



CROSS CREEK COMMONS

Pads & Inline Retail For Lease in High-Growth Katy Area

NWC of FM 1463 & S Fry Road | Fulshear, Texas

JJ McDermott | Andrew Alvis | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

CROSS CREEK COMMONS

FULSHEAR, TEXAS

PROJECT HIGHLIGHTS



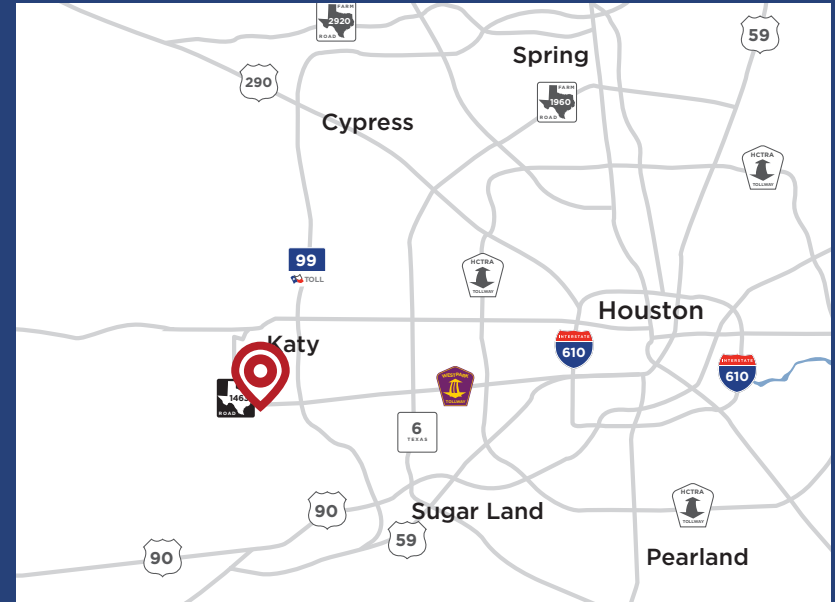
\$180K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



47K
CURRENT
HOUSEHOLDS
WITHIN 5 MILES



**MORE THAN
113,000 VPD
ON FM 762**



“FORT BEND COUNTY IS **HOME TO 5**
OF THE TOP 10 MASTER-PLANNED
COMMUNITIES IN HOUSTON”

SOURCE: METROSTUDY 2017

**MAJOR
AREA
RETAILERS**



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PROJECT HIGHLIGHTS



NEARLY
397%
GROWTH IN
POPULATION



SEVERAL LARGE MASTER-PLANNED COMMUNITIES INCLUDING **CROSS CREEK RANCH** AND **WESTHEIMER LAKES**



FULSHEAR AND SOUTHWEST KATY ARE TWO OF THE **MOST SOUGHT AFTER** PLACES TO LIVE IN THE GREATER HOUSTON AREA



2,174 ANNUAL HOME CLOSINGS IN FIRST QUARTER 2019 WITHIN A 5-MILE RADIUS

SOURCE: METROSTUDY 3Q19



LOCATED ON **FM 1463** DIRECTLY ACROSS FROM THE NEW **165,000-SF SECOND BAPTIST CHURCH CAMPUS**



FOR LEASE INLINE RETAIL SPACE AND NEW CONSTRUCTION AVAILABLE

SITE PLAN

KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS
1	Aldi	17,825 SF	6	2nd Gen Space Available for Lease	1,330 SF
2	Proposed Social Pub & Grill	3,599 SF	7	Bahama Buck's	1,924 SF
3	Aisha's Salon & Spa	1,176 SF	8	Future Lease	13,584 SF
4	2nd Gen Space Available for Lease	2,734 SF	9	Hat Creek	2,227 SF
5	Allure Nail Spatique	2,822SF	10	Future Lease	922 SF
			11	Autozone	7,382 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

07.20 | 03.20

REGIONAL HIGHLIGHTS



NICHE™

**TOP-RATED
SCHOOL DISTRICT
IN HOUSTON &
ONE OF TEXAS' &
FASTEST-GROWING**

LIFESTYLE INDEX

Cinco Ranch ranked #2 Best Suburban Community in Texas



\$129K average household income projected to grow to \$142K by 2024

SPENDING



EDUCATION INDEX

47.7% of the population holds a Bachelor's or graduate degree

Home to 4 satellite college campuses:



UNIVERSITY of HOUSTON



ECONOMY INDEX

55,000+ tech employees within a 30-minute drive

\$21+ billion in sales with 11,000 companies and over 200 corporations locally headquartered

- | | |
|----------------|-------------------|
| Academy Sports | BP North America |
| GEICO | Katy ISD |
| Schlumberger | Shell Exploration |
| Wood | Houston Methodist |
| IGLOO | Memorial Hermann |

TOP INDUSTRIES

- | | |
|--|--|
| | Health Care & Social
337,909 Jobs |
| | Establishments
185,794 Jobs |
| | Professional, Scientific, & Technical
169,298 Jobs |
| | Accommodation & Food
151,024 Jobs |



POPULATION	1 MILES	3 MILES	5 MILES
Current Households	5,727	20,928	46,545
Current Population	18,731	64,356	148,133
2010 Census Population	3,804	20,936	60,779
Population Growth 2010 to 2020	397.00%	209.29%	144.49%
2020 Median Age	35.4	35.3	35.4

INCOME	1 MILES	3 MILES	5 MILES
2020 Estimated Average Household Income	\$180,126	\$174,857	\$166,197
2020 Estimated Median Household Income	\$143,269	\$141,565	\$137,160
2020 Estimated Per Capita Income	\$56,769	\$55,605	\$53,165

RACE AND ETHNICITY	1 MILES	3 MILES	5 MILES
2020 Estimated White	69.67%	68.87%	67.81%
2020 Estimated Black or African American	9.79%	10.05%	9.97%
2020 Estimated Asian or Pacific Islander	13.16%	13.64%	14.81%
2020 Estimated Hispanic	21.80%	21.90%	21.84%

CENSUS HOUSEHOLDS	1 MILES	3 MILES	5 MILES
1 Person Household	10.91%	11.28%	10.32%
2 Person Households	22.53%	25.22%	25.50%
3+ Person Households	66.55%	63.50%	64.18%
Owner-Occupied Housing Units	86.44%	88.02%	89.69%
Renter-Occupied Housing Units	13.56%	11.98%	10.31%

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.

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.

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 AND A BROKER SHOULD BE IN WRITING AND 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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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