

# MARKET AT CROSS CREEK RANCH

FULSHEAR, TX



## 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
-----------------------	---------	---------	---------



## LOCATION

27120 Fulshear Bend Drive | Fulshear, TX 77441



## MAJOR TENANT(S)

MOD Pizza  
Orangetheory Fitness  
Pacific Dental  
Great Clips

## LEASING CONTACT

Josh O'Toole  
Mobile (801) 698-8080  
jotoole@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)

## 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



PHILLIPS EDISON & COMPANY®

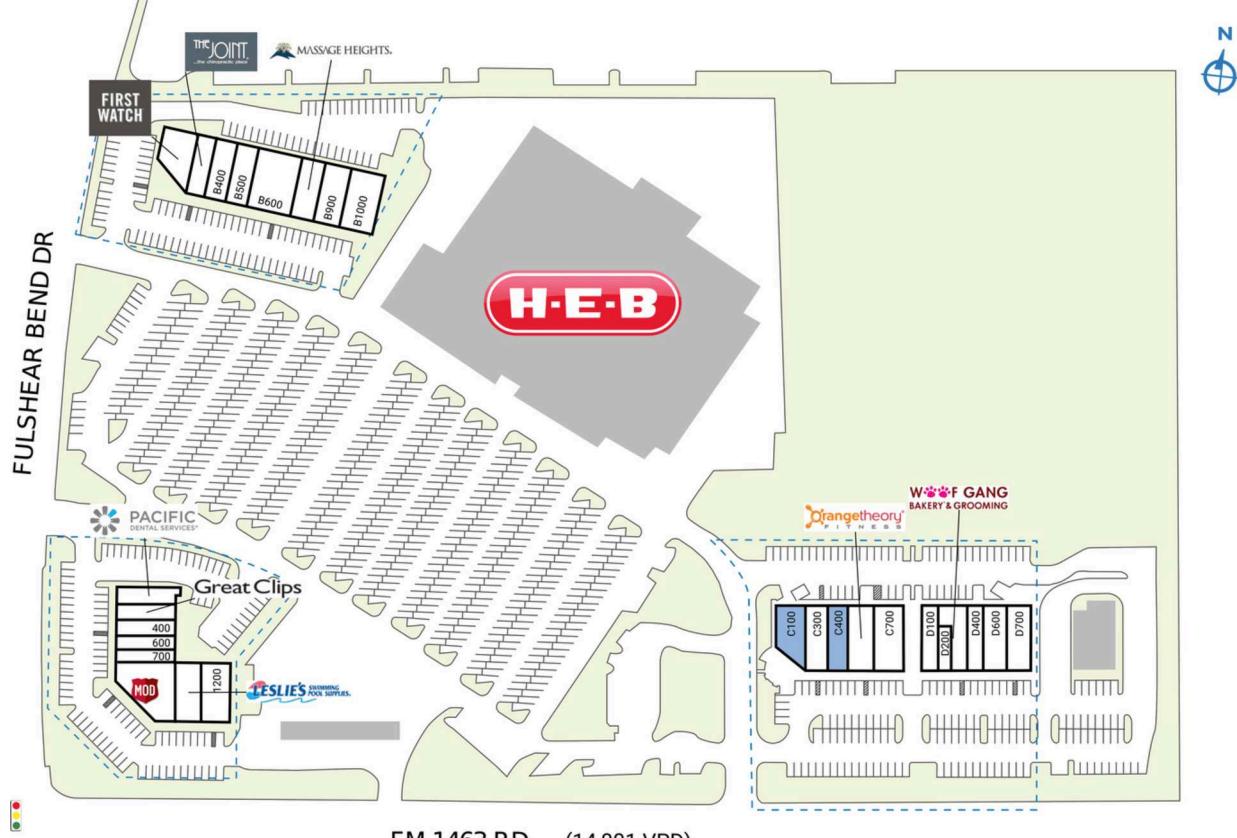
# MARKET AT CROSS CREEK RANCH

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	100	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
<b>C100 COMING AVAILABLE</b>	<b>3,400 SF</b>	700	Leo Kitchen	1,033 SF
C300 The Teahouse	1,368 SF	800	MOD Pizza	3,092 SF
<b>C400 COMING AVAILABLE</b>	<b>1,440 SF</b>	1000	Leslie's Swimming Pool Supplies	2,532 SF
C500 Orangetheory Fitness	3,000 SF	1200	Memorial Hermann- GoHealth Urgent Care	3,044 SF
C700 Maple Street Biscuit Company	2,873 SF			
D100 Cheba Hut	2,319 SF			
D200 Momo Gifts	1,020 SF			
D300 Woof Gang Bakery & Grooming	1,937 SF			
			<b>TOTAL SQ. FT.</b>	<b>59,803</b>

## SITE LEGEND

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



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

 PHILLIPS EDISON & COMPANY®

# MARKET AT CROSS CREEK RANCH

27120 Fulshear Bend Drive | Fulshear, TX 77441



## MARKET AT CROSS CREEK RANCH

27120 Fulshear Bend Drive | Fulshear, TX 77441



PHILLIPS EDISON & COMPANY®

# 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.