

R1 ROGERS BUSINESS PARK

6510 FM 359 South, Fulshear, TX

BELOW MARKET RENTS, CALL NOW!



6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

KRIS BENDER

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FULSHEAR OVERVIEW

LOCATED IN ONE OF THE WEALTHIEST COUNTY IN TEXAS

Fulsher is 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 scounty chic, boasting several gourmet restaurants with world renowned chefs, numerous polo fields in the area and unique shopping experiences in the downtown district.

144,994 2024 Population (5 miles)

- Fulshear Consumer Household Expenditure is over **\$1.14 Billion Annually**
- Average Household Income is **\$190,147**
- **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, Fullbrook 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 Westpart Tollway.

#2

Safest City in Texas
Safewise, 2021

Top 10

Best Places to
Raise a Family
Niche, 2021

1.4B+

Annual Consumer
Spending Power
(5-mile radius)

32%

Projected Population
Growth from 2023-2028
CBRE, 2023

ON THE HORIZON...

- Lamar CISD to construct 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.
- Fort Bend County approved a \$1.05M payment to contribute to the construction of a new library in Fulshear.
- 1.4B+ Annual Consumer Spending Power (5-mile radius)
- Hines to develop a new 3,000-acre master-planned community off FM 1093 near Texas Heritage Parkway. The development will bring 7,000 new homes to the Fulshear area with construction beginning 2025.



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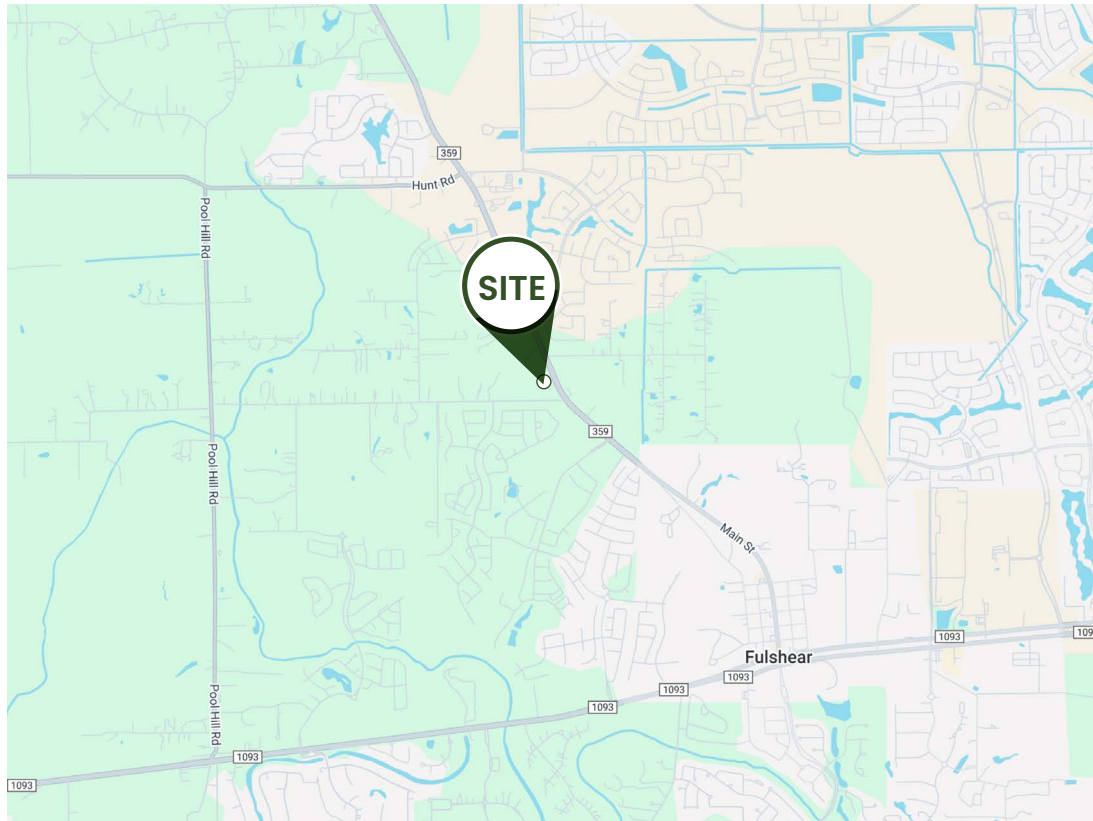
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PROPERTY INFORMATION



