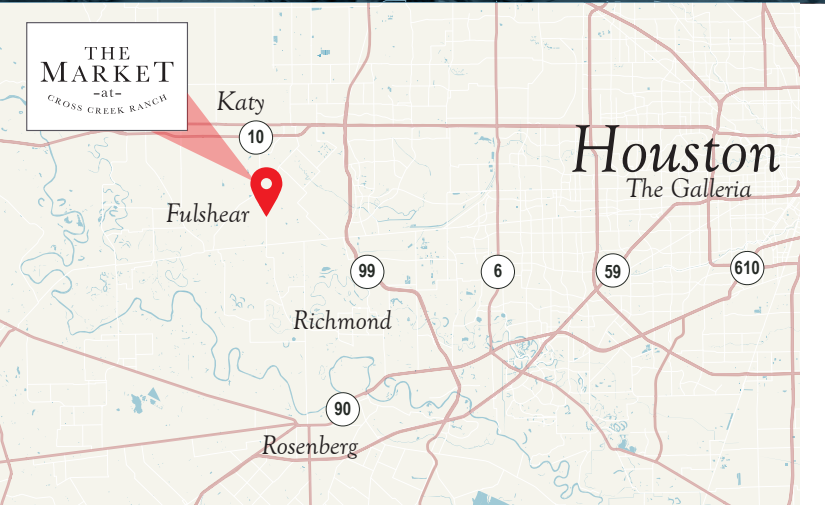


THE MARKET -at- CROSS CREEK RANCH



FM 1463 & FULSHEAR BEND DR | FULSHEAR, TX



MATT MCKINNERNEY

713.980.4722

mmckinnerney@read-king.com

LANE PLEASON

713.980.4753

lpleason@read-king.com

713.782.9000

 **Read King**
Commercial Real Estate

read-king.com

Katy ISD Junior High & High School
4,400 Students



Fulshear Bend Dr

FM 1463



SITE PLAN

SUITE	TENANT	SIZE
1	First Watch	3,515 SF
2	The Joint	1,726 SF
3	Urban Bird Hot Chicken	2,158 SF
4	Coco's Crepes	1,327 SF
5	Venetian Nails	4,173 SF
6	Massage Heights	2,845 SF
7	Postal Plus	1,137 SF
8	Twin Liquors	3,405 SF
9	Pacific Dental	2,870 SF
10	Great Clips	1,171 SF

SUITE	TENANT	SIZE
11	Lapels	1,193 SF
12	Cell CER	1,057 SF
13	Leo's Kitchen	1,057 SF
14	MOD Pizza	2,988 SF
15	Leslie's Pool Supply	2,702 SF
16	Memorial Hermann	2,876 SF
17	Available	3,400 SF
18	Teahouse	1,368 SF
19	Rooster's	1,440 SF
20	Orange Theory Fitness	3,011 SF

SUITE	TENANT	SIZE
21	Maple Street Biscuit Co.	2,932 SF
22	Cheba Hut	2,319 SF
23	Available	1,020 SF
24	Woof Gang Bakery	1,937 SF
25	Vision Source	1,800 SF
26	De Lash and Brow	1,216 SF
27	Piada	2,428 SF
P1	Valvoline	0.97 AC
P2	Salad & Go (Future)	1.04 AC
P3	Sonic	1.08 AC

SUITE	TENANT	SIZE
P4	Chase Bank	0.82 AC
P5	Jack in the Box	0.69 AC
P6	Regions Bank	0.94 AC
P7	Bank of America	0.70 AC



