

NAIL SALON AVAILABLE

3154 N. FRY ROAD, KATY, TEXAS 77449

MOSELEY

COMMERCIAL
REAL ESTATE



www.mcrehouston.com
(713) 522-4646

1,100 SF
FOR LEASE

PROPERTY INFORMATION

TRAFFIC COUNTS	CPD
FRY ROAD NORTH OF MORTON ROAD	37,571
FRY ROAD SOUTH OF MORTON ROAD	38,301
MORTON ROAD WEST OF FRY ROAD	19,163
MORTON ROAD EAST OF FRY ROAD	15,631

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	25,307	144,868	314,135
AVG. HH INCOME	\$101,679	89,142	\$96,888
DAYTIME POPULATION	2,684	3,875	9,537
HOUSEHOLD	7,564	46,602	100,630

LOCATION

3154 N. FRY ROAD
KATY, TEXAS 77449



PROPERTY NOTES

- 1,100 SF 2ND GEN. NAIL SALON
- MONUMENT SIGNAGE ON FRY ROAD
- LOCATED NORTH OF MORTON ON FRY
- CROSS ACCESS TO LIGHTED INTERSECTION AT MORTON & FRY
- LOCATED ON THE "GOING HOME" SIDE

NEIGHBORS



MOSELEY

COMMERCIAL
REAL ESTATE

CHILDTIME
LEARNING CENTERS

N. FRY ROAD

FITNESS 19

cicis

HUNAN
GARDEN

DQ Salon

1,100 SF

Pho 88

SUITE	TENANT	SF
A	CICI'S PIZZA	4,200
B	HUNAN GARDEN	2,435
C	DQ SALON	1,300
D	AVAILABLE	1,100
E	PHO 88	1,625

Walgreens

TO



EMAIL US

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CALL US

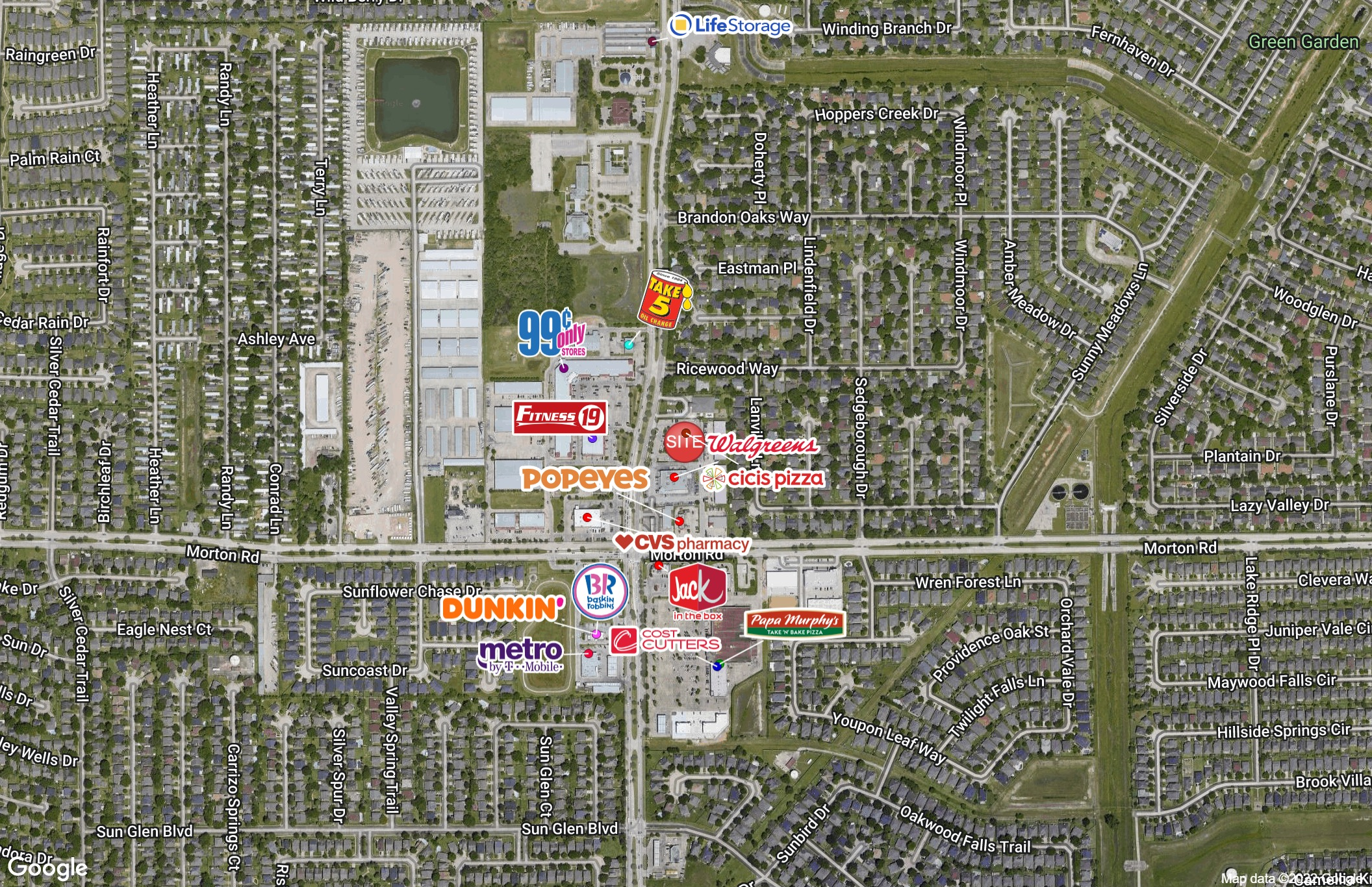
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3154 N Fry Rd

