



SHOPS AT FRY & TUCKERTON

Building D

9430 FRY RD, CYPRESS, TX 77433



North Facing Aerial

290 110,425 VPD

BLACKHORSE RANCH
Avg Home Value: \$898,800

CYPRESS CREEK LAKE
Avg Home Price: \$612,500

TOWNE LAKE
Avg Home Price: \$648,678

BRIDGELAND
Avg Home Price: \$554, 935
21,000 Lots | 11,500 acres

LIFE TIME
Ranked in the 98th
Percentile in TX
685K Annual Visits
(Category: Fitness)

H-E-B
Ranked in the 97th
Percentile in TX
2.2M Annual Visits
(Category: Grocer)

HIGHPARK APARTMENTS
336 Units

Tuckerton Rd | 10,217 VPD

Wendy's
Jersey Mike's
CHASE
SportClips
CURRY PIZZA HOUSE

H-E-B FUEL

DUTCH BROS
Bojangles



CyLife
CHURCH

Mister

MAVIS TIRE
Valvoline

BUILDING D

Fry Rd | 28,613 VPD

ALLORA PARKLAND
378 Units

Property Map

BLACKHORSE RANCH
Avg. Home Value: \$898,800

CYPRESS CREEK LAKE
Avg. Home Value: \$612,550

BRIDGELAND
Avg. Home Value: \$554,935

TOWNE LAKE
Avg. Home Value: \$648,678

**SHOPS AT ———
FRY & TUCKERTON**



LOCATED AT THE GATES OF CYPRESS' MASTER-PLANNED COMMUNITIES

CENTERED AT THE ENTRANCE OF BRIDGELAND & OTHER AFFLUENT COMMUNITIES

BRIDGELAND, A HOWARD HUGHES COMMUNITY, RANKED IN TOP 10 MASTER PLANNED COMMUNITIES
(2024, RCLCO REAL ESTATE COUNCIL)

ADJACENT TO TOP PERFORMING H-E-B, DRIVING 2.2M VISITORS TO THE AREA

H-E-B

Ranked in the 97th Percentile in TX
2.2M Annual Visits
(Category: Grocer)

PART OF LARGER DEVELOPMENT FEATURING PREMIER NATIONAL PAD TENANTS AND FRANCHISES

MEMORIAL
HERMANN
Howard Hughes

AVERAGE HOUSEHOLD
INCOME: \$225,000

(1-MILE RADIUS)

THE SHOPS AT FRY & TUCKERTON
BUILDING A, B & C

BUILDING D

Asset Positioning

7.1 Years

OF WEIGHTED AVG. LEASE TERM

2025

YEAR BUILT

4.0 / 1,000 SF

ABOVE MARKET PARKING RATIO

100%

LEASED TO 60% NATIONAL
TENANTS

UNIT	TENANT	SF
101	Firehouse Subs	1,700
102	Health Source Chiropractic	2,113
103	Elite Dermatology	2,800
104	Magnolia Soap and Bath Co.	1,392
105	Pet Vet 365	2,007
106	Fit Body Flex Pilates	2,313
107	Juiceland	1,188
108	Stretch Zone	1,303
109	Nelson Family Othodontics	1,982
110	Xfinity	1,609
111	Casa Prime	2,836



Premier Retail at the Center of Cypress' Master-Planned Communities

Fry & Tuckerton is centered at the fore-front of multiple Masterplanned Communities, serving as a major neighborhood amenity for nearby families. Serving over 98,700 within a 3-mile radius, the Property provides a range of goods and services, supporting a continuously growing and affluent residential base.



CANYON LAKES WEST
Avg Home Price: \$450,000

STAR
CINEMAGRILL



WALMART SUPERCENTER

MIRAMESEA
Avg Home Price: \$420,000

ALLORA PARKLAND
378 Units

ALEXAN CYPRESS CREEK
351 Units

Public Storage



BUILDING D

BRIDGELAND
Avg Home Price: \$554,935
21,000 Lots | 11,500 acres



Mister

DUTCH BROS
Bojangles

H-E-B

Ranked in the 97th
Percentile in TX
2.2M Annual Visitors
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Tuckerton Rd | 10,217 VPD

THE SHOPS AT FRY & TUCKERTON
BUILDING A, B & C

Fry Rd | 28,613 VPD



Growing Population & Home Starts

26.2%

**ANNUAL POPULATION
GROWTH 2010-23**
(1-Mile Radius)

*Projected to increase 2.59%
annually in the next 5 years*

18.9%

**ANNUAL POPULATION
GROWTH 2010-23**
(3-Mile Radius)

*Projected to increase 1.79%
annually in the next 5 years*

5.0%

**ANNUAL POPULATION
GROWTH 2010-23**
(5-Mile Radius)

*Projected to increase 1.0%
annually in the next 5 years*



Bridgeland Submarket

NEW HOME START STATS

- West/Northwest Submarket had 6,537 New Home Starts in 2023 which was 18.3% of all of Houston's new home starts
- New home starts in this area increased 11.2% from 2022
- Katy had 2,883 Starts in 2023 and was ranked #2
- Fulshear had 1,056 Starts in 2023 and was ranked #11

BRIDGELAND HOMES

COMPRISED OF FOUR "VILLAGES"

- Approximately 20,000 homes are projected to be completed within the development
- Estimated 65,000 residents to reside upon completion

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