



3-Story Medical Office Building

NWQ N Fry Rd & Franz Rd

2603 N Fry Rd | Katy, Texas 77449

3-Story Medical Office Building

2603 N Fry Rd | Katy, Texas 77449



Property Highlights:

- 3 Floor Medical Office Building
- ±36,000 SF
- Ample Parking
- Easily accessible from surrounding communities
- Excellent opportunity for Emergency/Urgent Care, Medical, and Dental
- Estimated Delivery: Late Q1/Early Q2 2023

Traffic Counts:

Fry Rd: 37,743 VPD (Kalibrate 2021)

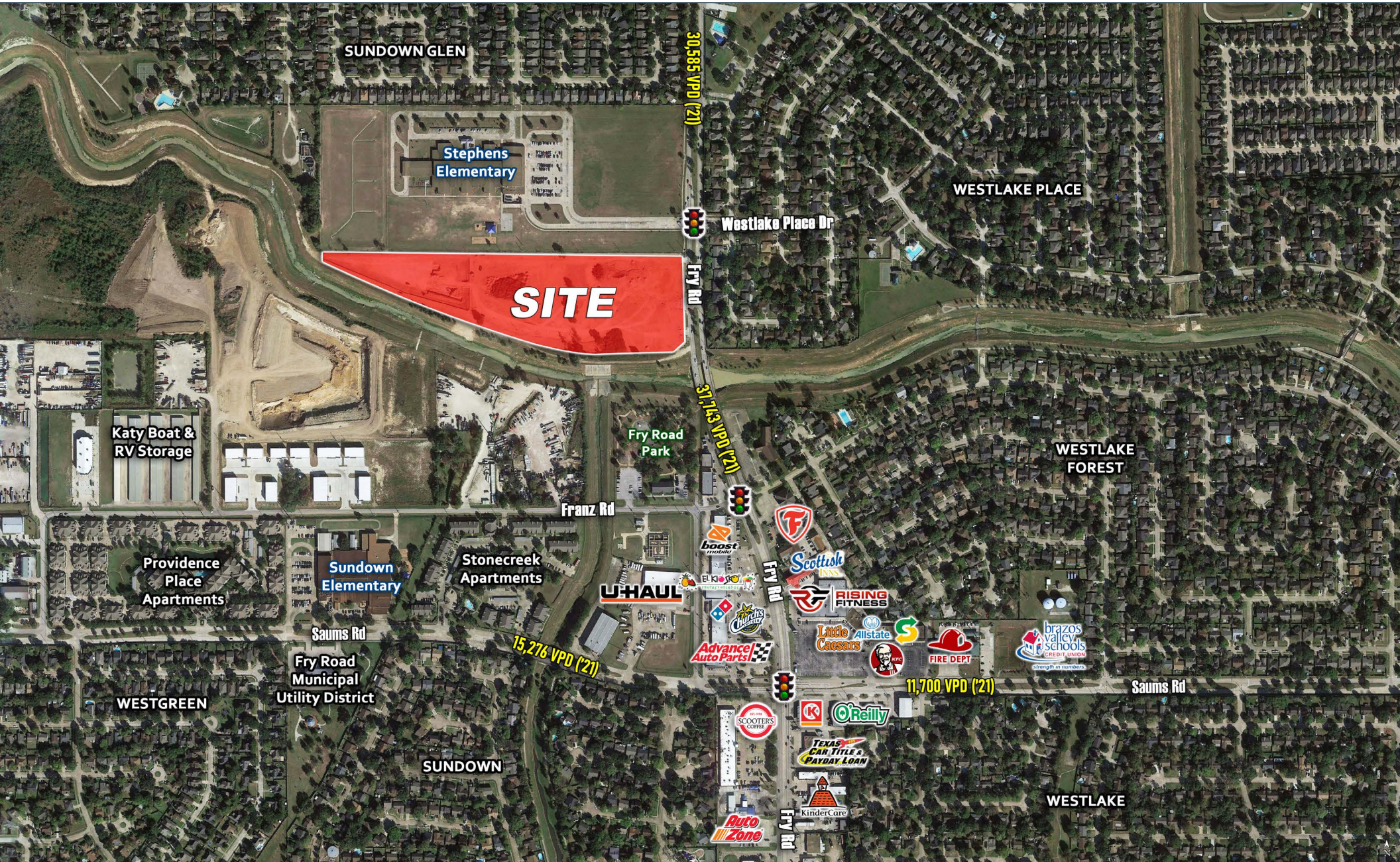
Saums Rd: 15,276 VPD (Kalibrate 2021)

Demographics:

	1 mile	3 miles	5 miles
2021 Population	22,753	132,795	289,958
2026 Proj. Population	24,285	146,044	321,199
Avg Household Income	\$83,833	\$102,759	\$103,509

