

FOR SALE: 1.91 AC WITH EXISTING CAR WASH

29602 FM 1093 | FULSHEAR, TX 77441

CROSS CREEK RANCH
6,000 Homes

Leaman Jr.
High School

Fulshear
High School

LCISD-Fulshear
Transportation

Texas Heritage Parkway

FUTURE
DEVELOPMENT

SITE



27,278 VPD ('23)

S&P INTERESTS

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5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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PROPERTY OVERVIEW

 **LAND SIZE**
1.91 Acres

 **FLOOD ZONE**
Outside of 100yr & 500yr

 **IMPROVEMENTS**
Existing Car Wash

 **ZONING**
No Zoning

 **INCOME**
\$168,457 within 3 miles

 **POPULATION**
32,674 in 3 mile radius

 **ROOFTOPS**
9,907 in 3 mile radius



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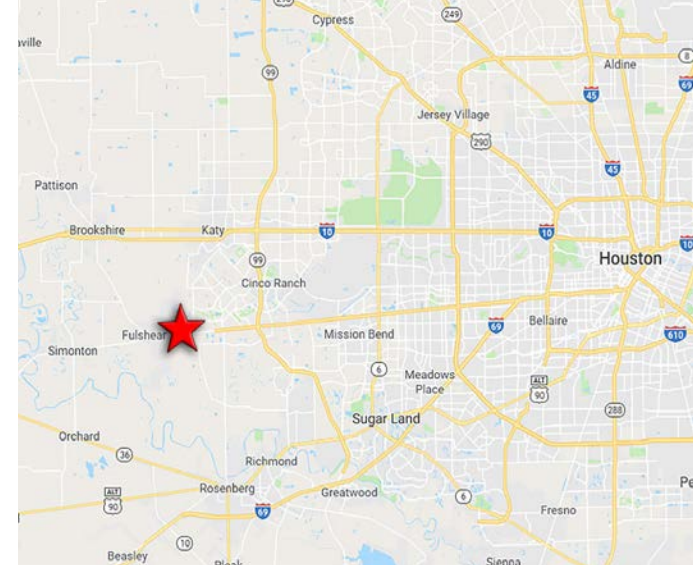
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PROPERTY FEATURES:

- Land Size: 1.91 Acres
- Flood Zone: Outside of 100yr & 500yr
- Income: \$168,457 in 3 mile radius
- Population: 32,674 in 3 mile radius
- Rooftops: 9,907 in 3 mile radius
- Improvements: Existing Car Wash
- Zoning: No Zoning

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	2,075	32,674	120,004
2029 Pop. Projection	2,592	40,196	146,308
2024-2029 HH Growth	25.57%	23.94%	22.74%
Average HH Income	\$161,166	\$168,457	\$165,354

TRAFFIC COUNT:

FM 1093: 27,278 VPD (TXDOT 2023)

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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	2,592	40,196	146,308
2024 Estimate	2,075	32,674	120,004
2010 Census	1,292	23,748	95,485
Growth 2024 - 2029	24.92%	23.02%	21.92%
Growth 2010 - 2024	60.60%	37.59%	25.68%

