

RESTAURANT AVAILABLE MOSELEY

COMMERCIAL
REAL ESTATE

3154 N. FRY ROAD, KATY, TEXAS 77449



www.mcrehouston.com
(713) 522-4646

2,435 SF
FOR LEASE

PROPERTY INFORMATION

TRAFFIC COUNTS	CPD
FRY ROAD NORTH OF MORTON ROAD	37,571
FRY ROAD SOUTH OF MORTON ROAD	38,301
MORTON ROAD WEST OF FRY ROAD	19,163
MORTON ROAD EAST OF FRY ROAD	15,631

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	22,735	140,396	316,824
AVG. HH INCOME	\$110,785	\$100,627	\$111,699
DAYTIME POPULATION	2,686	38,647	91,347
HOUSEHOLD	6,829	44,953	101,671

LOCATION

3154 N. FRY ROAD
KATY, TEXAS 77449



PROPERTY NOTES

- 2,435 SF 2ND GEN. RESTAURANT
- MONUMENT SIGNAGE ON FRY ROAD
- LOCATED NORTH OF MORTON ON FRY
- CROSS ACCESS TO LIGHTED INTERSECTION AT MORTON & FRY
- LOCATED ON THE "GOING HOME" SIDE

NEIGHBORS



MOSELEY

COMMERCIAL
REAL ESTATE

CHILDTIME
LEARNING CENTERS

N. FRY ROAD

FITNESS 19

cicis

2,435 SF
RESTAURANT

DQ Salon

K & L NAILS

Pho 88

SUITE	TENANT	SF
A	CICI'S PIZZA	4,200
B	AVAILABLE	2,435
C	DQ SALON	1,300
D	K & L NAILS	1,100
E	PHO 88	1,625

Walgreens

TO



EMAIL US

KAYLA HOLLEY

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BEA NARANJO

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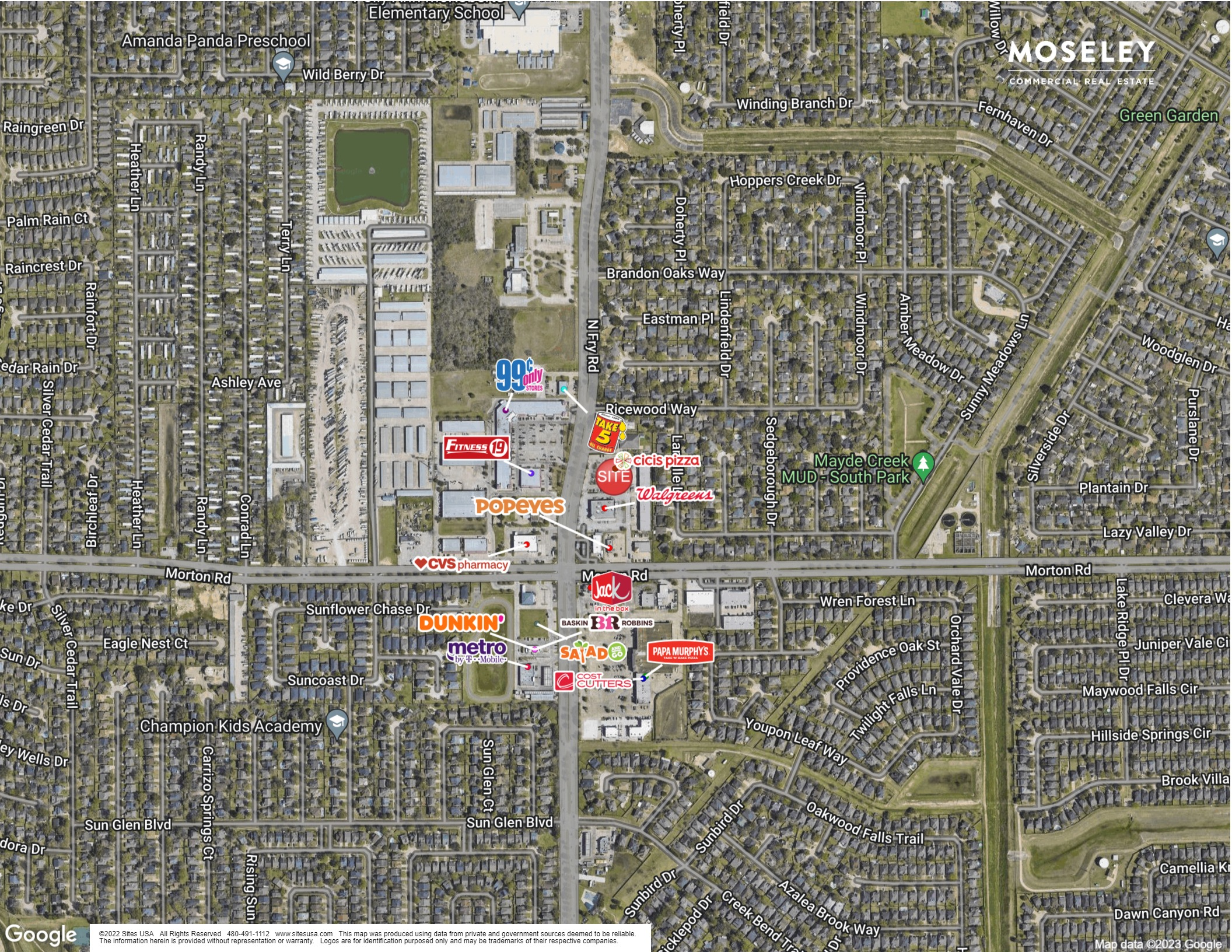
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MOSELEY

