

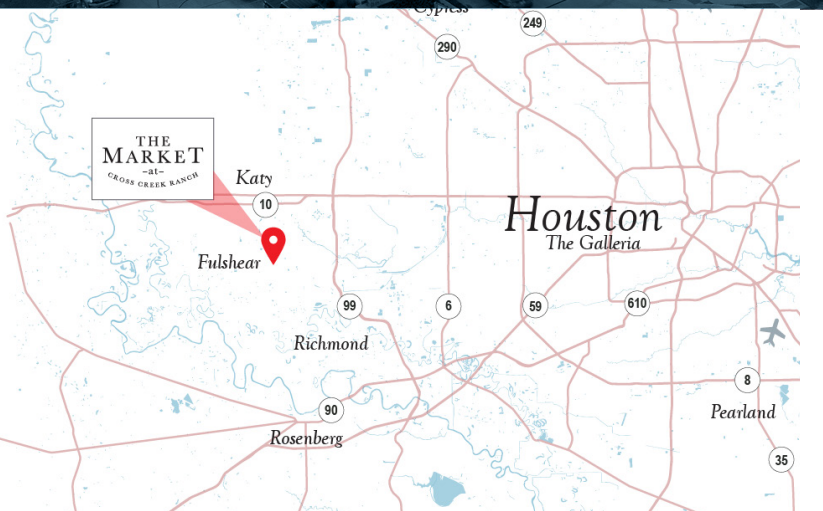
# THE MARKET

-at-

## CROSS CREEK RANCH



FM 1463 & FULSHEAR BEND DR | FULSHEAR, TX



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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 |

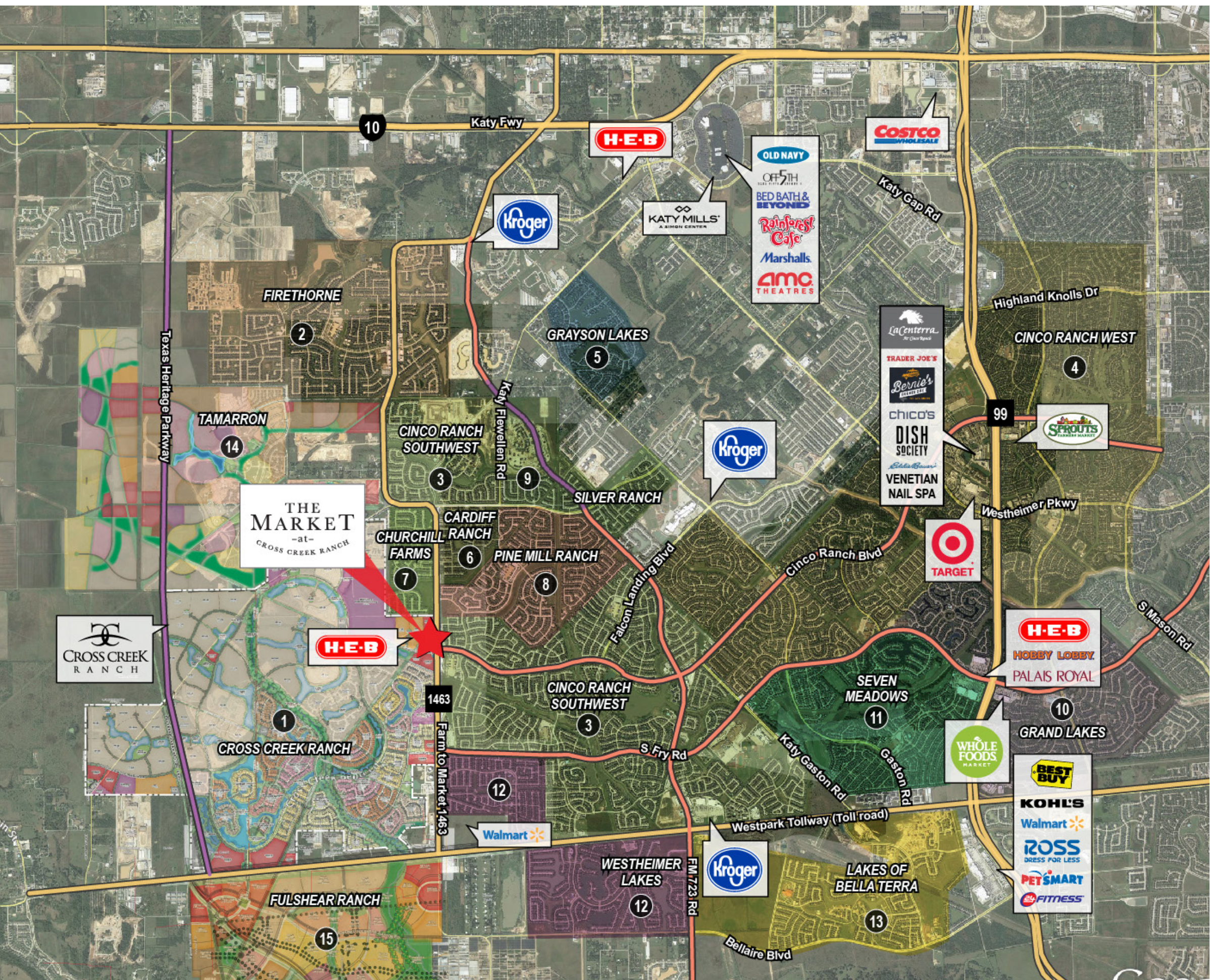
| SUITE | TENANT                   | SIZE     |
|-------|--------------------------|----------|
| 21    | Maple Street Biscuit Co. | 2,932 SF |
| 22    | Cheba Hut                | 2,319 SF |
| 23    | Momo Gifts               | 1,020 SF |
| 24    | Woof Gang Bakery         | 1,937 SF |
| 25    | Vision 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 |





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:
  - 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.

|  |             |       |              |
|--|-------------|-------|--------------|
| Read King Inc.   | 504639      |       | 713.782.9000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone        |
| C. Ewing King  | 318967      |       | 713.782.9000 |
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| 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](http://www.trec.texas.gov)

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## For Leasing Opportunities Contact

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