

## ***Fry Tealbrook Retail Center***

7130 Fry Rd, Cypress, TX 77433



### ***Sammy Khalifeh***

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# Fry Tealbrook Retail Center

\$27.00 /SF/YR

Discover a brand-new retail center at 7130 Fry Road in Cypress, Texas, offering a premium leasing opportunity in one of Houston's fastest-growing suburban areas. With custom build-out options and exceptional street visibility, this retail building is ideal for...



- Lease Incentives Available: Free Rent & TI
- White Box Delivery: Rough-In plumbing, electrical, HVAC, lighting, ceiling, painted demising walls & grease trap access included.
- Prime Location: Strategically positioned at 7130 Fry Road, a major retail corridor with high visibility to over 24,219 vehicles per day.
- Affluent Demographics: Situated in an area with a median household income of \$101,556 within a 5-mile radius and a rapidly growing population.
- Modern Construction: Built with an energy-efficient design and top-tier finishes, ensuring cost-effective operations and attractive curb appeal.
- Surrounding National Retailers: Popeyes, Walgreens, Goodwill, Starbucks, O'Reilly Auto Parts, Firestone Auto Care, Fiesta Mart, 7-Eleven, and more.



Rental Rate: \$27.00 /SF/YR

Min. Divisible: 1,270 SF

Property Type: Retail

Property Subtype: Storefront

Gross Leasable Area: 10,055 SF

Year Built: 2025

Walk Score ®: 50 (Fairly friendly)

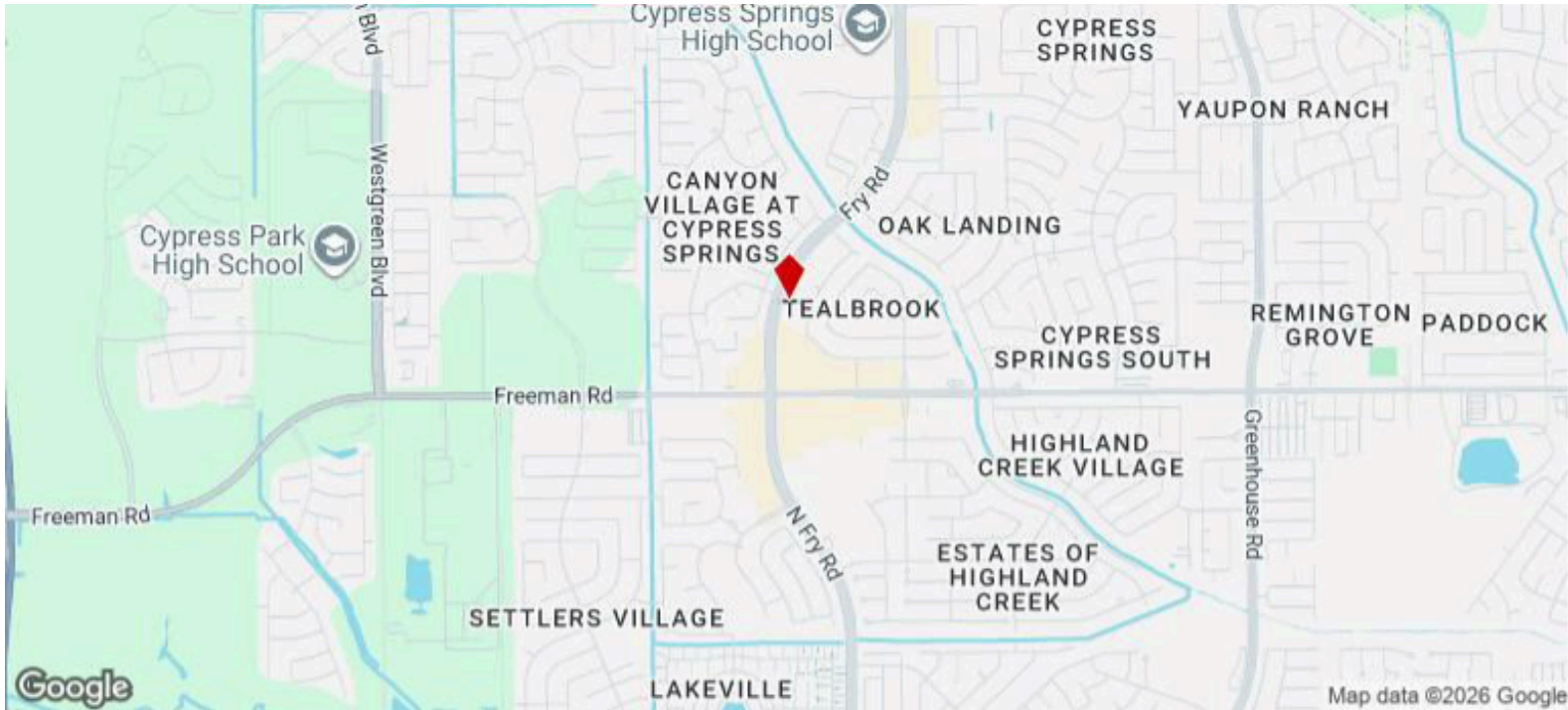
Rental Rate Mo: \$2.25 /SF/MO

## 1st Floor

1

Space Available	1,270 - 10,055 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Retail
Lease Term	3 - 10 Years

Brand new white-box build-out featuring finished ceilings, lighting, private restrooms, air conditioning, updated electrical, and freshly painted walls. Ownership is offering tenant improvement allowances and free rent periods to help offset build-out costs.



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Discover a brand-new retail center at 7130 Fry Road in Cypress, Texas, offering a premium leasing opportunity in one of Houston's fastest-growing suburban areas. With custom build-out options and exceptional street visibility, this retail building is ideal for businesses looking to establish themselves in a vibrant, high-traffic community.

Fry Tealbrook Retail Center is easily accessible, just 2.4 miles from Grand Parkway (99), accompanied by numerous access points and generous on-site parking. Exposure is plentiful, with 28,630 cars passing daily on Freeman Road and 24,219 cars along Fry Road. Nationally recognized retailers pack the surrounding spaces. Accesses are shared with shadow-anchor Popeyes, and a convenience mart is on the other side. Fry Tealbrook Retail Center is sure to catch the eye of passersby.

The area has experienced rapid population growth, with more than 248,000 residents within a 5-mile radius, driven by nearby master-planned communities such as Marvida, an 856-acre development with 2,500 homes underway by Land Tejas, and Elyson, a 3,642-acre community by Newland Communities planned for 6,200 homes, with approximately 1,400 already completed. Fry Tealbrook Retail Center is also located within the Cypress-Fairbanks Independent School District (ISD), named the largest A-Rated district in Texas by the Texas Education Agency. The Cy-Fair ISD Multi-Campus Educational Village is just 1 mile away, featuring Cypress Park High School, Rowe Middle School, and a future elementary school. Tenants can access a strong local workforce, where 38% of residents within a 10-mile radius hold a bachelor's degree or higher.

Contact the leasing team today. Spaces are limited.

# Property Photos



Signage at the Entrance



High Visibility to Over 30,000 VPD

# Surrounding National Retailers

7130 FRY RD | CYPRESS, TX 77433



Surrounding National Retailers

7130 FRY RD | CYPRESS, TX 77433



248,000 residents in 5-mile

# Demising Walls Moveable To Accomidate Future Tenants

