



Green Tree Shopping Center

231 S Fry Road, Katy TX 77450

Coordinates:

Latitude: 29.7821

Longitude:-95.7181

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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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A detailed map of a shopping center layout. The map shows several large retail stores: a large Target (22) in the upper left, Barnes & Noble Booksellers in the upper right, America's Best Contacts & Eyeglasses, TJ Maxx, Ulta Beauty, CMC Food Mart Center, and Randalls (23) in the center right. A large parking lot is located to the left of Target, with a cross symbol indicating a specific area. Other stores include PetSmart, Willie's, AT&T, IHOP, Office Depot, Five Below, Visionworks, Time Wise, Wendy's, BBVA Compass, McDonald's, and a Restaurant Not Included. A Shell gas station is located on the right side. The map also shows various parking spaces, drive-thrus, and building footprints.

2/2025

	Resident Population	Households	Average HH Income
1 Mile	13,789	4,856	\$142,105
3 Miles	112,947	39,896	\$128,893
5 Miles	258,201	89,714	\$126,958

2024 Demographics Estimate



Items in blue and italicized are owned by others