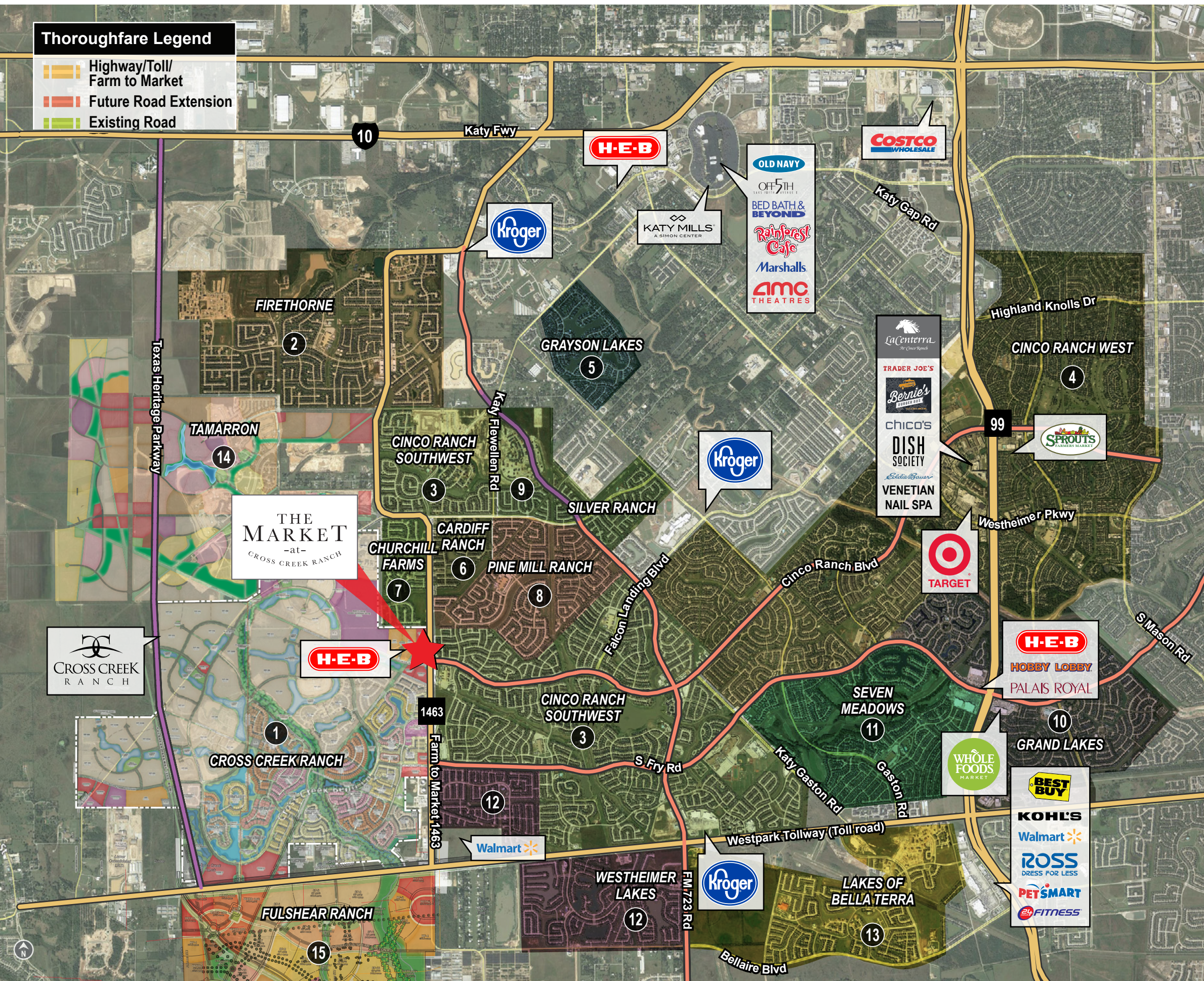
FULSHEAR BEND DR

FM 1463 RD

FUTURE DEVELOPMENT



MARKET OVERVIEW



MIXED USE DEVELOPMENT

H-E-B anchored shopping center situated at the entrance to Johnson Development's Cross Creek Ranch master planned community. "Located in Fulshear, Texas, just west of Katy and Houston in Fort Bend County, Cross Creek Ranch is served by the highly acclaimed Katy and Lamar Consolidated Independent School Districts."

DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est. Population	16,981	89,097	159,242
Est. Households	5,299	28,215	51,033
Est. Median Household Income	\$154,629	\$151,228	\$145,864
Daytime: Number of Employees	1,607	10,173	32,049
Adj. Daytime Demos Age 16 Yrs+	6,444	35,684	77,723

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
	Total	46,099	24,330

AREA KISD SCHOOLS



- “Katy ISD continues to be a fast growth district and is increasing by well over 2,000 students per year”
- “With over 76,000 students attending 64 campuses and more than 25,000 more students expected to enroll within the decade”
- “Katy ISD is a flourishing suburban school district that encompasses 181 square miles in southeast Texas. Its eastern boundaries stretch to Houston’s energy corridor approximately 16 miles west of downtown Houston and extend along Interstate 10 to a few miles west of the city of Katy.”
- Katy ISD includes 64 campuses including 40 elementary schools, 17 Junior High Schools, and 7 high schools and a career technology center.
- Katy ISD Junior High School #16 and High School #9 to be located directly behind The Market at Cross Creek Ranch. The two schools will jointly serve 3,400 students and represent more than a \$250 million investment by Katy ISD into the Cross Creek Masterplan.





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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
Designated Broker of Firm	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
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

Information available at www.trec.texas.gov

IABS 1-0

For Leasing Opportunities Contact

Matt McKinnerney

Vice President – Leasing
mmckinnerney@read-king.com
713.980.4722

Lane Pleason

Vice President – Leasing
lpleason@read-king.com
713.980.4753



713.782.9000
read-king.com

1900 W LOOP SOUTH
SUITE 1250
HOUSTON, TX 77027

The information contained herein is used solely for the purpose of illustrating both current and prospective tenants or companies within or near the property. Although Read King Commercial has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. The enclosed drawings may not be to scale and any references to square footage are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. All logos displayed are for identification purposes only and may be trademarks of their respective companies.

Demographics: This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. ©2019, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: US Census Bureau & USPS 4/2019, TIGER Geography / 2000-2010 Census, 2019 Estimates with 2024 Projections