



**4.19 ACRES**

NE CORNER OF SPRING GREEN BLVD @ FRY RD • KATY, TX 77494



# PROPERTY SUMMARY

Offering Price	\$4,200,000
Price/SF	~\$23.00/SF
Property Type	Raw Land
Lot Size	4.19 AC
Cross Streets	NE Corner of Spring Green Blvd @ Fry Rd
Zoning Type	Unrestricted Commercial Reserve
Submarket	Katy / Cinco Ranch
County	Fort Bend

\*Property outline is an approximation and is subject to change both in layout, dimensions, and total acreage.

# INVESTMENT SUMMARY

Capitalize on a rare 4.19-acre commercial corner tract located just minutes from Cinco Ranch, one of Katy's most desirable and well-established master-planned communities. Situated at the bustling intersection of Spring Green Boulevard and South Fry Road, this high-traffic site offers excellent visibility and access—ideal for retail, medical, office, or mixed-use development.

Strategically positioned near dense residential neighborhoods, top-performing schools, and thriving commercial hubs, the site draws from strong nearby demographics and the expanding Cinco Ranch population. With proximity to the Grand Parkway and Westpark Tollway, it benefits from both local and commuter traffic flows.

Unlock development potential in a rapidly growing corridor where commercial demand continues to climb. Whether you're building a neighborhood retail center, professional complex, or a destination concept, this tract is primed for lasting value and visibility.



## ADAM MCALPINE, CCIM

President/Broker  
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## MCALPINE INTERESTS

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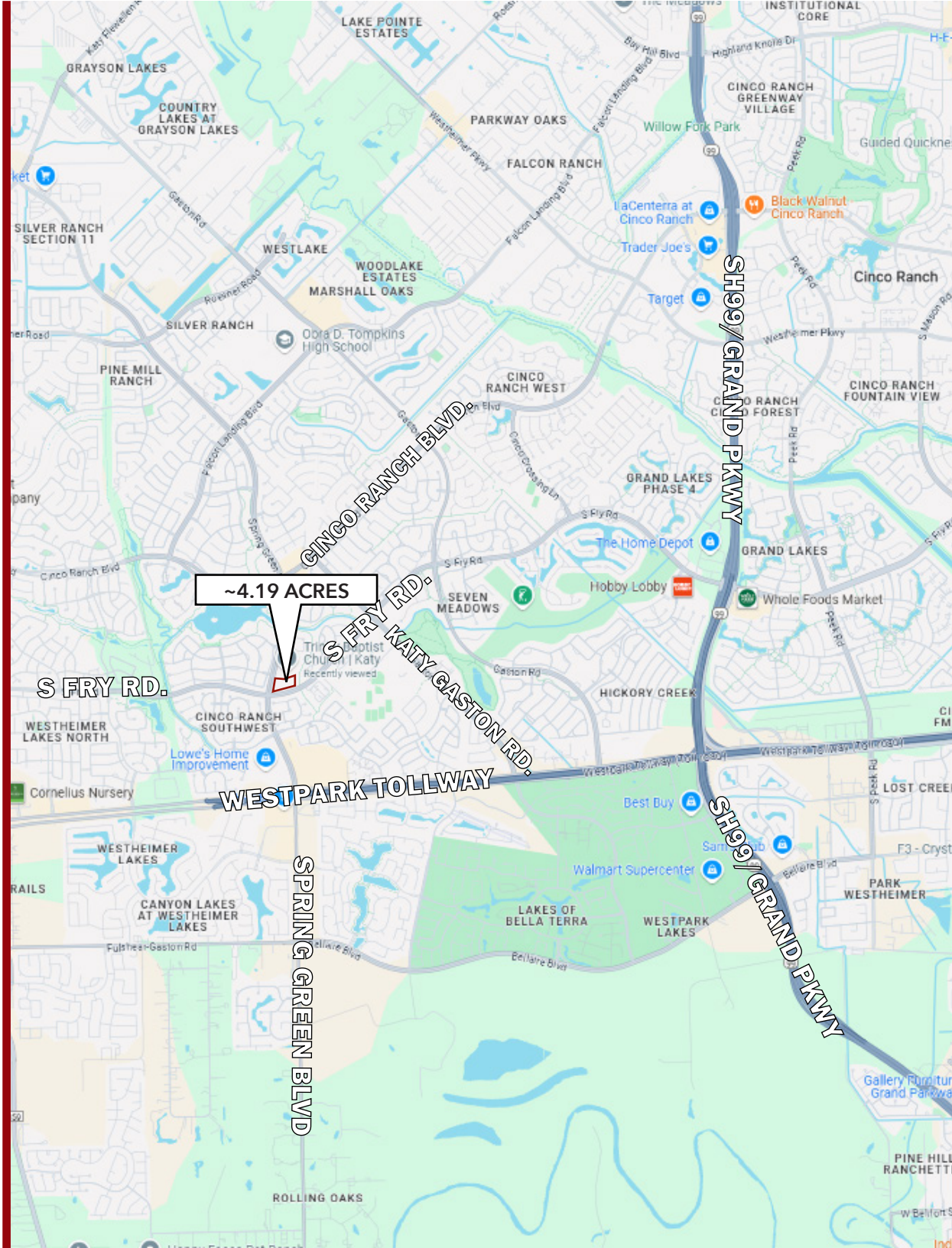


