



DEVELOPED BY:
ARVO
VENTURES

COMMONS AT CROSS CREEK - PHASE II

NEQ OF 1093 AND HERITAGE PARKWAY
28840 FM 1093 Rd, Fulshear, TX 77441



FOR LEASE

AVAILABLE SPACE
1,500-3,572 SF

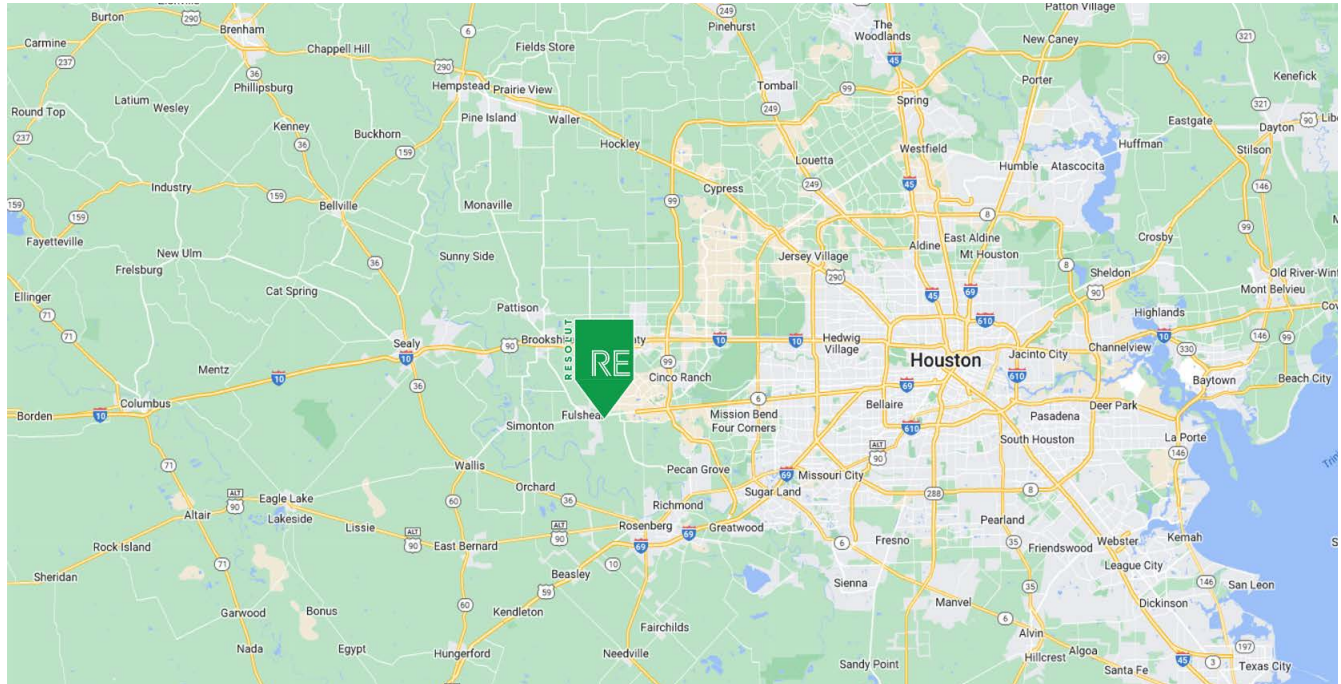
RATE
Call For Pricing

Joaquin Orozco
jorozco@resolutre.com
281.445.0033

Lorenzo Neal
lneal@resolutre.com
281.445.0033

PROPERTY HIGHLIGHTS

- Construction commenced December 2023 and delivered August 2024
- Cross Creek Ranch is a 3,200 acre community with + 6,100 homes and 4,200 families with easy access to Westpark Tollway
- Strong income trade area with average household incomes over \$141,000 in a 3 mile radius



