

FOR LEASE

FULSHEAR LAKES MARKET PLACE

WESTON LAKES RD & FM 1093 | FULSHEAR, TX 77441



Rick Gutierrez

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PROPERTY INFORMATION

Building	A	B	C	D
Space Available	± 12,000 SF	± 12,000 SF	± 10,500 SF	± 10,500 SF
Minimum SF (Inline)	±1,500 SF	±1,500 SF	±1,400 SF	±1,400 SF
Rental Rate	Call for Pricing			
Tenant Buildout Allowance	Negotiable			
Delivery Date	4Q 2025			

PROPERTY FEATURES

- 4 Multi-tenant retail buildings.
- Patios & drive-thru options available.
- Large green space surrounding all buildings for outdoor activities and entertainment.
- Fulshear is the fastest-growing city in Texas growing at a rate of 41.6% annually. Via Texas Census.
- Ample parking available.

TRAFFIC COUNTS

- FM 1093: 23,325 VPD
- FM 359: 11,329 VPD
- Westpark Tollway: 56,795 VPD



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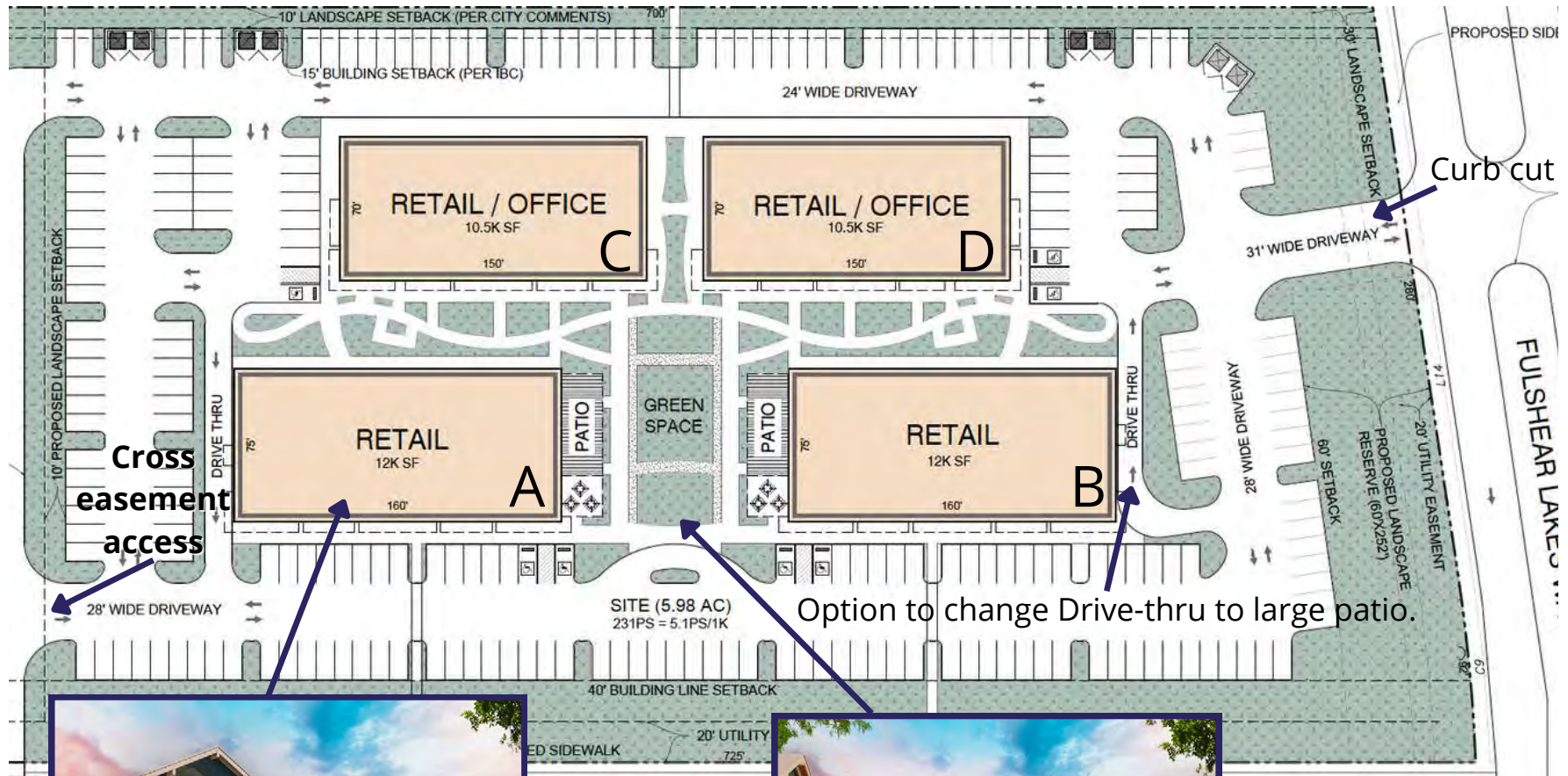
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FULSHEAR LAKES COMMUNITY

