.13%
American Indian and Alaska Native Alone	54	0.37%	381	0.38%	1,020	0.44%
Asian Alone	3,683	25.37%	21,521	21.25%	40,384	17.59%
Native Hawaiian and Other Pacific Islander Alone	13	0.09%	53	0.05%	147	0.06%
Some Other Race Alone	297	2.05%	3,459	3.42%	9,282	4.04%
Two or More Races	320	2.20%	3,141	3.10%	7,802	3.40%

2017 Est. Population by Ethnicity (Hispanic or Latino)	14,516		101,293		229,576	
Hispanic or Latino	2,220	15.29%	19,558	19.31%	47,271	20.59%
Not Hispanic or Latino	12,296	84.71%	81,735	80.69%	182,305	79.41%

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	Total	%	Total	%	Total	%

2017 Est. Population by Sex	14,516		101,293		229,576	
Male	7,180	49.46%	49,746	49.11%	112,629	49.06%
Female	7,336	50.54%	51,547	50.89%	116,947	50.94%

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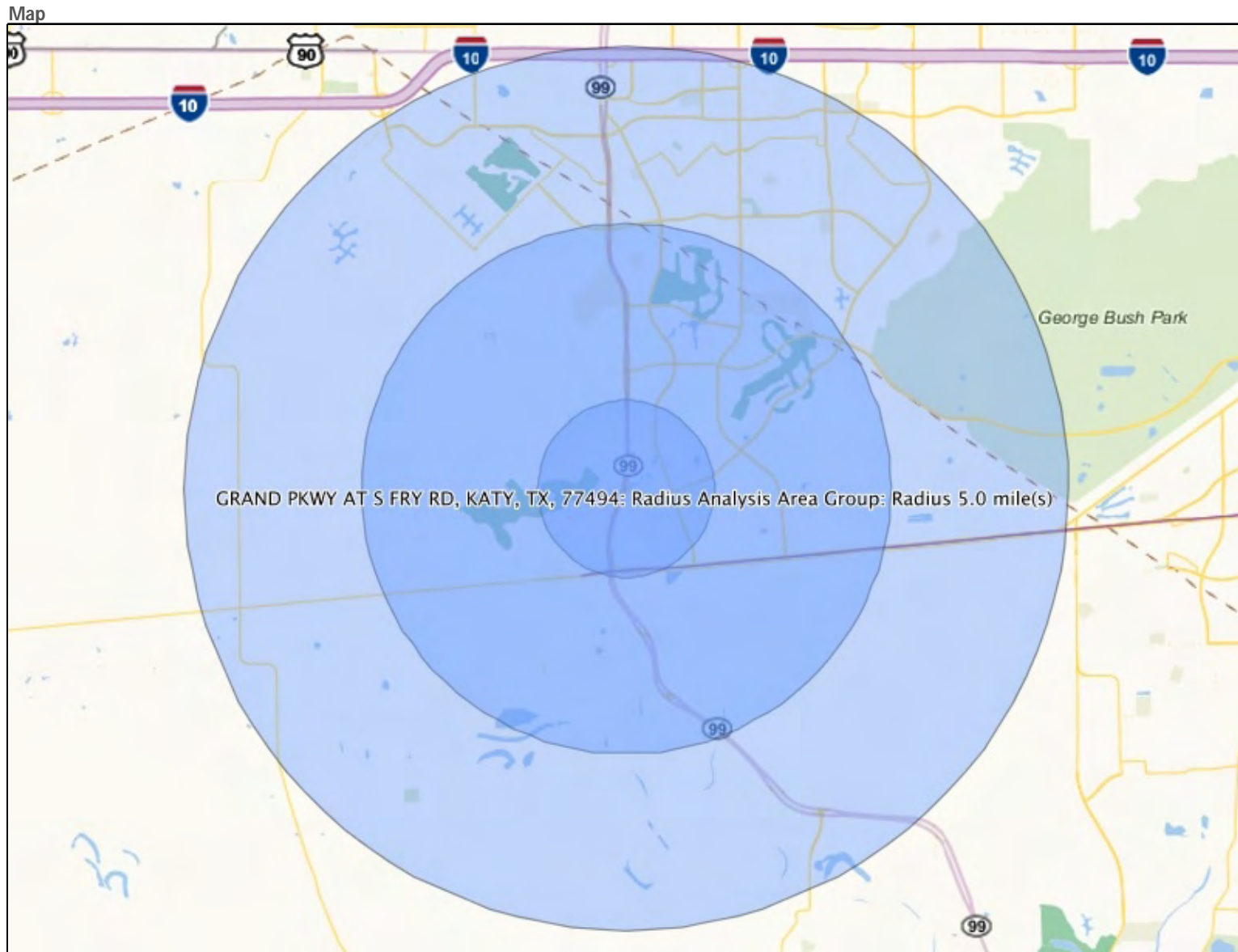
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	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2017 Est. Households by Household Income	4,263		31,723		74,464	
Income < \$15,000	87	2.05%	868	2.74%	2,446	3.28%
Income \$15,000 - \$24,999	126	2.96%	908	2.86%	2,434	3.27%
Income \$25,000 - \$34,999	99	2.33%	1,119	3.53%	3,062	4.11%
Income \$35,000 - \$49,999	162	3.79%	1,578	4.97%	4,560	6.12%
Income \$50,000 - \$74,999	325	7.63%	3,291	10.37%	9,318	12.51%
Income \$75,000 - \$99,999	515	12.08%	3,728	11.75%	9,230	12.40%
Income \$100,000 - \$124,999	456	10.70%	3,773	11.89%	8,527	11.45%
Income \$125,000 - \$149,999	439	10.30%	3,371	10.63%	7,307	9.81%
Income \$150,000 - \$199,999	684	16.04%	4,839	15.25%	10,731	14.41%
Income \$200,000 - \$249,999	375	8.79%	2,507	7.90%	5,578	7.49%
Income \$250,000 - \$499,999	568	13.32%	3,517	11.09%	7,208	9.68%
Income \$500,000+	427	10.01%	2,225	7.01%	4,064	5.46%
2017 Est. Average Household Income	\$194,597		\$170,854		\$155,900	
2017 Est. Median Household Income	\$145,531		\$129,422		\$118,127	
2017 Median HH Inc. by Single-Classification Race						
White Alone	\$147,125		\$135,884		\$123,890	
Black or African American Alone	\$138,825		\$92,804		\$84,570	
American Indian and Alaska Native Alone	\$64,605		\$85,447		\$86,460	
Asian Alone	\$141,367		\$128,686		\$127,193	
Native Hawaiian and Other Pacific Islander Alone	\$112,500		\$115,171		\$110,845	
Some Other Race Alone	\$161,434		\$104,377		\$87,916	
Two or More Races	\$159,507		\$139,641		\$110,340	
Hispanic or Latino	\$149,289		\$116,463		\$100,309	
Not Hispanic or Latino	\$144,861		\$133,087		\$122,780	
2017 Est. Households by Household Type	4,263		31,723		74,464	
Family Households	3,866	90.70%	27,372	86.28%	62,204	83.54%
Nonfamily Households	396	9.30%	4,351	13.72%	12,260	16.46%
2017 Est. Group Quarters Population	0		52		279	
2017 Est. Households by Household Size	4,263		31,723		74,464	
1-person	332	7.79%	3,731	11.76%	10,372	13.93%

