



2.84 Acres

# FULSHEAR 284

7955 FM 359 S Rd, Fulshear, TX 77441



**LOGAN ZHOU**  
Principal  
(832) 495-8855  
Logan@gtcapitalusa.com

**FOR SALE**  
**PRIME FULSHEAR DOWNTOWN LOCATION**

7324 Southwest Fwy. Suite 600, Houston, TX 77074

(832) 831-5885

[www.GTCapitalUSA.com](http://www.GTCapitalUSA.com)

**GT CAPITAL**

# PROPERTY INFORMATION

## LOCATION

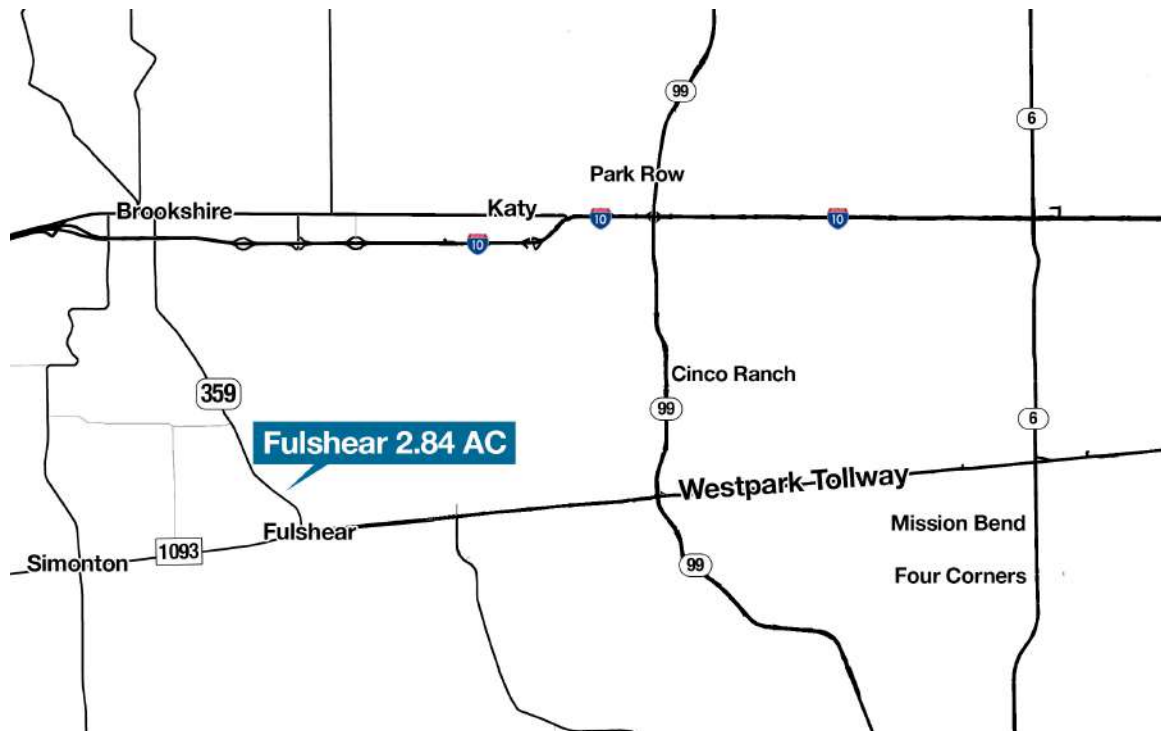
**7955 Farm to Market 359 South Road, Fulshear, TX 77441**

LOT SIZE	FRONTAGE	ZONING
<b>2.84 AC</b>	<b>309 FT of FM 359</b>	<b>Downtown District</b>

LISTING PRICE	FLOOD	TRAFFIC COUNT
<b>Call Broker</b>	<b>ZONE X</b>	<b>8,450 VPD @ FM 359</b>

## UTILITIES

Water	Electricity	Gas
<b>City of Fulshear</b>	<b>CenterPoint Energy</b>	<b>CenterPoint Energy</b>