LOCATION

6510 FM 359 South, Fulshear, TX

2ND GENERATION SPACES AVAILABLE

Space 1: 2,900 SF - **\$23 SF**

- 2 bathrooms
- 1 garage roll up door
- 1 office - 300 sf
- Power
- HVAC included

Space 2: 7,500 SF - **\$19 SF**

- 2 bathrooms
- 1 garage roll up door
- 4 rooms / offices
- Large Showroom
- Large Warehouse space
- HVAC included

Space 3: 5,050 SF - **\$21 SF**

- 1 garage roll up door
- 1 full retail glass front
- 1 Big Ass Fan installed
- Bathroom, Electrical and HVAC included

All space are wet sprinkled

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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SPACE 1: 2,900 SF

- 2 bathrooms
- 1 garage roll up door
- 1 office – 300 sf
- Power
- HVAC to entire space



SPACE 2: 7,500 SF

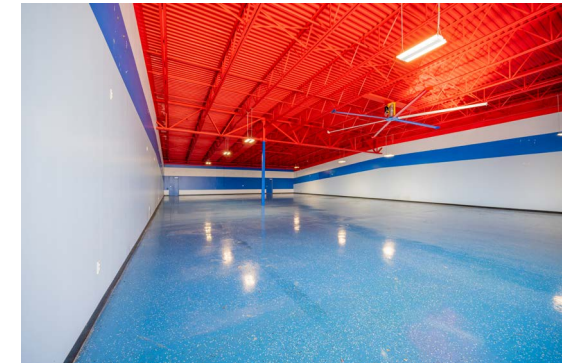
SPACE IS DEVISABLE

- 2 bathrooms
- 1 garage roll up door
- 4 rooms / offices
- Large Showroom
- Large Warehouse space
- HVAC to entire space



SPACE 3: 5,050 SF

- 1 garage roll up door
- 1 full retail glass front
- 1 Big Ass Fan installed
- Bathroom, Electrical and HVAC included

