



# CROSS CREEK COMMONS

*Pads and Inline Retail for Lease in High Growth Area*

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

**COMING SOON**

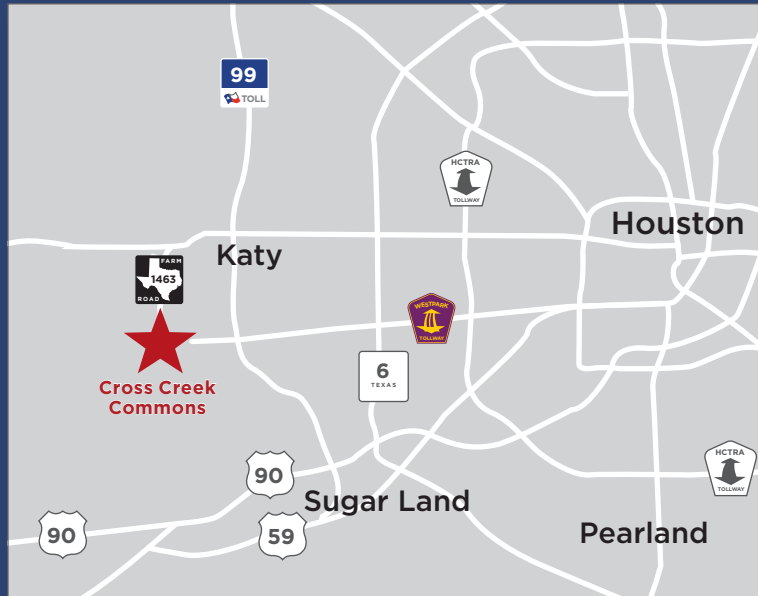
Hat Creek Burger Company



JJ McDermott | Andrew Alvis | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management





★  
**527%**  
**POPULATION GROWTH**  
**FROM 2010-2018**  
1 mile radius

**\$165K**  
**AVERAGE HOUSEHOLD INCOME**  
**WITHIN 1 MILE TRADE AREA**

**1,997**  
**ANNUAL CLOSINGS**  
**2ND QTR**  
**2018**  
**WITHIN 5 MILE TRADE AREA**  
Source: MetroStudy 2Q18

**“FASTEST GROWING LARGE COUNTY IN THE U.S. 2013-2016”**  
- Census 2017

**MAJOR AREA EMPLOYERS**

- Academy Sports & Outdoors HQ
- Memorial Hermann Hospital
- Pathfinder Energy
- At Home Headquarters
- Mustang Engineering
- Dyna-Drill
- Geico Campus

**138,060**  
**CURRENT POPULATION**  
**WITHIN 5 MILES**



**CROSS CREEK COMMONS**

Located on **FM 1463** directly across from the new **SECOND BAPTIST CHURCH 165,000 SF CAMPUS**

**SEVERAL LARGE MASTER PLANNED COMMUNITIES** including Cross Creek Ranch, Westheimer Lakes and Cinco Ranch are **WITHIN TRADE AREA**

Fulshear and southwest Katy are two of the **MOST SOUGHT AFTER PLACES TO LIVE** in the Greater Houston area

