

# RI ROGERS BUSINESS PARK

6510 FM 359 South, Fulshear, TX

2nd Gen Spaces Available



3,132 SF  
Available May 2024

5,434 SF  
Available Aug 2024



6510 FM 359 South STE 100  
Fulshear, TX 77441  
281.944.9660

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# FULSHEAR OVERVIEW

## LOCATED IN ONE OF THE WEALTHIEST COUNTY IN TEXAS

**Fulshear** is a thriving community that maintains an excellent quality of life while fostering a vibrant business environment. The small town atmosphere has caught the heart of many and attracted residents from all around the world. This dynamic community is best described as country chic, boasting several gourmet restaurants with world renowned chefs, numerous polo fields in the area and unique shopping experiences in the downtown district.

### More Than **23,500 Residents**

- Fulshear Consumer Household Expenditure is over **\$1.14 Billion Annually**
- Average Homehold Income is **\$192,953**
- **Top 20** in Education in Texas

Furthermore, Fulshear has seen an impressive population boom as new residents are drawn to the award-winning master-planned communities. Jordan Ranch, Cross Creek Ranch, Fulbrook on Fulshear Creek, and Weston Lakes - The Reserve are some of the top communities, with high-end amenities, custom builds, and close access to I-10, Hwy 59, the Grand Parkway, and Westpark Tollway.

**#2**  
Safest City in Texas  
*Safewise, 2021*

**Top 10**  
Best Places to Raise a Family  
*Niche, 2022*

**\$445,500**  
Median Home Value  
*Niche, 2023*

**32%**  
Projected Population Growth from 2023-2028  
*CBRE, 2023*

## ON THE HORIZON...

- Lamar CISD to construct a new elementary school that will open by August 2024. The development is on a 14.9 acre lot located on Fulshear Bend Drive, giving direct access to many Fulshear residents.
- Westpark Tollway extension is near completion
- Fort Bend County approved a \$1.05M payment to contribute to the construction of a new library in Fulshear.
- Cross Creek Ranch to see new Fire Station build, expected open date is June 2024

