

# Fry Road, South of FM 529

±2.8 acres  
HOUSTON, TX



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**CUSHMAN &  
WAKEFIELD**



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FRY ROAD



Alta Spring Cypress



DURVEA ELEMENTARY SCHOOL



# DEMOGRAPHICS

6830 N Fry Rd, Katy, Texas 77449  
3 miles

## HOUSEHOLDS



**136,679**  
2023 Total Population



**39,905**  
2023 Total Households



**3.42**  
2023 Average Household Size



**\$102,417**  
2023 Average Household Income



**31.7**  
2023 Median Age



**\$262,957**  
2023 Average Home Value

## POPULATION



**0.95%**  
2023-2028 Population: Compound Annual Growth Rate



**51%**  
Male Population



**49%**  
Female Population

## EMPLOYMENT



**88,010**  
2023 Total Daytime Population



**21%**  
2023 Daytime Population: Workers



**79%**  
2023 Daytime Population: Residents



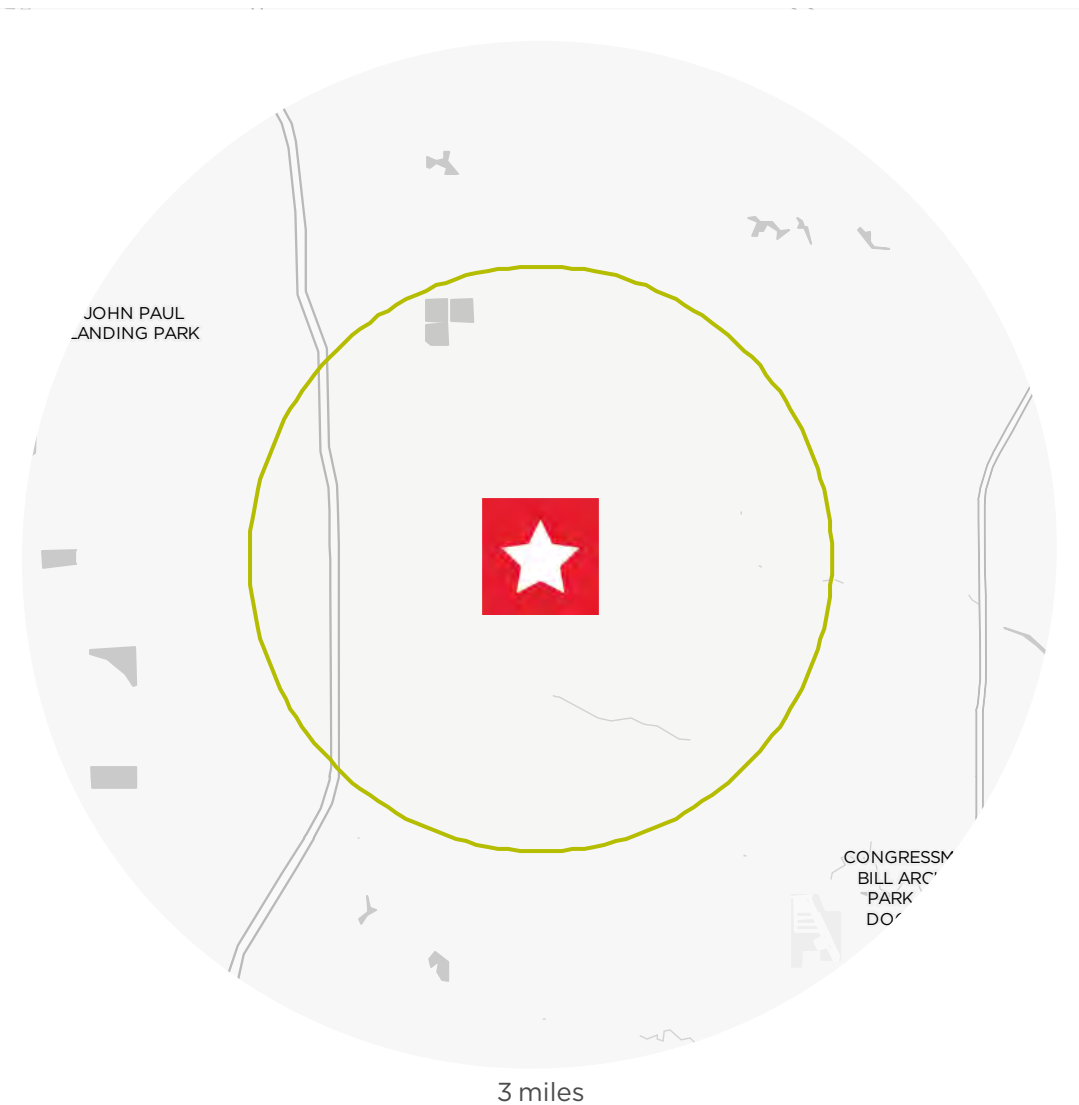
**3,113.4**  
2023 Daytime Population Density (Pop per Square Mile)