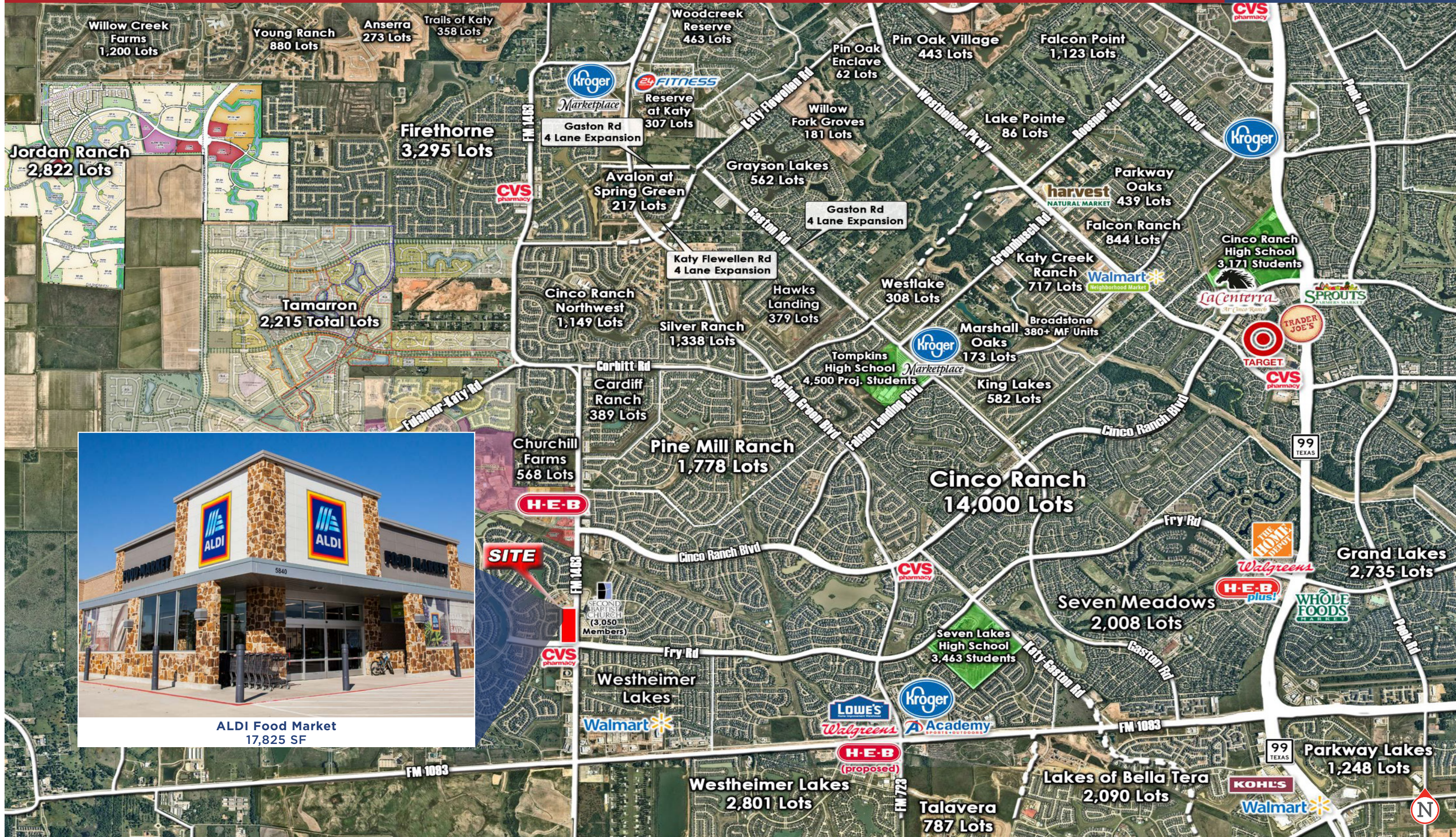
The area surrounding Cross Creek Commons has a **YOUNG, ACTIVE AND HIGHER INCOME POPULATION**