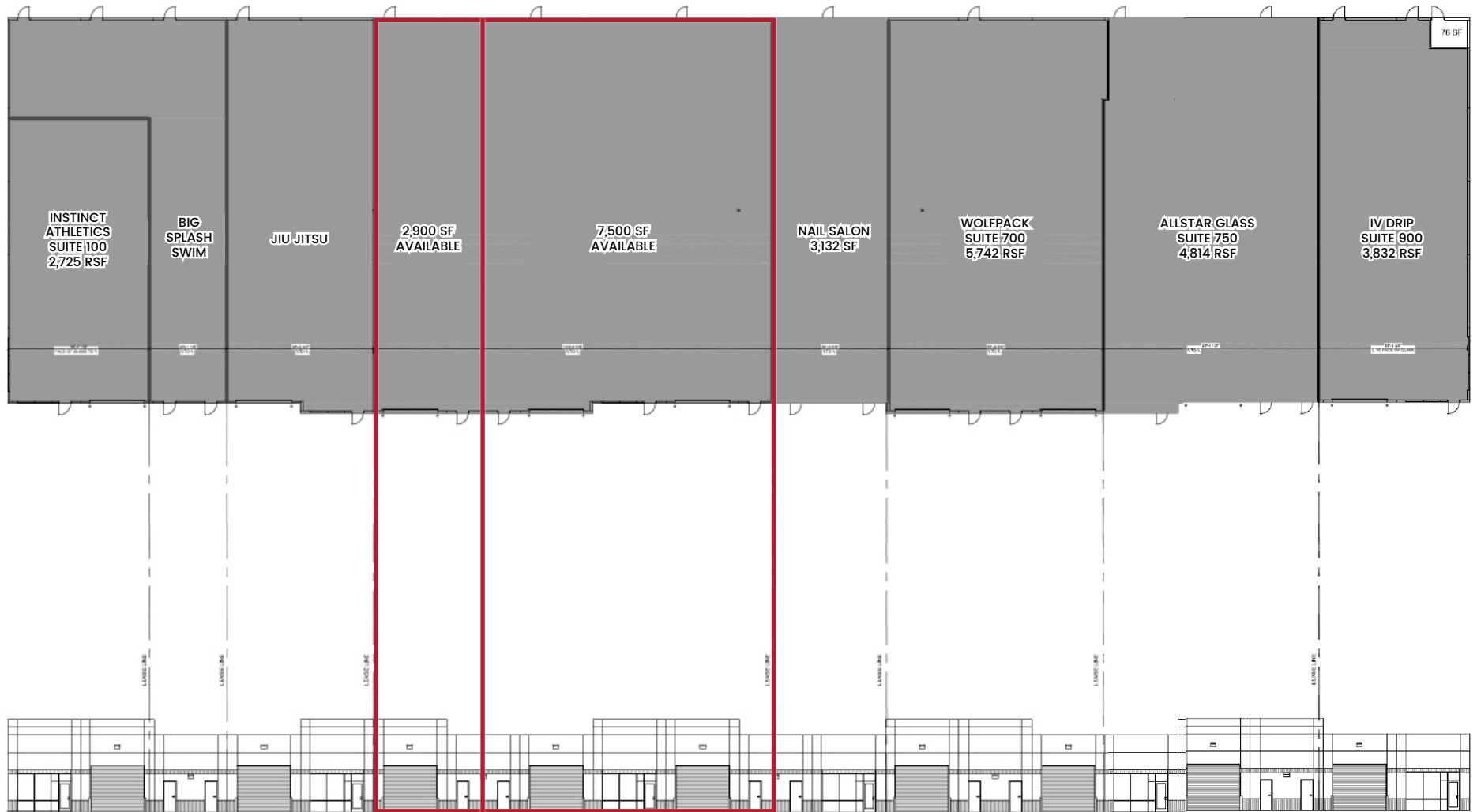


SITE PLAN



#	TENANT	SIZE (SF)		
		LEASED	VACANT	% GLA
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	Big Splash Swim	3,151 SF		4.5%
7	Jiu Jitsu	3,852 SF		4.5%
8	Available		2,900 SF	9.0%
9	Available		7,500 SF	
10	Her's Salon and Spa	3,132		3.6%
11	Wolf Pack	5,742		6.9%
12	AllStar Glass	4,814		5.7%
13	Ivy Drip	3,832		4.5%
14	Realtyl Partners	7,600		9.1%
15	US Congress Office - Nehls	3,927		4.7%
16	Halo Brewery	4,257		5.1%
17	Available		5,050 SF	6.5%
18	Apex Baseball	7,687		9.2%
19	Burn Boot Camp	5,894		7.0%
20	Blackout Auto Spa	3,800		4.5%

