



# CROSS CREEK COMMONS

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

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

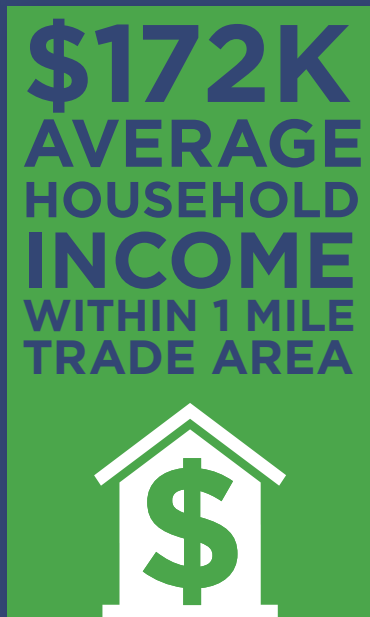
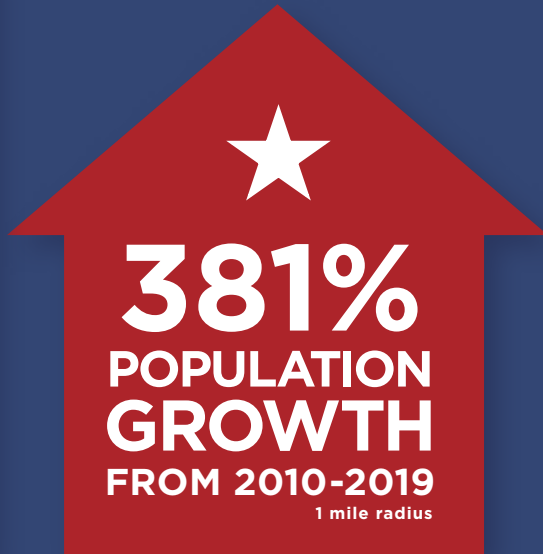
**NOW OPEN**

Hat Creek Burger Company



JJ McDermott | Andrew Alvis | 281.477.4300

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



**“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



**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**

JJ McDermott  
281.477.4353  
jmcdermott@newquest.com

Andrew Alvis  
281.477.5038  
andrew.alvis@newquest.com





Cross Creek Ranch  
±7,200 Homes

CROSS CREEK BEND

CINCO RANCH BLVD

Aisha's Salon & Spa  
Allure Nail Spatique  
Available  
3,599 SF  
and  
1,330 SF  
  
InnovationLand Fitness & Arts

FLEWELLEN OAKS LN

Randolph Elementary  
850 Students

CVS  
pharmacy

S FRY ROAD

ALDI

Available  
13,584 SF

Available  
0.64 AC

COAR WASH

CHILDREN'S  
GHTHOUSE  
BIBLICAL LEARNING CENTER

FM 1463

HAT  
CREEK  
Designs & Interiors

AutoZone

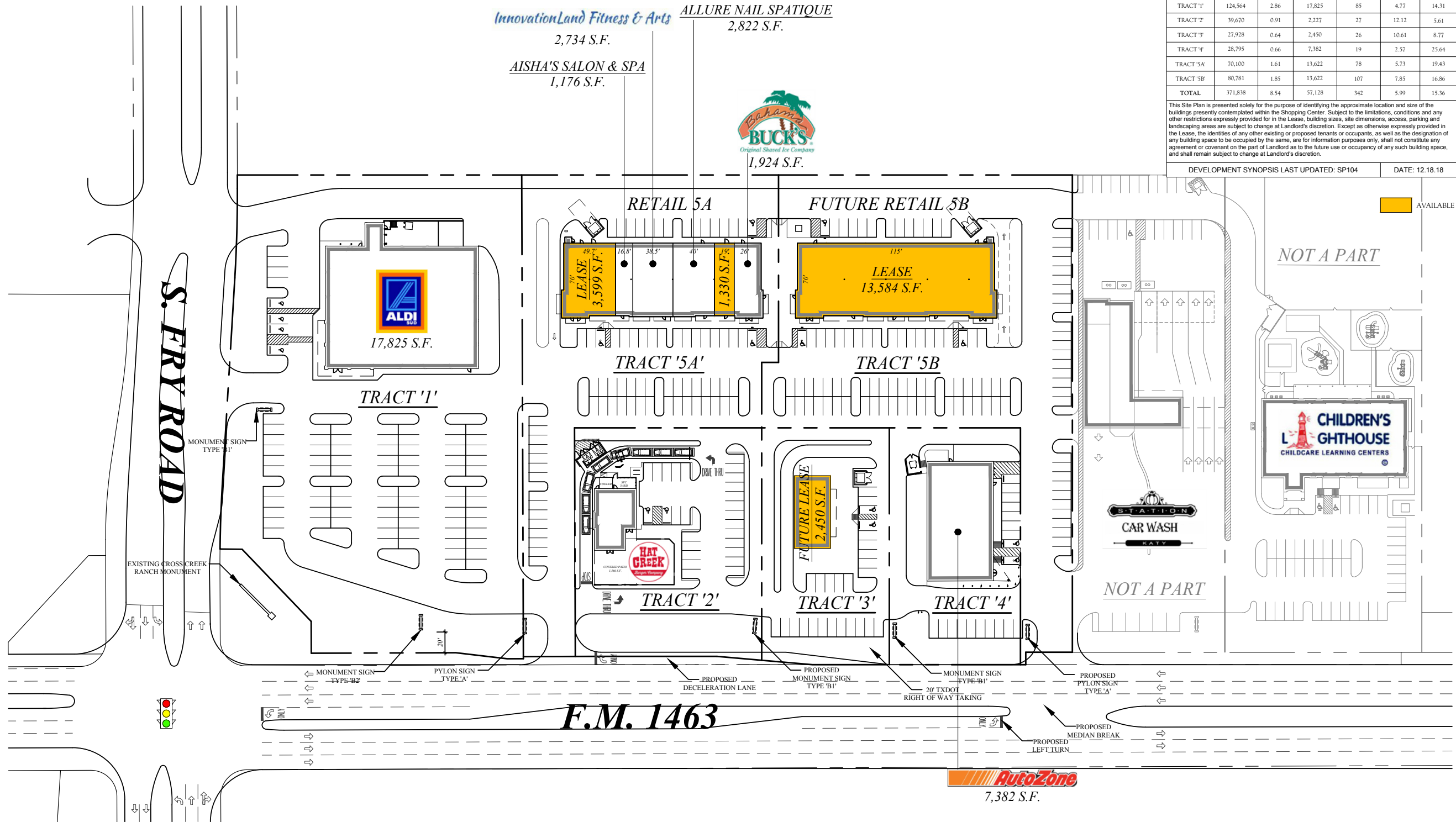
SECOND  
BAPTIST  
CHURCH  
1,100 Parking Spaces  
40 Acres • Seats 3,000