# LOCATION HIGHLIGHTS

- 4.19 AC commercial tract at hard corner of Spring Green Blvd & S Fry Rd
- High-traffic intersection with strong daily visibility and accessibility
- Located just outside Cinco Ranch, a top-tier Katy master-planned community
- Surrounded by dense residential growth and top-rated Katy ISD schools
- Unrestricted reserve - ideal for retail, medical, office, or mixed-use
- Minutes from Grand Parkway (99) and Westpark Tollway - strong commuter flow

# SELLER STIPULATIONS

- Underground retention a requirement for the site (no retention pond on site)
- Shared drive/roadway from Fry Rd. median cut for seller to access its site
- No "bad boy" uses or church use on this site



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	12,152	100,603	203,614
2024 Population	12,547	109,053	236,991
2029 Population	13,316	117,246	272,879
2020-2024 Growth Rate	0.76	1.92%	3.64%

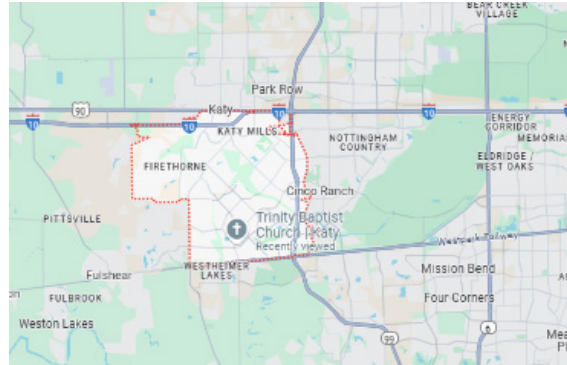
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
\$0-\$24,999	210	1,373	4,015
\$25,000-49,999	109	1,996	5,359
\$50,000-99,999	279	4,143	12,417
\$100,000-199,999	1,616	14,299	29,433
\$200,000 or greater	1,491	10,387	22,668
Median HH Income	\$167,363	\$156,303	\$149,104
Average HH Income	\$208,432	\$188,048	\$179,808

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Total Households	3,562	29,533	63,204
2024 Total Households	3,705	32,198	73,891
2029 Total Households	3,975	34,970	86,074
2024 Average Household Size	3.39	3.39	3.20
2024 Owner Occupied Housing	2,905	26,592	57,295
2029 Owner Occupied Housing	3,130	28,987	65,616
2024 Renter Occupied Housing	800	5,606	16,596
2029 Renter Occupied Housing	845	5,982	20,458
2024 Vacant Housing	89	1,262	5,070
2024 Total Housing	3,794	33,460	78,961



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# ABOUT KATY



Katy, Texas, is a rapidly growing city located about 30 miles west of downtown Houston. With a population of approximately 28,000 within the city limits—and over 340,000 in the surrounding Greater Katy area—it serves as a major residential hub for those commuting to Houston. Originally a small railroad town, Katy has transformed into a thriving suburban community known for its excellent public schools, master-planned neighborhoods, and strong local economy. Its location along Interstate 10 makes it a convenient and attractive option for families and professionals seeking a balance between city access and suburban living.

## KATY FACTS

LAND	10.66 square miles
POPULATION - CITY OF KATY	~28,972
POPULATION - GREATER KATY	~340,000
DENSITY	2,717.82/Square Mile

## 77494 ZIP CODE

POPULATION	137,213
HOUSEHOLDS	7,490

## S FRY RD & SPRING GREEN BLVD PROXIMITY

HOUSTON CBD	~45 MINUTES
MEMORIAL	~35 MINUTES
I-10	~13 MINUTES
GRAND PARKWAY	~9 MINUTES

# GREATER HOUSTON AREA

Houston is the most populous city in the state of Texas and the fourth most populous city in the United States. As of the last census in 2020, the population of Houston was approximately 2.3 million people. The Greater Houston area, which includes surrounding suburbs and cities, has a population of over 7 million, making it one of the largest metropolitan areas in the country.

The Houston commercial real estate market has historically been robust, largely due to the city's status as a major economic hub in the United States. Houston's economy is diverse, with key sectors including energy, healthcare, manufacturing, aerospace, and technology. This diversity has contributed to a resilient commercial real estate market, offering a variety of investment opportunities across different sectors.

