

FOR LEASE

7018 Fry Rd
CYPRESS, TEXAS 77433

0.903

ACRES (±39,330 SF)

±166'

FRY RD FRONTAGE

31

PARKING SPACES

A rare freestanding pad site available for ground lease in a growing Cy-Fair retail corridor, surrounded by established neighboring businesses. The property's distinctive cone-shaped front structure will be removed, leaving **the rear building structure and full site infrastructure in place** — giving an incoming tenant a considerable head start to build out, modify, or extend the space to fit their concept.

PROPERTY HIGHLIGHTS

- ◆ Lot Size: 0.903 AC (±39,330 SF)
- ◆ Existing Rear Building Structure
- ◆ Drive-Thru Lane In Place
- ◆ Utilities, Grease Trap & Drainage In Place
- ◆ Frontage: ±166' along Fry Rd
- ◆ Front Cone Element To Be Removed
- ◆ 31 Striped Parking Spaces
- ◆ Growing, Established Retail Corridor

IDEAL FOR

QSR / Drive-Thru

Retail

Noor Virani

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