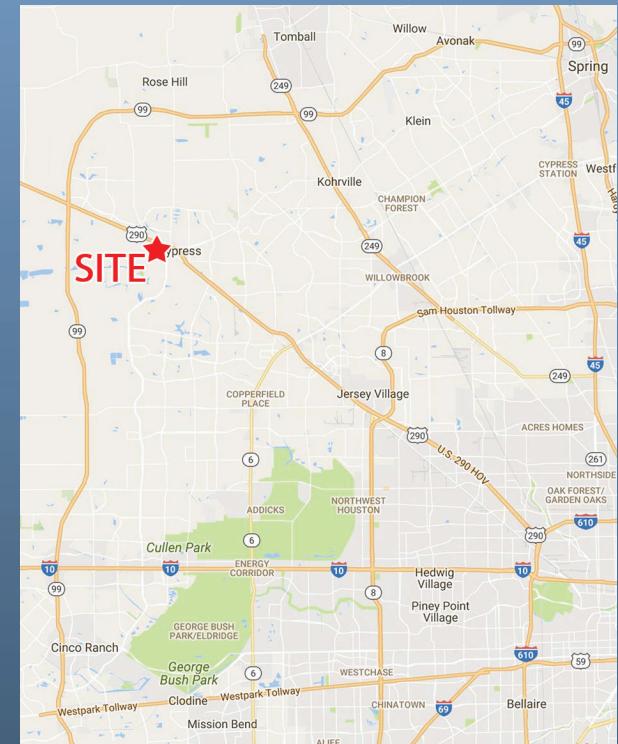


The Shoppes at Fry Rd

26321 Northwest Frwy (US Hwy 290), Cypress, Texas 77429



PROPERTY DATA

- 1,575 SF second generation ice cream / yogurt shop now available
- Easy access to Northwest Fwy and the Grand Parkway
- Located in a strong commercial and residential trade area
- Close to new master plan communities such as Bridgeland, Towne Lake, and Cypress Creek Lakes

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2025 Estimate	8,106	77,476	188,561
Avg HH Income 2025 Estimate	\$177,117	\$175,916	\$178,932
Traffic Counts US Hwy 290 Fry Rd Hempstead Rd	93,133 cars per day 21,802 cars per day 6,437 cars per day		

