UNITED EQUITIES
REAL ESTATE

For Lease:

Fry-529 Retail Center

20319 - 20403 FM-529 Road, Cypress, Texas 77433

Estimated Population

1-mile	3-miles	5-miles
20,009	110,462	287,493

Avg Household Income

1-mile	3-miles	5-miles
$87,756	$96,780	$106,271

Traffic Counts

Fry Rd	22,725 VPD
FM 529	22,850 VPD

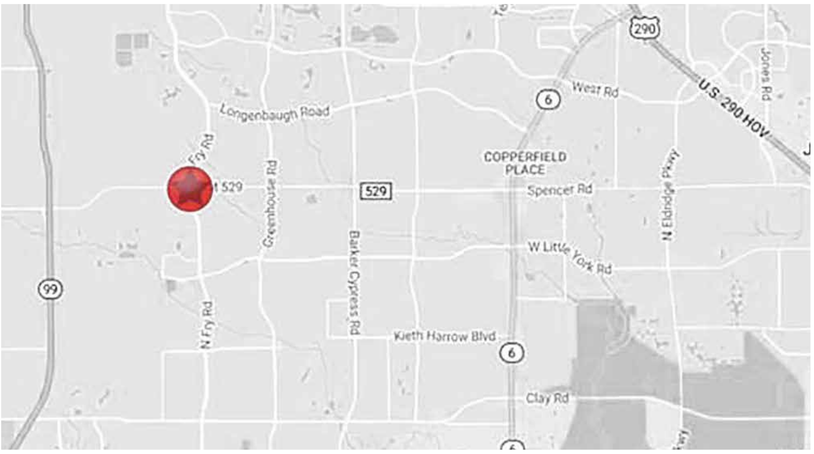
Year: 2021 | Source: TxDOT

Availabilities

- 1,500 SF – Former Nail Salon

Property Highlights

- Signalized access with strong daily traffic counts at Fry Rd & FM 529
- Anchored by Fiesta and Goodwill generating consistent daily traffic
- Serving a dense and growing residential population
- 287,000+ residents within a 5-mile radius
- Established retail corridor featuring national and local tenants



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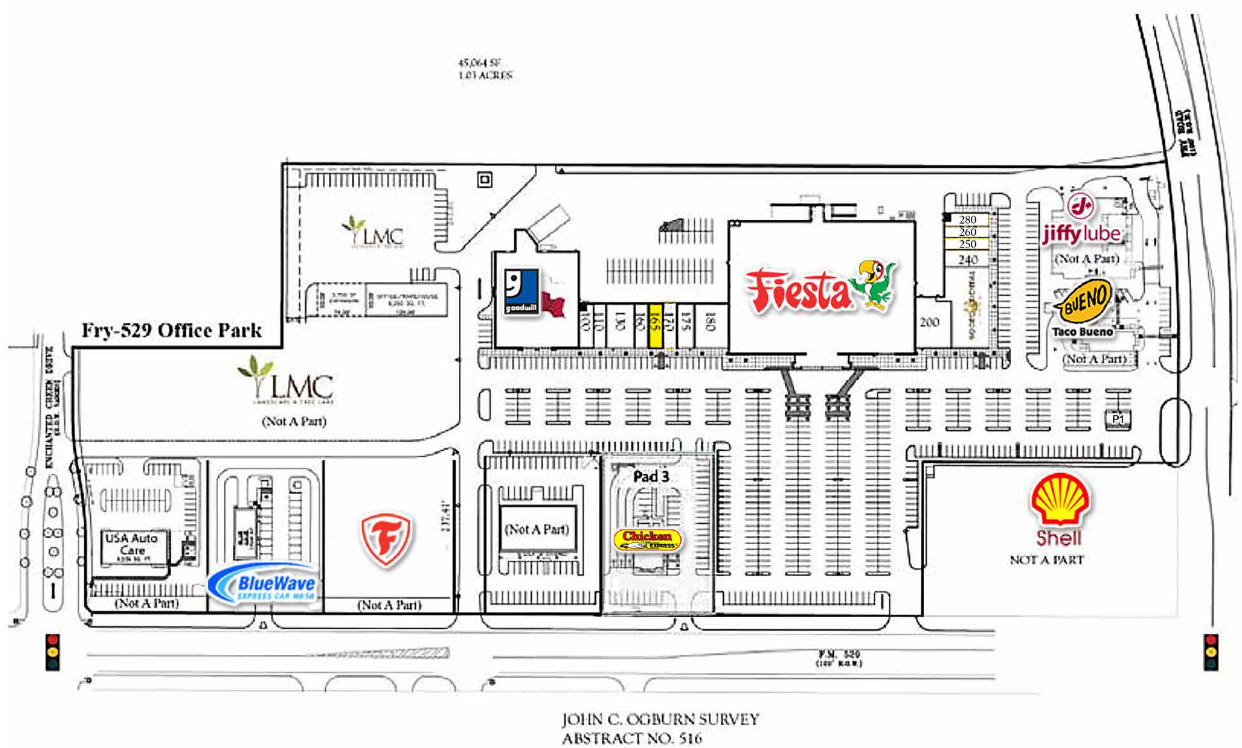
Site Plan

