NewQuest

39.79 ACRES – FULSHEAR, TX

NWQ of Westpark Tollway & FM 1463 | Fulshear, Texas
Pad Sites Available for Build-to-Suit or Ground Lease



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Project Highlights

±39.79 Acres of Pad Sites & Larger Tracts Available for Build-to-Suit or Ground Lease

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Located at the “main and main” intersection in Fulshear, TX. The site is ideal for both retail and medical uses. With over 2,200 feet of frontage on FM 1093/359 there are multiple points of access along with excellent visibility from both FM 1463 & West Park Tollway (FM 1093).

Fulshear ranked the No. 1 fastest-growing city in the state, according to the 2020 U.S. Census.

This is the second year Fulshear has taken the top spot and the city isn’t finished growing yet. City demographics show that the population has risen from 1,134 people 10 years ago to more than 16,000 today.

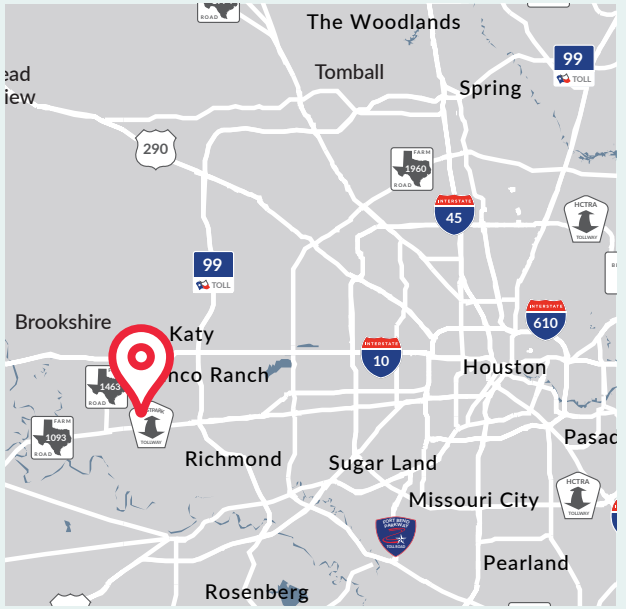
As one of the top-selling communities in the nation, Cross Creek Ranch has contributed to the phenomenal growth of Fulshear. The first homes in Cross Creek Ranch were sold in 2008. More than a decade later, 4,200+ families call our 3,200-acre community home. Last year, builders sold 510 new homes. Those sales propelled Cross Creek Ranch to No. 36 on two lists of the nation’s 50 top-selling master-planned communities.

37%
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2024

170K
CURRENT POPULATION
WITHIN 5 MILES

$198K
AVERAGE HHI
WITHIN 3 MILES

- **Approximate Size:**
  Tract A: ±12.8 Acres
  Tract B: ±9.4 Acres
  Tract C: ±17.58 Acres
- **Price:**
  Contact broker for pricing
- **School District:**
  Katy ISD
- **Frontage:**
  Approx. 2,203 ft on FM 1093/359
- **Utilities:**
  City of Fulshear, utilities available
- **Traffic Counts:**
  Approx. 17,442 vpd on FM 1463
  Approx. 35,842 vpd on FM 1093