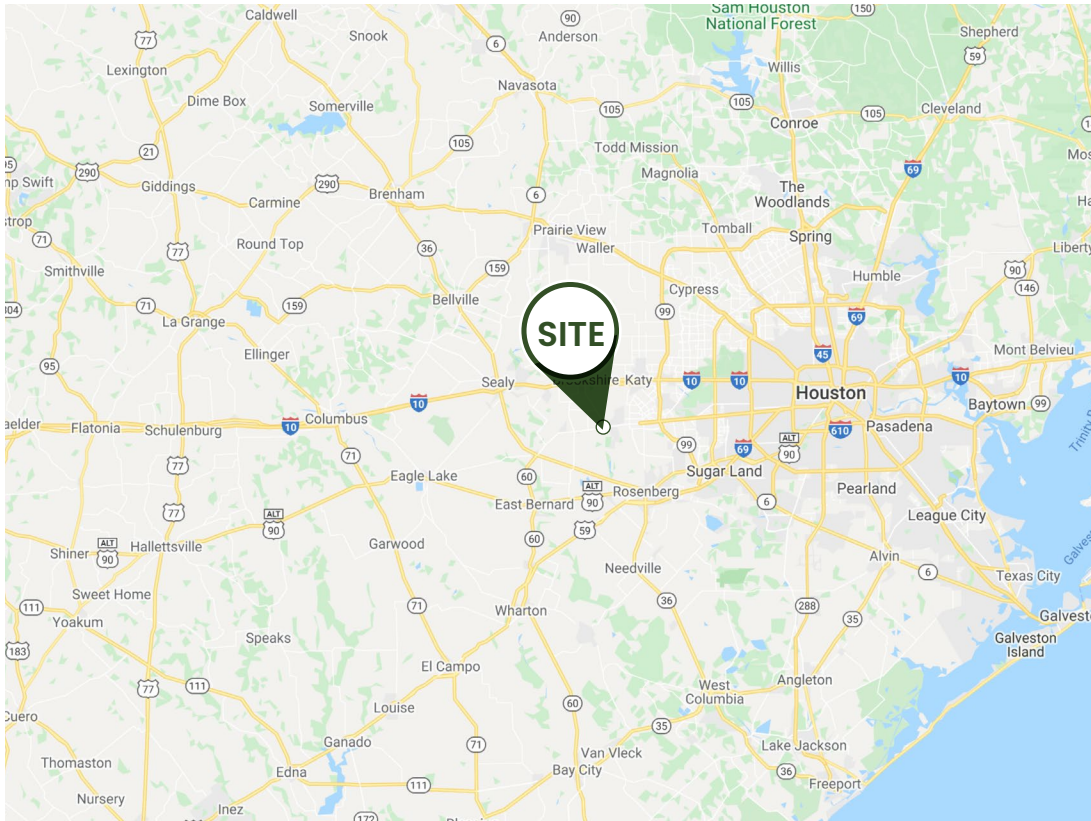


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# PROPERTY INFORMATION



## LOCATION

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## 2ND GENERATION SPACES AVAILABLE

SPACE	RENT	NNN
• 3,132 SF	\$18 SF	\$5.25
• 5,450 SF	\$18 SF	\$5.25

CAM	2.61
INSURANCE	\$0.87
RE TAXES	\$1.77
<b>TOTAL</b>	<b>\$5.25/SF</b>

**TENANT ALLOWANCE**  
NEGOTIABLE

## GROUND ZERO FOR FULSHEAR'S HISTORIC GROWTH AND DEVELOPMENT

Sitting at the corner of Rogers Rd and FM 359, just north of downtown Fulshear, the Property is strategically positioned in the direct path of growth. Fulshear is the state's fastest growing city, already featuring several of the nation's top-selling master-planned communities. Within 1 mile of the Property, there are 7 additional master-planned communities being developed, set to deliver over 9,000 new homes.

## 5 MASTER PLANNED COMMUNITIES WITHIN 1 MILE:

- Cross Creek West
- Polo Ranch
- Del Webb
- Vanbrooke
- Tamarron



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# PROPERTY INFORMATION

## BUILDING 6510

- 1 space available 5,450 SF
- 2nd generation space
- Inline
- It currently an Classica Car Museum.

It is finished out

- Rent \$18 SF
- NNN \$7.10 SF
- Current tenants in building:

Blackout Auto Spa	3,800 SF
Burn Boot Camp	5,894 SF