2024 Population by Age	2,075	32,674	120,004
Age 0 - 4	133 6.41%	2,015 6.17%	7,408 6.17%
Age 5 - 9	162 7.81%	2,720 8.32%	10,034 8.36%
Age 10 - 14	178 8.58%	3,196 9.78%	11,971 9.98%
Age 15 - 19	155 7.47%	2,761 8.45%	10,511 8.76%
Age 20 - 24	112 5.40%	1,864 5.70%	7,111 5.93%
Age 25 - 29	92 4.43%	1,292 3.95%	4,746 3.95%
Age 30 - 34	114 5.49%	1,547 4.73%	5,592 4.66%
Age 35 - 39	162 7.81%	2,495 7.64%	9,210 7.67%
Age 40 - 44	174 8.39%	3,039 9.30%	11,297 9.41%
Age 45 - 49	157 7.57%	2,852 8.73%	10,793 8.99%
Age 50 - 54	133 6.41%	2,304 7.05%	8,771 7.31%
Age 55 - 59	119 5.73%	1,788 5.47%	6,488 5.41%
Age 60 - 64	110 5.30%	1,435 4.39%	4,881 4.07%
Age 65 - 69	100 4.82%	1,233 3.77%	4,084 3.40%
Age 70 - 74	77 3.71%	952 2.91%	3,134 2.61%
Age 75 - 79	51 2.46%	621 1.90%	2,096 1.75%
Age 80 - 84	28 1.35%	332 1.02%	1,131 0.94%
Age 85+	19 0.92%	226 0.69%	746 0.62%
Age 65+	275 13.25%	3,364 10.30%	11,191 9.33%

Median Age	37.80	36.90	36.40
Average Age	36.70	35.10	34.60

2024 Population By Race	2,075	32,674	120,004
White	1,226 59.08%	17,197 52.63%	57,127 47.60%
Black	188 9.06%	2,973 9.10%	11,916 9.93%
Am. Indian & Alaskan	5 0.24%	60 0.18%	278 0.23%
Asian	183 8.82%	4,823 14.76%	22,952 19.13%
Hawaiian & Pacific Island	1 0.05%	18 0.06%	109 0.09%
Other	472 22.75%	7,605 23.28%	27,622 23.02%

Population by Hispanic Origin	2,075	32,674	120,004
Non-Hispanic Origin	1,606 77.40%	25,323 77.50%	93,521 77.93%
Hispanic Origin	469 22.60%	7,352 22.50%	26,483 22.07%

2024 Median Age, Male	37.90	37.00	36.40
2024 Average Age, Male	36.50	35.00	34.30

2024 Median Age, Female	37.90	36.80	36.50
2024 Average Age, Female	37.00	35.20	34.80

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	1,571	24,189	88,486
Civilian Employed	907 57.73%	14,449 59.73%	54,408 61.49%
Civilian Unemployed	40 2.55%	619 2.56%	2,200 2.49%
Civilian Non-Labor Force	624 39.72%	9,121 37.71%	31,878 36.03%
Armed Forces	0 0.00%	0 0.00%	0 0.00%

Households by Marital Status			
Married	503	7,643	27,785
Married No Children	233	2,864	9,676
Married w/Children	270	4,779	18,109

2024 Population by Education	1,377	20,878	75,218
Some High School, No Diploma	20 1.45%	742 3.55%	2,239 2.98%
High School Grad (Incl Equivalency)	204 14.81%	2,330 11.16%	7,169 9.53%
Some College, No Degree	338 24.55%	4,514 21.62%	15,172 20.17%
Associate Degree	41 2.98%	761 3.64%	2,250 2.99%
Bachelor Degree	480 34.86%	7,380 35.35%	27,514 36.58%
Advanced Degree	294 21.35%	5,151 24.67%	20,874 27.75%

2024 Population by Occupation	1,714	27,500	105,129
Real Estate & Finance	60 3.50%	995 3.62%	4,287 4.08%
Professional & Management	660 38.51%	10,992 39.97%	45,542 43.32%
Public Administration	15 0.88%	137 0.50%	826 0.79%
Education & Health	185 10.79%	2,647 9.63%	11,354 10.80%
Services	61 3.56%	865 3.15%	2,980 2.83%
Information	7 0.41%	148 0.54%	968 0.92%
Sales	230 13.42%	3,430 12.47%	10,897 10.37%
Transportation	7 0.41%	144 0.52%	1,245 1.18%
Retail	87 5.08%	1,337 4.86%	4,399 4.18%
Wholesale	25 1.46%	649 2.36%	1,791 1.70%
Manufacturing	142 8.28%	2,271 8.26%	7,039 6.70%
Production	46 2.68%	651 2.37%	2,190 2.08%
Construction	21 1.23%	543 1.97%	2,049 1.95%
Utilities	58 3.38%	560 2.04%	2,091 1.99%
Agriculture & Mining	73 4.26%	1,496 5.44%	5,582 5.31%
Farming, Fishing, Forestry	7 0.41%	24 0.09%	49 0.05%
Other Services	30 1.75%	611 2.22%	1,840 1.75%

