

For Lease

**1,800 SF
AVAILABLE**

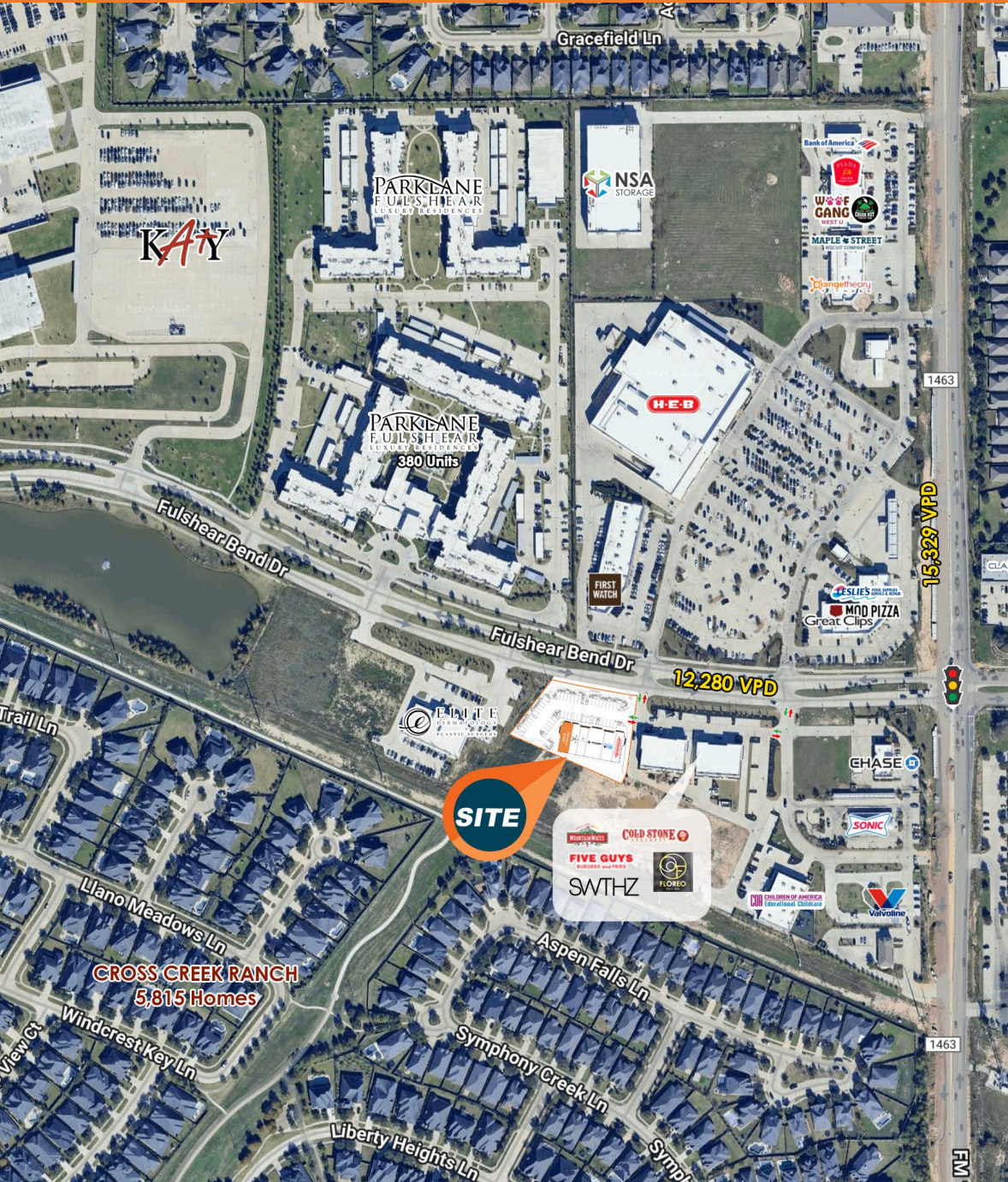


Hunnington

Hunnington Properties, Inc.
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Shops at Fulshear

27125 Fulshear Bend Dr.
Fulshear, Texas 77441



SHOPS AT FULSHEAR

27125 Fulshear Bend Dr., Fulshear, Texas 77441



PROPERTY INFORMATION

Space For Lease	1,800 SF
Rental Rate	\$40.00 PSF
NNN	\$10.00 PSF
Total Building Size	11,500 SF



PROPERTY HIGHLIGHTS

- New Retail Development in the heart of Fulshear, one of the fastest-growing communities in Fort Bend County
- Easy access to FM 1463, FM 1093, and the Westpark Tollway
- Strategic location near Katy ISD schools with over 4,994 students combined.
- Surrounded by affluent residential neighborhoods, including Cross Creek Ranch (5,815 Homes), Cinco Ranch Southwest (5,223 Homes)



DEMOGRAPHICS

Population (2025)	1 mi. - 15,327
	3 mi. - 101,742
	5 mi. - 190,053
Average Household Income	1 mi. - \$216,387
	3 mi. - \$199,414
	5 mi. - \$192,873
Vehicles per day	Fulshear Bend Dr. : 12,280 vpd FM 1463: 15,329 vpd