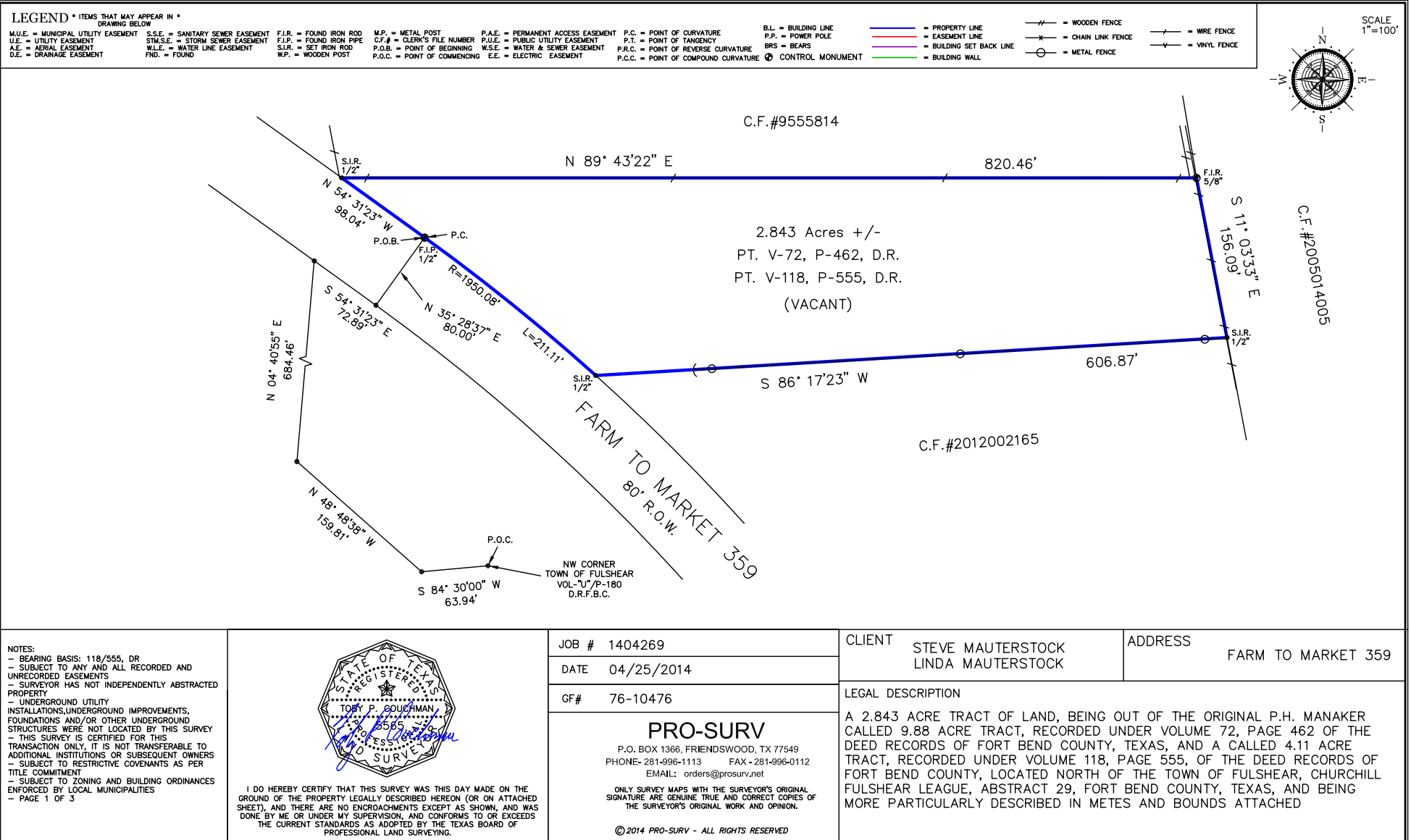
## PROPERTY HIGHLIGHTS

- ★ **Prime Location on FM 359** – Positioned on a main thoroughfare connecting I-10 and the Westpark Tollway, offering excellent accessibility and traffic exposure.
- ★ **Strategic Connectivity** – Easy access to major corridors linking to Katy, Richmond, and the greater Houston area.
- ★ **Located in a Booming Growth Corridor** – Situated in a major expansion zone within Fulshear, surrounded by ongoing residential and commercial development.
- ★ **Top-Ranked Growth City** – Fulshear has been ranked the #1 fastest-growing city in Texas for two consecutive years, highlighting strong demand and future upside.
- ★ **Infrastructure Upside** - explicitly flagged by TxDOT: FM 359 is identified for four-lane expansion due to demand outpacing current two-lane roadway capacity.

## AREA RETAILERS



# SURVEY



**NOTES:**  
 - BEARING BASIS: 118/555, DR  
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS  
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY  
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY  
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS  
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT  
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES  
 - PAGE 1 OF 3

TOBY P. GOUCHMAN  
3585  
PROFESSIONAL LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1404269  
 DATE 04/25/2014  
 CF# 76-10476

**PRO-SURV**  
 P.O. BOX 1366, FRIENDSWOOD, TX 77549  
 PHONE- 281-996-1113 FAX - 281-996-0112  
 EMAIL: orders@prosurv.net

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

© 2014 PRO-SURV - ALL RIGHTS RESERVED

CLIENT STEVE MAUTERSTOCK  
 LINDA MAUTERSTOCK

LEGAL DESCRIPTION  
 A 2.843 ACRE TRACT OF LAND, BEING OUT OF THE ORIGINAL P.H. MANAKER CALLED 9.88 ACRE TRACT, RECORDED UNDER VOLUME 72, PAGE 462 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND A CALLED 4.11 ACRE TRACT, RECORDED UNDER VOLUME 118, PAGE 555, OF THE DEED RECORDS OF FORT BEND COUNTY, LOCATED NORTH OF THE TOWN OF FULSHEAR, CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS ATTACHED

ADDRESS FARM TO MARKET 359

The screenshot displays a GIS interface for Fort Bend County. The main map shows an aerial view with red-outlined parcel boundaries. A central popup window provides detailed information for a specific parcel, R118446, which is highlighted with a cyan border. The popup is titled 'FBCAD Public Parcel Data: Daega Property LLC' and includes a link to 'View More Property Information'. The information is organized into three sections: Property Information, Property Location, and Owner Information. To the right of the map, a 'Map Contents' panel is visible, listing various layers that can be toggled on or off. The popup window has a close button (X) in the top right corner.

**FBCAD Public Parcel Data: Daega Property LLC**  
[View More Property Information](#)

**Property Information**  
Property ID: R118446  
Legal Acreage: 2.84  
GEO ID: 0029-00-000-0885-901  
Legal Description: 0029 C FULSHEAR, TRACT D, ACRES 2.843  
Neighborhood Code:

