



The Forum on Fulshear Bend

27123 Fulshear Bend Dr, Fulshear, TX 77494



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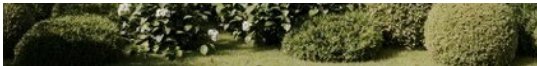


The Forum on Fulshear Bend

\$28.00 /SF/YR

The Forum on Fulshear Bend is a master-planned office condominium development located within Cross Creek Ranch in Fulshear, Texas. The project encompasses approximately 3.4 acres and is designed to deliver a scalable, ownership-based commercial solution tailored to professional service providers,...

- 15 Brand NEW Under Construction Units for lease
- Walkable for HEB Customers and All Around retail users
- Quick Access from FM 1463, Cinco Ranch & Fulshear Bend Dr
- Walkable to Jordan High School, Fulshear Apartments & Adams JH
- Quick Connect to Cinco Ranch, Pine Mill Ranch, Cross Creek Ranch and Churchill Farms Sub Divisions
- Available from 1125 to 6000 Sq Ft. - Can Combine



Rental Rate:	\$28.00 /SF/YR
Total Space Available:	17,184 SF
Max. Contiguous:	1,163 SF
Property Type:	[Office Suites]
Center Type:	[object Object]
Gross Leasable Area:	40,800 SF
Walk Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$2.33 /SF/MO

Multiple Units



Building 5

1	Space Available	1,163 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	

Building 6

2	Space Available	1,163 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	

Building 7

3	Space Available	1,163 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	

Building 5

4	Space Available	1,126 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	

Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office
Lease Term	3 - 5 Years

Building 6

5	Space Available	1,126 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	

Building 7

6	Space Available	1,126 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	

Building 5

7	Space Available	1,150 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	

Building 6

8	Space Available	1,150 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	

Building 7

9	Space Available	1,150 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	

Building 5

Space Available	1,126 SF	New construction
Rental Rate	\$28.00 /SF/YR	

10	Date Available	November 01, 2026
	Service Type	Triple Net (NNN)
	Space Type	New
	Space Use	Office
	Lease Term	3 - 5 Years

Building 6

11	Space Available	1,126 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	

Building 7

12	Space Available	1,126 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	

Building 5

13	Space Available	1,163 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	

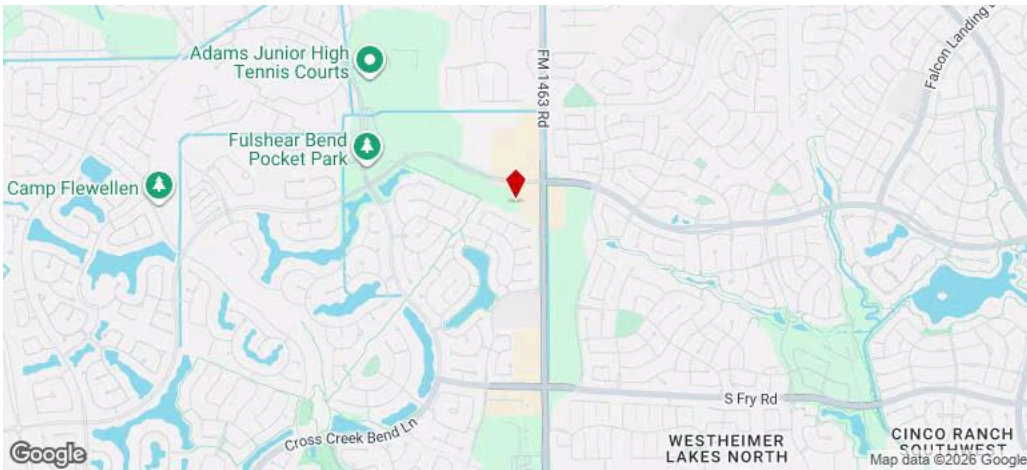
Building 6

14	Space Available	1,163 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	

Building 7

15	Space Available	1,163 SF	New construction
	Rental Rate	\$28.00 /SF/YR	
	Date Available	November 01, 2026	
	Service Type	Triple Net (NNN)	
	Space Type	New	
	Space Use	Office	
	Lease Term	3 - 5 Years	