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For Lease



Hunington



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For Lease



Hunington



Joe M. Adams
Junior High School
1,866 Students



Jordan High School
3,128 Students



PARKLANE
FULSHEAR
LUXURY RESIDENCES

PARKLANE
FULSHEAR
LUXURY RESIDENCES
380 Units

NSA
STORAGE

Bank of America

WOLF GANG
WEST

MAPLE & STREET
LUXURY HOMES

OrangeTheory

H-E-B

1463

15,929 VPD

CINCO RANCH
SOUTHWEST
5,223 Homes

CLARITY

PAIRED

FIN FRONTIER

WAXING
THE CITY

HOTWORX

PET SUPPLIES PLUS

OUT2

REGIONS

Cinco Ranch Blvd

Fred and Patti Shafer
Elementary School
1,044 Students

SITE

FIVE GUYS
BURGERS AND FRIES

SWTHZ

COLD STONE
CREAMERY

FLOREO

CHASE

SONIC

CHILDREN OF AMERICA
Educational Children

Valvoline

Fulshear Bend Dr

Fulshear Bend Dr

Fulshear Bend Dr

12,280 VPD

Lakeway Trail Ln

Lakeway Trail Ln

Llano Meadows Ln

CROSS CREEK RANCH
5,815 Homes

Windcrest Key Ln

Aspen Falls Ln

Symphony Creek Ln

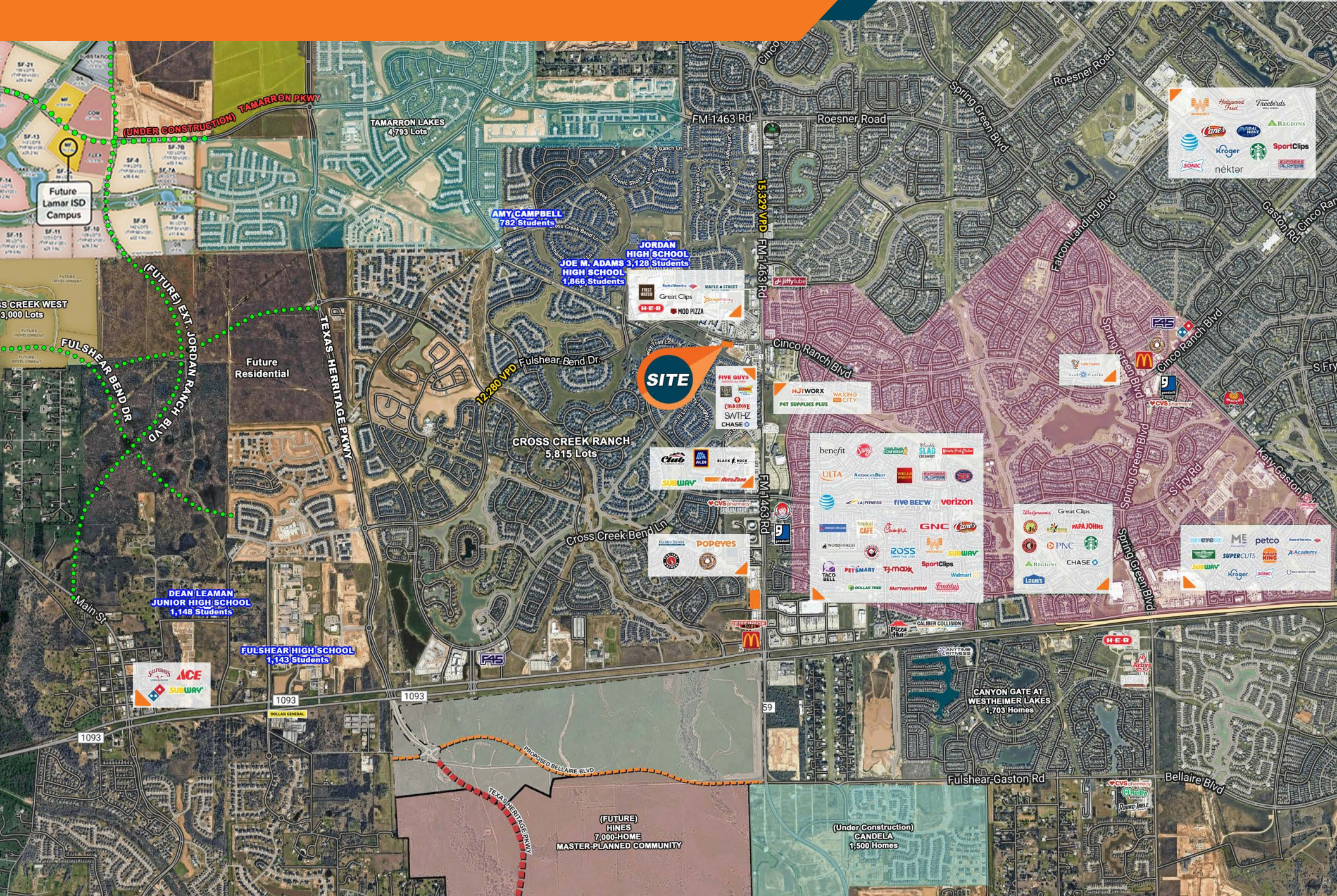
Liberty Heights

1463

For Lease



Hunnington



SITE

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