

**LAND**

**For Sale**



**Farid Chatur**  
**Principal Broker**  
**(832) 685-2739**

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[Contact us for more information](#)

**21102 FM 529, Katy**  
**TX 77449**

**+/- 1.4 Acres**





# PROPERTY HIGHLIGHTS

**Call for Pricing**

**Perfect site for any QSR or Food Concept**

**Located near FM 529 and Grand Parkway**

# DEMOGRAPHICS

3 MILE

1 MILE

99,517

12,263

Population

29,670

3,625

Households

31.90

31.20

Median Age

\$84,819

\$81,072

Median HH Income

9,312

1,362

Daytime Employees

↑ 4.98%

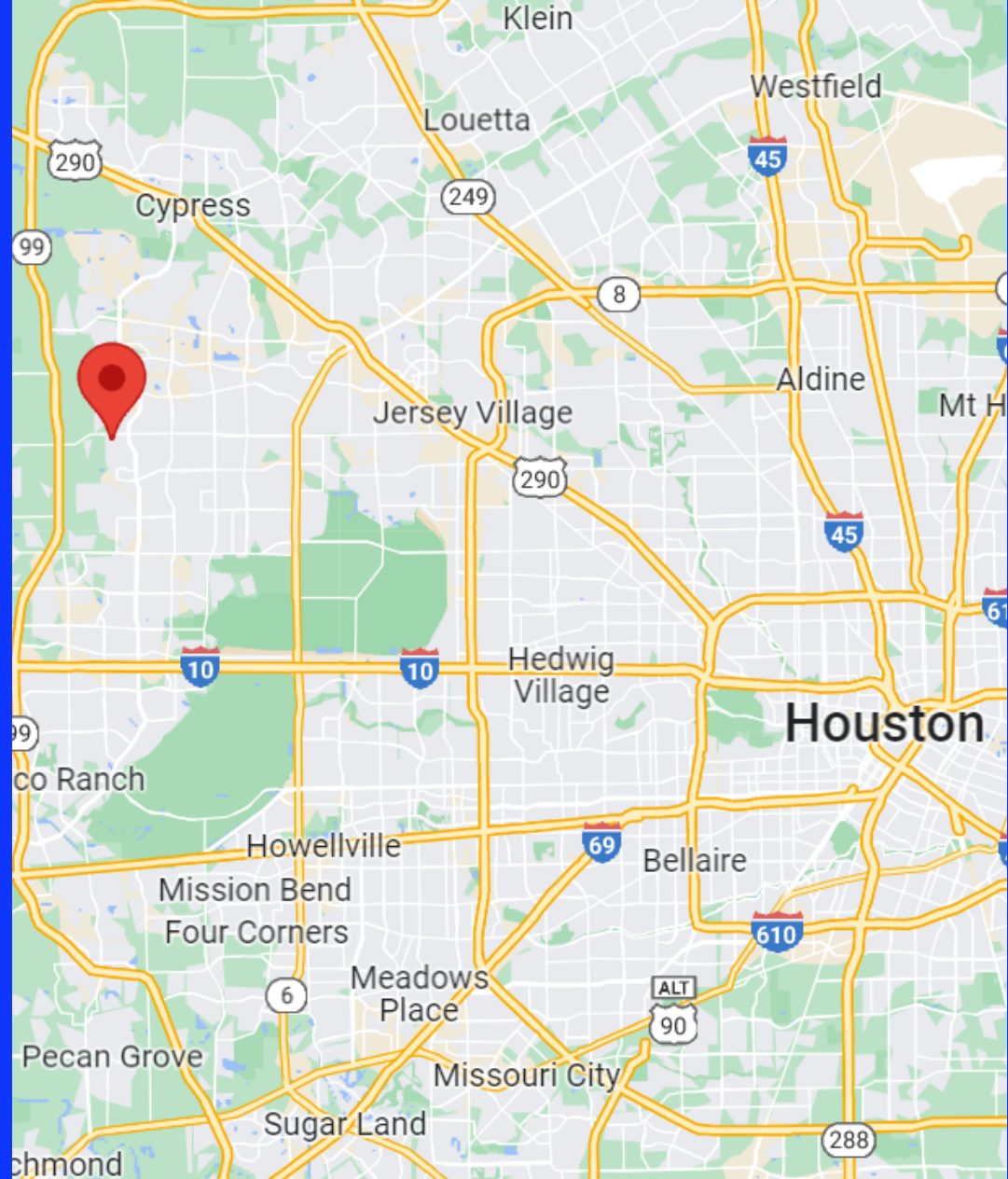
↑ 1.35%

Population Growth ' 23-"28

↑ 5.44%

↑ 1.77%

Household Growth ' 23-"28





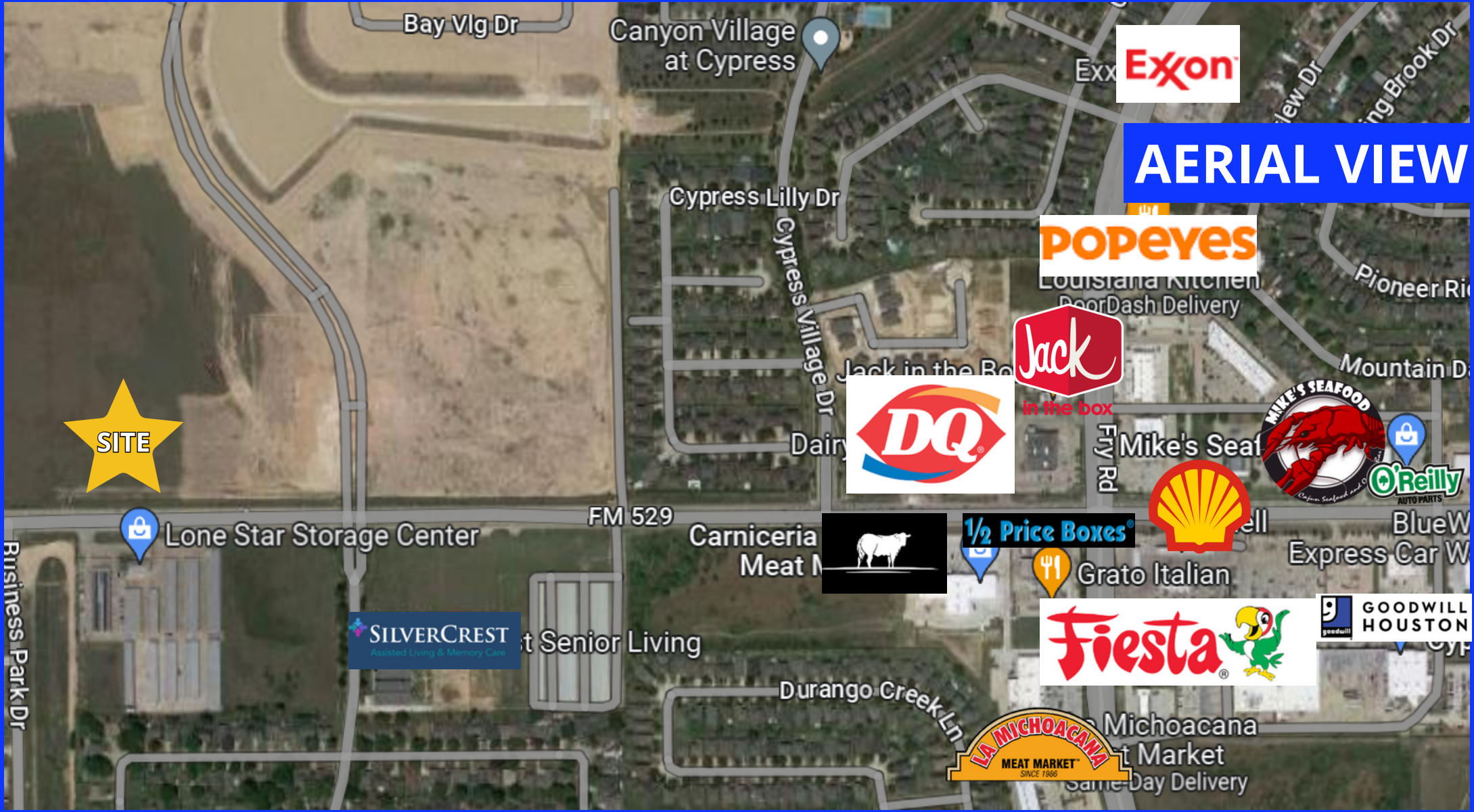


# TRAFFIC

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Settlers Village Dr	FM 529 Rd N	2,953	2022	0.11 mi
Freeman Road	FM 529 W	22,876	2022	0.50 mi
Fry Road	FM 529 Rd S	23,426	2022	0.53 mi
Fry rd	FM 529 Rd S	21,476	2022	0.53 mi
FM 529 Rd	FM 529 W	6,642	2022	0.54 mi
Fry Road	FM 529 N	16,856	2022	0.55 mi
Fry Rd	FM 529 Rd N	21,247	2022	0.61 mi
FM 529 Rd	Enchanted Creek Dr E	9,663	2018	0.85 mi
Enchanted Creek Dr	Mountaindale Dr N	1,290	2022	0.86 mi
Arbor Creek Dr	Wide Creek Dr E	3,659	2022	0.87 mi



# AERIAL VIEW



Lone Star Storage Center



Senior Living

Carniceria Meat Market



1/2 Price Boxes



Grato Italian



Michoacana Meat Market  
Same-Day Delivery



# PROPERTY OVERVIEW





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