COMMERCIAL REAL ESTATE

Green Garden

Mayde Creek
MUD - South Park

Camellia K

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8163/-95.7197

3154 N Fry Rd Katy, TX 77449	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	22,735	140,396	316,824
2028 Projected Population	24,031	156,576	342,123
2020 Census Population	22,643	137,245	312,619
2010 Census Population	20,691	99,659	233,879
Projected Annual Growth 2023 to 2028	1.1%	2.3%	1.6%
Historical Annual Growth 2010 to 2023	0.8%	3.1%	2.7%
Households			
2023 Estimated Households	6,829	44,953	101,671
2028 Projected Households	7,230	50,165	109,873
2020 Census Households	6,710	43,368	98,936
2010 Census Households	6,078	31,524	73,940
Projected Annual Growth 2023 to 2028	1.2%	2.3%	1.6%
Historical Annual Growth 2010 to 2023	1.0%	3.3%	2.9%
Age			
2023 Est. Population Under 10 Years	15.3%	15.3%	15.0%
2023 Est. Population 10 to 19 Years	17.6%	16.8%	16.8%
2023 Est. Population 20 to 29 Years	11.6%	13.4%	12.7%
2023 Est. Population 30 to 44 Years	24.5%	24.4%	23.9%
2023 Est. Population 45 to 59 Years	18.6%	17.8%	18.5%
2023 Est. Population 60 to 74 Years	9.9%	9.8%	10.4%
2023 Est. Population 75 Years or Over	2.6%	2.6%	2.8%
2023 Est. Median Age	32.8	32.2	33.0
Marital Status & Gender			
2023 Est. Male Population	49.0%	48.9%	49.1%
2023 Est. Female Population	51.0%	51.1%	50.9%
2023 Est. Never Married	28.4%	32.0%	31.4%
2023 Est. Now Married	55.0%	50.1%	51.2%
2023 Est. Separated or Divorced	14.7%	14.7%	13.7%
2023 Est. Widowed	1.9%	3.2%	3.8%
Income			
2023 Est. HH Income \$200,000 or More	6.6%	7.2%	9.0%
2023 Est. HH Income \$150,000 to \$199,999	8.0%	8.9%	9.3%
2023 Est. HH Income \$100,000 to \$149,999	21.0%	19.6%	21.0%
2023 Est. HH Income \$75,000 to \$99,999	18.8%	16.3%	16.2%
2023 Est. HH Income \$50,000 to \$74,999	22.1%	17.8%	17.2%
2023 Est. HH Income \$35,000 to \$49,999	8.3%	9.7%	9.7%
2023 Est. HH Income \$25,000 to \$34,999	7.5%	9.1%	7.7%
2023 Est. HH Income \$15,000 to \$24,999	4.8%	4.8%	4.2%
2023 Est. HH Income Under \$15,000	2.7%	6.5%	5.8%
2023 Est. Average Household Income	\$110,785	\$100,627	\$111,699
2023 Est. Median Household Income	\$86,437	\$82,936	\$88,469
2023 Est. Per Capita Income	\$33,286	\$32,241	\$35,860
2023 Est. Total Businesses	607	4,973	11,835
2023 Est. Total Employees	2,686	38,647	91,347