Apex Basketball	7,687 SF
Project Halo Brewery	4,257 SF
US Senator Troy Nehls	3,936 SF
Realty I Partners	7,284 SF

## BUILDING 6610

- 1 Space available 3,132 SF
- Former Fort Bend County Judge Courthouse
- Inline
- Rent \$18 SF
- NNN \$7.10 SF

### ■ Current tenants in building:

Alpha Elite	3,800 SF
AllStar Auto Glass	4,796 SF
Wolfpack	5,742 SF
Fort Bend County Judge	3,005 SF
Hollis Bags	10,507 SF
Jiu Jit Su	3,800 SF
Instinct Athletics	2,598 SF
Tupe Up Manly Salon	



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# SITE PLAN



#	TENANT	SIZE (SF)		% GLA
		LEASED	VACANT	
1	Marcos Pizza	1,500		1.8%
2	Ngo Dentist	1,400		1.7%
3	Prosperity Counselling Services	1,860		2.2%
4	Revive Cafe	2,175		2.6%
5	Instinct Athletics	2,598		3.1%
6	Additional Space (Dojo Jiu Jitsu & Instinct Athletics)	3,151		3.8%
7	All Star Glass Extension	852		1.0%
8	DOJO Jiu Jitsu	3,800		4.5%
9	Hollis Bag 1	7,500		9.0%
10	Hollis Bag 2	2,880		3.4%
11	<b>2nd Gen Space Available</b>		<b>3,132</b>	<b>3.6%</b>
12	Wolf Pack	5,742		6.9%
13	AllStar Auto Glass	4,796		5.7%
14	Alpha Elite	3,800		4.5%
15	Realtyl Partners	7,600		9.1%
16	US Congress Office - Nehls	3,927		4.7%
17	Halo Brewery	4,257		5.1%
18	<b>2nd Gen Space Available</b>		<b>5,450</b>	<b>6.5%</b>
19	Apex Baseball	7,687		9.2%
20	Burn Boot Camp	5,894		7.0%
21	Blackout Auto Spa	3,800		4.5%