20319 - 20403 FM-529 Road, Cypress, Texas 77433

Suite	Tenant	Sq. Ft
20319 FM-529 Rd		
	Goodwill	20,460
20323 FM-529 Rd		
100	Star Wok	1,800
110	JLB Eatery	1,500
120 - 130	Adrian's Mexican Street Food	2,410
160	Metro by T-Mobile	1,260
165	**Available**	**1,500**
170	Rapicarga Travel	1,260
175	Subway	1,457
180	Uno Mas Liquor	5,000
	Maintenance Room	53
20331 FM-529 Rd		
	Fiesta	60,000
20403 FM-529 Rd		
200	Md Kids	4,858
230	Rodeo Dental/Braces	8,296
240	Postal Xpress	1,260
250	Massage Thai	1,010
260	Total by Verizon	1,010
280	Glamm Boutique	1,830
	Maintenance Room	36
Pad 1	Twice The Ice	
Pad 3	Chicken Express	2,733



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UNITED EQUITIES
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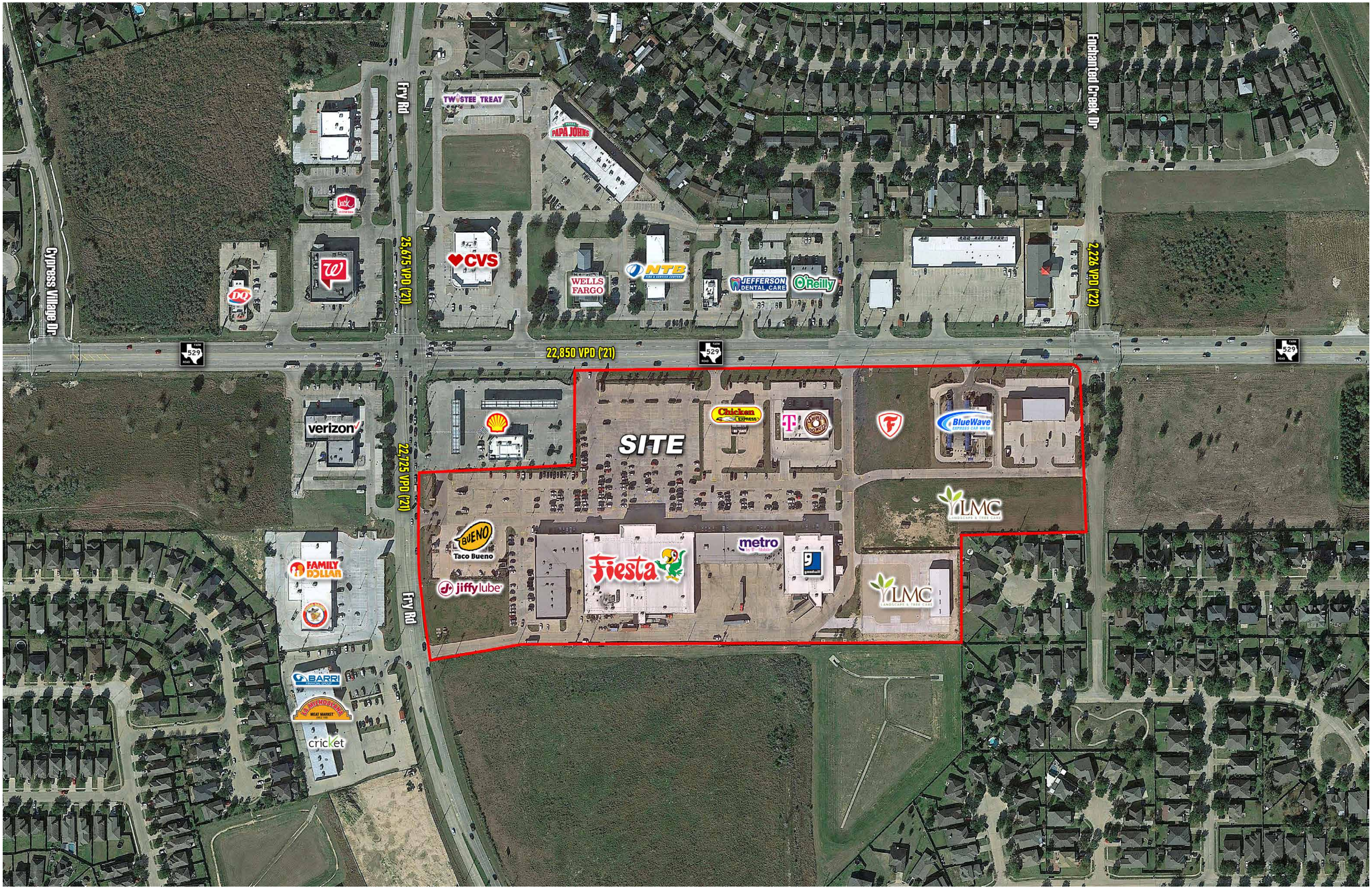
Site Aerial