**1,799**  
2023 Total Businesses



**12,819**  
2023 Total Employees



## EDUCATIONAL ATTAINMENT

**22%**  
High School Diploma

**4%**  
GED/Alternative Credential

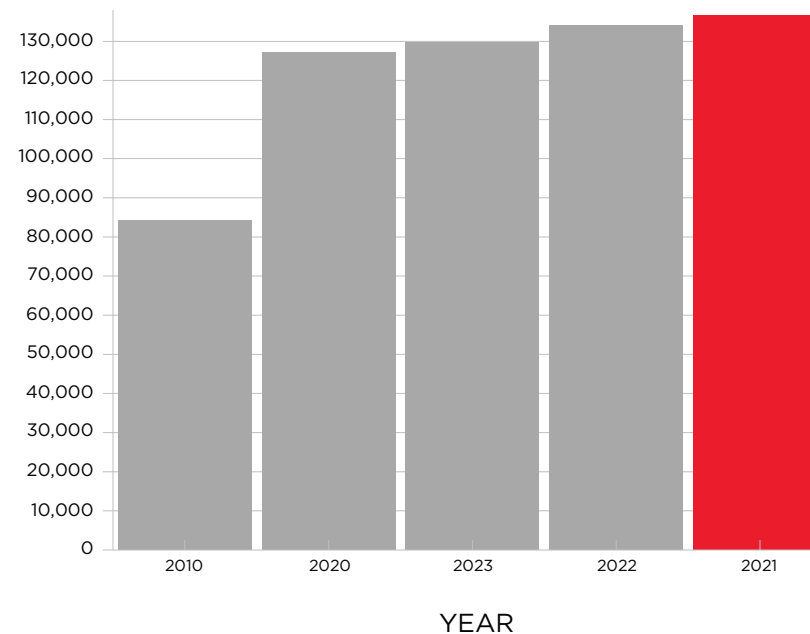
**21%**  
Some College/ No Degree

**10%**  
Associate's Degree

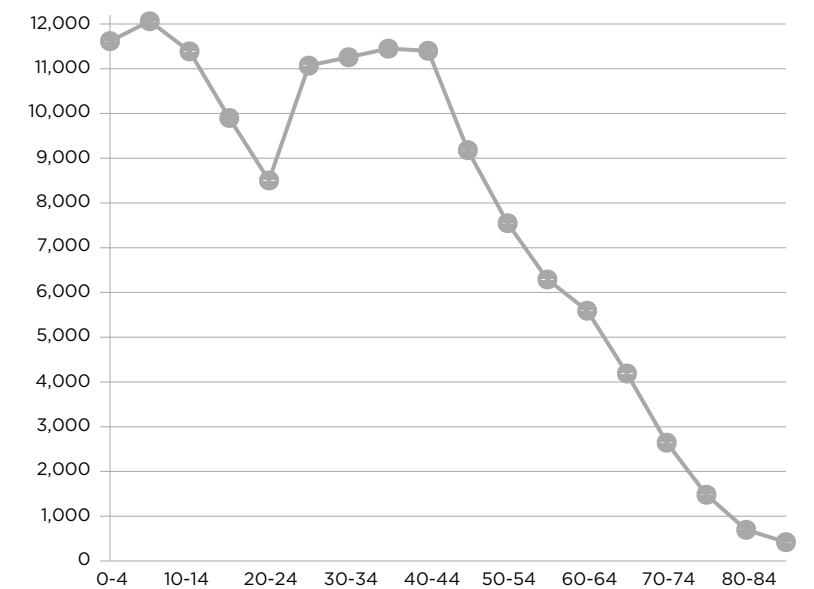
**22%**  
Bachelor's Degree

**8%**  
Graduate/ Professional Degree

## POPULATION TIME SERIES 2010-2023



## POPULATION BY AGE GROUP



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## TRACK DETAILS

- ±2.8 acres of land with ±480' of frontage along Fry Rd.
- Unrestricted/No Zoning
- Utilities available from HC MUD 157
- Off site detention behind the existing multi-family
- Zoned to Cy-Fair ISD
- Contact Broker for Pricing

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