Katy, TX 77449

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Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8163/-95.7197

3154 N Fry Rd Katy, TX 77449	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	23,590	139,293	314,898
2026 Projected Population	23,566	146,887	333,702
2020 Census Population	25,307	144,868	314,135
2010 Census Population	21,611	101,065	234,496
Projected Annual Growth 2021 to 2026	-	1.1%	1.2%
Historical Annual Growth 2010 to 2021	0.8%	3.4%	3.1%
Households			
2021 Estimated Households	7,021	44,676	100,981
2026 Projected Households	7,193	48,512	109,498
2020 Census Households	7,564	46,602	100,630
2010 Census Households	6,347	32,046	74,036
Projected Annual Growth 2021 to 2026	0.5%	1.7%	1.7%
Historical Annual Growth 2010 to 2021	-0.7%	-0.4%	-
Age			
2021 Est. Population Under 10 Years	15.4%	15.5%	15.2%
2021 Est. Population 10 to 19 Years	16.9%	16.1%	16.1%
2021 Est. Population 20 to 29 Years	11.7%	13.6%	12.9%
2021 Est. Population 30 to 44 Years	24.9%	24.3%	24.0%
2021 Est. Population 45 to 59 Years	18.4%	17.7%	18.3%
2021 Est. Population 60 to 74 Years	9.9%	9.9%	10.5%
2021 Est. Population 75 Years or Over	2.8%	2.9%	3.0%
2021 Est. Median Age	33.0	32.2	33.0
Marital Status & Gender			
2021 Est. Male Population	48.7%	48.7%	48.9%
2021 Est. Female Population	51.3%	51.3%	51.1%
2021 Est. Never Married	27.4%	30.4%	30.1%
2021 Est. Now Married	54.2%	49.8%	50.8%
2021 Est. Separated or Divorced	15.3%	15.6%	15.3%
2021 Est. Widowed	3.2%	4.2%	3.9%
Income			
2021 Est. HH Income \$200,000 or More	7.1%	7.4%	8.9%
2021 Est. HH Income \$150,000 to \$199,999	5.9%	6.7%	7.5%
2021 Est. HH Income \$100,000 to \$149,999	21.4%	19.9%	20.0%
2021 Est. HH Income \$75,000 to \$99,999	17.9%	17.4%	16.8%
2021 Est. HH Income \$50,000 to \$74,999	24.7%	20.3%	19.7%
2021 Est. HH Income \$35,000 to \$49,999	9.7%	11.2%	10.8%
2021 Est. HH Income \$25,000 to \$34,999	6.0%	7.3%	6.8%
2021 Est. HH Income \$15,000 to \$24,999	3.7%	4.9%	4.5%
2021 Est. HH Income Under \$15,000	3.6%	4.9%	5.0%
2021 Est. Average Household Income	\$101,679	\$89,142	\$96,888
2021 Est. Median Household Income	\$77,069	\$79,675	\$84,257
2021 Est. Per Capita Income	\$30,270	\$28,612	\$31,084
2021 Est. Total Businesses	516	3,875	9,532
2021 Est. Total Employees	2,684	31,071	84,788