Aerial



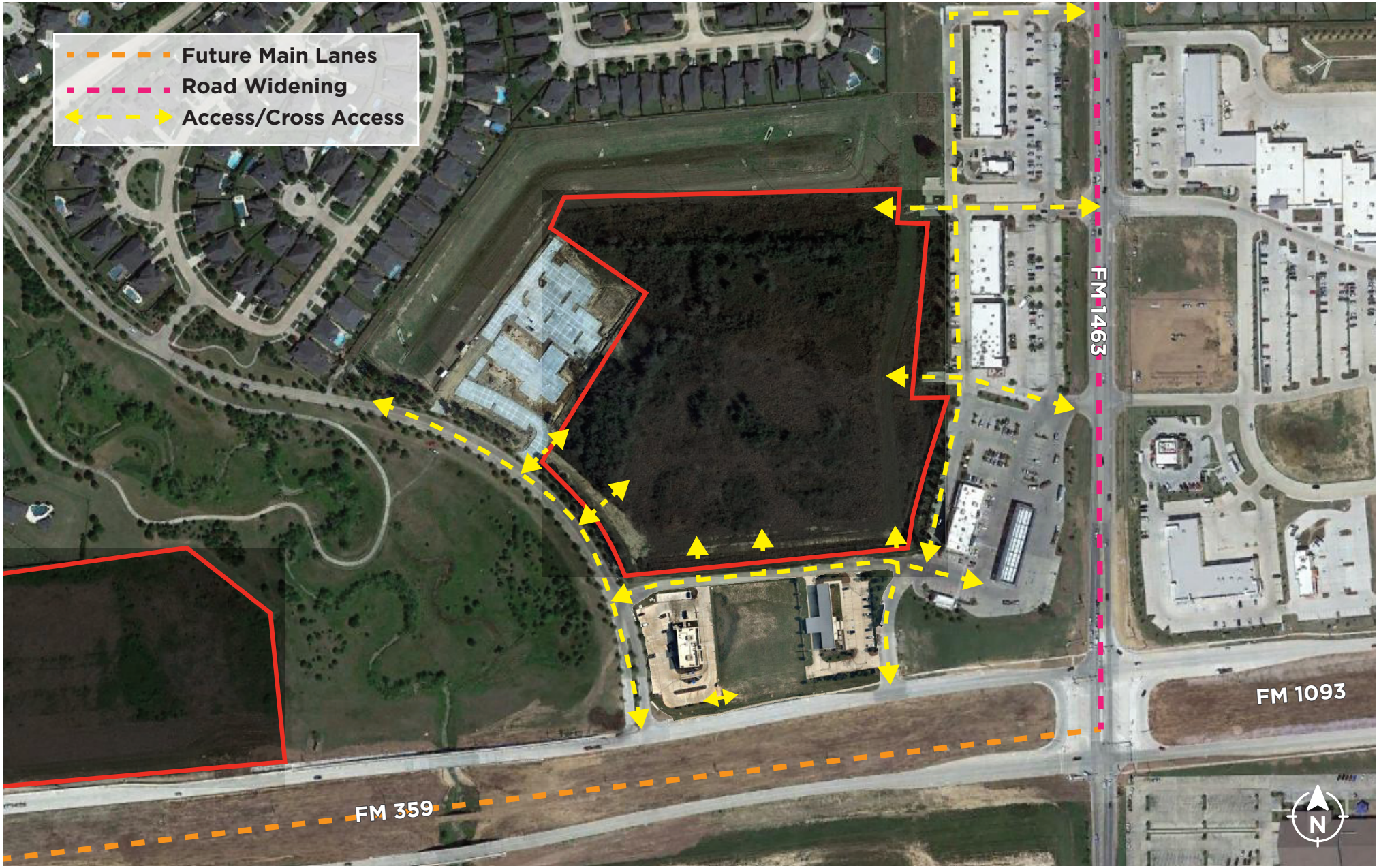
10.23 | 10.23

Aerial



10.23 | 10.23

Aerial



10.23 | 10.23

Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,553	21,891	51,448
Current Population	5,351	73,927	170,113
2020 Census Average Persons per Household	3.45	3.38	3.31
2020 Census Population	4,992	54,111	127,370
Population Growth 2020 to 2024	7.19%	36.62%	33.56%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	4.96%	11.82%	11.40%
2 Person Households	29.46%	28.36%	30.16%
3+ Person Households	65.58%	59.83%	58.44%
Owner-Occupied Housing Units	80.15%	84.64%	82.82%
Renter-Occupied Housing Units	19.85%	15.36%	17.18%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	46.48%	44.36%	45.29%
Black or African American	11.34%	12.64%	12.13%
Asian or Pacific Islander	22.62%	23.47%	23.23%
Other Races	19.37%	19.25%	19.05%
Hispanic	22.21%	21.93%	21.75%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$181,868	$198,281	$197,836
Median Household Income	$160,146	$164,914	$158,028
Per Capita Income	$52,339	$58,940	$60,468

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	9.27%	11.42%	10.77%
Estimated Bachelor's Degree	38.24%	34.85%	37.47%
Estimated Graduate Degree	22.50%	29.99%	27.43%

AGE	1 MILE	3 MILES	5 MILES
Median Age	34.0	34.9	35.7

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
C. David Ramsey	**236884**	**dramsey@newquest.com**	**281.477.4383**
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials Date

EQUAL HOUSING OPPORTUNITY

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

NewQuest

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