

Now Pre-Leasing

BELTWAY 8 & FUQUA ST | HOUSTON, TEXAS



PROPERTY HIGHLIGHTS

- Located at the northeast corner of Beltway 8 (Sam Houston Tollway) & Fuqua St
- Directly across from the a Joe V's Smart Shop - H-E-B's smart shop concept
- Located on Beltway 8 between Sugar Land and Pearland with easy access to Fort Bend Toll Road, US 59 and Hwy 288

DEMOGRAPHICS			
2015 Population	13,542	103,008	275,141
5 Yr Projected Growth	10.6%	12.8%	13.5%
Average HH Income	\$58,245	\$58,263	\$71,322
	1 mile	3 miles	5 miles

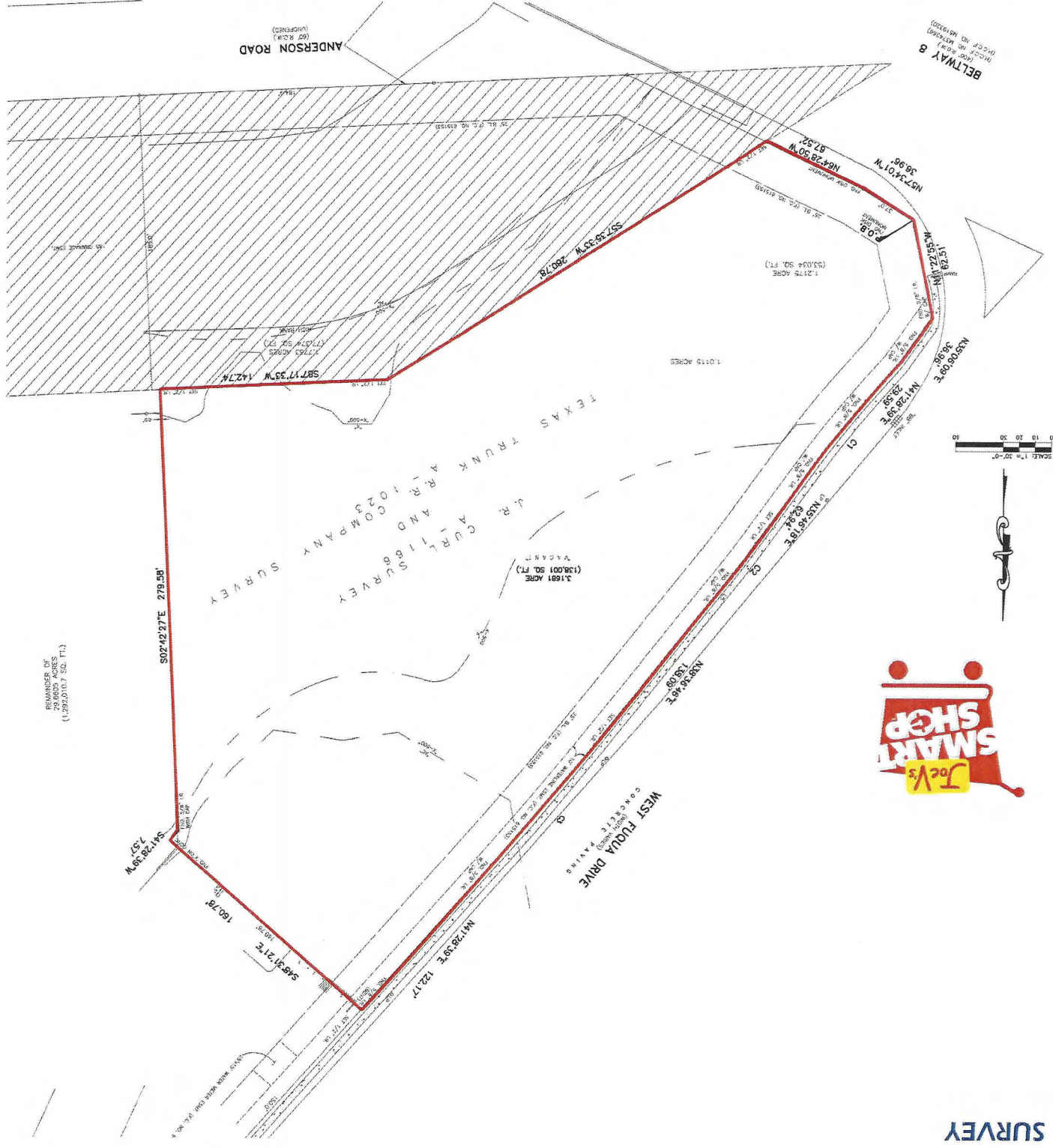
AREA RETAILERS



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SURVEY

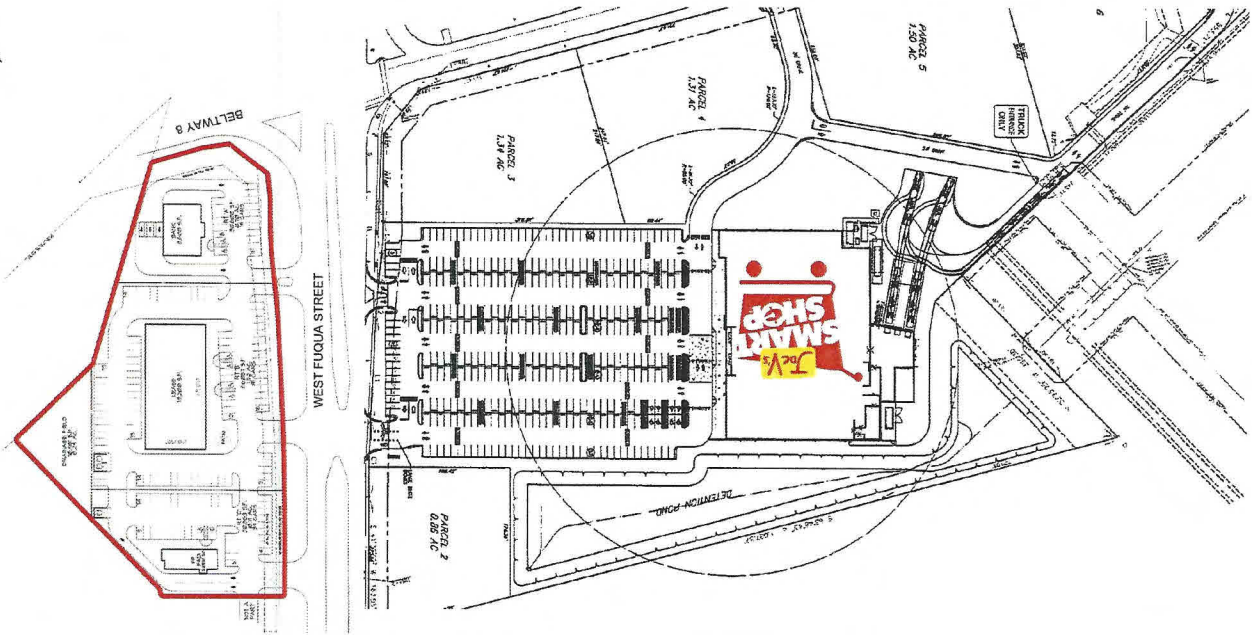
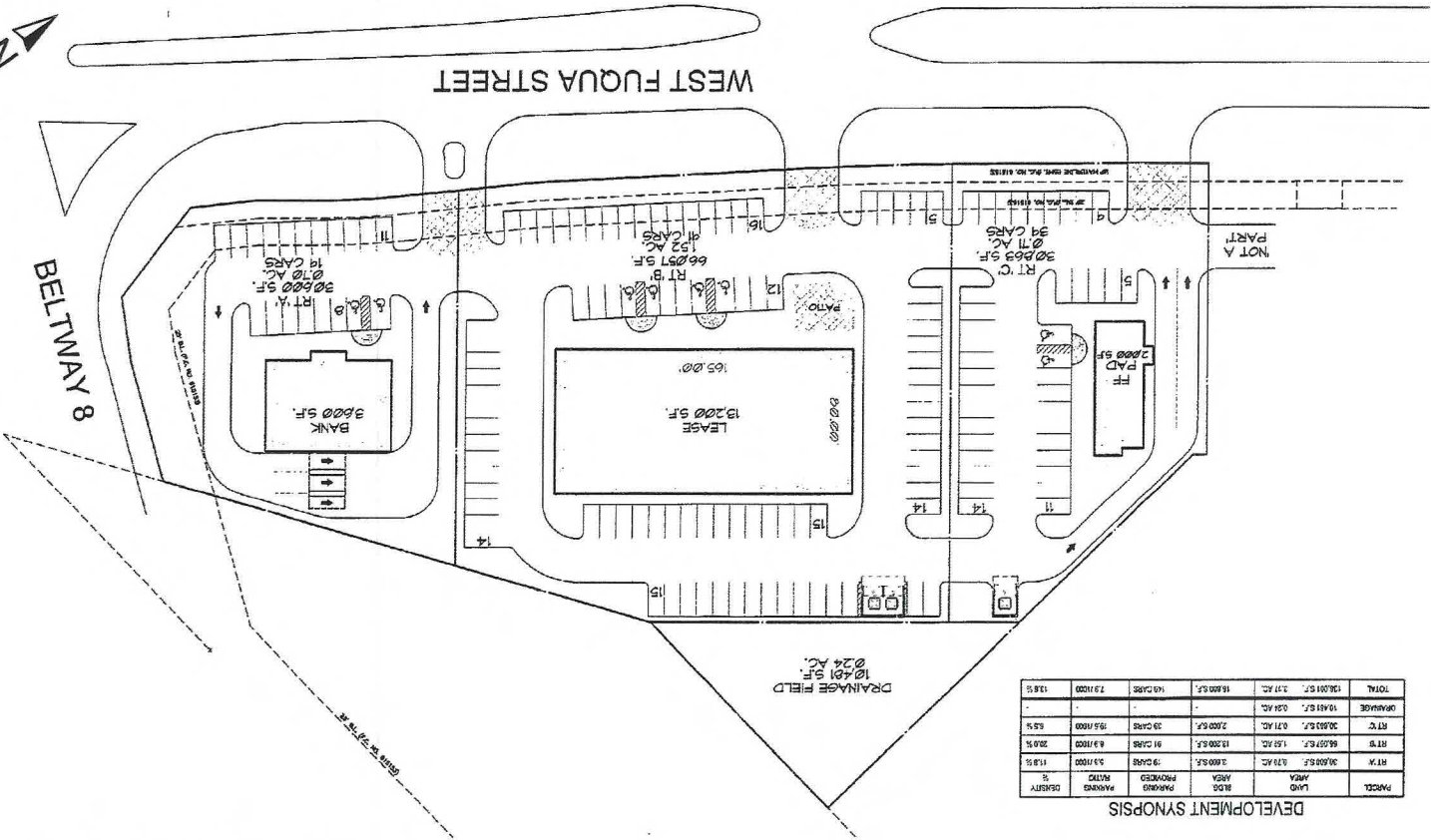


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PROPOSED SITE PLAN

DEVELOPMENT SYNOPSIS					
PARCEL	LAND AREA	PROPOSED RTW	PARKING SPACES	PERCENT	
RTW	30,000 S.F.	0.71 AC.	17 CARS	6.1/1000	11.9%
RTB	66,627 S.F.	1.51 AC.	91 CARS	6.3/1000	20.7%
RTC	30,403 S.F.	0.71 AC.	29 CARS	7.5/1000	15.5%
DEVELOPMENT	127,030 S.F.	2.93 AC.	137 CARS	7.9/1000	19.1%



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