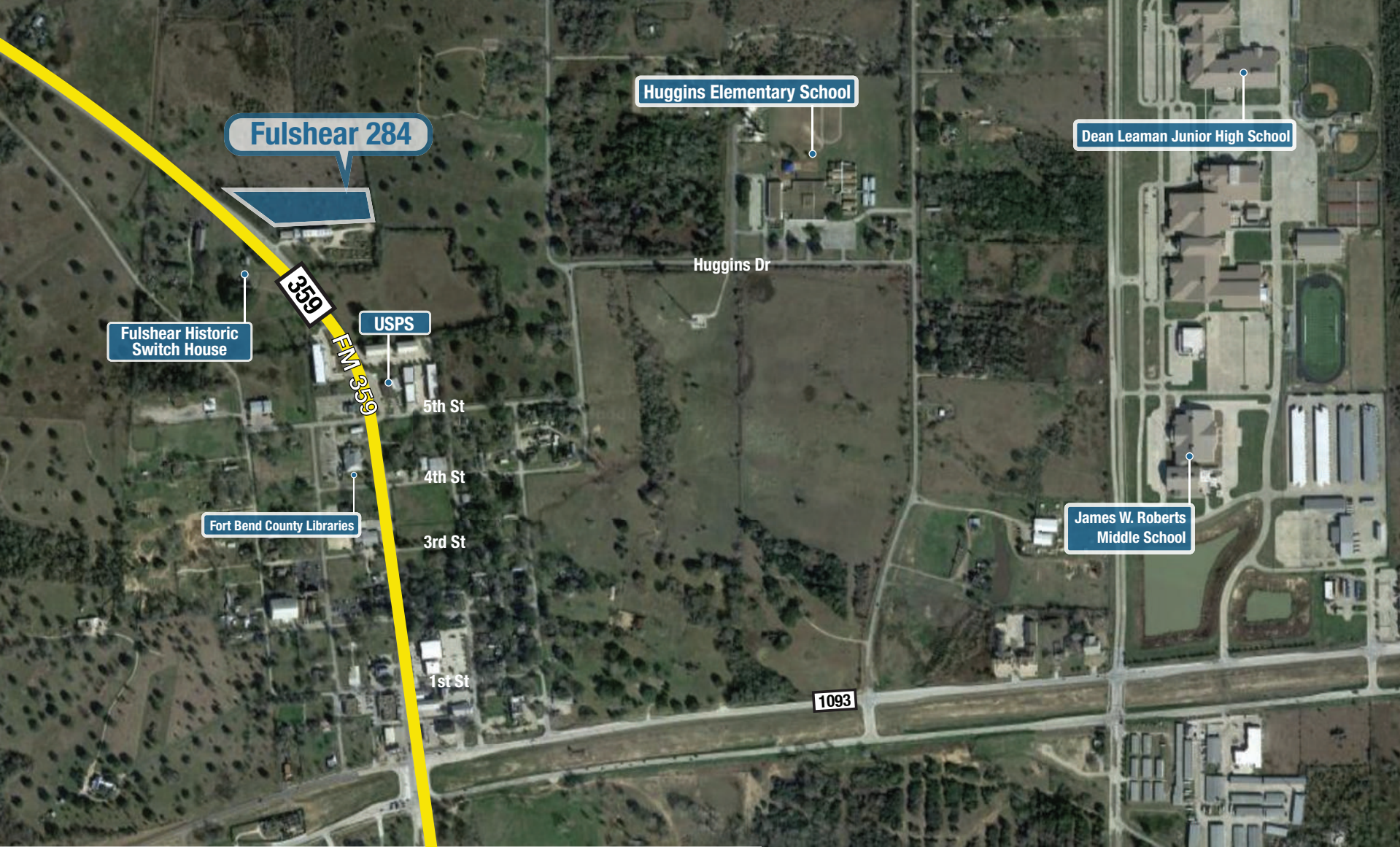
**Property Location**  
Situs: FM 359 RD

**Owner Information**  
Owner Name: Daega Property LLC  
[Zoom to](#)

**Map Contents**

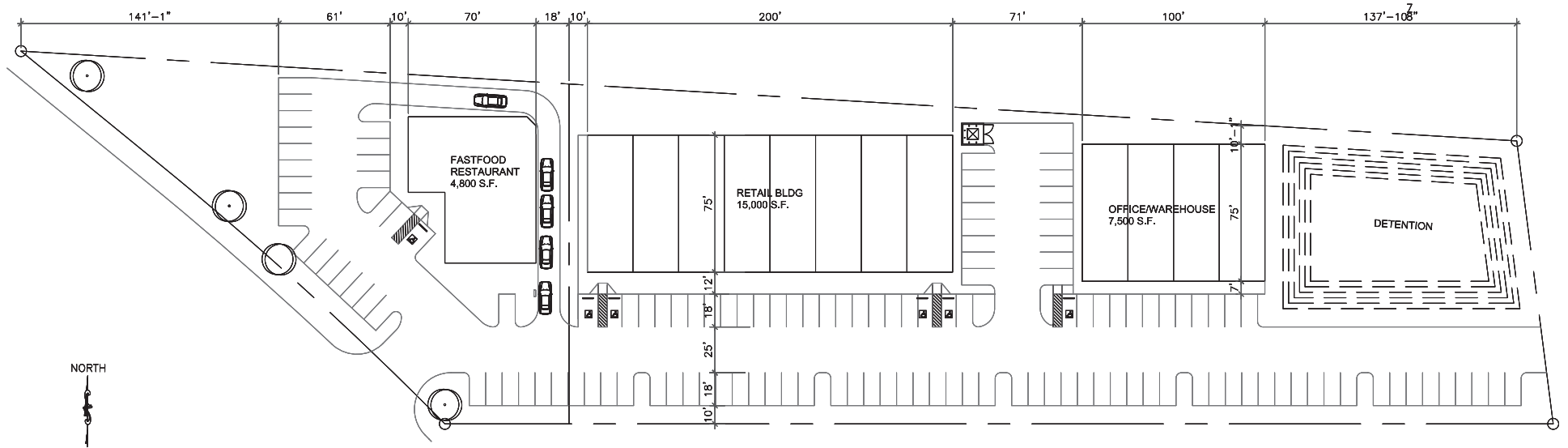
Click in the box to activate layer

- Parcels
- Abstracts
- Subdivisions
- City Limits
- ISD Boundries
- Fort Bend County Boundary
- County Boundaries
- Water Center Line
- Flood Hazard Area
- FIRM Panel
- Addresses





