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 - 31,367 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	America's Best Contacts & Eyeglasses
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	Barnes & Noble
12	8,013 SF	Five Below
13	12,017 SF	Ulta
14	1,255 SF	UNOO
15	1,255 SF	Spice Wing
16	1,952 SF	Ship N Print
17	1,200 SF	Today Lash
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



2026
Demographics Estimate

6/2026

	Resident Population	Households	Average HH Income
1 Mile	15,013	5,866	$129,230
3 Miles	113,302	41,064	$125,781
5 Miles	267,188	93,342	$132,557

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