

# CROSSING AT FORT BEND

14440 HILLCROFT ST | HOUSTON, TEXAS 77085



2022 TOTAL  
POPULATION  
(3 mi Radius)

**127,232**

2022 DAYTIME  
POPULATION  
(3 mi Radius)

**92,842**

2022 AVERAGE  
HH INCOME  
(3 mi Radius)

**\$76,999**

 **EVERGREEN**  
COMMERCIAL REALTY

**713.664.3634**  
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# RETAIL AERIAL

# CROSSING AT FORT BEND

14440 Hillcroft St | Houston, Texas 77085



## LOCATION

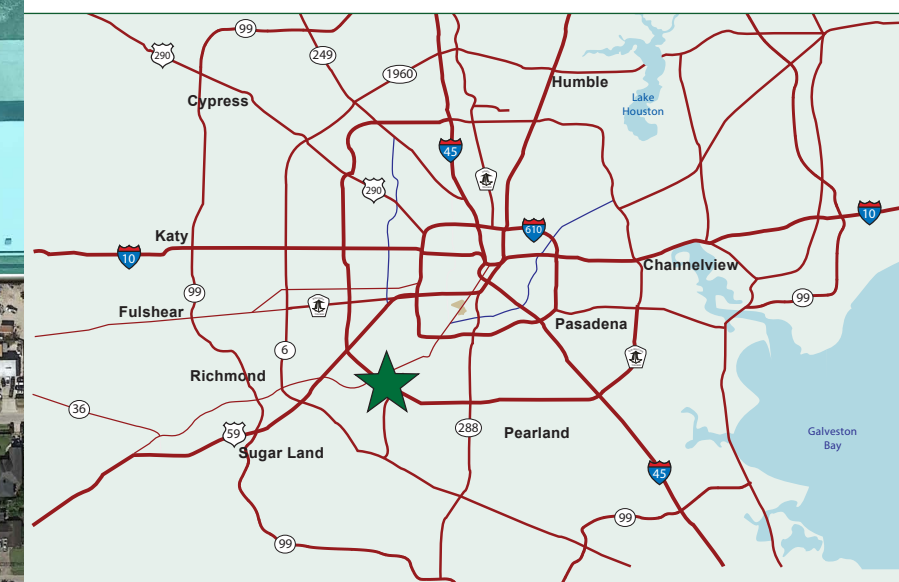
Strategically located on Fort Bend Pkwy & Beltway 8 in Missouri City, between Sugar Land & Pearland. This 60 acre, Home Depot anchored shopping center is surrounded by some of Houston's fastest growing trade-areas.

## DESCRIPTION

- Strategically located between two major freeways with 100,000 cpd
- The area is one of the most underserved retail markets in Harris County
- Surrounded by major industrial growth and development
- Anchored by strong national credit tenants
- Ideal for retail, restaurant, medical, financial and hotel
- Pads have access to utilities and center has a retention pond

## TRAFFIC COUNTS

Sam Houston Pkwy/Beltway 8: 112,394 VPD  
 Fort Bend Pkwy: 14,528 VPD south of BW 8  
 (TXDOT 2019)



FOR MORE INFORMATION:

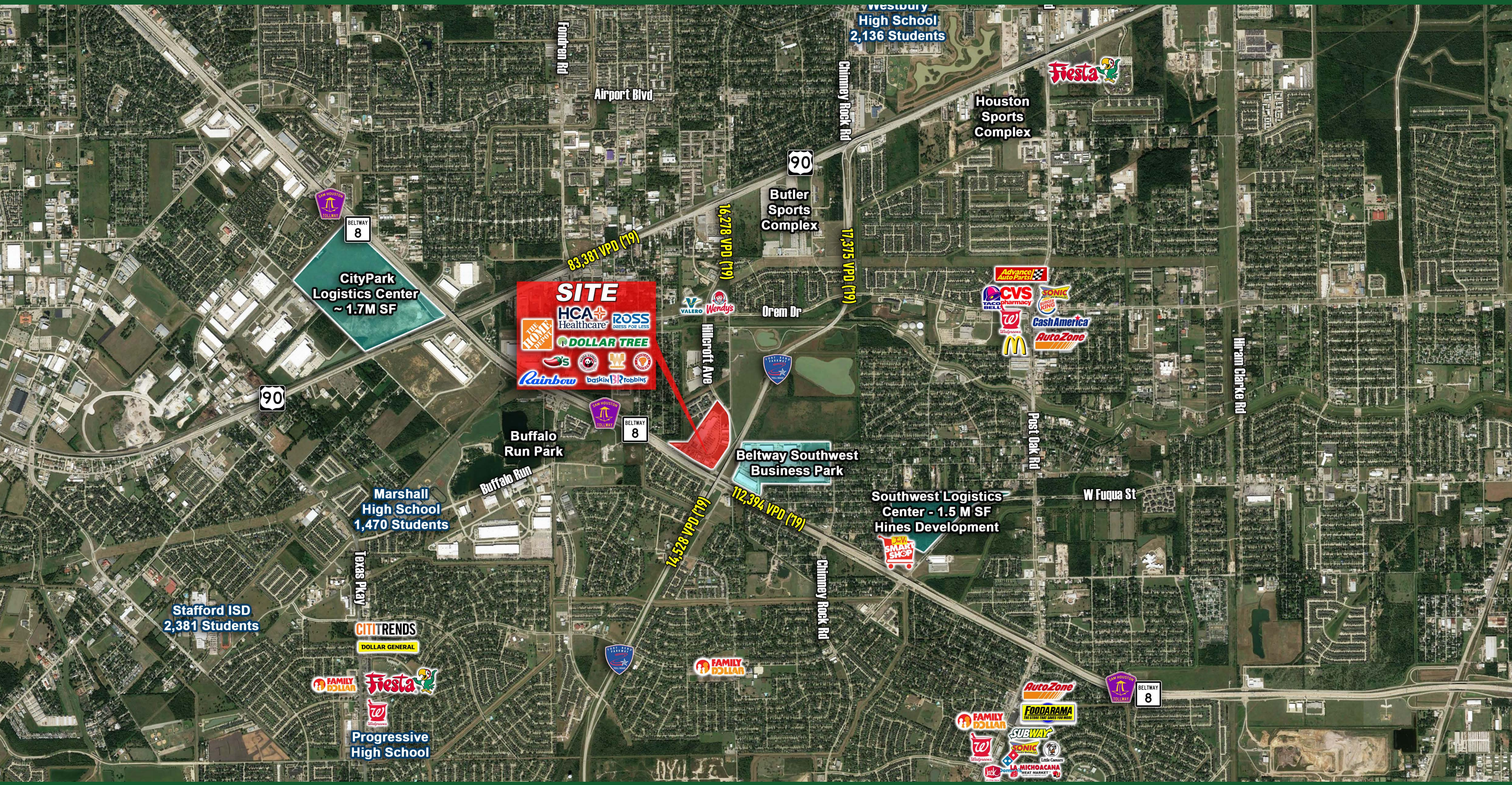
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# SITE PLAN