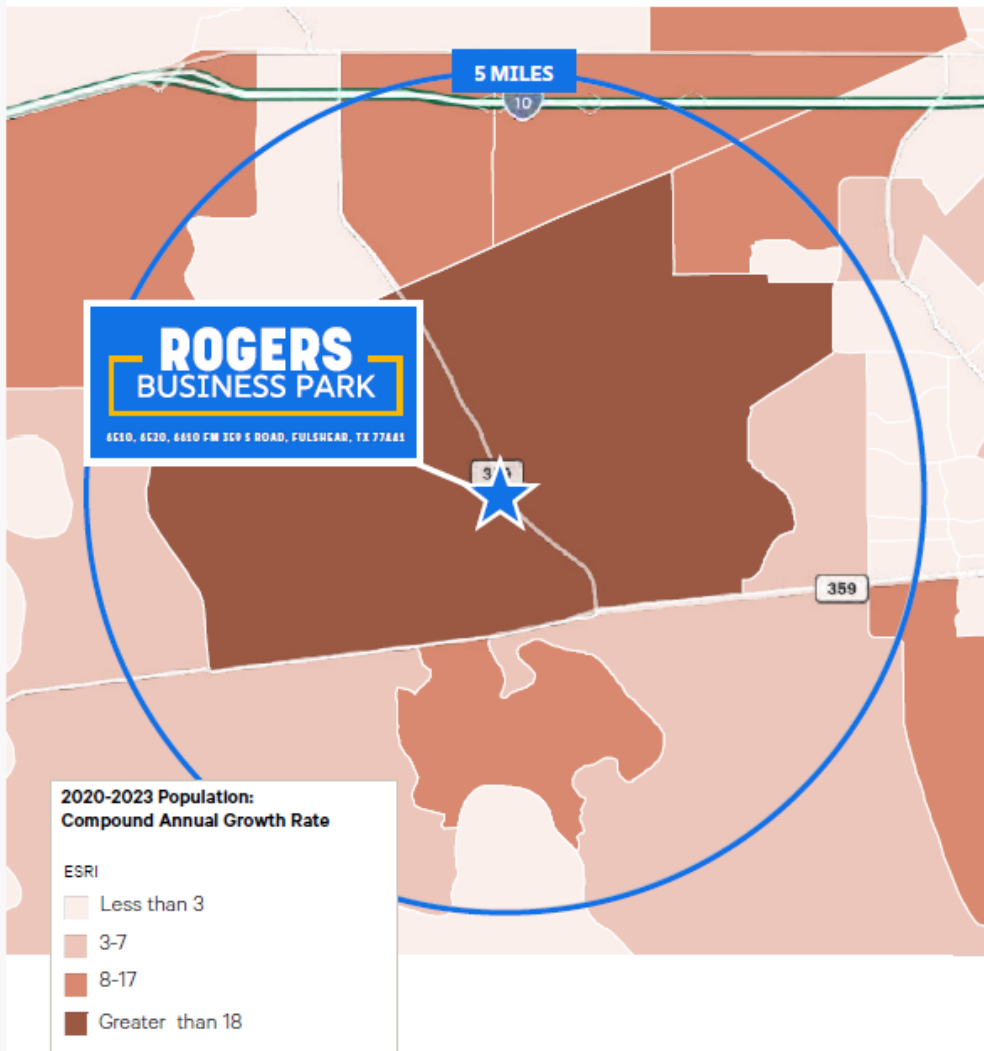


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# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2023 Population - Current Year Estimate	390	12,769	79,685
2028 Population - Five Year Projection	673	18,853	102,588
2010-2020 Compound Population Growth Rate	23.31%	10.42%	15.40%
2020-2023 Compound Population Growth Rate	5.77%	18.78%	10.45%
2023-2028 Compound Population Growth Rate	11.53%	8.10%	5.18%
<b>Daytime Population</b>			
2022 Daytime Population	24,116	103,695	261,107
<b>Households</b>			
2023 Households - Current Year Estimate	140	4,669	24,259
2028 Households - Five Year Projection	242	6,989	31,739
2010-2020 Compound Household Growth Rate	21.98%	9.98%	14.13%
2020-2023 Compound Household Growth Rate	3.80%	19.00%	10.96%
2023-2028 Compound Household Growth Rate	11.57%	8.40%	5.52%
<b>Household Income</b>			
2023 Households	140	4,669	24,259
2023 Average Household Income	\$171,058	\$198,568	\$185,410
2028 Average Household Income	\$183,805	\$203,311	\$195,997
<b>Housing Value</b>			
2023 Owner Occupied Housing Units	130	4,419	22,397
2023 Avg Value of Owner Occ. Housing Units	\$377,519	\$469,744	\$433,629



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# AERIAL

## THE FULSHEAR EFFECT

Fulshear is the fastest growing city in Texas, located in west Houston. Over the next 5 years, the population of Fulshear is expected to surpass 60,000 residents, positioning the asset as the epicenter of western growth and one of Houston's most desirable suburbs.

**FIRETHORNE**  
3,000+ HOMES | 1,400 ACRES

**SILVER RANCH**  
1,355 HOMES | 2,600 ACRES

**CINCO RANCH**  
14,000+ HOMES | 8,092 ACRES

**CROSS CREEK RANCH**  
6,500 HOMES | 3,200 ACRES

**TAMARRON**  
4,000 HOMES | 1,500 ACRES

**FUTURE RESIDENTIAL**

**CROSS CREEK WEST**  
3,000+ HOMES | 1,258 ACRES

With over 68% of the population holding a bachelor's degree or higher and earning an average household income of \$198,568 (within a 3-mile radius of the Property), Fulshear features highly educated, affluent demographics.

Fulshear's strengths include highly rated schools, award-winning master-planned communities, and convenient access to employment centers via Interstate 10 and the Westpark Tollway. Furthermore, Fulshear was rated the 2nd Safest City in Texas (*Safewise, 2021*) and ranked in the Top 10 Best Places to raise a family in Texas (*Niche, 2022*).