The Fulshear Lakes Master Plan development is strategically divided into three distinct phases, each seamlessly expanding with the local area's growth.

Fulshear Lakes Market Place will be a flagship feature in Phase 1, located in the Creekside area adjacent to the elementary school.

What makes this development unique is our foresight in being the pioneers to introduce retail in Fulshear Lakes, allowing tenants to take a commanding position in a market that is experiencing a remarkable annual growth rate of 41.6%.



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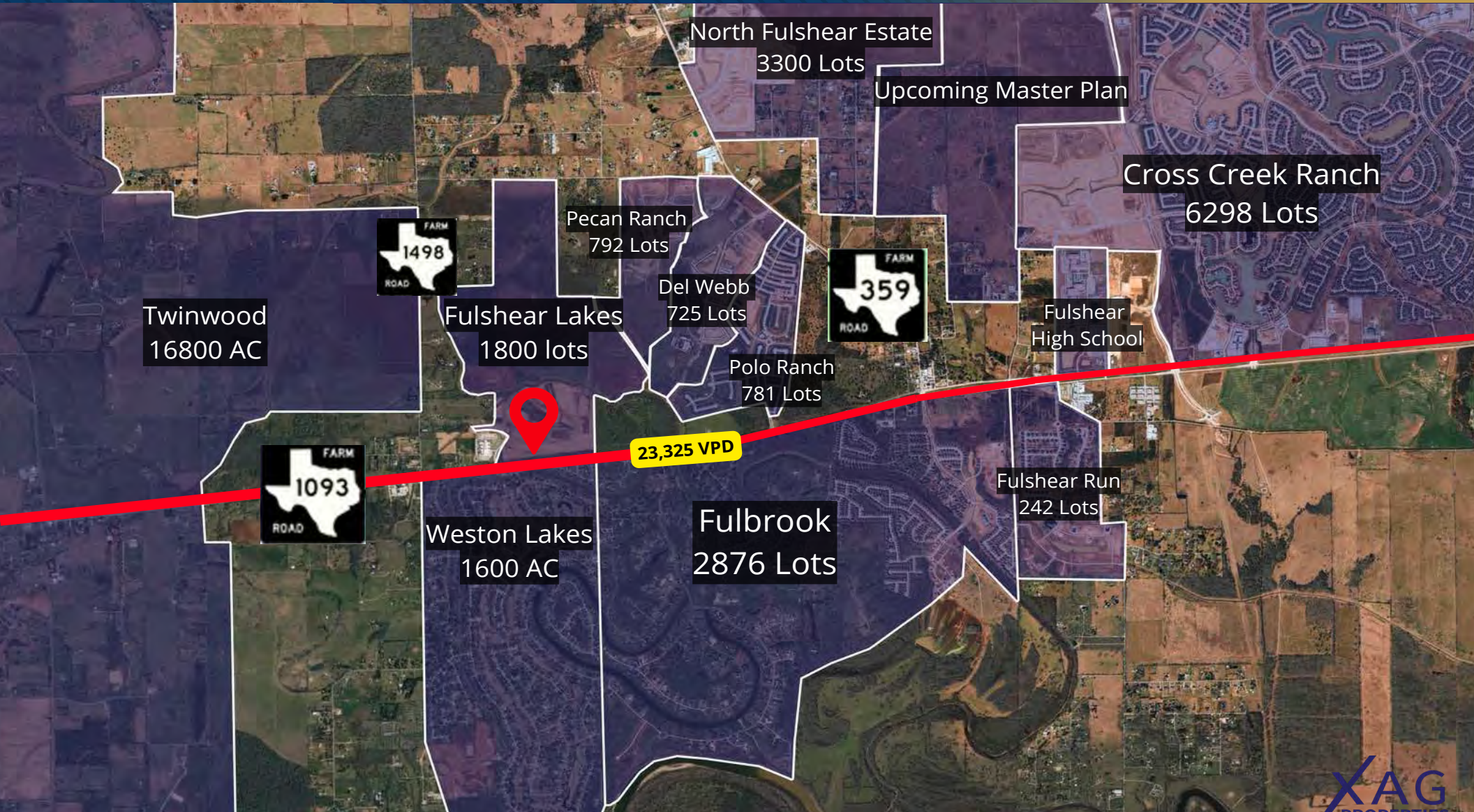
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Downtown Fulshear

