

16513 FM 529 – Retail Center Leasing

Prime Retail in Katy/Cypress Growth Corridor



Now Leasing | Delivery 2025

Property Overview

Introducing a brand-new **12,000 SQ FT modern retail center**, delivering in 2025 and strategically positioned in the high-growth Katy/Cypress market. Located on FM 529 with over **25,000 vehicles per day**, the center offers tenants exceptional visibility, ample parking, and a thriving customer base from surrounding residential communities and schools.

Leasing Highlights

- 12,000 SQ FT brand-new construction (2025)
- Over 25,000 VPD (FM 529 frontage)
- Surrounded by dense residential and schools
- Flexible space options & build-to-suit
- Ample, well-lit parking with easy access
- Ideal for restaurants, fitness, medical, salons, boutique retail & services

Spaces Available

Inline and endcap spaces available. Divisible with build-to-suit flexibility.

Demographics Snapshot (Zip 77095)

Population	≈ 69,912
Median Household Income	\$95,657
Per Capita Income	\$44,186
Population Density	4,743 people / sq mi
Median Age	39.9 years
Poverty Rate	5.8%

Local Market Information

The Katy/Cypress area is one of Houston's fastest-growing submarkets, with expanding master-planned communities, strong demographics, and increasing demand for retail and services. This location offers long-term growth potential for tenants looking to capitalize on a thriving trade area.

For Leasing Information

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