

SHOPS AT CROSS CREEK

FULSHEAR, TX



SIZE

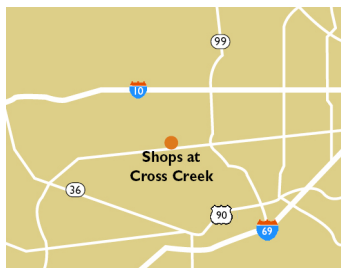
24,188 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
12,397	81,157	176,867
Households		
3,451	23,439	53,040
Median HH Income (\$)		
146,666	160,332	156,920

MAJOR TENANT(S)

Avis Budget Car
Yen Fulshear
Firehouse Subs



LOCATION

6630 FM 1463 Road | Fulshear, TX 77441

PROPERTY HIGHLIGHTS

- Community shopping center located at the intersection of FM 1093 and FM 1463
- Tenants include Yen Fulshear, Rightway Dental, Marvelous Clinic, Firehouse Subs and Avis Budget Car
- Population exceeds 78,500 and a three-mile radius with an average household income greater than \$173,100

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

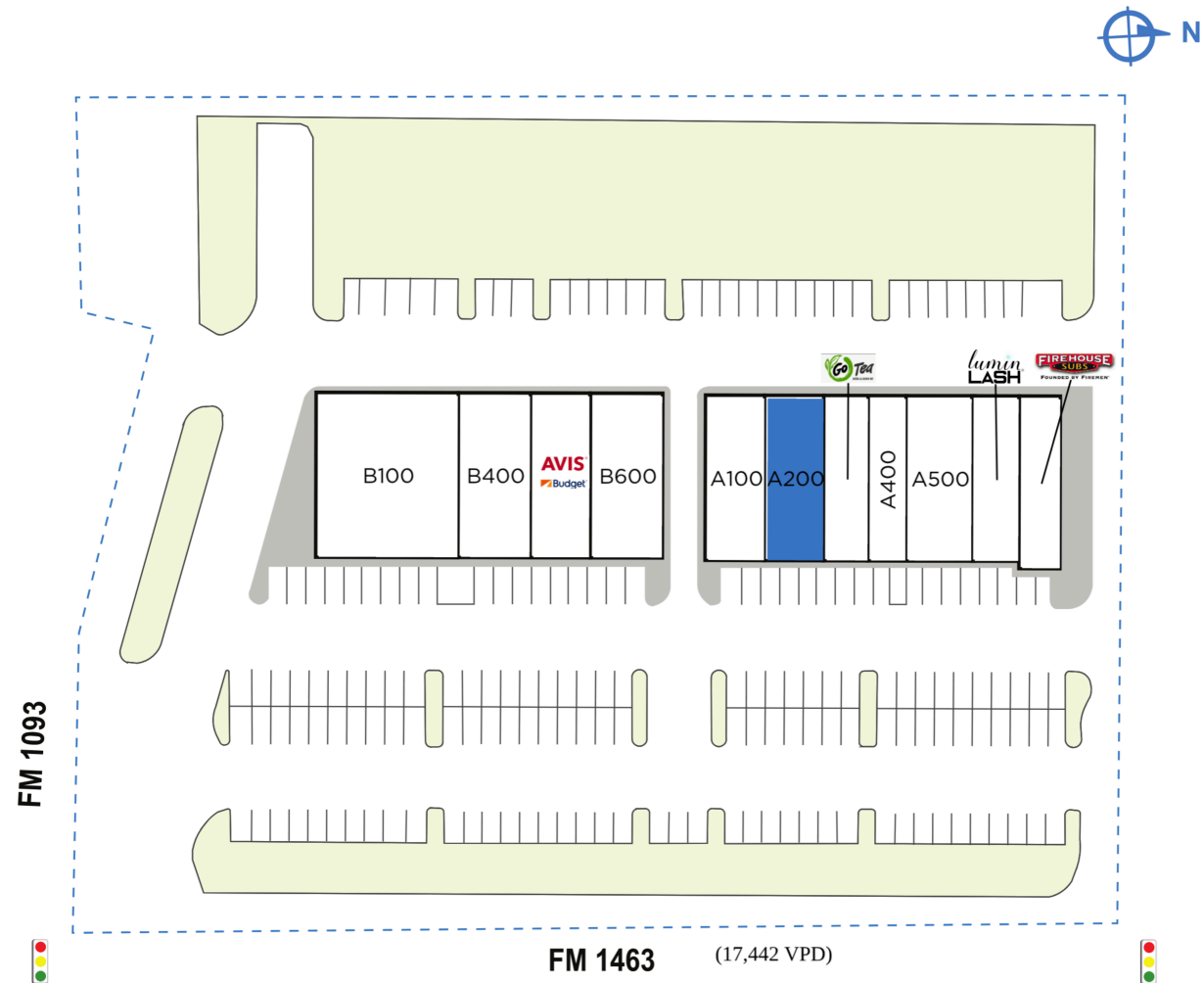


PHILLIPS EDISON & COMPANY®

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Space	Tenant	SQ. FT.
A100	Joy Love Burger	1,800
A200	COMING AVAILABLE	1,980
A300	GOTEA	1,200
A400	The Third Sister	1,800
A500	Cardio Clinic	2,520
A700	Lumin Lash	1,662
A800	Firehouse Subs	1,900
B100	Yen Fulshear	5,595
B400	Chic Nail Lounge	1,546
B500	Avis Budget Car	1,305
B600	Rightway Dental	2,880
Total SQ. FT.		24,188



Available
 Occupied
 Coming Available
 Non-Owned
 Site Boundary

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.

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Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 29.697391

Longitude: -95.84663

Shops at Cross Creek Fulshear, TS		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	12,708	81,499	177,621
	2029 Projected Population	15,351	95,953	208,300
	2010 Census Population	3,030	17,391	54,304
	2000 Census Population	44	1,034	6,028