SUBWAY **SALTGRASS**
STEAK HOUSE

Domino's

Edward Jones
MAKING SENSE OF INVESTING

FARMERS
INSURANCE

Fulshear High School
2,124 Students

FULSHEAR LAKES

Fletcher Morgan
Elementary School
828 Students



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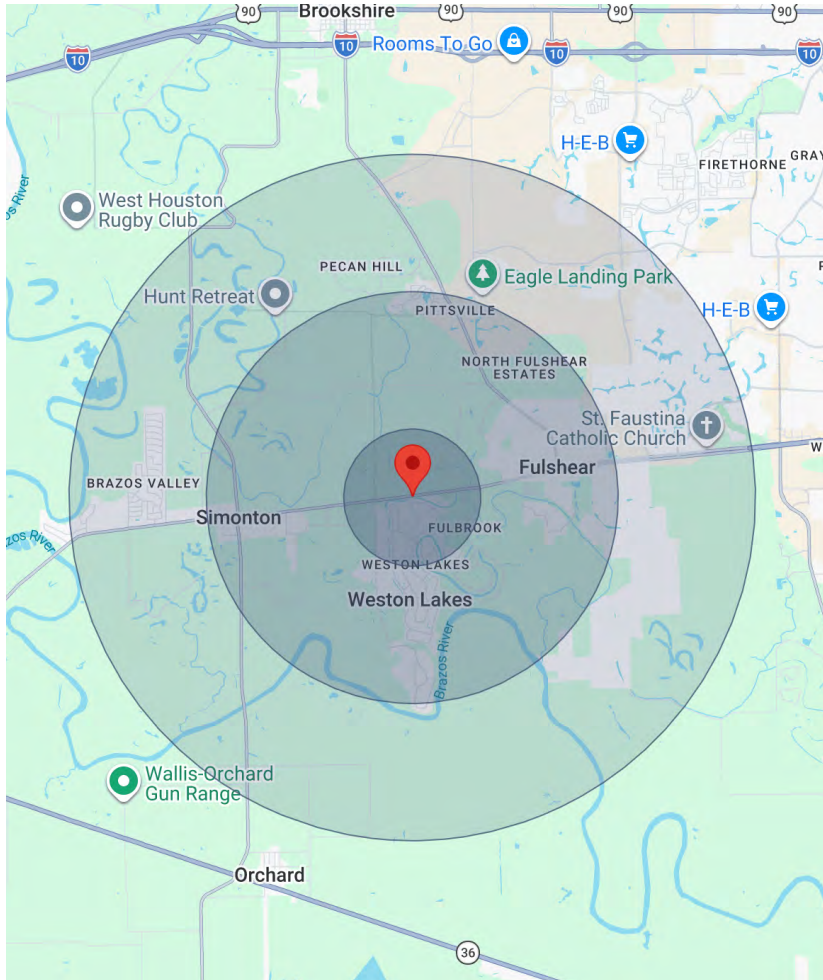
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DEMOGRAPHICS

Metrics	1 Mile	3 Miles	5 Miles
Population	1,654	12,284	29,924
Avg. HH Income	\$216,106	\$204,672	\$190,573
Avg. Home Value	\$572,282	\$545,032	\$513,363
Avg. Age	40.3	39.8	38.4



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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:
 - 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
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Designated Broker of Firm	License No.	Email	Phone
Neha Abassi	709116	neha.a@xagproperties.com	(832) 868-0303
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