



SIZE

59,803 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
17,192	101,878	189,502
Households		
4,663	29,241	57,419
Median HH Income (\$)		
167,927	156,412	149,769

MAJOR TENANT(S)

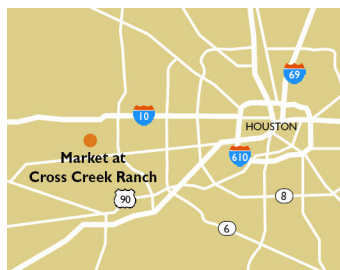
MOD Pizza
Orangetheory Fitness
Pacific Dental
Great Clips

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

27120 Fulshear Bend Drive | Fulshear, TX 77441

PROPERTY HIGHLIGHTS

- H-E-B shadow-anchored shopping center with key national tenants: First Watch, MOD Pizza, Orangetheory Fitness and Piada
- Population exceeds 101,800 in a three-mile radius with an average household income greater than \$178,500
- Located at the high-traffic intersection of FM 1463 Road and Fulshear Bend Drive



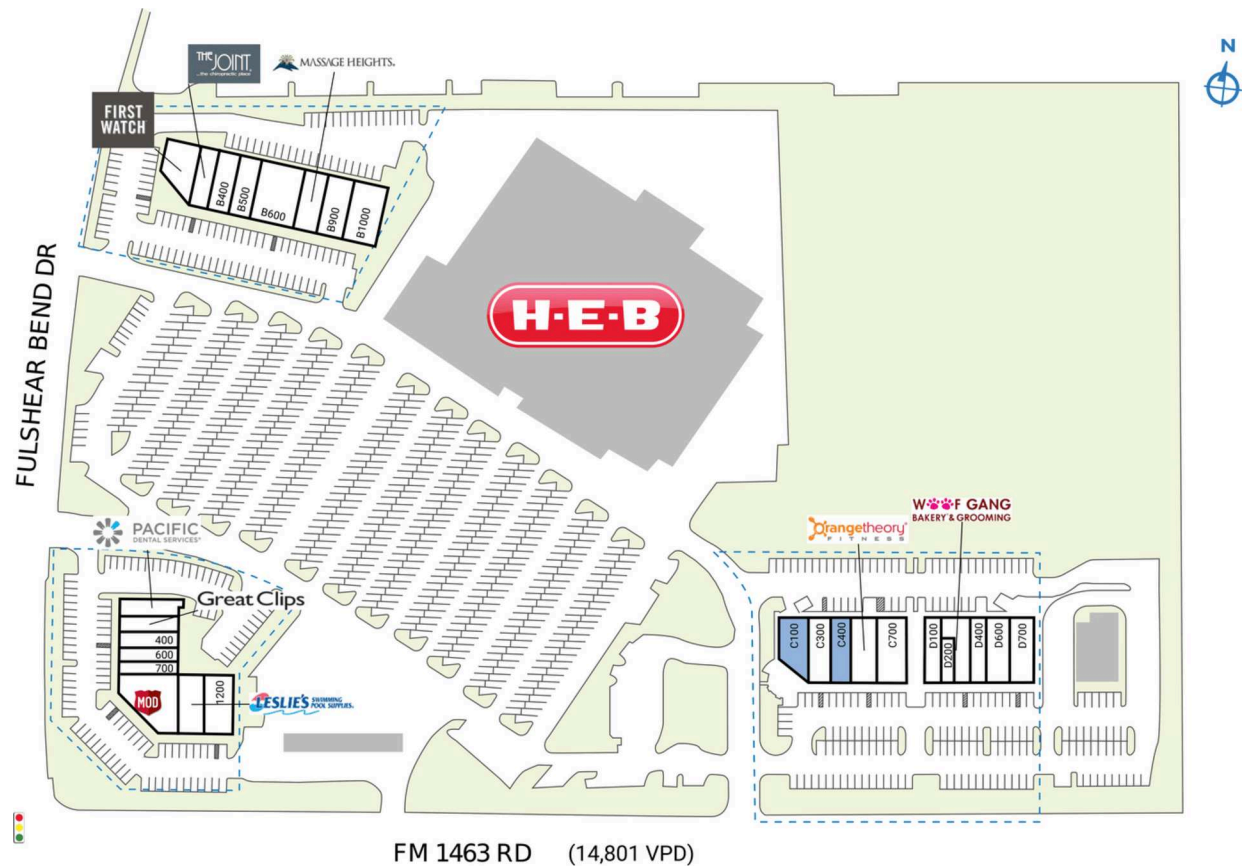
MARKET AT CROSS CREEK RANCH

27120 Fulshear Bend Drive | Fulshear, TX 77441

SPACE	TENANT	SQ. FT.			
B100	First Watch	3,515 SF	D400	Eyecare Redefined	1,800 SF
B1000	Twin Liquors	3,405 SF	D600	Wow Lash and Brow	1,216 SF
B300	The Joint	1,726 SF	D700	Piada	2,387 SF
B400	Urban Bird	2,139 SF	SHAD2	Regions Bank	
B500	Coco's Crepes	1,327 SF	I00	Pacific Dental	2,870 SF
B600	Venetian Nail Spa	4,173 SF	300	Great Clips	1,172 SF
B800	Massage Heights	2,845 SF	400	Lapels Dry Cleaners	2,000 SF
B900	Postal Plus	1,137 SF	600	Cell ER	1,033 SF
C100	COMING AVAILABLE	3,400 SF	700	Leo Kitchen	1,033 SF
C300	The Teahouse	1,368 SF	800	MOD Pizza	3,092 SF
C400	COMING AVAILABLE	1,440 SF	I000	Leslie's Swimming Pool Supplies	2,532 SF
C500	Orangetheory Fitness	3,000 SF	I200	Memorial Hermann-3,044 SF	GoHealth Urgent Care
C700	Maple Street Biscuit Company	2,873 SF	TOTAL SQ. FT.		59,803
D100	Cheba Hut	2,319 SF			
D200	Momo Gifts	1,020 SF			
D300	Woof Gang Bakery & Grooming	1,937 SF			

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Jun 25, 2024



Latitude: 29.718794

Longitude: -95.848846

