



Green Tree Shopping Center

231 S Fry Road, Katy TX 77450

Coordinates:
Latitude: 29.7821
Longitude: -95.7181

Leasing Contact: Stephanie Karpinski | s.karpinski@inlandgroup.com | 630.586.4745 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services LLC



> Property Highlights

- Center Size: 147,621 SF
- Shadow-anchored by Target & Randall's Foods with strong mix of national retailers: TJMaxx, PetSmart & Ulta
- Situated at SEC of I-10 access road - 76,830 AADT and Fry Road - 23,354 AADT - with easy access
- Dense population in immediate area and high incomes make this a great choice



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Store Listing

Center Size: 147,621 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	25,646 SF	PetSmart
2	2,800 SF	AT&T Mobility
3	2,400 SF	Lovett Dental
4	4,800 SF	Famous Footwear
5	2,000 SF	Shishkabob Cafe and Sub
6	4,000 SF	Mattress Firm
7	5,200 SF	Bath & Body Works
9	16,000 SF	Office Depot
10	30,000 SF	TJMaxx
11	21,883 SF	Party City
12	8,013 SF	Five Below
13	12,017 SF	Ulta
14	1,255 SF	Available
15	1,255 SF	Available
16	1,952 SF	Postmark Mail/Business Center
17	1,200 SF	Available
18	1,200 SF	GNC
19	2,400 SF	Supernails
20	1,600 SF	Shelby's Liquor II
21	2,000 SF	Cost Cutters
22		Target
23		Randall's

Items in blue and italicized are owned by others



2023
Demographics Estimate

Fry Road - 23,354 AADT 5/2023

	Resident Population	Households	Average HH Income
1 Mile	13,891	4,896	\$144,717
3 Miles	118,370	41,268	\$124,485
5 Miles	261,858	88,953	\$126,534