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# DEMOGRAPHICS

# CROSSING AT FORT BEND

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**2022 TOTAL POPULATION**  
(3 mi Radius)

**127,232**

**2022 TOTAL HOUSEHOLDS**  
(3 mi Radius)

**41,956**

**2022 DAYTIME POPULATION**  
(3 mi Radius)

**92,842**

**2022 AVERAGE HH INCOME**  
(3 mi Radius)

**\$76,999**



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	9,519	122,857	284,427
2020 Total Population	9,946	126,366	301,593
2020 Group Quarters	18	343	1,001
2022 Total Population	9,967	127,232	307,689
2022 Group Quarters	18	343	1,000
2027 Total Population	10,665	132,230	320,805
2022-2027 Annual Rate	1.36%	0.77%	0.84%
2022 Total Daytime Population	7,595	92,842	245,389
Workers	2,112	25,750	86,145
Residents	5,483	67,092	159,244
<b>Household Summary</b>			
2010 Households	3,135	39,132	96,208
2010 Average Household Size	3.04	3.13	2.95
2020 Total Households	3,482	41,457	103,611
2020 Average Household Size	2.85	3.04	2.90
2022 Households	3,496	41,956	106,009
2022 Average Household Size	2.85	3.02	2.89
2027 Households	3,775	43,665	110,589
2027 Average Household Size	2.82	3.02	2.89
2022-2027 Annual Rate	1.55%	0.80%	0.85%
2010 Families	2,364	29,497	69,690
2010 Average Family Size	3.52	3.63	3.48
2022 Families	2,540	30,675	74,562
2022 Average Family Size	3.39	3.59	3.50
2027 Families	2,744	32,034	78,153
2027 Average Family Size	3.36	3.57	3.48
2022-2027 Annual Rate	1.56%	0.87%	0.95%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,486	37,961	93,151
Owner Occupied Housing Units	66.3%	59.5%	57.3%
Renter Occupied Housing Units	29.4%	35.4%	38.2%
Vacant Housing Units	4.3%	5.1%	4.5%
2010 Housing Units	3,441	42,933	105,988
Owner Occupied Housing Units	50.9%	57.0%	55.1%
Renter Occupied Housing Units	40.3%	34.2%	35.7%
Vacant Housing Units	8.9%	8.9%	9.2%
2020 Housing Units	3,667	44,222	111,761
Vacant Housing Units	5.0%	6.3%	7.3%
2022 Housing Units	3,669	44,650	114,185
Owner Occupied Housing Units	49.3%	54.6%	52.9%
Renter Occupied Housing Units	46.0%	39.4%	40.0%
Vacant Housing Units	4.7%	6.0%	7.2%
2027 Housing Units	3,987	47,064	120,561
Owner Occupied Housing Units	47.5%	54.4%	52.9%
Renter Occupied Housing Units	47.2%	38.3%	38.9%
Vacant Housing Units	5.3%	7.2%	8.3%
<b>Median Household Income</b>			
2022	\$55,654	\$56,247	\$60,771
2027	\$61,402	\$64,034	\$69,898
<b>Median Home Value</b>			
2022	\$157,812	\$166,729	\$202,419
2027	\$225,508	\$236,036	\$269,468
<b>Per Capita Income</b>			
2022	\$25,766	\$25,369	\$30,650
2027	\$29,602	\$29,375	\$35,163
<b>Median Age</b>			
2010	30.5	31.7	33.0
2022	32.1	33.5	34.5
2027	32.7	34.5	35.2

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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.



### 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:
  - 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.

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<b>Lilly Golden</b> Designated Broker of Firm	<b>440678</b> License No.	<b>lgolden@evergreentx.com</b> Email	<b>713.664.3634</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date