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Race			
2021 Est. White	36.3%	37.1%	39.9%
2021 Est. Black	15.4%	16.1%	15.0%
2021 Est. Asian or Pacific Islander	9.0%	7.6%	8.5%
2021 Est. American Indian or Alaska Native	1.2%	1.2%	1.1%
2021 Est. Other Races	38.2%	38.1%	35.5%
Hispanic			
2021 Est. Hispanic Population	10,525	62,233	131,396
2021 Est. Hispanic Population	44.6%	44.7%	41.7%
2026 Proj. Hispanic Population	44.0%	44.3%	41.5%
2020 Hispanic Population	56.5%	62.8%	55.7%
Education (Adults 25 & Older)			
2021 Est. Adult Population (25 Years or Over)	14,653	86,492	197,440
2021 Est. Elementary (Grade Level 0 to 8)	5.6%	6.4%	5.9%
2021 Est. Some High School (Grade Level 9 to 11)	6.0%	6.4%	6.4%
2021 Est. High School Graduate	24.7%	23.1%	22.3%
2021 Est. Some College	24.2%	23.0%	21.9%
2021 Est. Associate Degree Only	9.1%	10.1%	9.5%
2021 Est. Bachelor Degree Only	21.4%	21.7%	23.3%
2021 Est. Graduate Degree	9.0%	9.3%	10.7%
Housing			
2021 Est. Total Housing Units	7,074	46,214	104,449
2021 Est. Owner-Occupied	80.0%	65.0%	67.3%
2021 Est. Renter-Occupied	19.3%	31.7%	29.4%
2021 Est. Vacant Housing	0.7%	3.3%	3.3%
Homes Built by Year			
2021 Homes Built 2010 or later	5.4%	18.5%	18.3%
2021 Homes Built 2000 to 2009	33.0%	29.8%	28.0%
2021 Homes Built 1990 to 1999	27.7%	19.5%	18.5%
2021 Homes Built 1980 to 1989	24.3%	17.0%	17.0%
2021 Homes Built 1970 to 1979	5.4%	8.0%	10.6%
2021 Homes Built 1960 to 1969	1.4%	1.6%	1.8%
2021 Homes Built 1950 to 1959	0.8%	1.0%	1.0%
2021 Homes Built Before 1949	1.3%	1.3%	1.5%
Home Values			
2021 Home Value \$1,000,000 or More	0.7%	0.7%	1.0%
2021 Home Value \$500,000 to \$999,999	1.5%	2.6%	3.6%
2021 Home Value \$400,000 to \$499,999	1.0%	1.9%	2.8%
2021 Home Value \$300,000 to \$399,999	2.6%	5.8%	7.4%
2021 Home Value \$200,000 to \$299,999	24.2%	28.4%	28.9%
2021 Home Value \$150,000 to \$199,999	42.0%	34.9%	31.0%
2021 Home Value \$100,000 to \$149,999	20.8%	18.1%	18.4%
2021 Home Value \$50,000 to \$99,999	4.6%	4.5%	4.2%
2021 Home Value \$25,000 to \$49,999	1.6%	1.1%	1.0%
2021 Home Value Under \$25,000	1.0%	1.8%	1.7%
2021 Median Home Value	\$174,923	\$190,068	\$202,820
2021 Median Rent	\$1,234	\$1,147	\$1,175

