



# FRY TEALBROOK RETAIL CENTER

7130 FRY RD, CYPRESS, TX 77433

## Features

- Positioned at lighted intersection on Fry Rd
- Drive Thru End Cap Available
- Over 28K on Freeman Rd
- Situated near multiple schools, including Cypress Springs, ensuring high visibility and consistent foot traffic.

## FOR LEASE

AVAILABLE SF: 14,141  
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2025	MILE 1	MILE 3	MILE 5
Fry Rd	24,219 VPD	Population		18,528	126,733	322,635
Freeman Rd	28,630 VPD	Daytime Population		11,268	83,311	217,527
		Total Households		5,310	37,559	98,723
		Average Household Income		\$119,994	\$133,101	\$144,913

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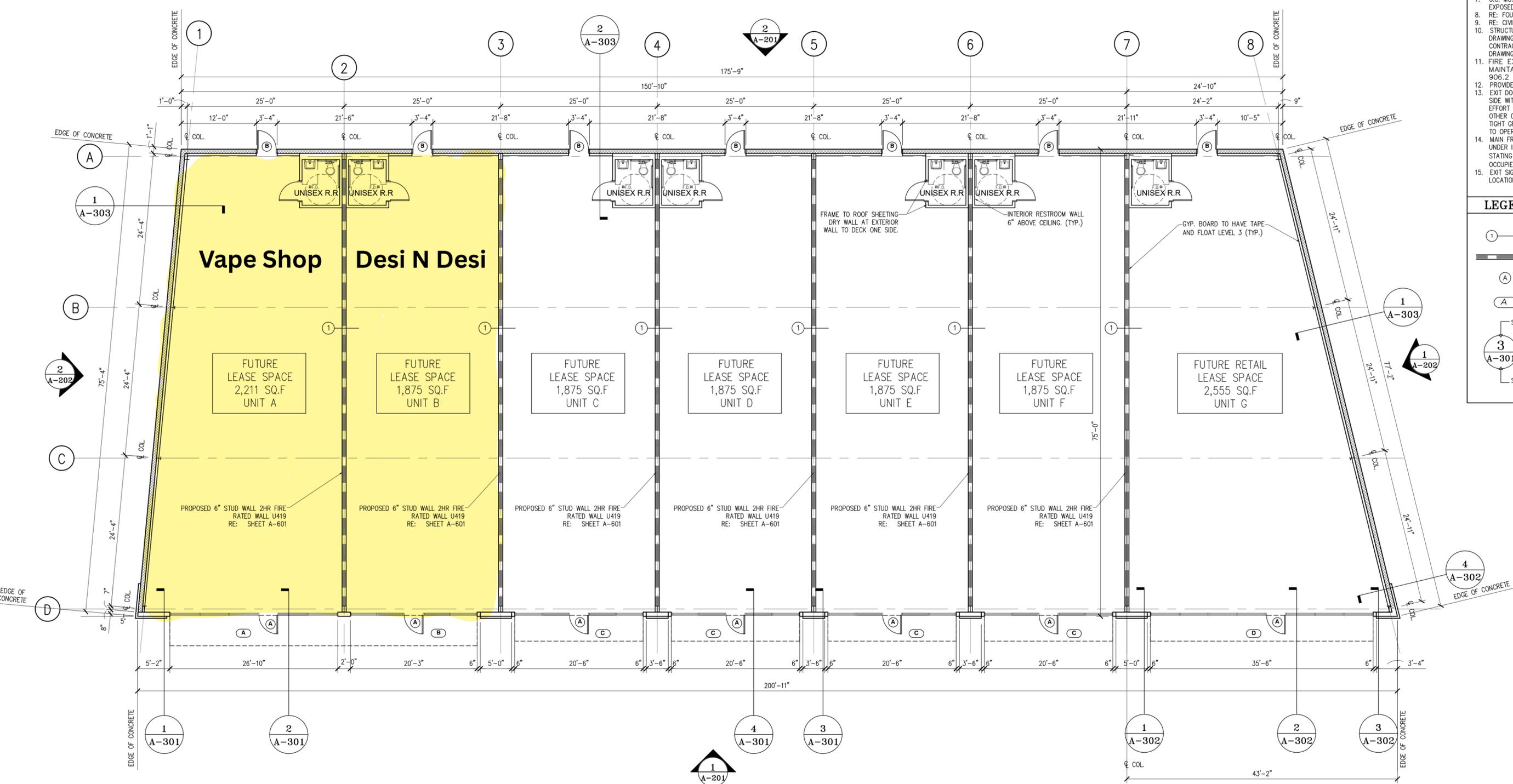
## Area Retailers & Businesses



