

CROSS CREEK COMMONS

Preleasing New Construction in High-Growth Katy Area

NWC of FM 1463 and S. Fry Road
Fulshear, Texas

NOW OPEN:

BLACK ⚡ ROCK
COFFEE BAR



AutoZone



COMING SOON:



COMING SOON



1,924 SF
2ND-GEN DESSERT SHOP
AVAILABLE



NewQuest

Lara Lee LaMendola
281.640.7699 | llamendola@newquest.com

Project Highlights



37%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2025



\$193K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



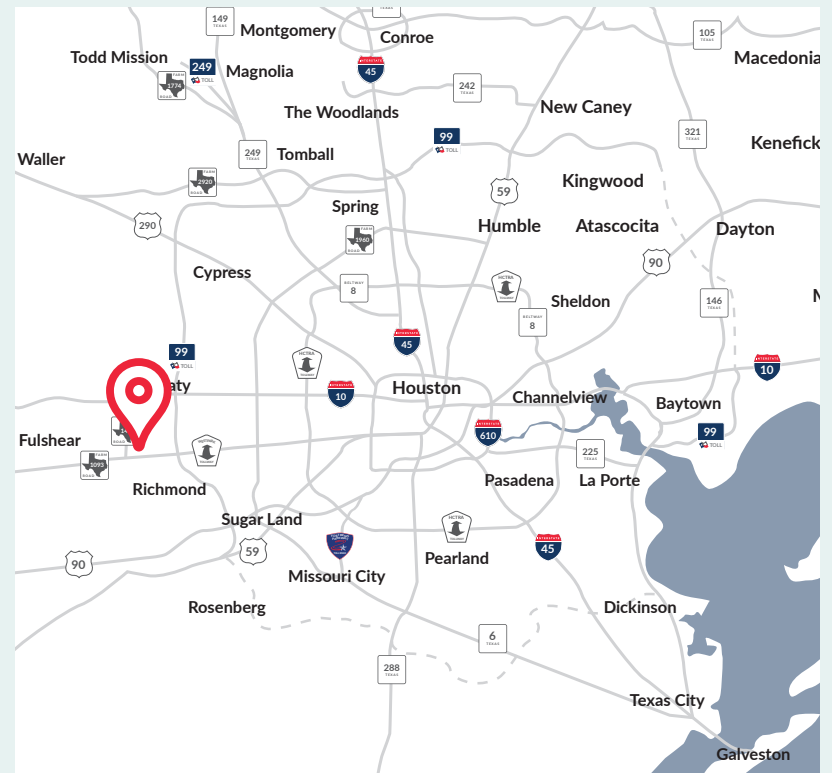
202K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

