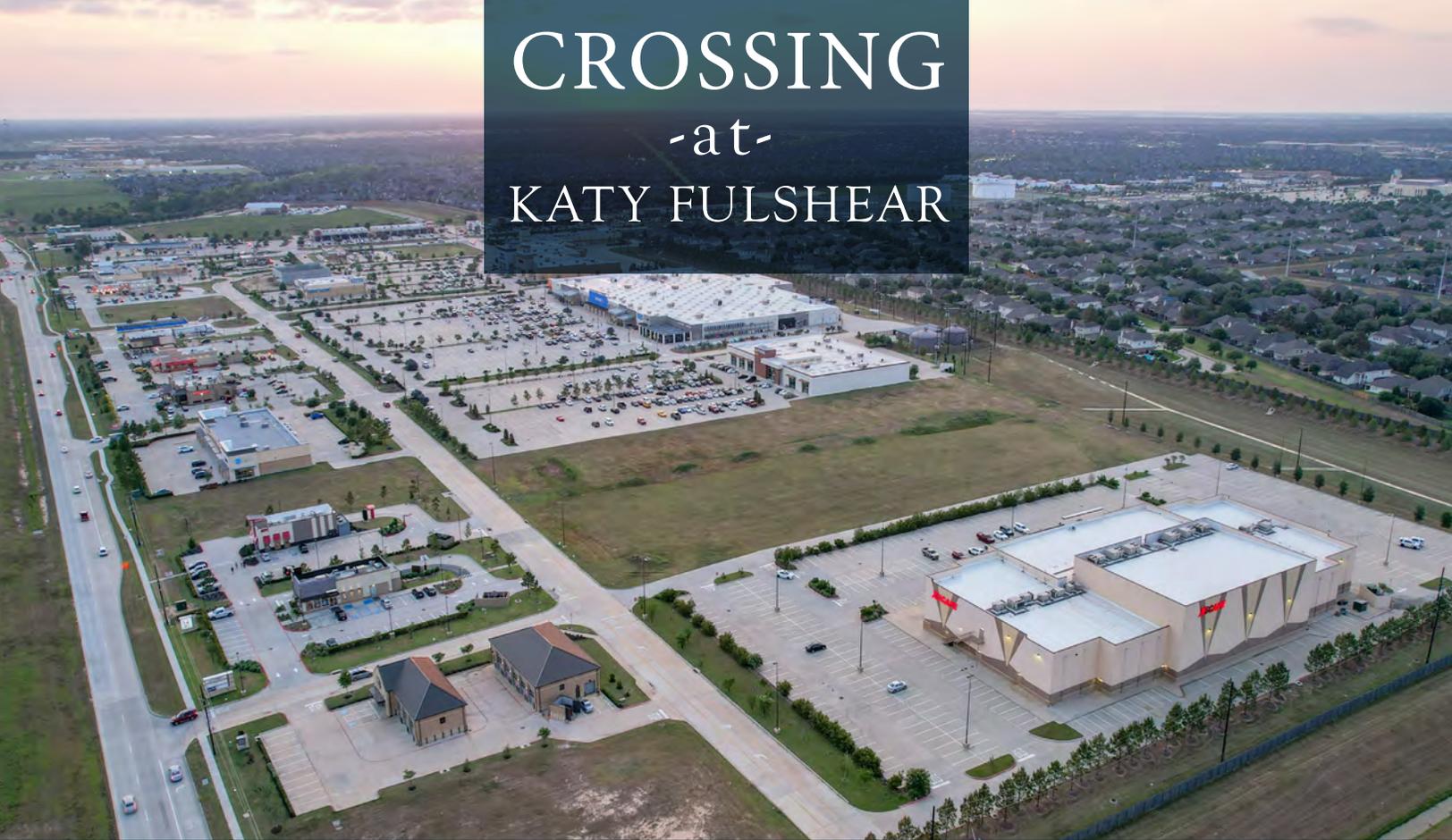
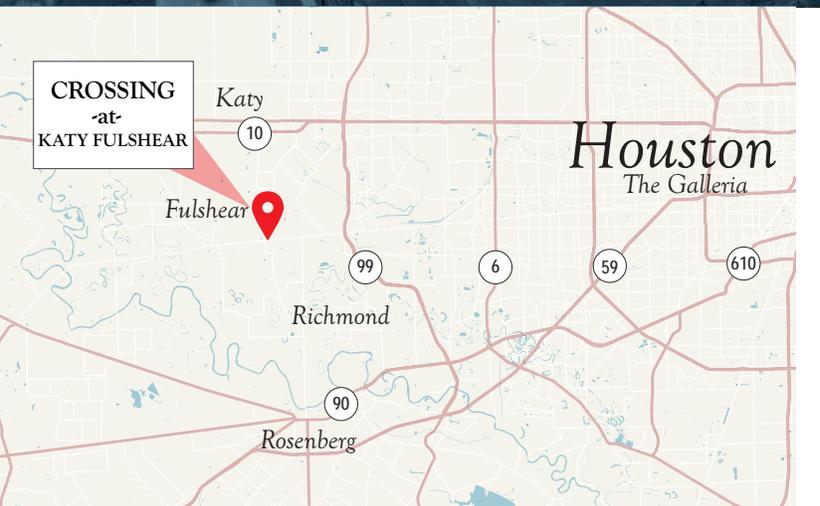