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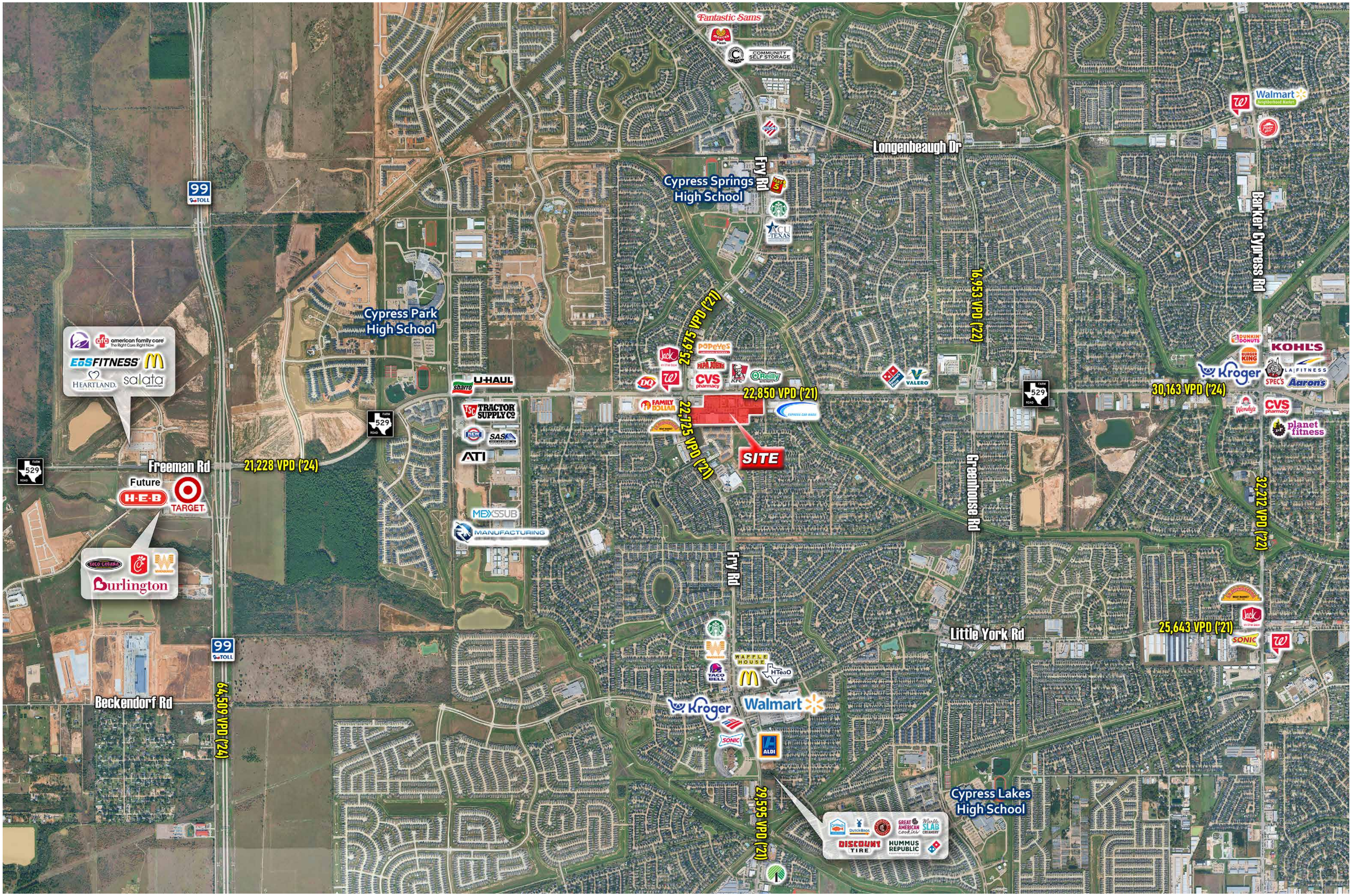
Market Aerial



