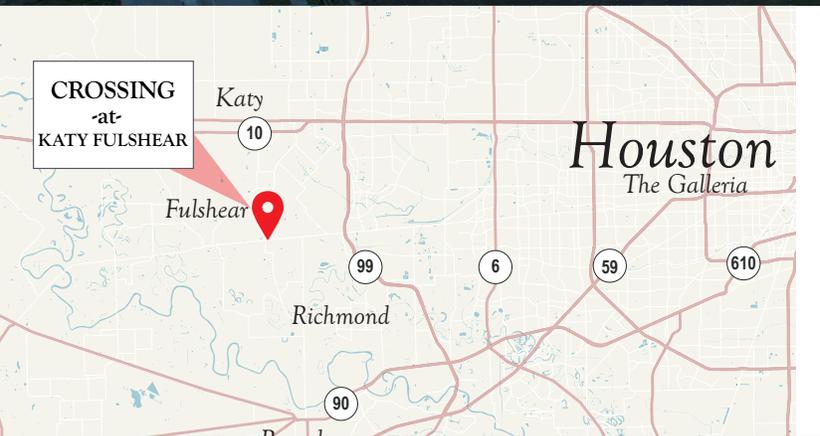


# CROSSING -at- KATY FULSHEAR

NEC FM 1093 & FM 1463 | Richmond, TX



SMALL SHOP, JUNIOR ANCHOR AND PAD SITES AVAILABLE

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TJ-MAXX

FIVE BELOW  
AMERICA'S BEST  
CONTACTS & EYEGLASSES

Freddy's  
STEAKBURGERS

PETSMART

DOLLAR TREE

FM 1093 Rd

WELLS FARGO

GNC  
LIVE WELL

UPS

Jersey Mike's  
SUBS

Sweet & Sassy  
Bakery • Cafe • Catering

tropical CAFE  
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The Right Care. Right Now.

CULTA  
BEAUTY

WHATABURGER

Chick-fil-A

Cane's  
CHICKEN FINGERS

FM 1463 Rd

# SITE PLAN



SUITE	TENANT	SIZE
1	Wells Fargo	2,664 SF
2	Thrive Drip Spa	2,000 SF
3	Adrian's Mexican Street Food	1,440 SF
4	TestoThera Clinic	2,216 SF
5	UPS	1,600 SF
6	Quick Fix	1,200 SF
7	Tropical Smoothie Cafe	1,440 SF
8	Jersey Mike's	1,440 SF
9	Sweet & Sassy	2,200 SF
10	GNC	1,300 SF
11	American Family Care	3,000 SF
12	Marble Slab	1,260 SF
13	Kyodai Liquor	3,500 SF

SUITE	TENANT	SIZE
14	Elation Physical Therapy	2,370 SF
15	Petsmart	18,000 SF
16	Dollar Tree	10,000 SF
17	Ross	22,000 SF
18	TJ Maxx	22,006 SF
21	America's Best	3,142 SF
22	Five Below	8,858 SF
23	Available	2,700 SF
24	Sherwin Williams	4,500 SF
25	Available	1,589 SF
26	Toasted Yolk	4,536 SF
27	Verizon	2,500 SF
28	Villagio Dental	2,300 SF

SUITE	TENANT	SIZE
29	Sport Clips	1,350 SF
30	Mattress Firm	4,000 SF
31	Majestic Nail Bar	3,500 SF
32	Dulcedo Coffee	1,600 SF
33	Available	1,575 SF
34	Charley's Cheesesteaks + Wings	1,800 SF
35	Allergy ENT Associates	3,475 SF
36	AT&T	2,000 SF
37	Future Retail	4,684 SF
38	Future Retail	4,684 SF
39	Cornelius Nursery	13,742 SF
40	Available	28,825 SF
41	LA Fitness	37,030 SF

SUITE	TENANT	SIZE
B-3	ULTA	1.13 AC
C	Walmart	21.61 AC
E	XScape Theatre	7.07 AC
OP 1	Available	1.12 AC
OP 2	Chick Fil-A	1.13 AC
OP 3	Raising Cane's	1.11 AC
OP 5	Whataburger	1.495 AC
OP 6	SWIG	0.42 AC
OP 7	Future Retail	1.35 AC
OP 8	Panda Express	0.93 AC
OP 9	Freddy's	1.20 AC
OP 10	Spring Creek Barbeque	1.41 AC
OP 12	Quick Quack Car Wash	0.94 AC

SUITE	TENANT	SIZE
OP 13	KFC	0.90 AC
OP 14	Taco Bell	0.83 AC
OP 15	Express Oil Change	0.69 AC
OP 16	Available	0.93 AC



# MARKET OVERVIEW



## MIXED-USE DEVELOPMENT

- Walmart Supercenter anchored
- 3 of top ten growing subdivisions in the country within 3 miles
- 30% projected growth in 5 years
- Small shop, junior anchor and pad sites available

## DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est. Population	10,511	78,787	163,448
Est. Households	3,147	23,485	65,164
Est. Median Household Income	\$168,424	\$165,637	\$163,717
Daytime: Number of Employees	1,577	10,409	27,179
Adj. Daytime Demos Age 16 Yrs+	3,871	29,458	69,017

## AREA HOME COUNT

#	Project Name	Prj. Homes	Acres
1	Cross Creek Ranch	7,332	3,200
2	Firethorne	3,337	1,400
3	Cinco Ranch Southwest	2,373	2,838
4	Cinco Ranch West	14,000	8,074
5	Grayson Lakes	871	325
6	Cardiff Ranch	391	162
7	Churchill Farms	550	209
8	Pine Mill Ranch	1,778	585
9	Silver Ranch	1,338	-
10	Grand Lakes	1,618	1,250
11	Seven Meadows	2,008	1,050
12	Westheimer Lakes	2,801	879
13	Lakes of Bella Terra	2,096	-
14	Tamarron	3,979	-
15	Fulshear Ranch	4,000	2,335
	<b>Total</b>	<b>46,099</b>	<b>24,330</b>





# 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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

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