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, 2019 Estimates with  
Delivery Statistics as of 4/19

**1 Mile      3 Miles      5 Miles**

### POSTAL COUNTS

Current Households	5,542	20,275	43,307
Current Population	18,125	62,328	137,828
2010 Census Average Persons per Household	3.27	3.07	3.18
2010 Census Population	3,804	20,881	60,779
Population Growth 2010 to 2019	380.92%	200.33%	127.48%

### CENSUS HOUSEHOLDS

1 Person Household	10.91%	11.28%	10.32%
2 Person Households	22.53%	25.18%	25.50%
3+ Person Households	66.55%	63.54%	64.18%
Owner-Occupied Housing Units	86.44%	88.02%	89.69%
Renter-Occupied Housing Units	13.56%	11.98%	10.31%

### RACE AND ETHNICITY

2019 Estimated White	70.43%	69.50%	68.30%
2019 Estimated Black or African American	10.23%	10.37%	10.15%
2019 Estimated Asian or Pacific Islander	12.13%	12.86%	14.30%
2019 Estimated Other Races	0.45%	0.45%	0.45%
2019 Estimated Hispanic	21.51%	21.70%	21.61%

### INCOME

2019 Estimated Average Household Income	\$171,969	\$166,883	\$156,647
2019 Estimated Median Household Income	\$146,040	\$143,974	\$138,392
2019 Estimated Per Capita Income	\$55,065	\$53,774	\$50,812

### EDUCATION (AGE 25+)

2019 Estimated High School Graduate	11.13%	10.97%	11.54%
2019 Estimated Bachelors Degree	36.05%	35.93%	35.11%
2019 Estimated Graduate Degree	25.13%	25.48%	23.83%

### AGE

2019 Median Age	34.8	34.7	34.9
-----------------	------	------	------

Our quest  
is your success.

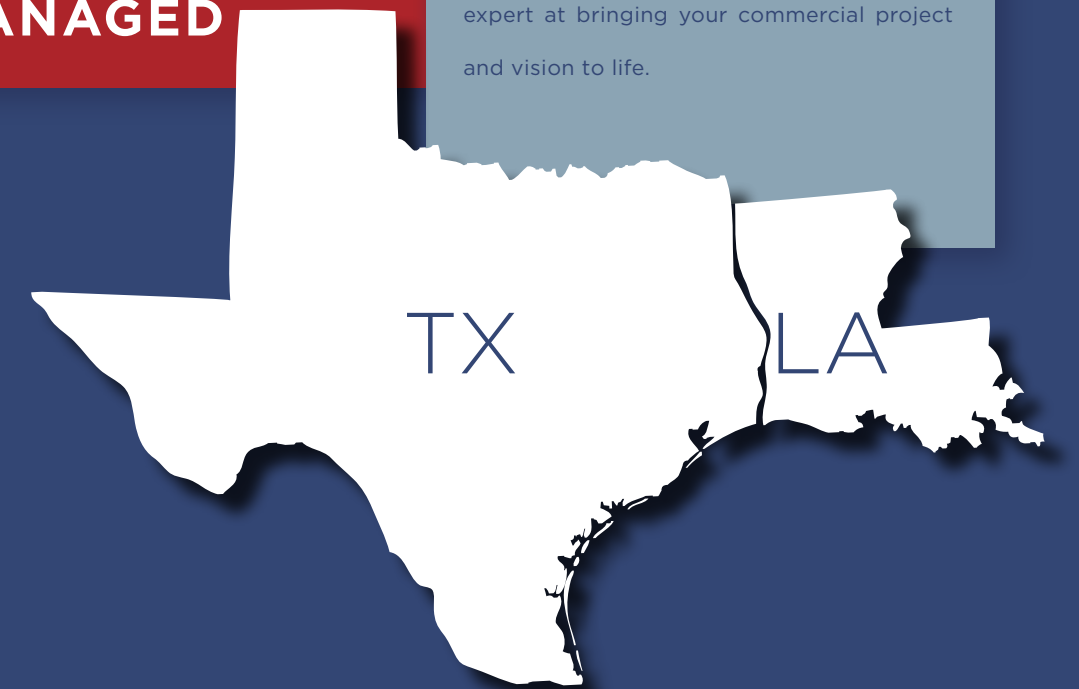
9.9M SF  
OWNED

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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



**8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300**

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev 08.16.19 GD