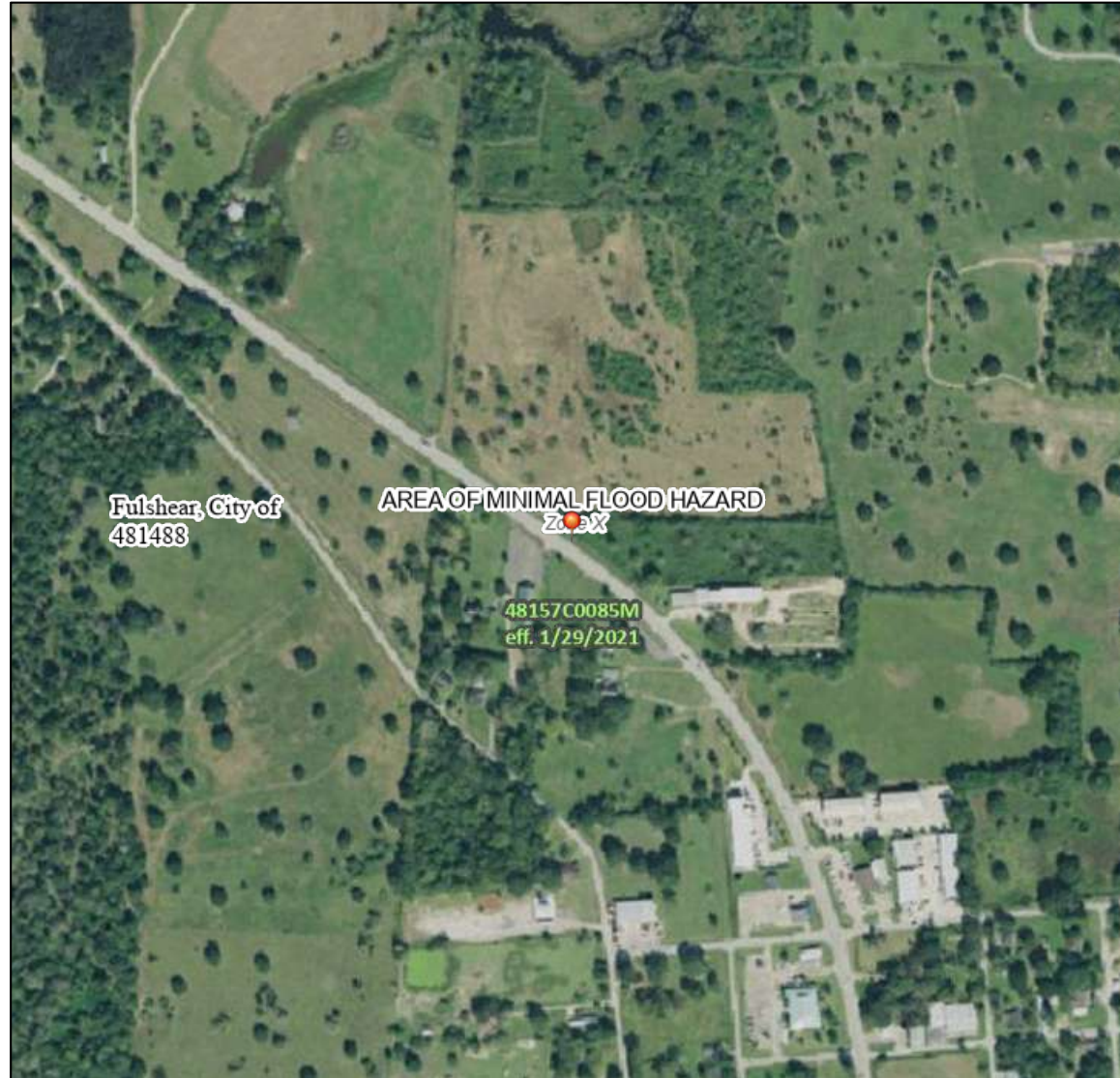
# SITE PLAN



## National Flood Hazard Layer FIRMette



95°54'30"W 29°42'9"N



95°53'53"W 29°41'38"N

Basemap Imagery Source: USGS National Map 2023

### Legend

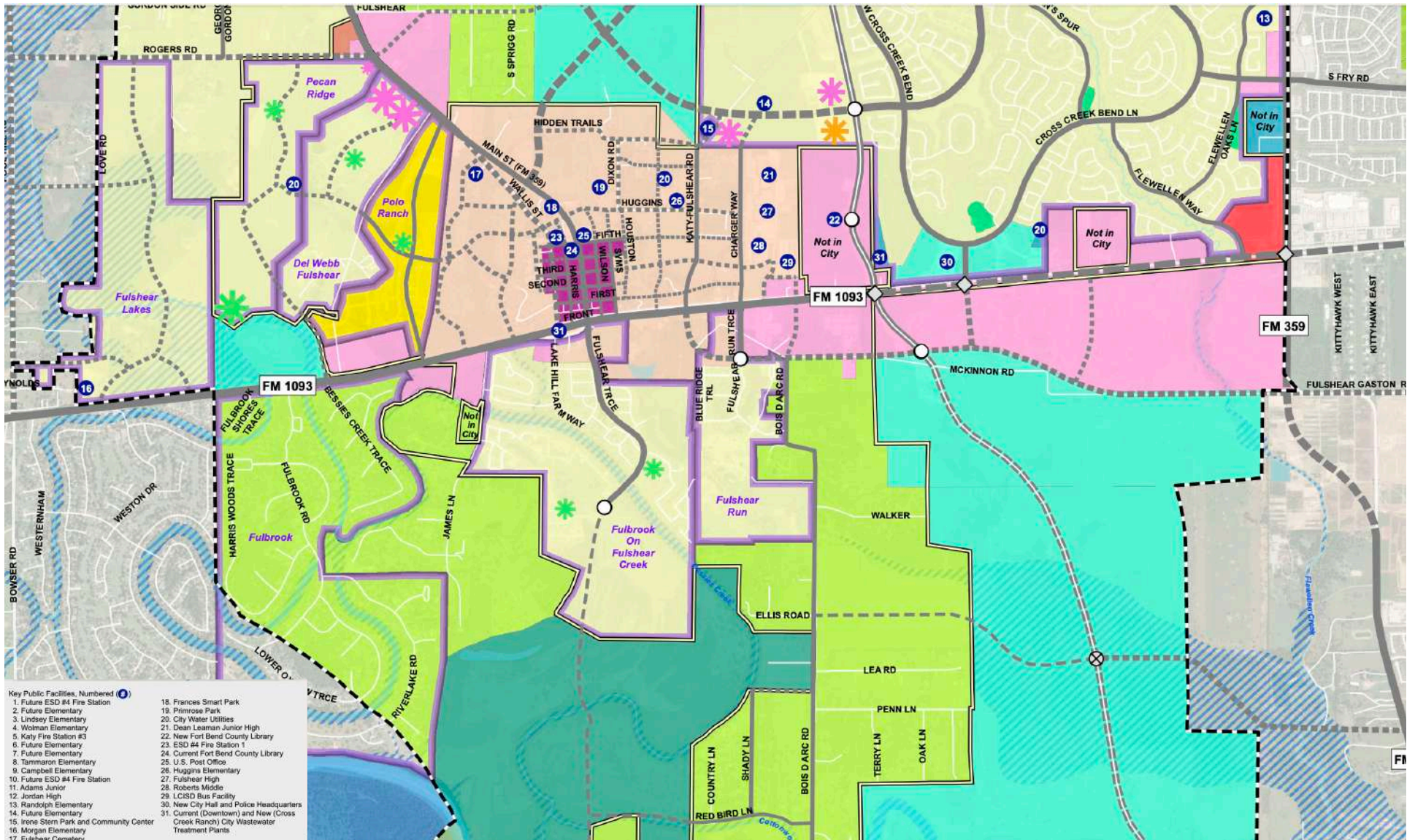
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/29/2025 at 9:23 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# PRIMROSE PARK



**Conceptual Site Plan - Primrose Park**

\*not to scale

# PRIMROSE PARK

## Primrose Park

### New Regional Park and Sports Complex

#### Provisions for Park Land

The City of Fulshear, recognizing the value of park land and the need to provide for park land acquisition and development, adopted an ordinance in 2013 that would require dedication of park land as a part of planned residential developments. The *Division 3. - Park Land Dedication Requirements* establishes a requirement of park land dedication at a rate of 1 acre per 60 dwelling units for all single-family, duplex, and multi-family developments.