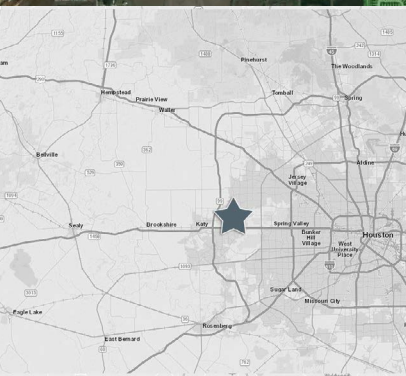
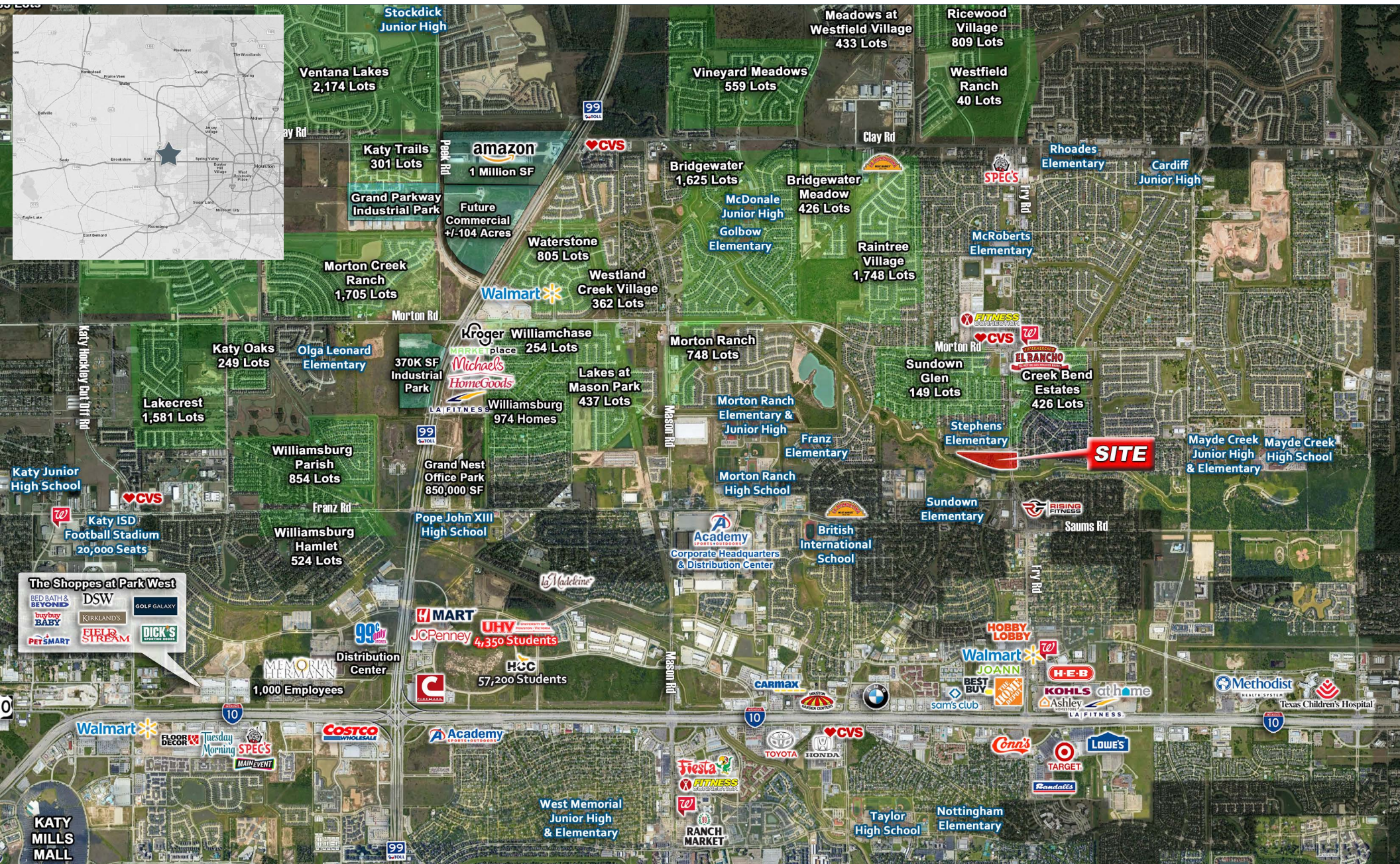
3-Story Medical Office Building

2603 N Fry Rd | Katy, Texas 77449



3-Story Medical Office Building

2603 N Fry Rd | Katy, Texas 77449



The Shoppes at Park West

- BED BATH & BEYOND
- DSW
- GOLF GALAXY
- buybuy BABY
- KIRRLANDS
- FIELD STREAM
- PETSMART
- DICK'S Sporting Goods

KATY MILLS MALL