EXPLOSIVE RESIDENTIAL GROWTH

7,565 FUTURE UNITS & 3,700 CURRENT HOMES
2,851 HOME STARTS & 2,786 CLOSINGS | ANNUAL
\$520,422 AVERAGE HOME SALE PRICES

Zonda Estimates Within 5 Miles as of Q4 2024



MAJOR RETAILERS



Project Highlights



COMING SOON
Sips



POSITIONED
AMONG SEVERAL
MASTER-PLANNED
COMMUNITIES
INCLUDING CROSS
CREEK RANCH AND
WESTHEIMER LAKES



FULSHEAR AND
SOUTHWEST KATY
ARE TWO OF THE
MOST SOUGHT-
AFTER PLACES TO
LIVE IN THE GREATER
HOUSTON AREA



2,786 ANNUAL HOME
CLOSINGS IN 2024
THIRD QUARTER IN A
5-MILE RADIUS

- ZONDA ESTIMATES



LOCATED ON FM 1463
DIRECTLY ACROSS
FROM THE NEW
165,000-SF SECOND
BAPTIST CHURCH
CAMPUS



PRELEASING FUTURE
RETAIL BUILDING
WITH PROPOSED
DELIVERY Q4 2026

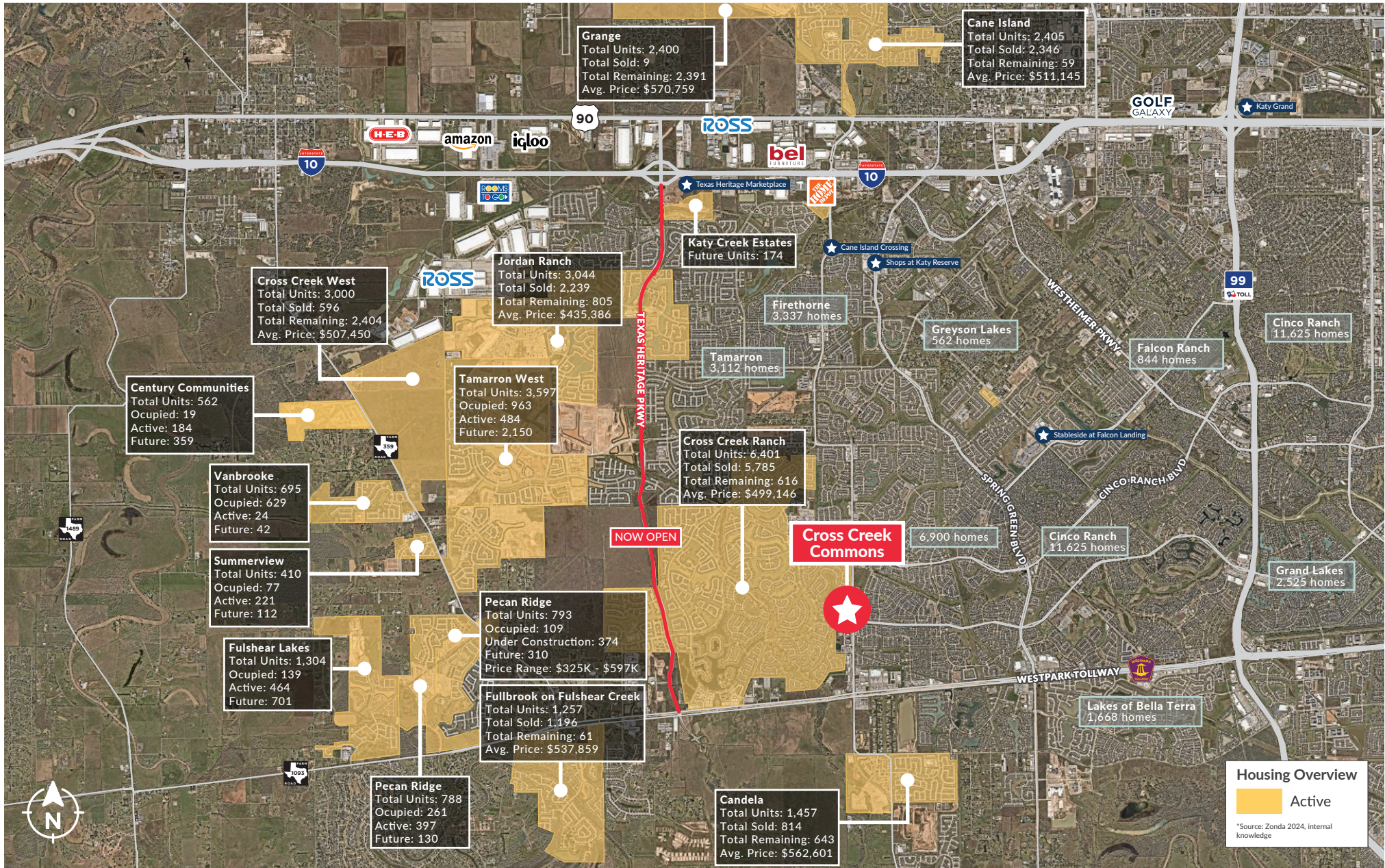
1,924 SF 2ND-GEN
DESSERT SHOP
AVAILABLE



TxDOT Traffic Counts as of 2024

06.25 | 01.25

Residential Aerial



TxDOT Traffic Counts as of 2024

04.25 | 01.25

-PLACER.AI, YO3YAS OF 2025



07.25 | 07.25

AVAILABLE

LEASED

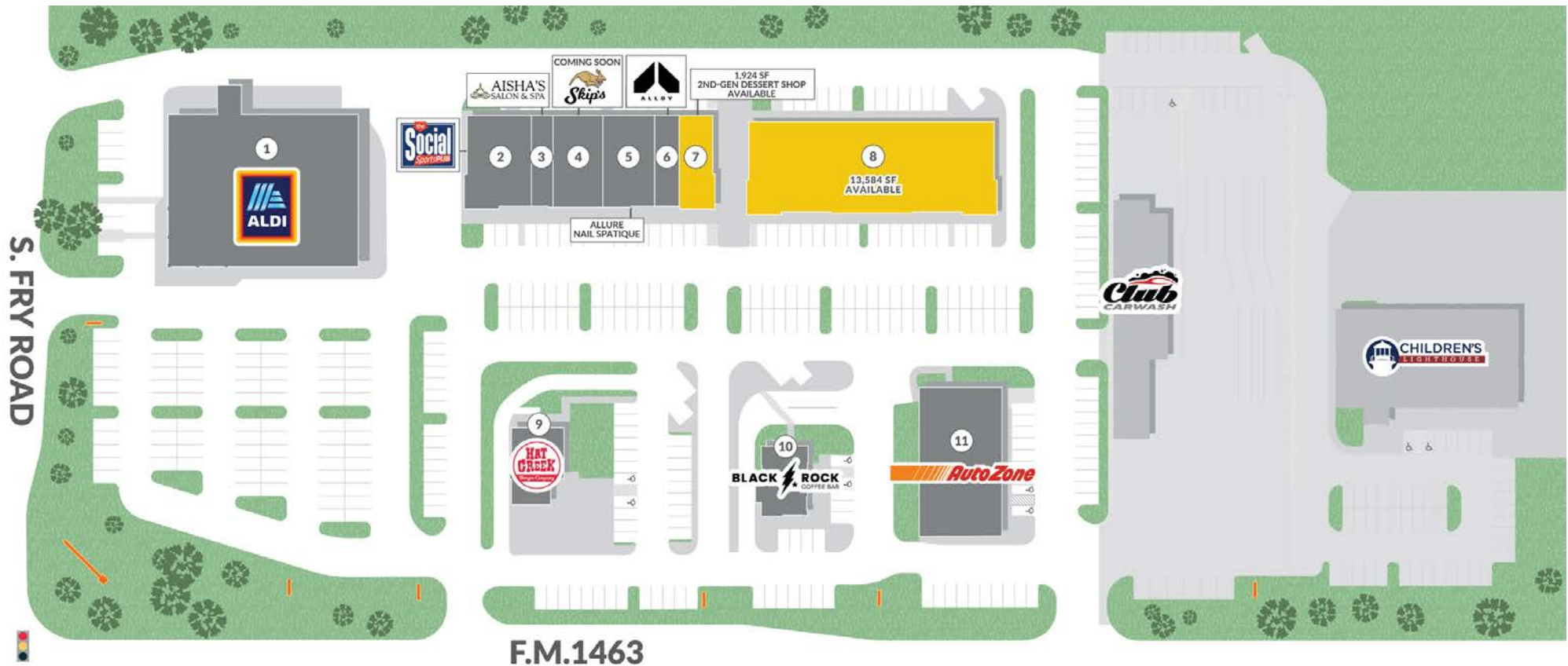
IN NEGOTIATION

NOT A PART

Site Plan

KEY	BUSINESS	AREAS
1	ALDI	17,825 SF
2	Social Pub & Grill	3,599 SF
3	Aisha's Salon & Spa	1,176 SF
4	Coming Soon: Skip's Beer Wine & Liquor	2,734 SF
5	Allure Nail Spatique	2,822SF
6	Alloy Fitness	1,330 SF

KEY	BUSINESS	AREAS
7	2nd-Gen Dessert Shop Available	1,924 SF
8	Preleasing Future Construction	13,584 SF
9	Hat Creek	2,227 SF
10	Black Rock Coffee	922 SF
11	AutoZone	7,382 SF



SP.116 | 06.25 | 08.22

Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	3,981	30,482	61,400
Current Population	14,153	103,069	202,456
2020 Census Population	12,687	75,323	148,507
Population Growth 2020 to 2025	11.56%	36.84%	36.33%
2025 Median Age	34.7	35.0	36.1

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	41.97%	42.21%	45.19%
Black or African American	11.20%	13.02%	12.84%
Asian or Pacific Islander	27.88%	25.64%	23.08%
Other Races	18.73%	18.85%	18.59%
Hispanic	21.11%	21.35%	21.20%

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$191,027	\$190,979	\$192,589
Median Household Income	\$175,497	\$165,596	\$163,710
Per Capita Income	\$54,353	\$57,406	\$60,069

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Households	5.75%	8.37%	10.22%
2 Person Households	19.62%	23.81%	26.90%
3+ Person Households	74.63%	67.82%	62.88%
Owner-Occupied Housing Units	82.76%	84.39%	81.42%
Renter-Occupied Housing Units	17.24%	15.61%	18.58%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

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. **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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Lara Lee LaMendola	766215	llamendola@newquest.com	281.640.7699
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.