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	Total	%	Total	%	Total	%
2-person	924	21.67%	7,856	24.76%	19,881	26.70%
3-person	876	20.55%	6,666	21.01%	15,509	20.83%
4-person	1,307	30.66%	8,115	25.58%	16,899	22.69%
5-person	573	13.45%	3,632	11.45%	7,875	10.58%
6-person	186	4.37%	1,223	3.85%	2,700	3.63%
7-or-more-person	65	1.52%	501	1.58%	1,228	1.65%
2017 Est. Average Household Size	3.41		3.19		3.08	

2017 Est. HHs by Type by Presence of Own Children	3,866		27,372		62,204	
Married-Couple Family, own children	2,454	63.47%	15,647	57.16%	32,468	52.20%
Married-Couple Family, no own children	1,061	27.45%	8,350	30.50%	20,513	32.98%
Male Householder, own children	65	1.68%	519	1.90%	1,399	2.25%
Male Householder, no own children	28	0.72%	337	1.23%	1,040	1.67%
Female Householder, own children	179	4.62%	1,744	6.37%	4,473	7.19%
Female Householder, no own children	80	2.07%	775	2.83%	2,311	3.72%

Grand Parkway Shopping Center



2017 Population (2017 Population) : Index: Descending by Equal Ranges

List of Report Areas by Radius Analysis Area Group

- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