The Ordinance offers the option for developers to pay a cash fee in lieu of land dedication at a rate per dwelling unit for situations where it is desirable not to provide park land. An additional fee per dwelling units is also required for regional park development. Fees are negotiated within developer agreements.

It is with these funds that the City purchased 15 acres of park land that would be come part of the new Primrose Park. The Cornelius family, long-time leaders of the community and supporters of recreation, donated an additional 10 acres of land to become the southern half of Primrose Park.

#### A New Regional Park

The 25- acre Primrose Park will offer the opportunity to provide a variety of recreational amenities that are not being provided by other entities such as HOAs and the private marketplace. One of the most desired recreational amenities identified through public input was a gather space for community events. A large public space for festivals, concerts and other activities isn't currently available in Fulshear and will be an excellent addition to the parks system. An amphitheater, athletic fields, basketball courts, and picnic areas

are among the amenities that would also be offered at the park. The land is situated in an ideal, central location to be highly accessible to the community from any direction.

#### Park Development

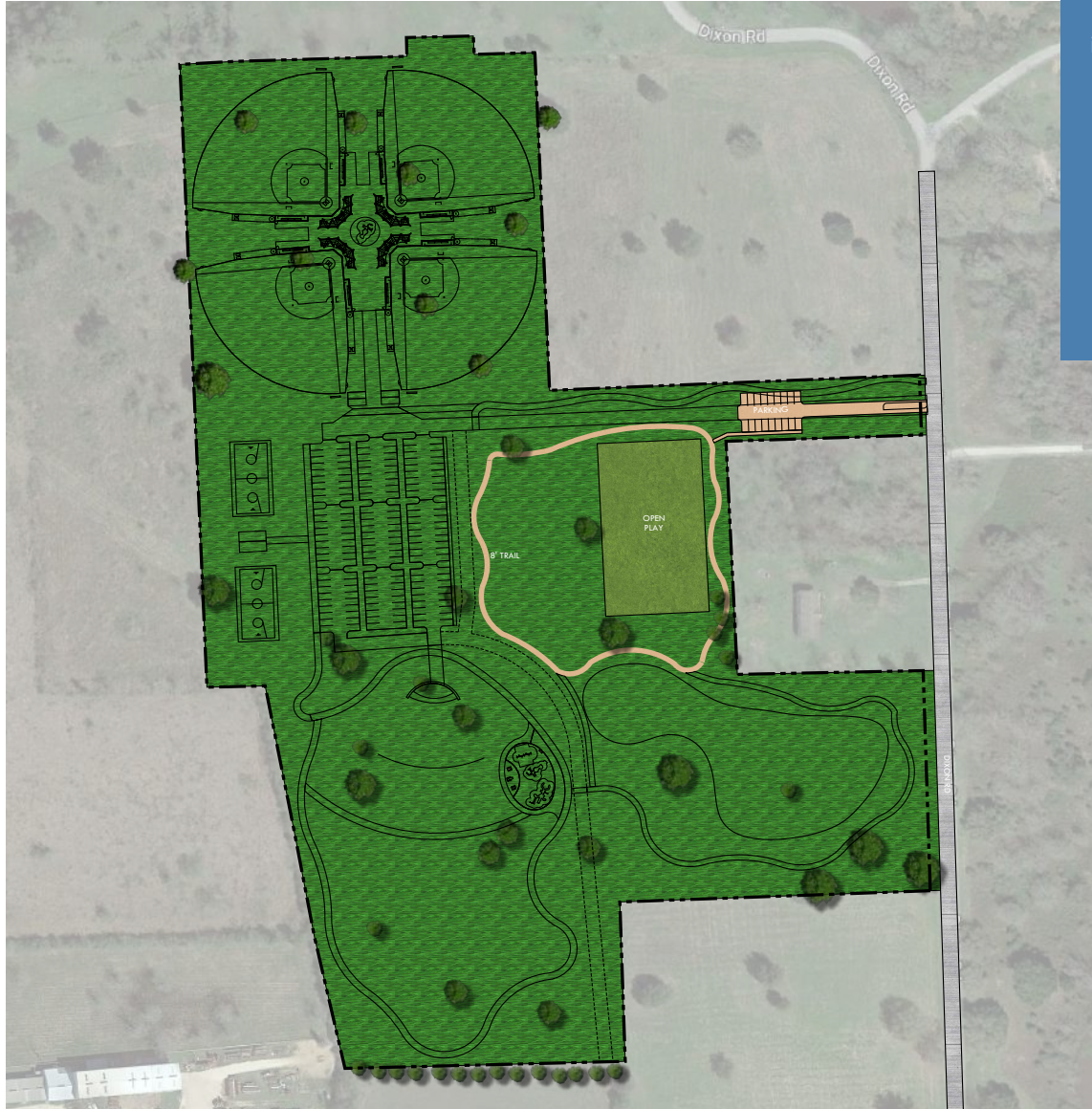
The master plan for Primrose Park shown on the left represents the vision for the park at complete build-out, with all desired amenities included. While the City is committed to the vision, phased development of park features will provide the most feasible approach to the project. Key park amenities that the City would like to begin using soon include the Amphitheater, Walking Trails, parking, and multi-use athletic fields would be included in the first phase of construction.

Subsequent design and construction would complete the project with the development of baseball/ softball fields and associated amenities, restrooms/concession building, dog park, playgrounds, and additional parking.