AREA TRAFFIC GENERATORS



Joaquin Orozco

jorozco@resolutre.com | 281.445.0033

Lorenzo Neal

lneal@resolutre.com | 281.445.0033

DEMOGRAPHIC SNAPSHOT 2024



35,160
POPULATION
3-MILE RADIUS



\$195,934.00
AVG HH INCOME
3-MILE RADIUS



13,024
DAYTIME POPULATION
3-MILE RADIUS



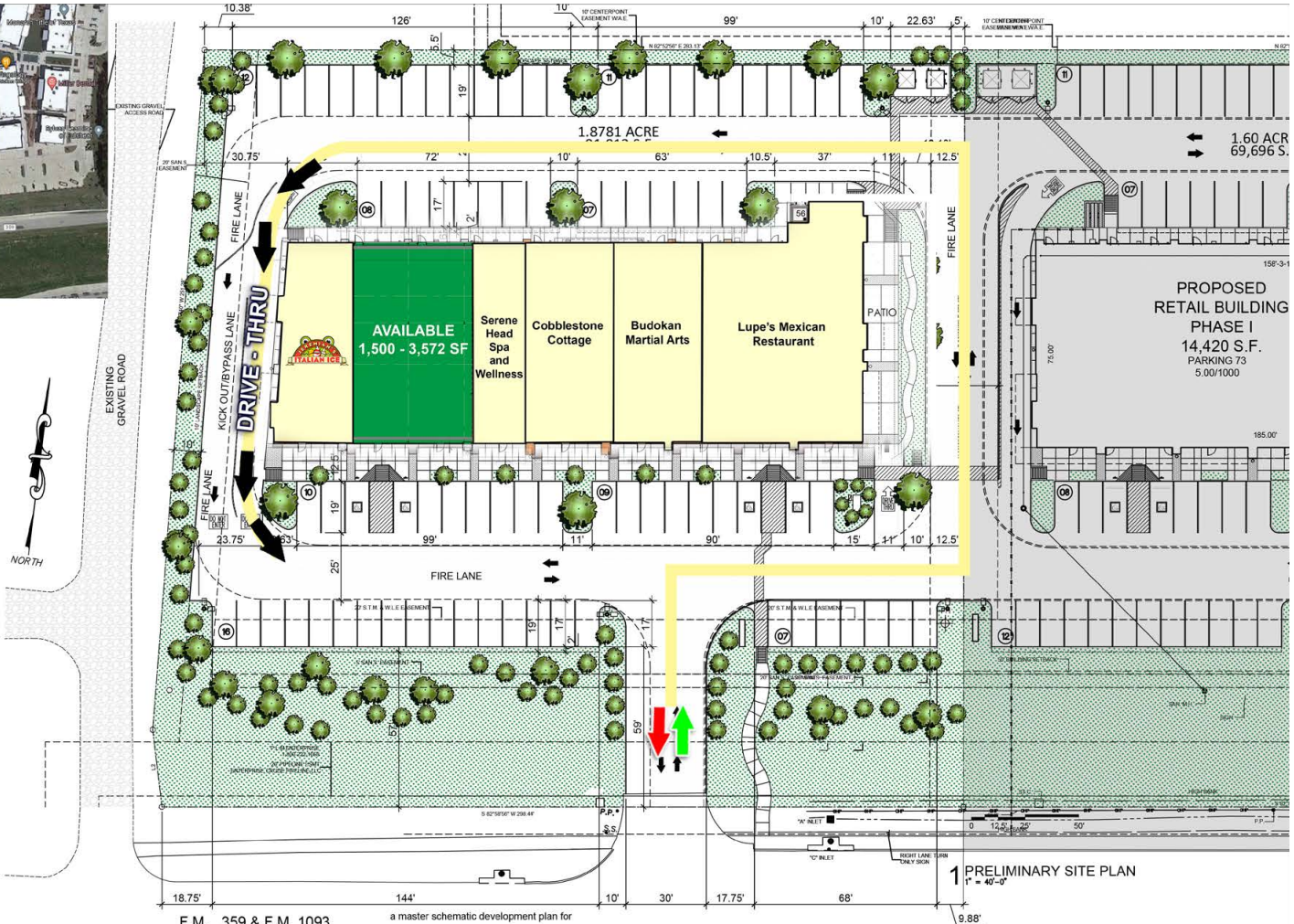
TRAFFIC COUNTS
FM 1093: 27,278 VPD
Front St: 16,332 VPD
(TXDOT 2023)



Site Location
Phase II



Site Location



F.M. 359 & F.M. 1093
WESTPARK TOLLWAY
(120' R.O.W.)
a master schematic development plan for
ARVO -V, Llc.

Commons At Cross Creek Ranch Phase II Retail Building

@ FM 1093/ WESTPARK TOLLWAY
Fulshear Texas 77441



SCHEME 08 10.03.2022

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY. ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.