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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Race			
2023 Est. White	34.5%	33.4%	36.6%
2023 Est. Black	17.2%	21.5%	19.3%
2023 Est. Asian or Pacific Islander	8.2%	8.5%	9.0%
2023 Est. American Indian or Alaska Native	1.3%	1.1%	1.1%
2023 Est. Other Races	38.9%	35.5%	34.0%
Hispanic			
2023 Est. Hispanic Population	11,148	62,839	135,840
2023 Est. Hispanic Population	49.0%	44.8%	42.9%
2028 Proj. Hispanic Population	49.0%	44.7%	42.9%
2020 Hispanic Population	53.9%	61.6%	56.7%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	13,997	86,621	197,638
2023 Est. Elementary (Grade Level 0 to 8)	8.0%	7.6%	7.4%
2023 Est. Some High School (Grade Level 9 to 11)	5.6%	5.5%	6.0%
2023 Est. High School Graduate	22.3%	22.8%	22.0%
2023 Est. Some College	22.2%	21.7%	20.9%
2023 Est. Associate Degree Only	7.2%	8.5%	8.0%
2023 Est. Bachelor Degree Only	21.4%	23.0%	23.9%
2023 Est. Graduate Degree	13.3%	11.0%	11.7%
Housing			
2023 Est. Total Housing Units	6,903	47,668	106,926
2023 Est. Owner-Occupied	80.0%	60.3%	64.7%
2023 Est. Renter-Occupied	18.9%	34.0%	30.4%
2023 Est. Vacant Housing	1.1%	5.7%	4.9%
Homes Built by Year			
2023 Homes Built 2010 or later	9.9%	23.8%	23.0%
2023 Homes Built 2000 to 2009	36.6%	28.7%	27.1%
2023 Homes Built 1990 to 1999	27.7%	17.2%	16.0%
2023 Homes Built 1980 to 1989	17.9%	13.5%	14.7%
2023 Homes Built 1970 to 1979	4.0%	7.7%	11.0%
2023 Homes Built 1960 to 1969	0.8%	1.6%	1.5%
2023 Homes Built 1950 to 1959	1.3%	1.1%	0.8%
2023 Homes Built Before 1949	0.7%	0.8%	1.0%
Home Values			
2023 Home Value \$1,000,000 or More	1.2%	1.2%	1.3%
2023 Home Value \$500,000 to \$999,999	2.7%	3.0%	4.9%
2023 Home Value \$400,000 to \$499,999	1.9%	2.6%	3.7%
2023 Home Value \$300,000 to \$399,999	5.1%	9.3%	11.7%
2023 Home Value \$200,000 to \$299,999	32.7%	38.4%	36.8%
2023 Home Value \$150,000 to \$199,999	40.3%	30.0%	25.1%
2023 Home Value \$100,000 to \$149,999	7.3%	8.0%	10.2%
2023 Home Value \$50,000 to \$99,999	1.8%	2.2%	2.2%
2023 Home Value \$25,000 to \$49,999	2.7%	1.1%	0.9%
2023 Home Value Under \$25,000	4.3%	4.2%	3.1%
2023 Median Home Value	\$190,911	\$212,148	\$227,225
2023 Median Rent	\$1,366	\$1,209	\$1,247

Full Profile

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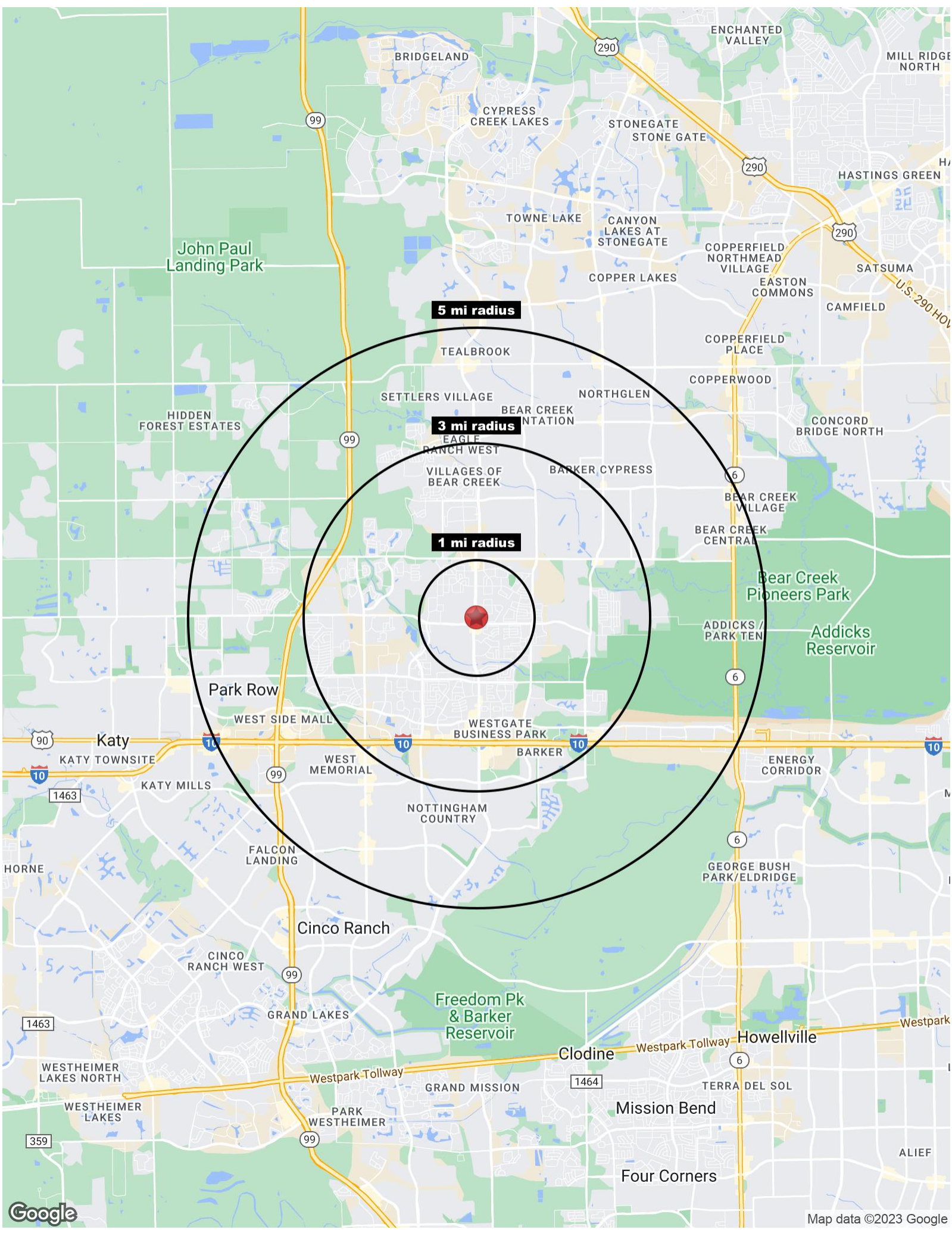