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Labor Force			
2021 Est. Labor Population Age 16 Years or Over	17,445	103,692	235,076
2021 Est. Civilian Employed	67.4%	66.0%	65.2%
2021 Est. Civilian Unemployed	5.5%	5.6%	5.4%
2021 Est. in Armed Forces	-	-	-
2021 Est. not in Labor Force	27.0%	28.4%	29.4%
2021 Labor Force Males	48.0%	48.1%	48.2%
2021 Labor Force Females	52.0%	51.9%	51.8%
Occupation			
2021 Occupation: Population Age 16 Years or Over	11,766	68,459	153,209
2021 Mgmt, Business, & Financial Operations	17.8%	15.8%	16.4%
2021 Professional, Related	23.2%	22.2%	23.8%
2021 Service	18.0%	17.1%	16.4%
2021 Sales, Office	21.2%	21.0%	20.6%
2021 Farming, Fishing, Forestry	-	-	-
2021 Construction, Extraction, Maintenance	8.6%	8.5%	8.4%
2021 Production, Transport, Material Moving	11.1%	15.3%	14.3%
2021 White Collar Workers	62.2%	59.1%	60.8%
2021 Blue Collar Workers	37.8%	40.9%	39.2%
Transportation to Work			
2021 Drive to Work Alone	82.7%	82.5%	81.3%
2021 Drive to Work in Carpool	9.6%	9.2%	10.2%
2021 Travel to Work by Public Transportation	1.0%	1.4%	1.4%
2021 Drive to Work on Motorcycle	-	-	0.1%
2021 Walk or Bicycle to Work	0.3%	1.0%	0.8%
2021 Other Means	1.2%	0.8%	0.8%
2021 Work at Home	5.1%	5.1%	5.4%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	17.1%	15.0%	14.2%
2021 Travel to Work in 15 to 29 Minutes	27.2%	26.2%	26.1%
2021 Travel to Work in 30 to 59 Minutes	42.6%	43.8%	43.9%
2021 Travel to Work in 60 Minutes or More	13.1%	15.0%	15.8%
2021 Average Travel Time to Work	29.2	31.3	31.7
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$501.18 M	\$2.9 B	\$6.95 B
2021 Est. Apparel	\$17.87 M	\$103.66 M	\$248.58 M
2021 Est. Contributions, Gifts	\$28.06 M	\$163.52 M	\$397.03 M
2021 Est. Education, Reading	\$15.84 M	\$93.14 M	\$227.66 M
2021 Est. Entertainment	\$28.56 M	\$164.97 M	\$396.46 M
2021 Est. Food, Beverages, Tobacco	\$77.29 M	\$447.31 M	\$1.07 B
2021 Est. Furnishings, Equipment	\$17.71 M	\$102.31 M	\$245.67 M
2021 Est. Health Care, Insurance	\$45.56 M	\$262.75 M	\$626.63 M
2021 Est. Household Operations, Shelter, Utilities	\$161.05 M	\$936.9 M	\$2.24 B
2021 Est. Miscellaneous Expenses	\$9.39 M	\$54.49 M	\$130.63 M
2021 Est. Personal Care	\$6.71 M	\$38.93 M	\$93.08 M
2021 Est. Transportation	\$93.13 M	\$535.83 M	\$1.28 B

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