*View of the Primrose Park property from an Unmanned Aerial Vehicle (UAV). The site is primarily comprised of open pasture land with scattered trees.*



# PRIMROSE PARK

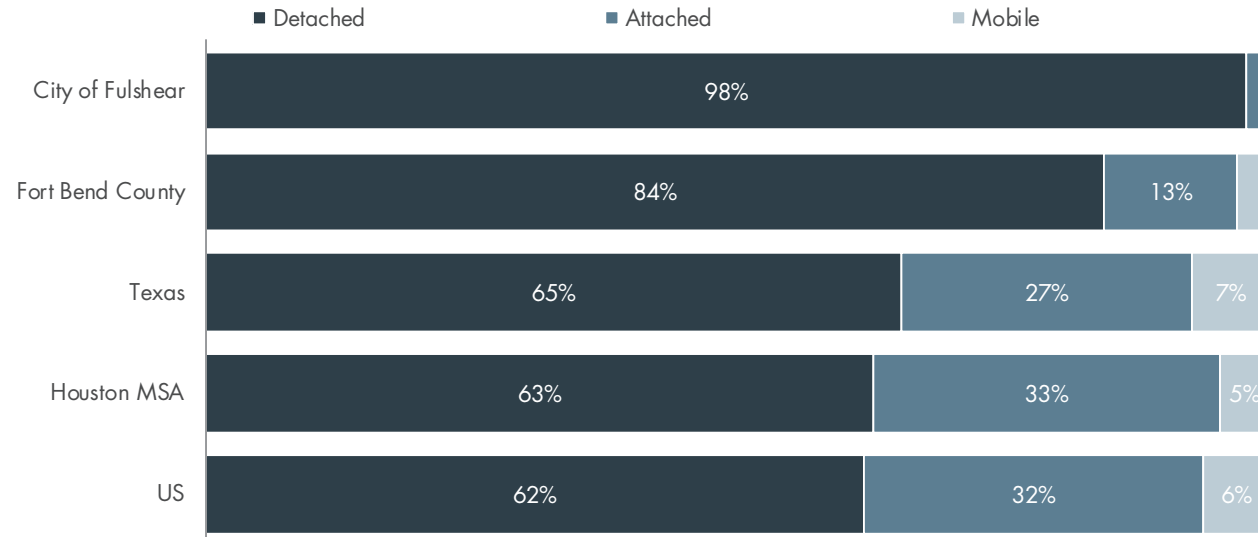


Phase 1 Development was completed in 2019 including a walking path and small temporary parking lot. The proposed Phase 1 pathway will remain as a permanent feature in the park, while the parking lot will be replaced by a permanent entrance road and landscaping during future phases.

**Conceptual Site Plan - Primrose Park**  
**Phase 1 Development - Completed December 2019**

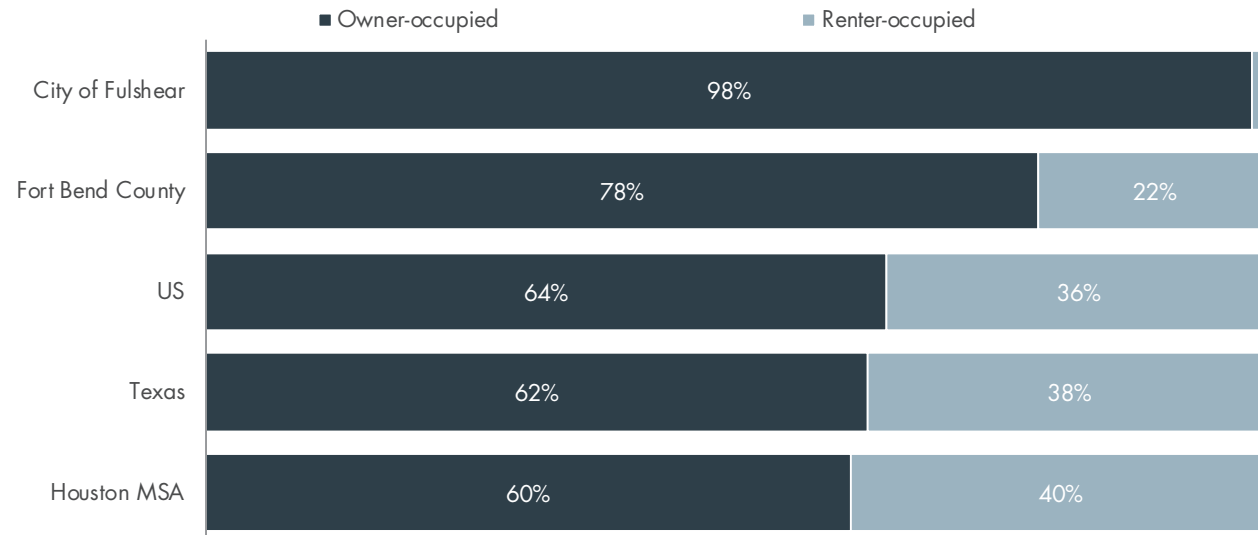
\*not to scale

**FIGURE 54. COMPOSITION OF HOUSING STOCK**



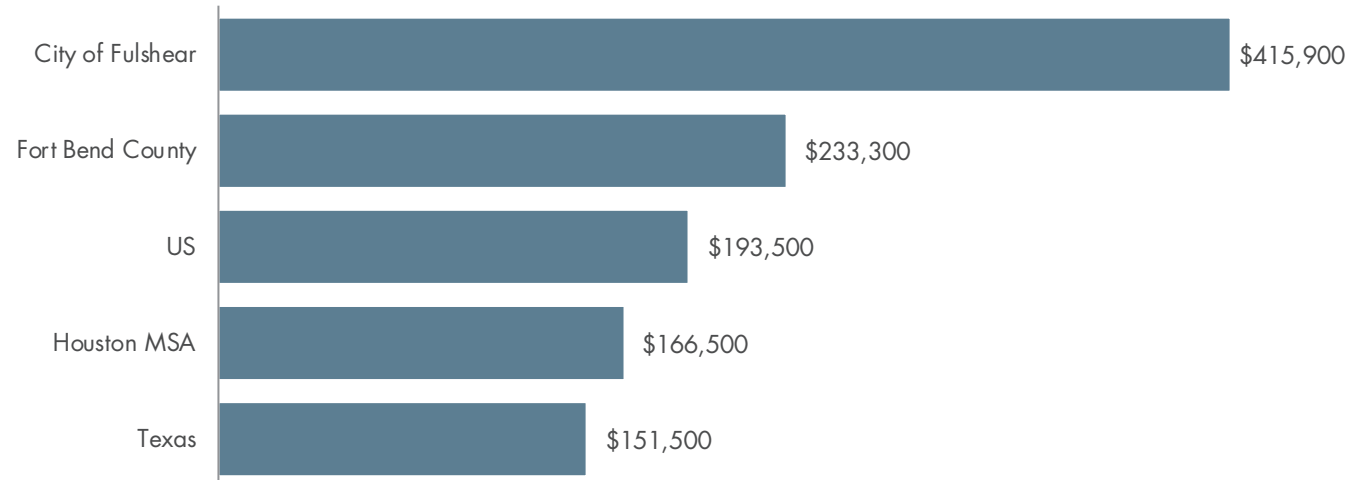
**FIGURE 55. OCCUPANCY TYPE**

SHARE OF OCCUPIED HOUSING STOCK BY OWNERSHIP/RENTAL STATUS



Source: (all figures) US Census Bureau, American Community Survey, 5-year averages for the period 2013–2017.