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Demographics

Population			
2000 Population	4,008	24,938	89,543
2010 Population	17,686	79,211	208,962
2020 Population	20,009	110,462	287,493
2025 Population	21,668	120,502	317,767
2000-2010 Annual Rate	16.00%	12.25%	8.84%
2010-2020 Annual Rate	1.21%	3.30%	3.16%
2020-2025 Annual Rate	1.61%	1.76%	2.02%
2020 Male Population	49.1%	48.9%	48.8%
2020 Female Population	50.9%	51.1%	51.2%
2020 Median Age	30.0	30.7	32.4

In the identified area, the current year population is 287,493. In 2010, the Census count in the area was 208,962. The rate of change since 2010 was 3.16% annually. The five-year projection for the population in the area is 317,767 representing a change of 2.02% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 30.0, compared to U.S. median age of 38.5.

Race and Ethnicity			
2020 White Alone	48.7%	49.6%	53.2%
2020 Black Alone	24.3%	21.7%	17.7%
2020 American Indian/Alaska Native Alone	0.5%	0.6%	0.5%
2020 Asian Alone	5.7%	6.9%	9.8%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	15.5%	16.3%	14.2%
2020 Two or More Races	5.3%	4.9%	4.5%
2020 Hispanic Origin (Any Race)	50.6%	49.3%	43.0%

Persons of Hispanic origin represent 43.0% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households			
2020 Wealth Index	75	93	112
2000 Households	1,222	7,566	28,173
2010 Households	4,918	22,569	63,105
2020 Total Households	5,424	30,706	85,584
2025 Total Households	5,826	33,223	94,096
2000-2010 Annual Rate	14.94%	11.55%	8.40%
2010-2020 Annual Rate	0.96%	3.05%	3.02%
2020-2025 Annual Rate	1.44%	1.59%	1.91%
2020 Average Household Size	3.69	3.60	3.36

The household count in this area has changed from 63,105 in 2010 to 85,584 in the current year, a change of 3.02% annually. The five-year projection of households is 94,096, a change of 1.91% annually from the current year total. Average household size is currently 3.36, compared to 3.31 in the year 2010. The number of families in the current year is 70,721 in the specified area.

Average Household Income			
2020 Average Household Income	$87,756	$96,780	$106,271
2025 Average Household Income	$97,352	$108,557	$118,906
2020-2025 Annual Rate	2.10%	2.32%	2.27%

2020 Population 25+ by Educational Attainment			
Total	11,834	66,211	177,980
Less than 9th Grade	6.7%	8.2%	6.3%
9th - 12th Grade, No Diploma	8.0%	7.3%	5.9%
High School Graduate	19.7%	20.7%	18.4%
GED/Alternative Credential	4.4%	3.8%	3.4%
Some College, No Degree	24.9%	20.5%	21.5%
Associate Degree	8.8%	9.2%	8.6%
Bachelor's Degree	21.8%	21.3%	24.8%
Graduate/Professional Degree	5.7%	8.9%	11.1%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	213	1,549	4,800
Total Employees:	1,458	10,658	35,825
Total Residential Population:	20,009	110,462	287,493
Employee/Residential Population Ratio (per 100 Residents)	7	10	12

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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

EQUAL HOUSING OPPORTUNITY

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.

Name	License No.	Email	Phone
United Equities, Inc.	314335		(713) 772-6262
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Edwin Freedman	153678	bfreedman@unitedequities.com	(713) 772-6262
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Cavanaugh	484917	kcavanaugh@unitedequities.com	(713) 772-6262
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date