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# WHAT'S AROUND







Cross Creek Ranch  
±7,200 Homes

CROSS CREEK BEND

Aisha's Salon & Spa  
Allure Nail Spatique

Available  
3,599 SF



**PAKMAIL**  
InnovationLand Fitness & Arts

FLEWELLEN OAKS LN

Available  
13,584 SF

Randolph Elementary  
850 Students

**CVS**  
pharmacy

**ALDI**

CAR WASH

CHILDREN'S  
GHYTHOUSE

FM 1463

**HAT CREEK**  
Salon Therapy

**AutoZone**

**SECOND BAPTIST CHURCH**  
1,100 Parking Spaces  
40 Acres • Seats 3,000

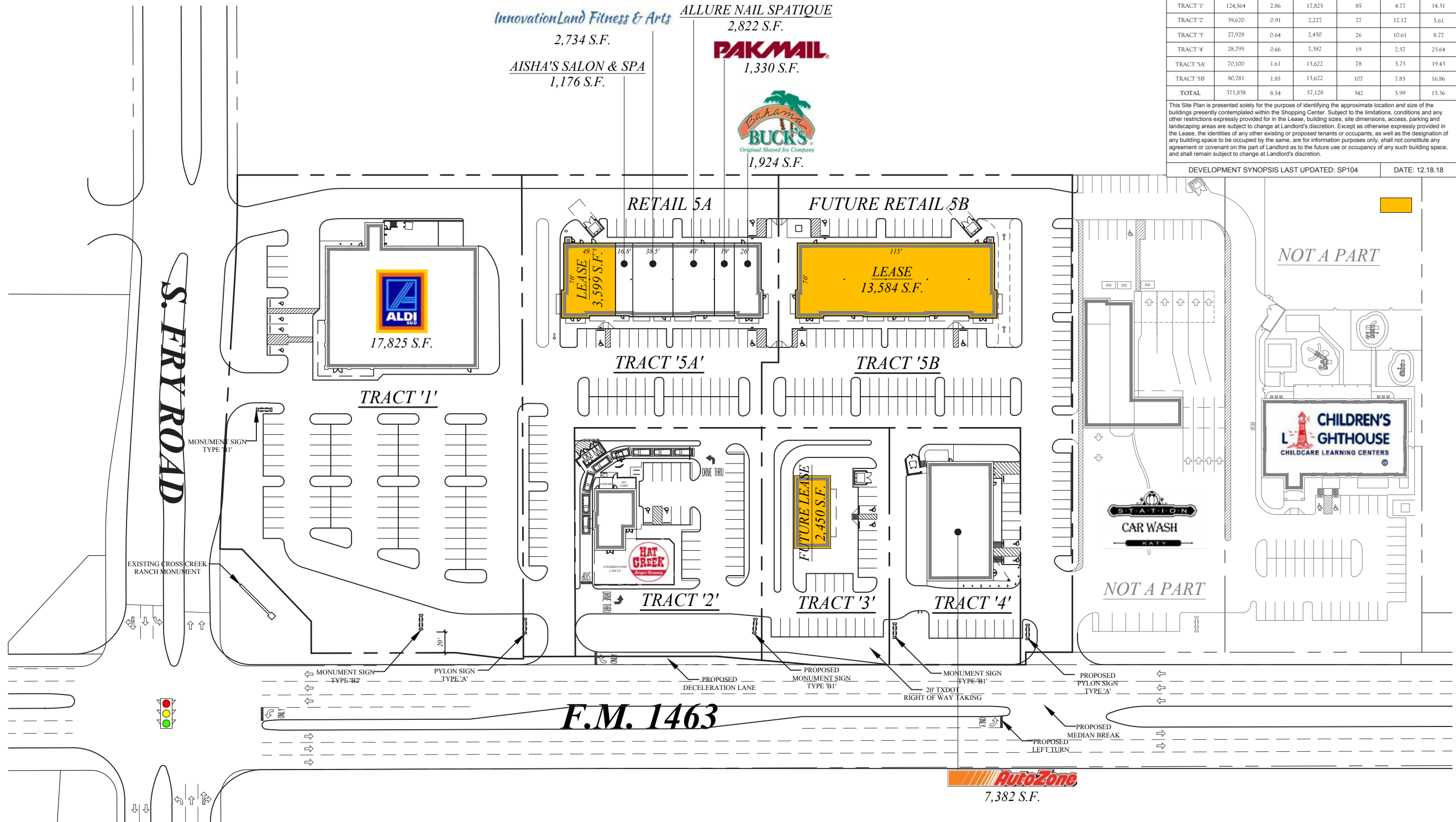




DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	124,564	2.86	17,825	85	4.77	14.31
TRACT '2'	39,670	0.91	2,227	27	12.12	5.61
TRACT '3'	27,928	0.64	2,450	26	10.61	8.77
TRACT '4'	28,795	0.66	7,382	19	2.57	25.64
TRACT '5A'	70,100	1.61	13,622	78	5.73	19.43
TRACT '5B'	80,781	1.85	13,622	107	7.85	16.86
<b>TOTAL</b>	<b>371,838</b>	<b>8.54</b>	<b>57,128</b>	<b>342</b>	<b>5.99</b>	<b>15.36</b>