**FIGURE 52. MEDIAN HOME VALUE**  
OWNER-OCCUPIED UNITS

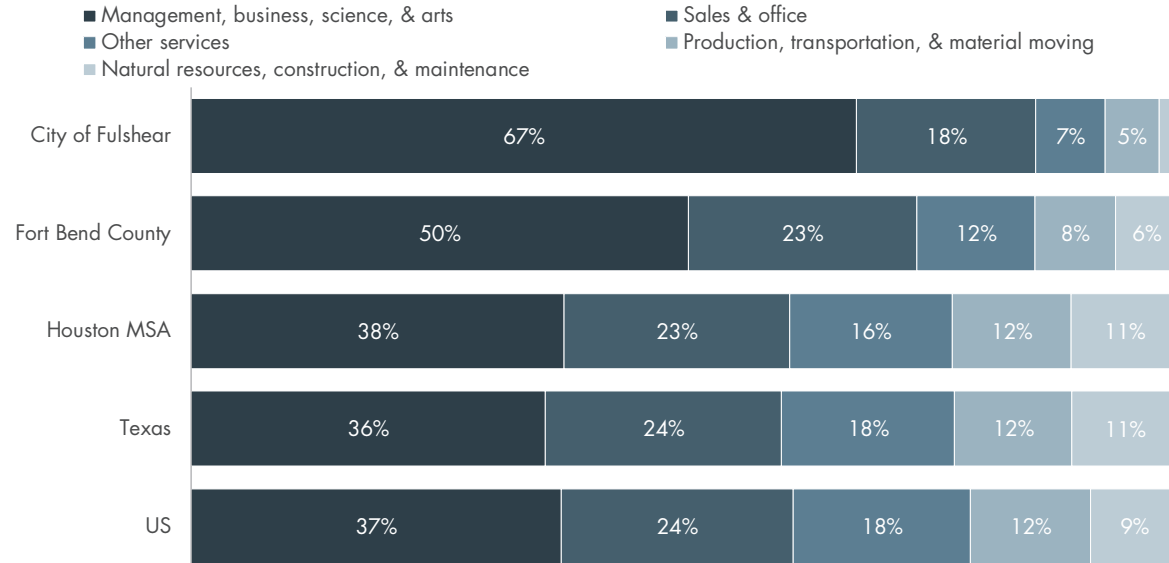


**FIGURE 53. HOUSING AFFORDABILITY INDEX**  
RATIO OF MEDIAN HOME VALUE TO MEDIAN HOUSEHOLD INCOME\*



\*Can also be interpreted as the number of years of household income needed to buy a median-priced home.  
Source: (all figures) US Census Bureau, American Community Survey; 5-year averages for the period 2013–2017.

**FIGURE 19. OCCUPATION OF EMPLOYED RESIDENTS**



**FIGURE 20. INDUSTRY OF EMPLOYED RESIDENTS**

	City of Fulshear	Fort Bend County	Houston MSA	Texas	US
Education & health care	16%	25%	20%	22%	23%
Retail trade	6%	11%	11%	11%	11%
Professional & business services	15%	14%	13%	11%	11%
Manufacturing	16%	9%	10%	9%	10%
Restaurants, bars, hotels, & recreation	6%	7%	8%	9%	10%
Finance, insurance, & real estate	10%	7%	6%	7%	7%
Construction	5%	6%	9%	8%	6%
Transportation, logistics, & utilities	2%	5%	6%	6%	5%
Personal & other services	1%	4%	5%	5%	5%
Government	2%	3%	3%	4%	5%
Wholesale trade	3%	4%	4%	3%	3%
Media & IT	2%	2%	1%	2%	2%
Oil, gas, mining, & agriculture	15%	5%	4%	3%	2%

Source: US Census Bureau, American Community Survey; 5-year averages for the period 2013–2017.

**FIGURE 28. DESTINATION, 2015**  
TOP 10 CITIES

*WHERE CITY OF FULSHEAR WORKERS LIVE*

	<b>City (Place)</b>	<b>Count</b>	<b>Share</b>
<b>1</b>	Houston city, TX	66	10.7%
<b>2</b>	Rosenberg city, TX	29	4.7%
<b>3</b>	Weston Lakes city, TX	26	4.2%
<b>4</b>	Pecan Grove CDP, TX	17	2.8%
<b>5</b>	Katy city, TX	15	2.4%
<b>6</b>	Richmond city, TX	14	2.3%
<b>7</b>	Simonton city, TX	11	1.8%
<b>8</b>	Cinco Ranch CDP, TX	8	1.3%
<b>9</b>	Fulshear city, TX	8	1.3%
<b>10</b>	Sugar Land city, TX	8	1.3%
	All Other Locations	415	67.3%
	<b>Total</b>	<b>617</b>	<b>100.0%</b>

*WHERE EMPLOYED CITY OF FULSHEAR RESIDENTS WORK*

	<b>City (Place)</b>	<b>Count</b>	<b>Share</b>
<b>1</b>	Houston city, TX	502	57.7%
<b>2</b>	Katy city, TX	70	8.0%
<b>3</b>	Sugar Land city, TX	37	4.3%
<b>4</b>	Rosenberg city, TX	22	2.5%
<b>5</b>	Dallas city, TX	8	0.9%
<b>6</b>	Fulshear city, TX	8	0.9%
<b>7</b>	Austin city, TX	5	0.6%
<b>8</b>	Hedwig Village city, TX	5	0.6%
<b>9</b>	Pearland city, TX	5	0.6%
<b>10</b>	Stafford city, TX	5	0.6%
	All Other Locations	203	23.3%
	<b>Total</b>	<b>870</b>	<b>100.0%</b>