LOD - BLDG 6610



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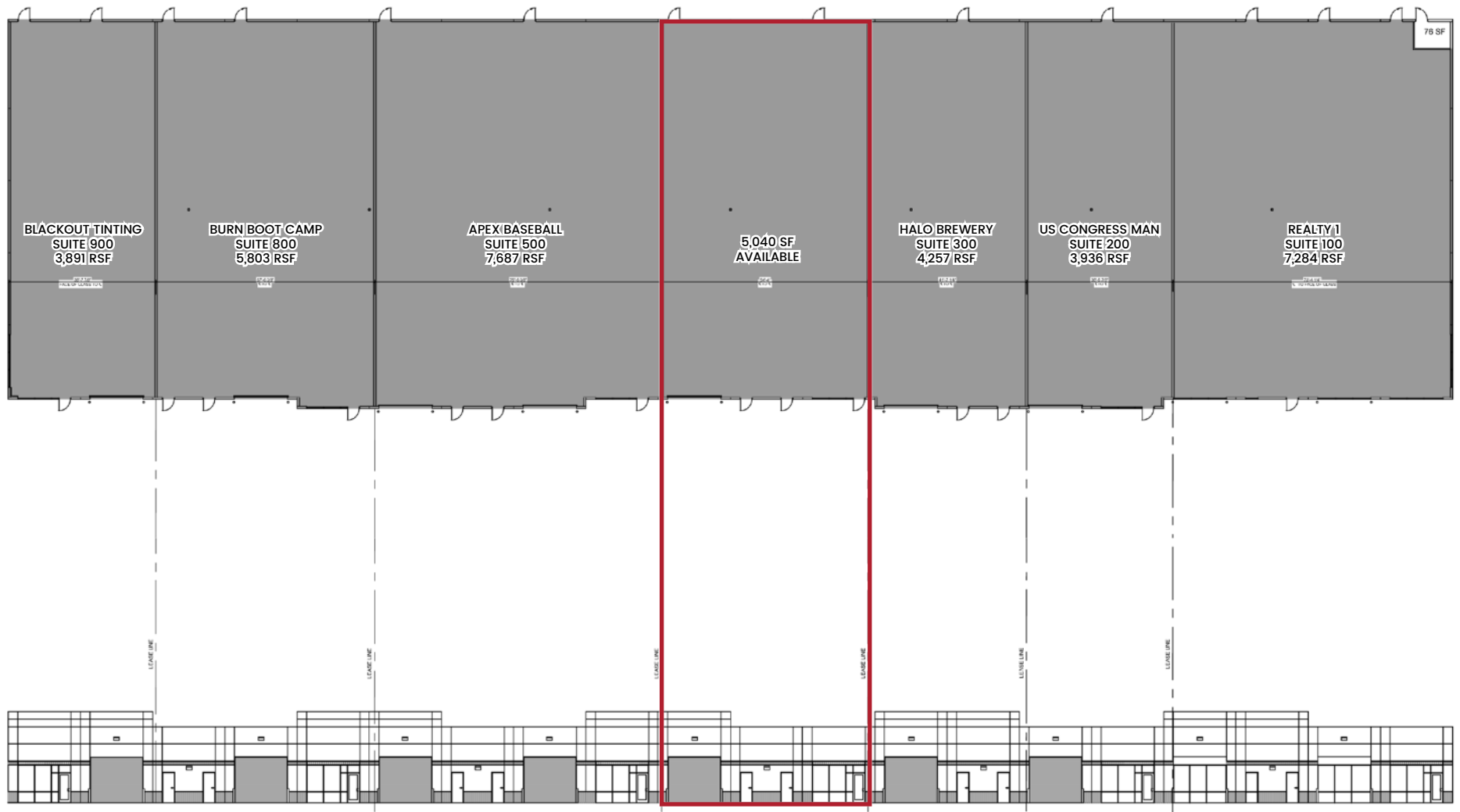