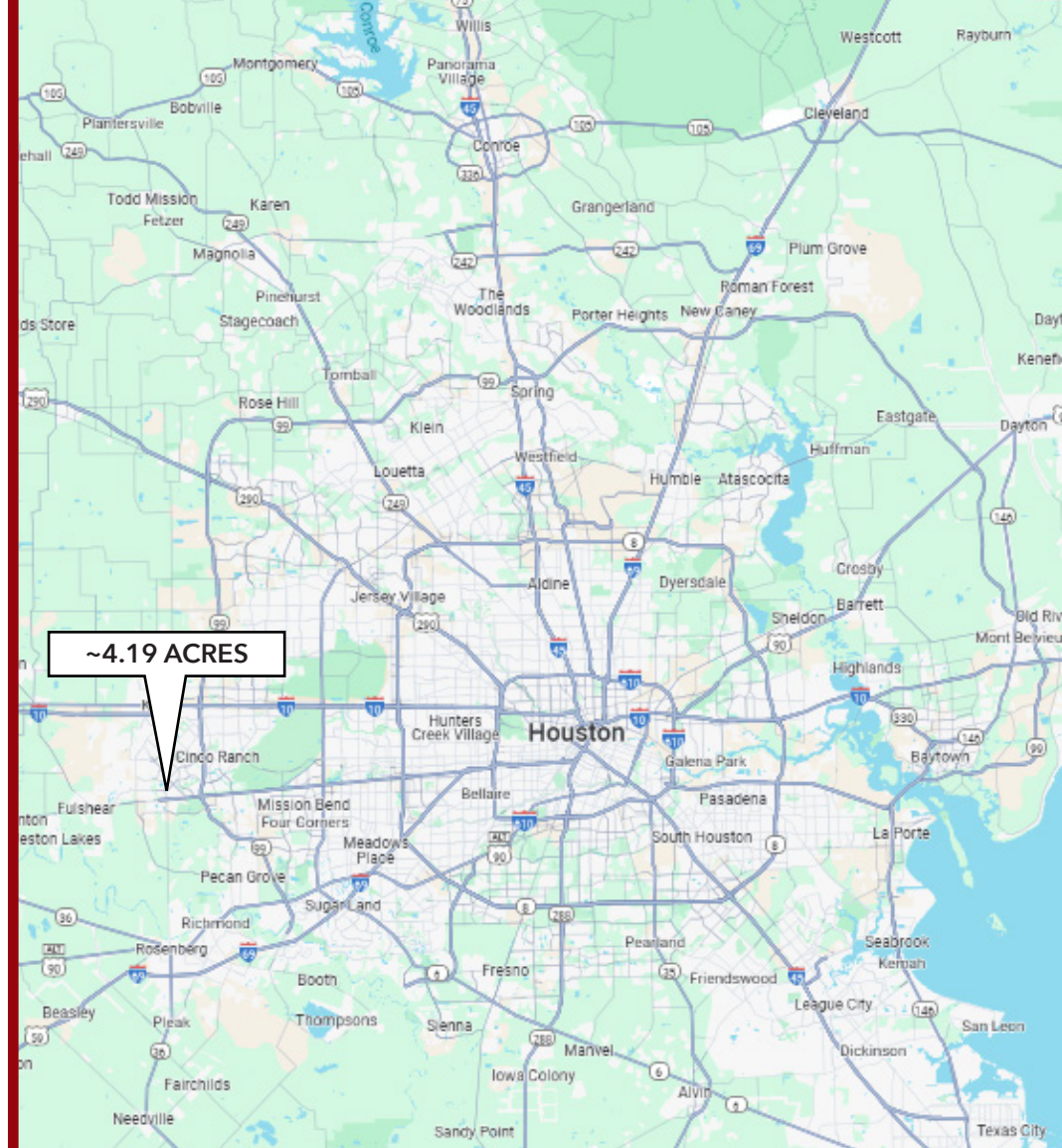
The city's population growth has been significant over the years, driven by both domestic migration and international immigration. Houston is known for its affordability compared to other major metropolitan areas in the U.S., which has attracted individuals and families seeking lower living costs and ample employment opportunities.

In terms of demographics, Houston is one of the most diverse cities in the United States, with a large population of Hispanic, African American, Asian, and White residents. This cultural diversity is reflected in the city's vibrant neighborhoods, culinary scene, and cultural institutions.

Houston's job market is particularly strong in sectors such as energy, healthcare, and technology. The city is home to more than 20 Fortune 500 companies, including energy giants like ExxonMobil and Chevron, as well as major healthcare institutions like the Texas Medical Center, the largest medical complex in the world. The energy industry, particularly oil and gas, has historically been a dominant force in Houston's economy.

In recent years, Houston has seen growth in industries such as healthcare, with the Texas Medical Center driving demand for medical office space and related services. Additionally, the city has been investing in its technology sector, attracting startups and entrepreneurs to areas like the Houston Technology Center and the Innovation District.

Overall, Houston's diverse economy and population provide a solid foundation for continued growth and investment opportunities.



## EXCLUSIVELY PRESENTED BY:

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# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and

- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU & A BROKER SHOULD BE IN WRITING & CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

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