27120 Fulshear Bend Dr Fulshear, TX 77441		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	17,192	101,878	189,502
	2028 Projected Population	20,932	119,289	223,419
	2010 Census Population	1,533	25,272	63,678
	2000 Census Population	7	1,179	9,824
	1990 Census Population	6	875	4,411
	Historical Annual Growth 1990 to 2000	1.52%	3.02%	8.34%
	Historical Annual Growth 2000 to 2010	72.05%	35.87%	20.55%
	Estimated Annual Growth 2010 to 2023	19.22%	10.67%	8.25%
	Projected Annual Growth 2023 to 2028	4.02%	3.21%	3.35%
	Median Age	35.2	35.9	36.8
Households	Q4 2023 Estimated Households	4,663	29,241	57,419
	2028 Projected Households	5,696	34,342	67,818
	2010 Census Households	420	7,685	19,953
	2000 Census Households	2	416	3,342
	1990 Census Households	2	300	1,538
	Historical Annual Growth 1990 to 2000	4.05%	3.34%	8.07%
	Historical Annual Growth 2000 to 2010	68.41%	33.86%	19.57%
	Estimated Annual Growth 2010 to 2023	19.13%	10.21%	7.99%
	Projected Annual Growth 2023 to 2028	4.08%	3.27%	3.39%
	Population per Household	3.69	3.48	3.30
Population by Race	White	41.0%	40.8%	43.4%
	Black or African American	6.0%	8.0%	8.9%
	Asian & Pacific Islander	27.3%	24.9%	21.0%
	Other Races	6.3%	4.6%	4.5%
	Hispanic Population	19.4%	21.7%	22.1%
Income	Average Household Income	\$189,145	\$178,534	\$171,922
	Median Household Income	\$167,927	\$156,413	\$149,769
	Per Capita Income	\$51,304	\$51,263	\$52,149
Education (Age 25+)	Elementary	2.5%	1.8%	1.8%
	Some High School	1.4%	1.7%	1.7%
	High School Graduate	7.9%	9.2%	9.8%
	Some College	11.1%	14.8%	15.0%
	Associates Degree Only	2.6%	4.1%	5.7%
	Bachelors Degree Only	40.8%	38.9%	39.2%
	Graduate Degree	33.8%	29.6%	26.9%
Business	Number of Businesses	161	1,023	2,988
	Total Number of Employees	1,242	10,918	30,335
	Employees per Business	7.74	10.67	10.15
	Residential Population per Business	107.07	99.57	63.41

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.