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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	16,677	103,957	235,572
2023 Est. Civilian Employed	69.9%	70.8%	69.7%
2023 Est. Civilian Unemployed	3.6%	3.8%	3.6%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	26.5%	25.3%	26.7%
2023 Labor Force Males	48.5%	48.3%	48.5%
2023 Labor Force Females	51.5%	51.7%	51.5%
Occupation			
2023 Occupation: Population Age 16 Years or Over	11,655	73,599	164,216
2023 Mgmt, Business, & Financial Operations	21.1%	16.1%	16.8%
2023 Professional, Related	24.6%	22.7%	23.3%
2023 Service	14.5%	16.3%	16.0%
2023 Sales, Office	20.9%	21.4%	21.0%
2023 Farming, Fishing, Forestry	-	-	-
2023 Construction, Extraction, Maintenance	9.5%	8.7%	8.3%
2023 Production, Transport, Material Moving	9.4%	14.7%	14.6%
2023 White Collar Workers	66.6%	60.2%	61.0%
2023 Blue Collar Workers	33.4%	39.8%	39.0%
Transportation to Work			
2023 Drive to Work Alone	67.6%	68.6%	68.3%
2023 Drive to Work in Carpool	11.7%	10.1%	10.1%
2023 Travel to Work by Public Transportation	1.5%	1.5%	1.6%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	1.4%	1.6%	1.6%
2023 Other Means	2.1%	2.1%	2.1%
2023 Work at Home	15.7%	16.1%	16.2%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	13.7%	16.9%	15.6%
2023 Travel to Work in 15 to 29 Minutes	32.1%	30.7%	31.3%
2023 Travel to Work in 30 to 59 Minutes	42.7%	39.5%	40.7%
2023 Travel to Work in 60 Minutes or More	11.5%	13.0%	12.4%
2023 Average Travel Time to Work	29.8	29.5	29.1
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$518.47 M	\$3.17 B	\$7.75 B
2023 Est. Apparel	\$18.56 M	\$113.82 M	\$278.36 M
2023 Est. Contributions, Gifts	\$29.34 M	\$179.3 M	\$446.63 M
2023 Est. Education, Reading	\$16.79 M	\$104.3 M	\$260.34 M
2023 Est. Entertainment	\$29.7 M	\$180.91 M	\$444.26 M
2023 Est. Food, Beverages, Tobacco	\$79.64 M	\$487.88 M	\$1.19 B
2023 Est. Furnishings, Equipment	\$18.42 M	\$112.13 M	\$275.3 M
2023 Est. Health Care, Insurance	\$47.02 M	\$285.69 M	\$696.29 M
2023 Est. Household Operations, Shelter, Utilities	\$166.2 M	\$1.02 B	\$2.49 B
2023 Est. Miscellaneous Expenses	\$9.74 M	\$59.61 M	\$146.05 M
2023 Est. Personal Care	\$6.96 M	\$42.6 M	\$104.05 M
2023 Est. Transportation	\$96.09 M	\$583.98 M	\$1.42 B

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Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date