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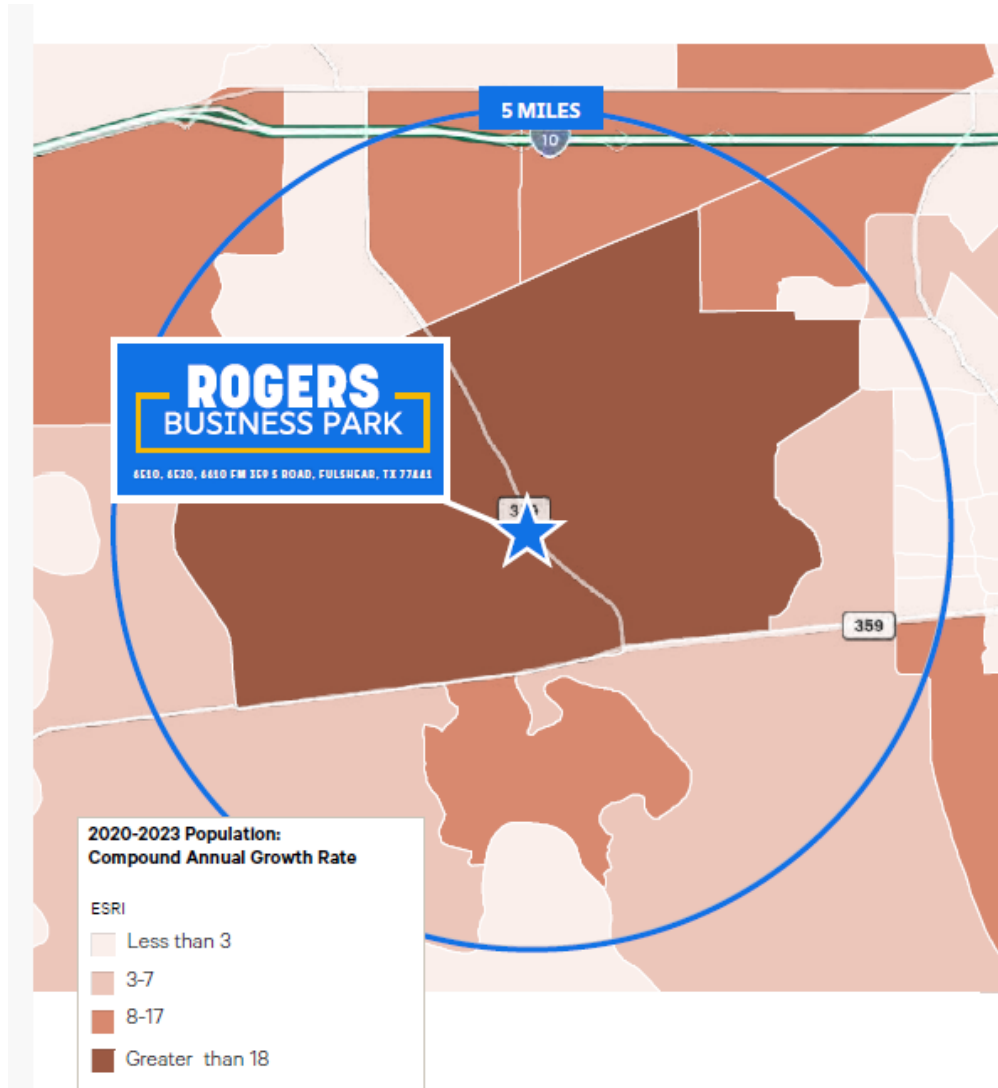
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DEMOGRAPHICS