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The Forum on Fulshear Bend is a master-planned office condominium development located within Cross Creek Ranch in Fulshear, Texas. The project encompasses approximately 3.4 acres and is designed to deliver a scalable, ownership-based commercial solution tailored to professional service providers, medical users, and small businesses seeking long-term stability in a high-growth corridor. The development will consist of multiple freestanding buildings configured under a commercial condominium regime. The site plan has been optimized for visibility, accessibility, and parking efficiency, with direct access to both FM 1463 and Fulshear Bend Drive as well as proximity to thousands of residential rooftops and major retail anchors. Currently leasing 15 Units in Building 5, Building 6 & Building 7. - All Units are under construction and ready to occupy in Nov 2026. if you like combine multiple units or any changes needed, please stop by today or contact the leasing agent asap for all the information, 3.416 acre commercial tract (Fulshear, Texas), Platted as part of Cross Creek Ranch (a Johnson Development)- HEB anchored retail center is located directly across Fulshear Bend Drive- Jordan High School (Katy ISD) located across Fulshear Bend Drive- Multiple other retail centers in close proximity (restaurants, retail, medical) Existing access driveways to FM 1463 & Fulshear Bend Drive Access to Monument Signage on FM 1463 & Fulshear Bend Drive Fulshear Facts 2nd Fastest Growing City in the United States (2023) – Houston Chronicle Fastest Growing Wealthy Suburb in America (2024) – BankingRate.com Population Growth – 236% over 5 years (2018 – 2023) Median Household Income - \$178,398 (2023) Average Home Value - \$521,157 Growth Fueled by numerous Master Planned Communities Project Located in Cross Creek Ranch – 5,000 + homes (3,200 acres) Katy ISD rated as the #1 district in the Houston area (2024) Jordan H.S. (enrollment 3,100 students) – ranks Top 5% in Texas academically 69% of Fulshear's population (over 25) has a Bachelor's degree (or higher)

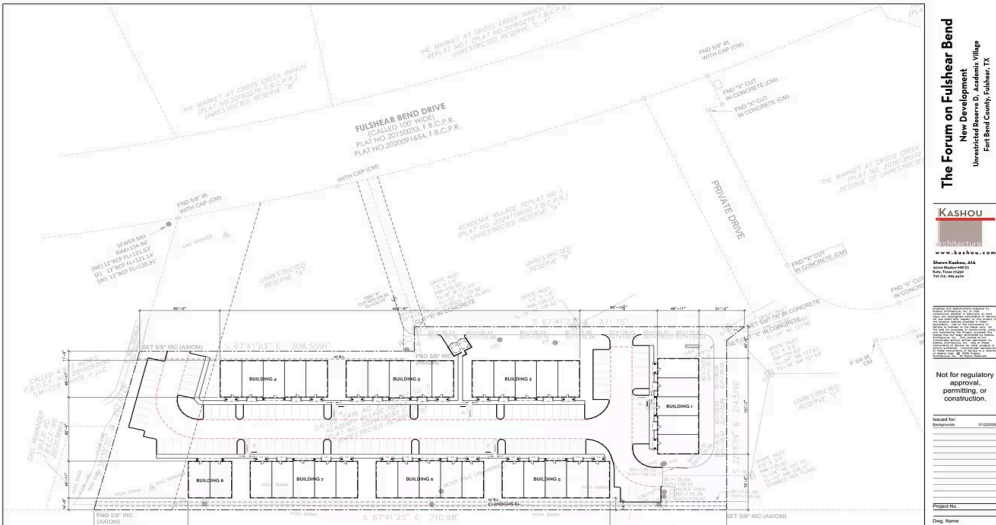
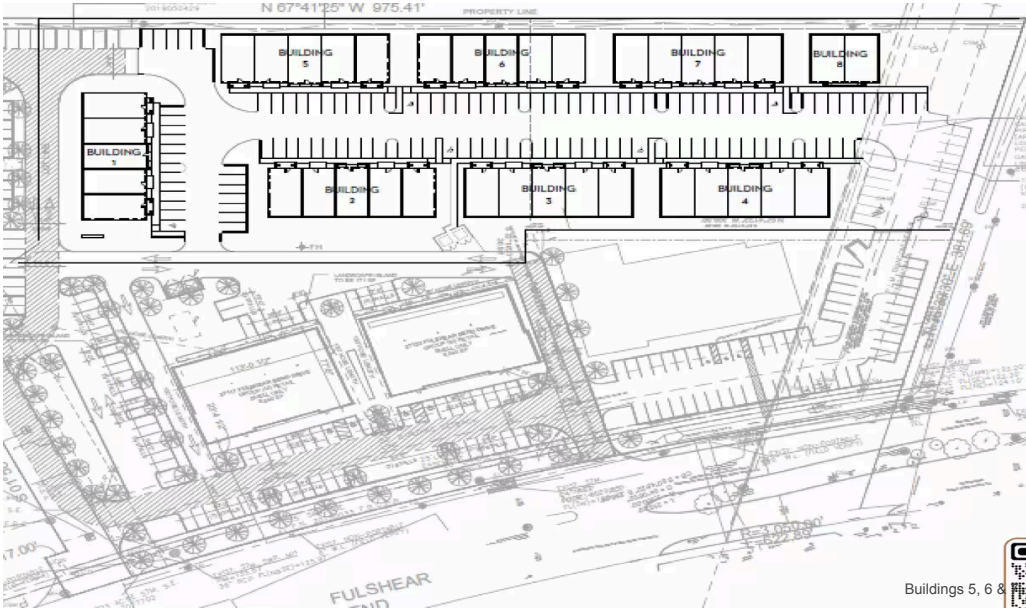
Property Photos



Unit Sizes (Conditioned Space)				
Unit A	Unit B	Unit C	Unit D	Unit E
1,163	1,116	1,150	1,132	1,163



Property Photos





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