	1990 Census Population	33	676	3,022
	Historical Annual Growth 1990 to 2000	2.70%	4.34%	7.15%
	Historical Annual Growth 2000 to 2010	52.86%	32.61%	24.58%
	Estimated Annual Growth 2010 to 2024	10.21%	11.04%	8.37%
	Projected Annual Growth 2024 to 2029	3.85%	3.32%	3.24%
	Median Age	35.2	36.2	37.3
Households	Q4 2024 Estimated Households	3,535	23,532	53,292
	2029 Projected Households	4,277	27,787	62,637
	2010 Census Households	921	5,315	16,897
	2000 Census Households	17	367	2,054
	1990 Census Households	10	236	1,040
	Historical Annual Growth 1990 to 2000	4.82%	4.53%	7.04%
	Historical Annual Growth 2000 to 2010	49.48%	30.63%	23.46%
	Estimated Annual Growth 2010 to 2024	9.55%	10.61%	8.10%
	Projected Annual Growth 2024 to 2029	3.88%	3.38%	3.28%
	Population per Household	3.59	3.46	3.33
Population by Race	White	40.5%	40.0%	42.3%
	Black or African American	6.8%	9.7%	9.9%
	Asian & Pacific Islander	27.0%	24.1%	21.6%
	Other Races	5.2%	4.9%	4.7%
	Hispanic Population	20.4%	21.2%	21.4%
Income	Average Household Income	\$166,162	\$182,153	\$179,752
	Median Household Income	\$147,359	\$160,389	\$156,849
	Per Capita Income	\$46,270	\$52,609	\$53,953
Education (Age 25+)	Elementary	3.6%	1.8%	1.6%
	Some High School	3.4%	1.3%	1.3%
	High School Graduate	11.8%	8.9%	9.0%
	Some College	16.1%	14.7%	15.2%
	Associates Degree Only	5.1%	5.3%	6.4%
	Bachelors Degree Only	35.9%	38.7%	39.9%
	Graduate Degree	24.0%	29.5%	26.7%
Business	Number of Businesses	158	824	2,184
	Total Number of Employees	1,416	8,412	22,999
	Employees per Business	8.98	10.21	10.53
	Residential Population per Business	80.60	98.90	81.31

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.