



JOIN



Danny Kuperman  
[danny@arg-properties.com](mailto:danny@arg-properties.com)  
p: 713-439-0101



## Property Description

- 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, Ostioneria 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 13,600 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
2022 Population	20,515	124,237	311,476
Daytime Population	13,827	87,095	222,184
Avg HH Income	\$111,480	\$114,704	\$121,450

## Area Retailers

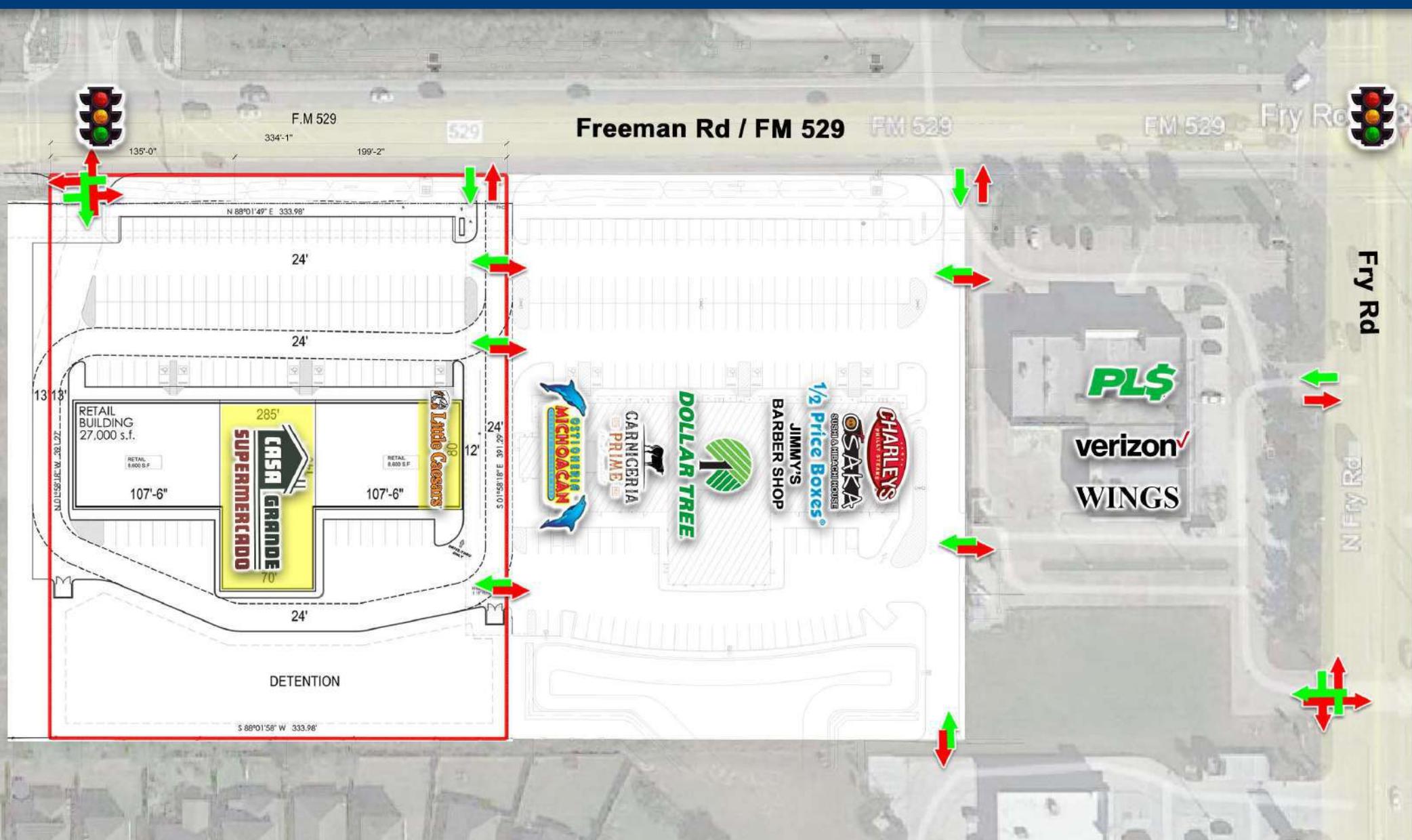


Danny Kuperman

danny@arg-properties.com  
p: 713-439-0101

# CYPRESS JUNCTION - PHASE III

SWQ of FM 529 and Fry Road  
Katy, Texas 77449



## Danny Kuperman

danny@arg-properties.com

p: 713-439-0101





# CYPRESS JUNCTION - PHASE III

SWQ of FM 529 and Fry Road  
Katy, Texas 77449

**LAND TEJAS  
2,500 HOMES  
COMING SOON  
800 ACRES**

# Canyon Village at Cypress Springs

## 866 Lots

**23,047 VPD ('22)**

**Freeman Rd.**

&lt;div[](img/ThriftCenterLogo.png)

**SITE**

# Highland Creek Ranch

Little Caesars Pizza

1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

卷之三

卷之三

卷之三

**PHASE II**  
OSAKA SUSHI JIMMY'S

1/2 Price Boxes®

## PHASE I

 FAMILY

1 DOLLAR  
LAUNDROMAT TITLEMAX

114 L. L. BROWN

卷之三

卷之三

卷之三

**Danny Kuperman**  
danny@arg-properties.com  
p: 713-439-0101

## Cross Creek 283 Lots

# CYPRESS JUNCTION - PHASE III

SWQ of FM 529 and Fry Road  
Katy, Texas 77449



Danny Kuperman

danny@arg-properties.com

p: 713-439-0101