CONTACT

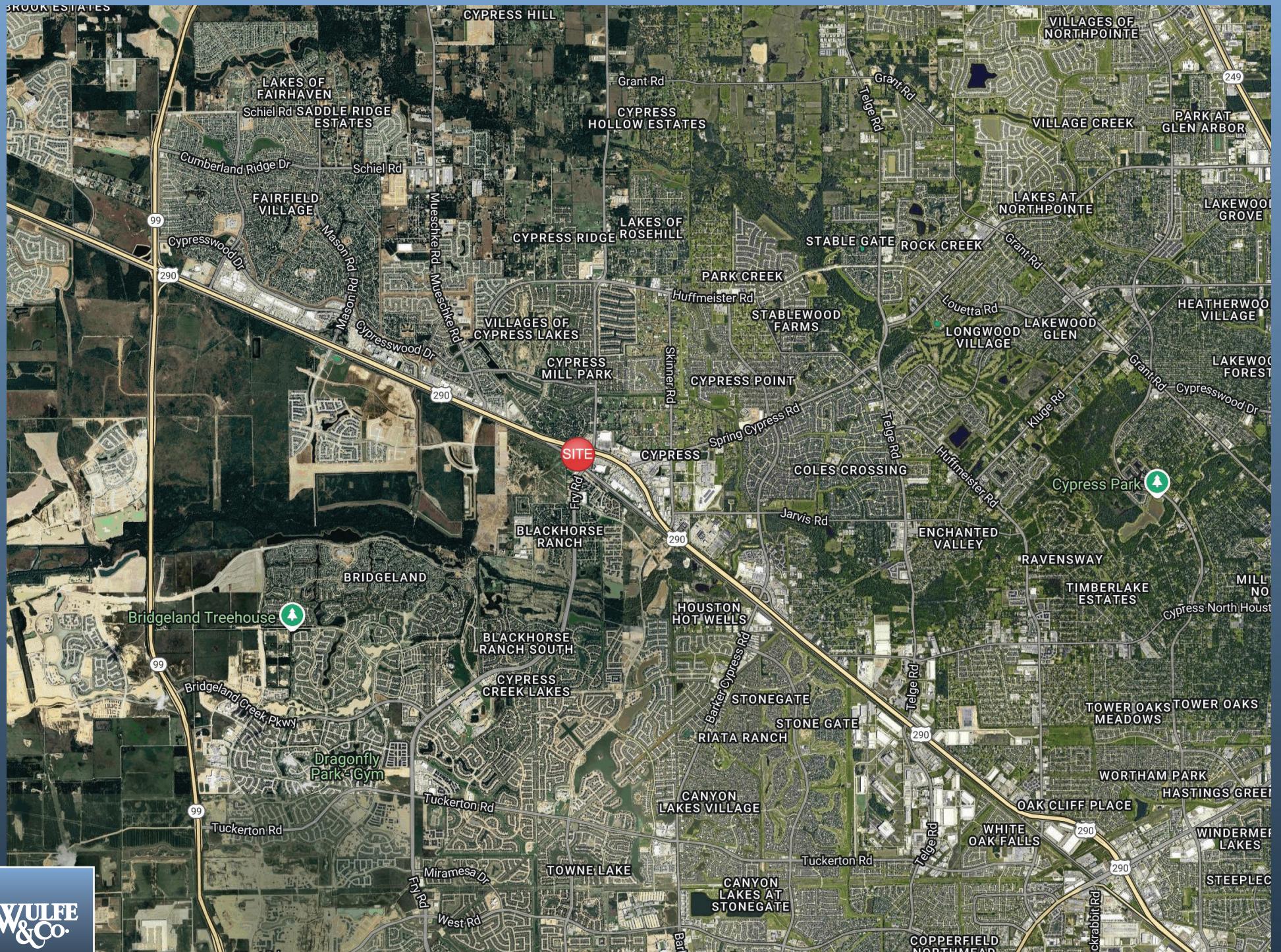
Devon Irby
dirby@wulfe.com
(713) 621-1704