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP104      DATE: 12.18.18



## WHO'S NEARBY

## DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

	1 Mile	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	7,273	21,777	43,035
Current Population	23,465	71,180	138,060
2010 Census Average Persons per Household	3.23	3.27	3.21
2010 Census Population	3,778	21,544	61,007
Population Growth 2010 to 2018	526.93%	232.45%	127.01%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	10.91%	11.24%	10.31%
2 Person Households	22.53%	25.39%	25.54%
3+ Person Households	66.55%	63.37%	64.14%
Owner-Occupied Housing Units	86.44%	88.16%	89.73%
Renter-Occupied Housing Units	13.56%	11.84%	10.27%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	72.73%	71.74%	70.31%
2018 Estimated Black or African American	9.90%	9.98%	10.00%
2018 Estimated Asian or Pacific Islander	10.08%	11.03%	12.68%
2018 Estimated Other Races	6.83%	6.81%	6.57%
2018 Estimated Hispanic	21.59%	21.55%	21.01%
<b>INCOME</b>			
2018 Estimated Average Household Income	\$164,615	\$162,641	\$154,867
2018 Estimated Median Household Income	\$145,657	\$145,440	\$142,499
2018 Estimated Per Capita Income	\$52,240	\$51,915	\$49,800
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	12.50%	11.96%	11.71%
2018 Estimated Bachelors Degree	36.15%	37.06%	36.82%
2018 Estimated Graduate Degree	23.11%	23.81%	22.85%
<b>AGE</b>			
2018 Median Age	34.4	34.5	35

Our quest  
is your success.

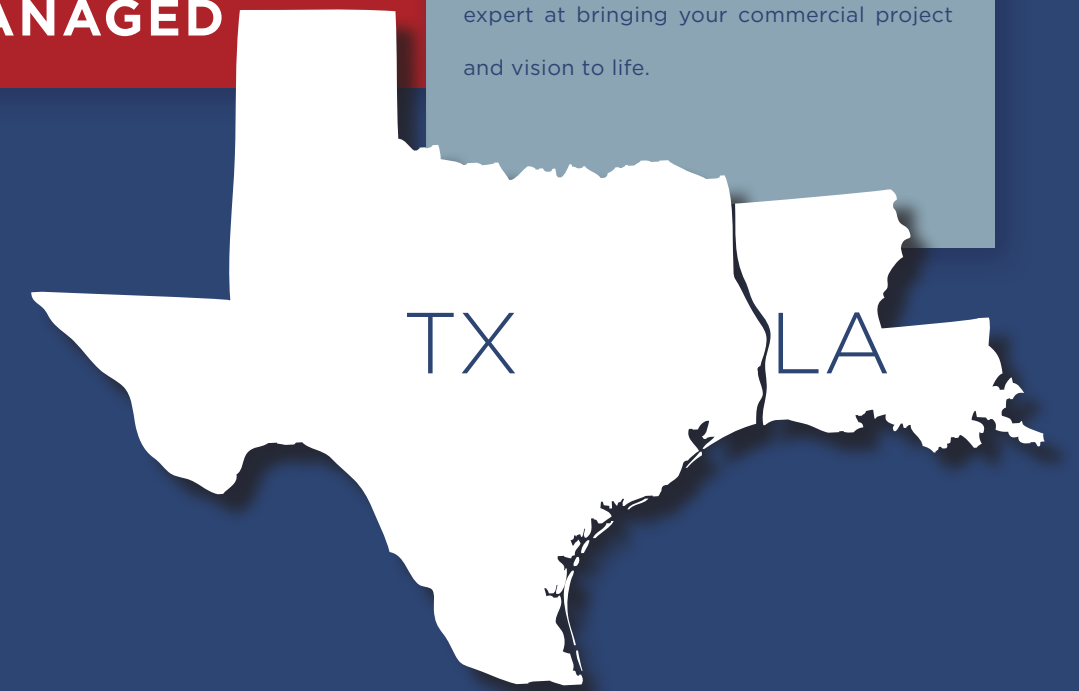
9.9M SF  
OWNED

12.1M SF  
LEASED

10.8M SF  
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