	0 - 1 mile	1 - 3 mile	3 - 5 mile			
Census 2020 Summary						
Population	325	6,952	49,719			
Households	124	2,520	14,454			
Average Household Size	2.62	2.76	3.43			
2024 Summary						
Population	425	16,342	68,493			
Households	152	5,855	20,109			
Families	130	5,065	17,791			
Average Household Size	2.80	2.79	3.40			
Owner Occupied Housing Units	139	5,471	18,276			
Renter Occupied Housing Units	13	384	1,833			
Median Age	34.8	38.6	35.6			
Median Household Income	\$137,884	\$151,332	\$158,755			
Average Household Income	\$175,836	\$200,439	\$190,147			
2029 Summary						
Population	723	24,894	87,379			
Households	260	8,977	25,959			
Families	222	7,748	22,857			
Average Household Size	2.78	2.77	3.36			
Owner Occupied Housing Units	231	8,199	22,815			
Renter Occupied Housing Units	29	778	3,144			
Median Age	35.2	38.3	36.0			
Median Household Income	\$142,271	\$154,039	\$163,223			
Average Household Income	\$179,213	\$203,478	\$202,470			
Trends: 2024-2029 Annual Rate						
Population	11.21%	8.78%	4.99%			
Households	11.33%	8.92%	5.24%			
Families	11.30%	8.87%	5.14%			
Owner Households	10.69%	8.43%	4.54%			
Median Household Income	0.63%	0.36%	0.56%			
Housing Units by Occupancy Status and Tenure						
	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	128	100.0%	161	100.0%	262	100.0%
Occupied	124	96.9%	152	94.4%	260	99.2%
Owner	113	88.3%	139	86.3%	231	88.2%
Renter	11	8.6%	13	8.1%	29	11.1%
Vacant	13	10.2%	9	5.6%	2	0.8%
Owner Occupied Housing Units by Value						
			2024		2029	
			Number	Percent	Number	Percent
Total			137	100.0%	232	100.0%
<\$50,000			1	0.7%	1	0.4%
\$50,000-\$99,999			0	0.0%	0	0.0%
\$100,000-\$149,999			0	0.0%	0	0.0%
\$150,000-\$199,999			0	0.0%	0	0.0%
\$200,000-\$249,999			5	3.6%	7	3.0%
\$250,000-\$299,999			5	3.6%	9	3.9%
\$300,000-\$399,999			20	14.6%	38	16.4%
\$400,000-\$499,999			42	30.7%	78	33.6%
\$500,000-\$749,999			53	38.7%	81	34.9%
\$750,000-\$999,999			11	8.0%	17	7.3%
\$1,000,000-\$1,499,999			0	0.0%	1	0.4%
\$1,500,000-\$1,999,999			0	0.0%	0	0.0%
\$2,000,000+			0	0.0%	0	0.0%
Median Value			\$489,286		\$478,205	
Average Value			\$519,526		\$513,901	