# DEMOGRAPHICS - 1 MILE

1 mile

3 miles

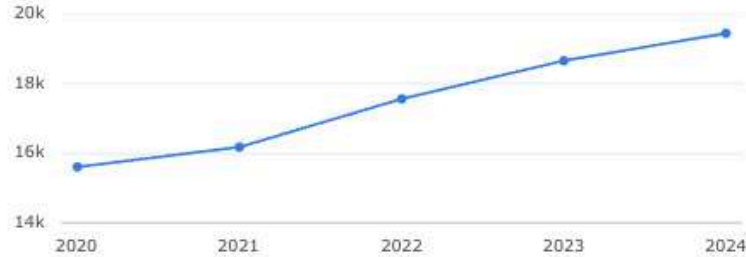
5 miles

## Population

**19.4k**

↑ 4%  
Compared to 18.6k in 2023

↑ 24%  
Compared to 15.6k in 2020



## Household Income

**\$78.3k**

Median Income

**\$87k**

2029 Estimate

↑ 11%  
Growth Rate



## Age Demographics

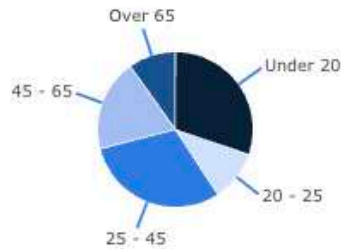
**30**

Median Age

**35**

2029 Estimate

↑ 18%  
Growth Rate



## Number of Employees

**15.2k**

Top Employment Categories



## Housing Occupancy Ratio

**21:1**

18:1 predicted by  
2029



## Renter to Homeowner Ratio

**1:1**

1:4 predicted by 2029



# DEMOGRAPHICS - 3 MILES

1 mile

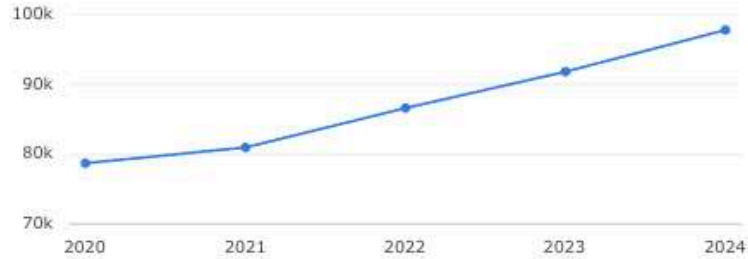
3 miles

5 miles

## Population

**97.7k**

↑ 24% Compared to 78.7k in 2020  
↑ 6% Compared to 91.8k in 2023



## Household Income

**\$87.6k**

Median Income

**\$78.7k**

2029 Estimate

↓ 10% Growth Rate



## Age Demographics

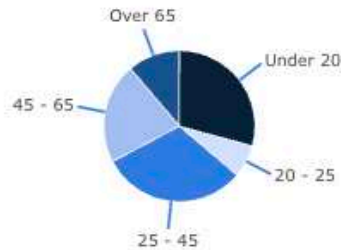
**35**

Median Age

**36**

2029 Estimate

↑ 2% Growth Rate



## Number of Employees

**75.9k**

Top Employment Categories



## Housing Occupancy Ratio

**17:1**

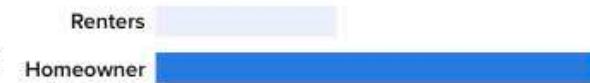
16:1 predicted by 2029



## Renter to Homeowner Ratio

**1:2**

1:2 predicted by 2029



# DEMOGRAPHICS - 5 MILES

1 mile

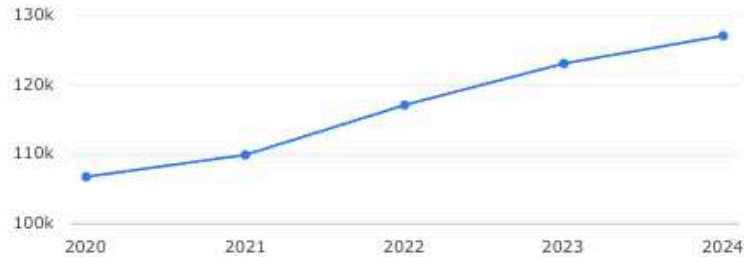
3 miles

5 miles

## Population

**127k**

↑ 3% Compared to 123k in 2023  
↑ 18% Compared to 106.8k in 2020



## Household Income

**\$91.4k**

Median Income

**\$92.7k**

2029 Estimate

↑ 1%

Growth Rate



## Age Demographics

**35**

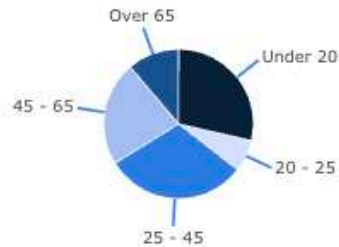
Median Age

**37**

2029 Estimate

↑ 4%

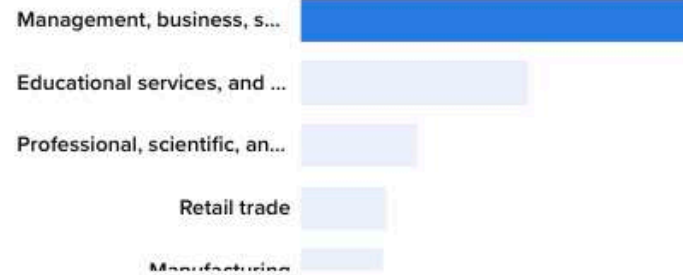
Growth Rate



## Number of Employees

**98.6k**

Top Employment Categories



## Housing Occupancy Ratio

**16:1**

16:1 predicted by 2029

Occupied

Vacant

## Renter to Homeowner Ratio

**1:3**

1:3 predicted by 2029

Renters

Homeowner

# INFORMATION ABOUT BROKERAGE SERVICES

2/10/2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o That the owner will accept a price less than the written asking price;
  - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>GT Capital</u> Licensed Broker / Broker Firm Name / Primary Assumed Business Name	<u>9012635</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Rodney Dean Henson</u> Designated Broker of Firm	<u>457024</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Rodney Dean Henson</u> Licensed Supervisor of Sales Agent / Associate	<u>457024</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Logan Zhou</u> Sales Agent / Associate's Name	<u>0639394</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 495-8855</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

GT Capital, 7324 Southwest Fwy #600 Houston TX 77074

Logan Zhou

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: (832) 495-8855

Fax: (713) 785-6631

Purchase. 3