# DIVIDING WALLS MOVABLE TO ACCOMMODATE FUTURE TENANTS

- GENERAL NOTES**
1. MAIN BUILDING OVERALL DIMENSIONS ARE EDGE OF CONCRETE TO EDGE OF CONCRETE.
  2. CONTRACTOR MUST PROVIDE ALUMINUM THRESHOLD (ADA COMPLIANT) AT EXTERIOR DOORS.
  3. CONTRACTOR MUST PROVIDE & INSTALL CLEAR ANODIZED ALUMINUM FRAME FOR ALL WINDOWS & DOOR FRAMES (U.N.O.).
  4. ALL INTERIOR WALLS ARE TO BE 6" ABOVE CEILING HIGH. (U.N.O.)
  5. FOR DOORS, WALLS & WINDOW TYPES (RE: SHEET A-601)
  6. ALL DOORS MUST HAVE LANDINGS ON BOTH SIDES, AT THE SAME ELEVATION. EXTERIOR DOOR LANDINGS MAY HAVE A SLOPE OF 1" : 12" MAX. TYP.
  7. G.C. MUST USE NON-ABSORBANT CONCRETE SEALER AT ALL EXPOSED CONCRETE FLOORING.
  8. RE: FOUNDATION PLAN FOR CONCRETE CONTROL JOINT.
  9. RE: CIVIL DRAWINGS FOR CONCRETE ELEVATION.
  10. STRUCTURAL STEEL MEMBERS ILLUSTRATED IN THESE DRAWINGS ARE OF SCHEMATIC & GRAPHICAL NATURE ONLY. CONTRACTOR MUST CONSTRUCT THIS BUILDING FROM SHOP DRAWINGS.
  11. FIRE EXTINGUISHERS MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH IFC SECTION 906.2 AND NEPA 10.
  12. PROVIDE FIRE EXTINGUISHERS PER IFC SECTION 906 .
  13. EXIT DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT . DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
  14. MAIN FRONT EXIT DOORS REQUIRING THE USE OF A KEY, UNDER IFC 1008.1.8.3, SHALL HAVE A SIGN READILY VISIBLE STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IN ONE INCH LETTERS CONTRASTING BACKGROUND. EXIT SIGNS AND EMERGENCY LIGHTING NEEDED IN PROPER LOCATIONS WITH BACK-UP POWER.

- LEGEND :**
- ① WALL TYPE RE: A-601
  - ▬ FIRE RATED WALL UL419 RE: A-601
  - (A) INDICATE DOOR TYPE- RE: A-601 FOR DOOR SCHEDULE
  - (A) INDICATE WINDOW TYPE- RE: A-601 FOR WINDOW SCHEDULE
  - SECTION #
  - ③ WALL SECTION RE: A-301
  - SHEET #



SCALE: 1/8" = 1'-0"  
GRAPHIC SCALE

SEAL

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

**RSK ENGINEERING**  
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS  
11302 TANNER RD. UNIT#100 HOUSTON, TEXAS 77041  
FIRM # F-11211

TEL (281) 580-4585  
FAX (281) 580-4399

**CYPRESS RETAIL PAD**  
7130 FRY RD  
CYPRESS, TEXAS 77433  
**MASTER FLOOR PLAN**

DRAWN BY: RSK DATE: 7-2-2024 SHEET: A-101  
CHECKED BY: RSK PROJ. NO.: CM-2024-240 REV.00

**Marvida**  
1,794 occ  
2,351 plan

**SITE**

Marvida Ter Dr

Cypress Vlg Dr

Freeman Rd

28,630 vpd

26,950 vpd

25,577 vpd

24,219 vpd

N Fwy Rd

N Fwy Rd



0 0.05 0.1 Miles



Alta Cypress Springs  
330 MF-units  
built 2023



99  
TOLL

Grand Pkwy

Longenbaugh Rd

Cypress  
Oaks  
250 occ  
296 plan

Marvida  
1,794 occ  
2,351 plan

N Fry Rd

Greenhouse Rd

Mason Rd

Westgreen Rd

Mason  
Woods  
395 occ  
2,816 plan

Freeman Rd

**SITE**

FARM  
529  
ROAD

FARM  
529  
ROAD



99  
TOLL

N Fry Rd

W Little York Rd

W Little York Rd