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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**

4510, 4520, 4410 FM 359 S ROAD, FULSHEAR, TX 77441

ROGERS BUSINESS PARK

PECAN RIDGE
650 HOMES | 296 ACRES

ROGERS RD 1,785 VPD

Investment Highlights 6



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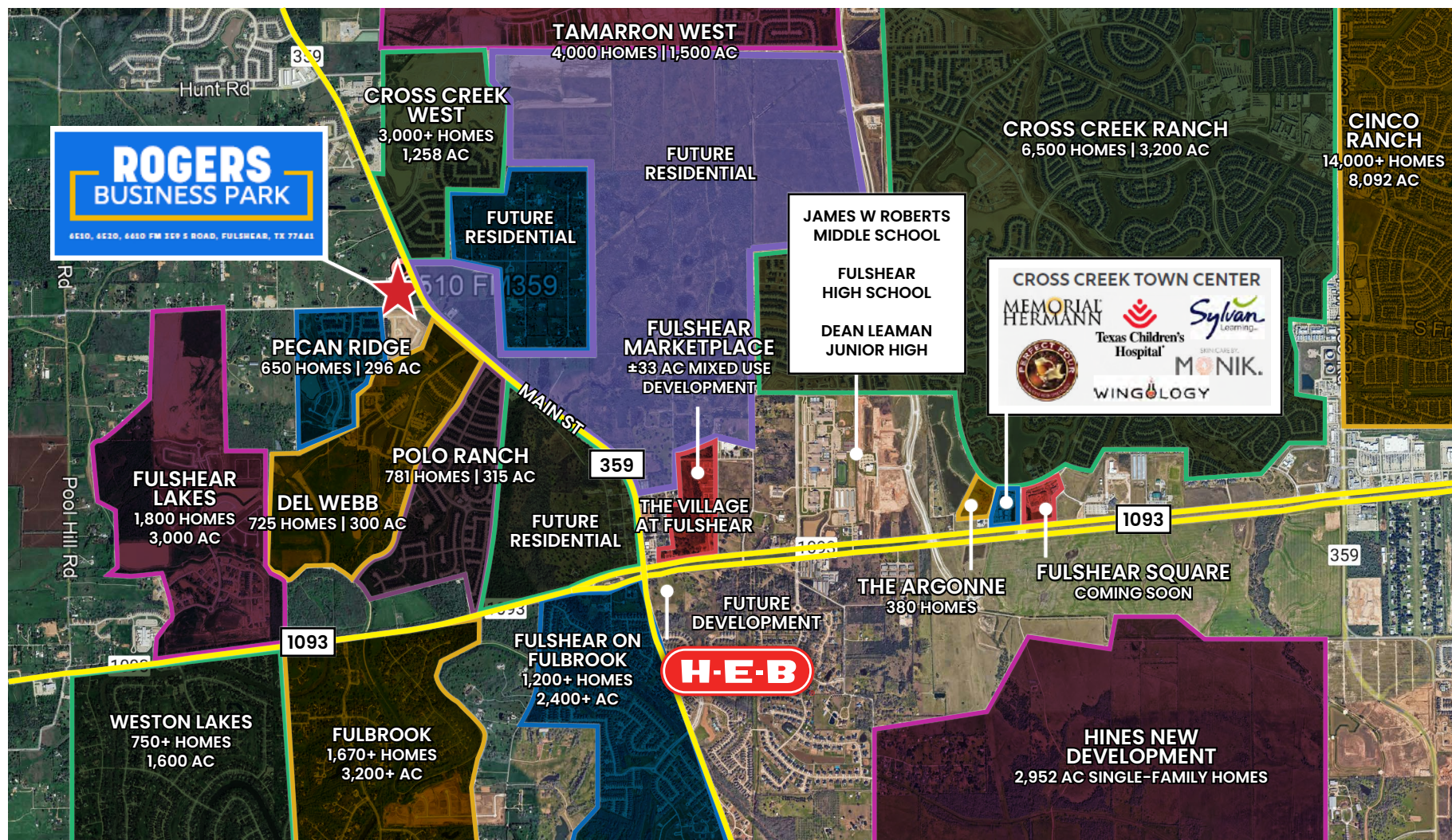
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AREA HIGHLIGHTS

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



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COMMUNITY FACTS

#1

MOST DIVERSE COUNTY IN THE NATION
U.S. CENSUS BUREAU, 2020

#4

FASTEST GROWING SUBURB
IN GREATER HOUSTON AREA (2024)

4th

WEALTHIEST ZIP CODE IN HOUSTON
HOUSTON BUSINESS JOURNAL, 2020

2nd

SAFEST CITY IN TEXAS
SAFEWISE, 2021

2nd

BEST COUNTY TO LIVE IN TEXAS
NICHE, 2022

9th

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
- Fort Bend County is the richest county in Texas. (247 Wall Street, 2020)
- Fulshear ranked as fastest growing city in Texas in 2020 and 2021 (U.S. Census Bureau 2022)
- Fort Bend County has the highest level of educational attainment in the Greater Houston region. (U.S. Census Bureau, 2020)
- School Districts: Lamar ISD and Katie ISD
- 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.
- Lamar Consolidated Independent School District was one of only 301 school districts to earn an A rating from the Texas Education Agency in 2019



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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.

2-10-2025



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'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:
 - 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kris Bender / Realty 1 Partners	722496	kbender@rlpartners.com	(832) 847-4008
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
LATASHA PRICE	685570	latasha@xaxiscreadvisors.com	(713) 851-1289
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initial	Date		