FONT
Design | Studio
12440 EMILY CT. SUITE 402, SUGAR LAND, TEXAS 77478
P. 713.493.9541
fontdesignstudio@gmail.com



Construction Progression August 2024



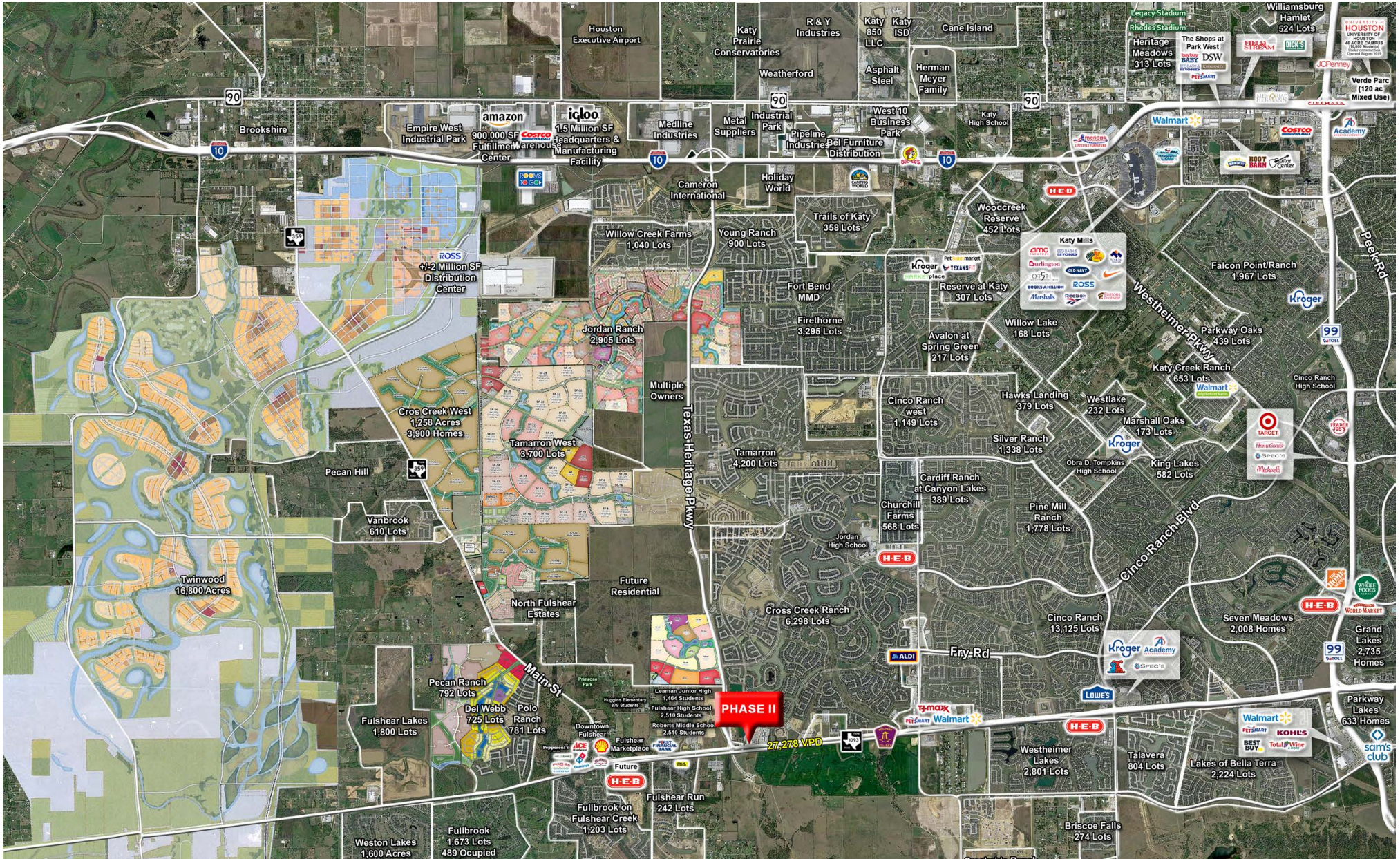




DEVELOPED BY:



COMMONS AT CROSS CREEK - PHASE II | 28840 FM 1093 Rd, Fulshear, TX 77441



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name	603091 OR 9003193 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Designated Broker of Firm	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Licensed Supervisor of Sales Agent/Associate	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds Sales Agent/Associate's Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____