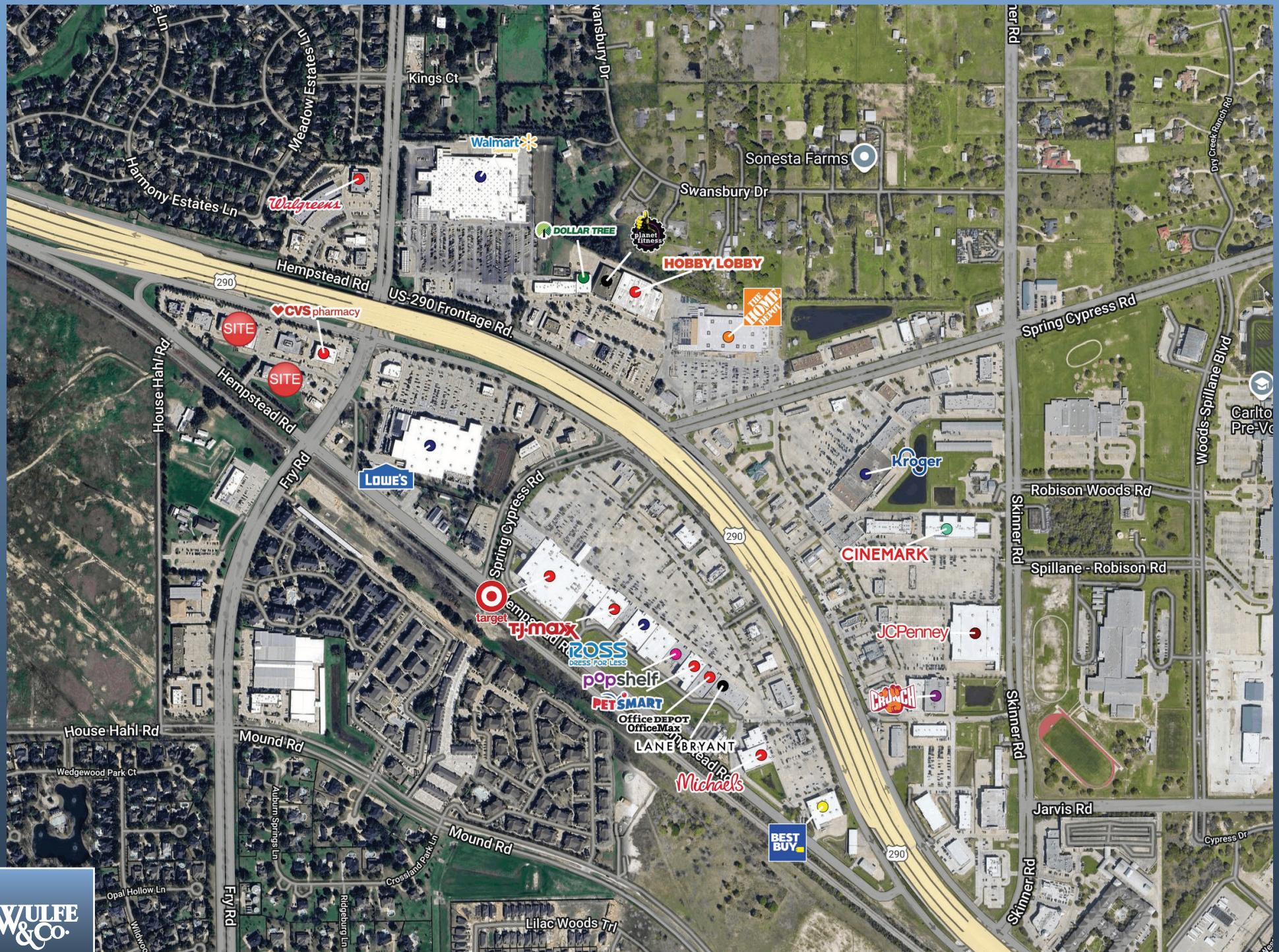
Katherine Wildman
kwildman@wulfe.com
(713) 621-1220

Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700

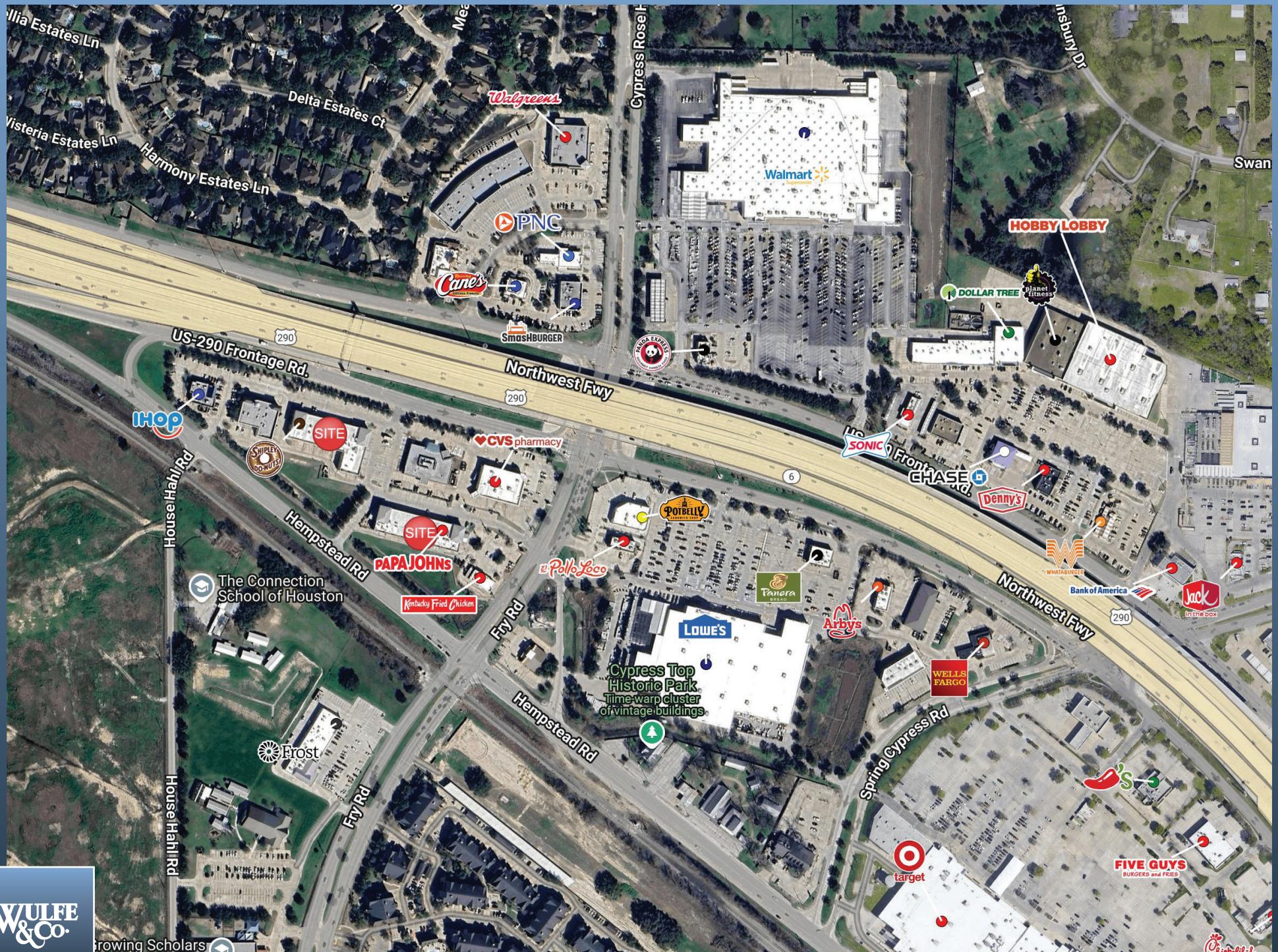


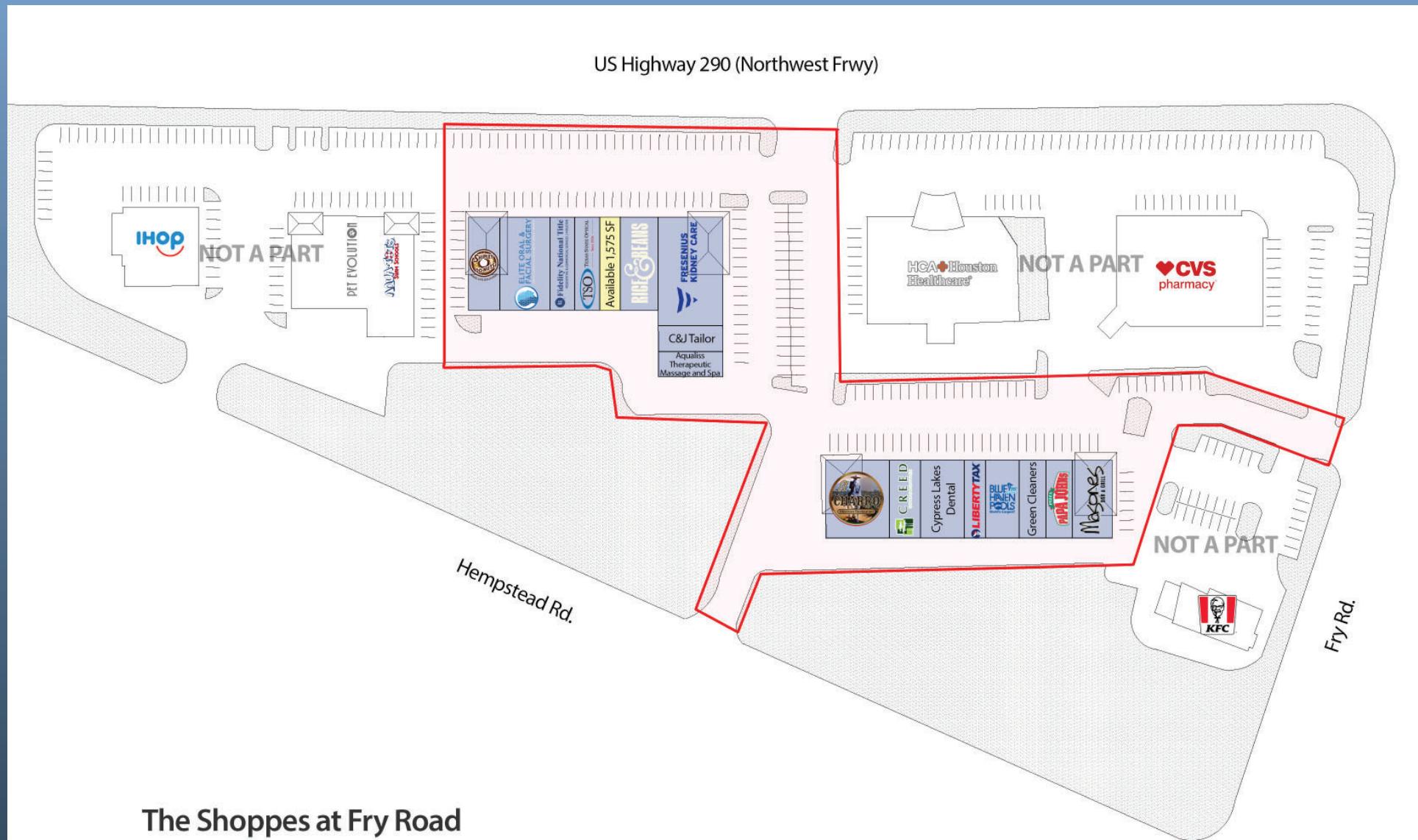
**WULFE
& Co.**





The Shoppes at Fry Rd





The Shoppes at Fry Road
26321 Northwest Frwy (Hwy 290)
Cypress, Texas 77429

Note: Not to Scale

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.9735/-95.7024

26321 Northwest Fwy Houston, TX 77429	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,106	77,476	188,561
2030 Projected Population	8,530	83,152	201,409
2020 Census Population	6,835	72,471	168,904
2010 Census Population	5,439	45,285	106,806
Projected Annual Growth 2025 to 2030	1.0%	1.5%	1.4%
Historical Annual Growth 2010 to 2025	3.3%	4.7%	5.1%
2025 Median Age	35.5	36.1	36.5
Households			
2025 Estimated Households	2,942	25,228	61,182
2030 Projected Households	3,161	27,547	66,625
2020 Census Households	2,431	23,301	54,361
2010 Census Households	1,761	14,476	34,312
Projected Annual Growth 2025 to 2030	1.5%	1.8%	1.8%
Historical Annual Growth 2010 to 2025	4.5%	5.0%	5.2%
Race and Ethnicity			
2025 Estimated White	48.9%	50.4%	50.5%
2025 Estimated Black or African American	17.6%	14.7%	14.9%
2025 Estimated Asian or Pacific Islander	11.1%	13.8%	13.3%
2025 Estimated American Indian or Native Alaskan	0.9%	0.6%	0.6%
2025 Estimated Other Races	21.4%	20.4%	20.7%
2025 Estimated Hispanic	29.5%	28.0%	28.3%
Income			
2025 Estimated Average Household Income	\$177,117	\$175,916	\$178,932
2025 Estimated Median Household Income	\$114,404	\$142,398	\$146,734
2025 Estimated Per Capita Income	\$64,295	\$57,295	\$58,070
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.3%	3.3%	3.3%
2025 Estimated Some High School (Grade Level 9 to 11)	3.8%	3.0%	2.6%
2025 Estimated High School Graduate	17.2%	15.4%	15.2%
2025 Estimated Some College	21.3%	19.1%	19.1%
2025 Estimated Associates Degree Only	13.2%	7.5%	8.0%
2025 Estimated Bachelors Degree Only	24.3%	31.1%	31.3%
2025 Estimated Graduate Degree	15.9%	20.7%	20.5%
Business			
2025 Estimated Total Businesses	606	3,250	7,271
2025 Estimated Total Employees	3,865	16,681	42,575
2025 Estimated Employee Population per Business	6.4	5.1	5.9
2025 Estimated Residential Population per Business	13.4	23.8	25.9

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.

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. **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.

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.

Wulfe & Co.	478511	info@wulfe.com	713-621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert D. Sellingsloh	291801	bsellingsloh@wulfe.com	713-621-1700
Designated Broker of Firm	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	713-621-1700
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Devon Irby	478511	dirby@wulfe.com	713-621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date