**FM 359** 7,396 VPD

**ROGERS  
BUSINESS PARK**

6510, 6520, 6410 FM 359 S ROAD, FULSHEAR, TX 77441

ROGERS BUSINESS PARK

**ROGERS RD** 1,785 VPD

**PECAN RIDGE**  
650 HOMES | 296 ACRES

Investment Highlights 6



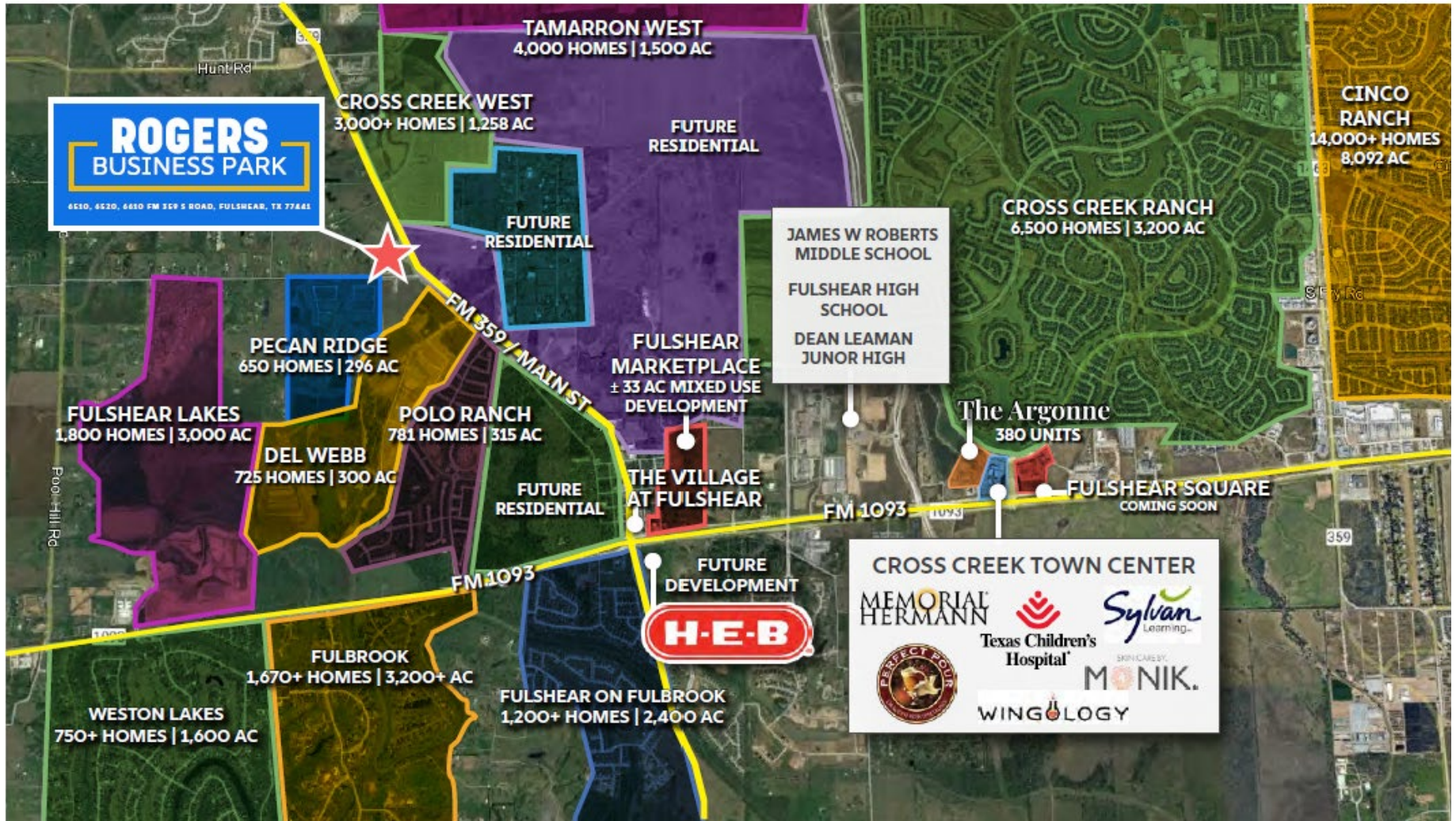
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# AREA HIGHLIGHTS

LOCATED IN ONE OF THE FASTEST GROWING COUNTIES IN TEXAS | SURROUNDED BY A MULTITUDE OF FUTURE DEVELOPMENTS AND AWARD-WINNING MASTER-PLANNED COMMUNITIES



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# COMMUNITY FACTS

## #1

MOST DIVERSE COUNTY IN THE NATION

U.S. CENSUS BUREAU, 2020

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MOST DIVERSE COUNTY IN THE NATION

U.S. CENSUS BUREAU, 2020

## 4<sup>th</sup>

WEALTHIEST ZIP CODE IN HOUSTON

HOUSTON BUSINESS JOURNAL, 2020

## 2<sup>nd</sup>

SAFEST CITY IN TEXAS

SAFEWISE, 2021

## 2<sup>nd</sup>

BEST COUNTY TO LIVE IN TEXAS

NICHE, 2022

## 9<sup>th</sup>

IN NATION FOR JOB GROWTH

STATS AMERICA, 2020

- 5 separate Master Planned Communities in under 1 mile: Cross Creek West, Polo Ranch, Del Webb, Vanbrooke and Tamarron
- Fulshear ranked as fastest growing city in Texas in 2020 and 2021 (U.S. Census Bureau 2022)
- School Districts: Lamar ISD and Katie ISD
- Lamar Consolidated Independent School District was one of only 301 school districts to earn an A rating from the Texas Education Agency in 2019

- Fort Bend County is the richest county in Texas. (247 Wall Street, 2020)
- Fort Bend County has the highest level of educational attainment in the Greater Houston region. (U.S. Census Bureau, 2020)
- US Census Bureau stated Fulshear has been ranked the fastest-growing city in Texas in 2020 and 2021 – namely, its small-town charm and big-city access. Adding to Fulshear's appeal is its location in Fort Bend County, known throughout the region as an exceptional place to start a business and raise a family.



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