CROSSING -at- KATY FULSHEAR



NEC FM 1093 & FM 1463 | RICHMOND, TX



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FM 1463 Rd



FM 1093 RD

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	TENANT	SIZE	TENANT	SIZE	TENANT	SIZE
1	Wells Fargo	2,664 SF	14	Available	2,310 SF	27	Verizon	2,500 SF	40	Available	6,600 SF
2	Thrive Drip Spa	2,000 SF	15	Petsmart	17,945 SF	28	Next Level Smiles	2,300 SF	41	Available	25,010 SF
3	Available	1,440 SF	16	Dollar Tree	10,000 SF	29	Sport Clips	1,350 SF	42	Available	21,741 SF
4	Men's Wellness	2,216 SF	17	Ross	22,000 SF	30	Mattress Firm	4,000 SF	43	Available	22,034 SF
5	UPS	1,600 SF	18	TJ Maxx	22,006 SF	31	Available	2,500 SF	44	LA Fitness	37,000 SF
6	Quick Fix Plus	1,200 SF	19	Dunkin Donuts (Pending)	1,600 SF	32	Available	7,000 SF	P1	Chick Fil-A	1.13 AC
7	Tropical Smoothie Cafe	1,440 SF	20	La Madeline (Pending)	3,000 SF	33	Majestic Nail Bar	3,500 SF	P2	Raising Cane's	1.11 AC
8	Jersey Mike's	1,400 SF	21	America's Best	3,142 SF	34	Dulcedo Coffee	1,600 SF	P3	ULTA	1.13 AC
9	Sweet Sassy	2,200 SF	22	Five Below	8,858 SF	35	Starry Kitchen + Baths	1,275 SF	P4	Whataburger	1.495 AC
10	GNC	1,300 SF	23	Smart Financial	2,700 SF	36	Charley's Philly Steaks (Pend.)	1,800 SF	P5	SWIG	0.42 AC
11	American Family Care	3,000 SF	24	Sherwin Williams	4,500 SF	37	Available	3,475 SF	P6	Available	1.36 AC
12	Marble Slab	1,260 SF	25	Mimosa Boutique	1,589 SF	38	AT&T	2,000 SF	P7	Panda Express	0.93 AC
13	Kyodaiquor	3,500 SF	26	Toasted Yolk	4,536 SF	39	Available	6,600 SF	P8	Freddy's	1.20 AC
									P9	Spring Creek Barbeque	1.14 AC
									P10	Quick Quack Car Wash (Pend.)	0.94 AC
									P11	KFC	0.90 AC
									P12	Taco Bell	0.83 AC
									P13	Express Oil Change	0.69 AC
									P14	Available	0.93 AC
									P15	Xscape Theatre	7.07 AC
									P16	Walmart	21.61 AC



MARKET OVERVIEW



Thoroughfare Legend

- Highway/Toll/Farm to Market
- Future Road Extension
- Existing Road

MIXED-USE DEVELOPMENT

- Walmart Supercenter anchored
- 3 of top ten growing subdivisions in the country within 3 miles
- 30% projected growth in 5 years
- Small shop, junior anchor and pad sites available

DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est. Population	6,841	58,668	131,536
Est. Households	2,453	22,837	44,751
Est. Median Household Income	\$154,626	\$151,939	\$148,102
Daytime: Number of Employees	1,607	10,173	32,049
Adj. Daytime Demos Age 16 Yrs+	2,957	24,059	57,743

AREA HOME COUNT

#	Project Name	Prj. Homes	Acres
1	Cross Creek Ranch	7,332	3,200
2	Firethorne	3,337	1,400
3	Cinco Ranch Southwest	2,373	2,838
4	Cinco Ranch West	14,000	8,074
5	Grayson Lakes	871	325
6	Cardiff Ranch	391	162
7	Churchill Farms	550	209
8	Pine Mill Ranch	1,778	585
9	Silver Ranch	1,338	-
10	Grand Lakes	1,618	1,250
11	Seven Meadows	2,008	1,050
12	Westheimer Lakes	2,801	879
13	Lakes of Bella Terra	2,096	-
14	Tamarron	3,979	-
15	Fulshear Ranch	4,000	2,335
	Total	46,099	24,330





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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