2024 Worker Travel Time to Job	727	11,756	45,328
<30 Minutes	307 42.23%	4,362 37.10%	16,610 36.64%
30-60 Minutes	328 45.12%	5,499 46.78%	20,310 44.81%
60+ Minutes	92 12.65%	1,895 16.12%	8,408 18.55%

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Radius	1 Mile	3 Mile	5 Mile
2010 Households by HH Size	406	7,016	28,090
1-Person Households	38 9.36%	609 8.68%	2,317 8.25%
2-Person Households	126 31.03%	1,651 23.53%	6,168 21.96%
3-Person Households	73 17.98%	1,337 19.06%	5,520 19.65%
4-Person Households	98 24.14%	2,055 29.29%	8,549 30.43%
5-Person Households	43 10.59%	871 12.41%	3,655 13.01%
6-Person Households	18 4.43%	338 4.82%	1,311 4.67%
7 or more Person Households	10 2.46%	155 2.21%	570 2.03%

2024 Average Household Size	3.10	3.30	3.30
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Households			
2029 Projection	830	12,279	44,165
2024 Estimate	661	9,907	35,984
2010 Census	406	7,016	28,091
Growth 2024 - 2029	25.57%	23.94%	22.74%
Growth 2010 - 2024	62.81%	41.21%	28.10%

2024 Households by HH Income	661	9,908	35,985
<\$25,000	48 7.26%	625 6.31%	1,605 4.46%
\$25,000 - \$50,000	48 7.26%	747 7.54%	2,463 6.84%
\$50,000 - \$75,000	66 9.98%	747 7.54%	2,822 7.84%
\$75,000 - \$100,000	64 9.68%	834 8.42%	3,165 8.80%
\$100,000 - \$125,000	91 13.77%	1,338 13.50%	5,140 14.28%
\$125,000 - \$150,000	68 10.29%	1,075 10.85%	4,168 11.58%
\$150,000 - \$200,000	80 12.10%	1,447 14.60%	6,829 18.98%
\$200,000+	196 29.65%	3,095 31.24%	9,793 27.21%

2024 Avg Household Income	\$161,166	\$168,457	\$165,354
2024 Med Household Income	\$129,963	\$140,418	\$141,779

2024 Occupied Housing	661	9,907	35,984
Owner Occupied	611 92.44%	8,842 89.25%	31,858 88.53%
Renter Occupied	50 7.56%	1,065 10.75%	4,126 11.47%
2010 Housing Units	672	10,301	37,504
1 Unit	669 99.55%	10,126 98.30%	36,931 98.47%
2 - 4 Units	0 0.00%	5 0.05%	23 0.06%
5 - 19 Units	0 0.00%	1 0.01%	104 0.28%
20+ Units	3 0.45%	169 1.64%	446 1.19%

2024 Housing Value	611	8,844	31,859
<\$100,000	7 1.15%	44 0.50%	133 0.42%
\$100,000 - \$200,000	3 0.49%	39 0.44%	179 0.56%
\$200,000 - \$300,000	76 12.44%	1,098 12.42%	4,858 15.25%
\$300,000 - \$400,000	111 18.17%	2,310 26.12%	9,717 30.50%
\$400,000 - \$500,000	190 31.10%	2,566 29.01%	8,717 27.36%
\$500,000 - \$1,000,000	204 33.39%	2,668 30.17%	7,837 24.60%
\$1,000,000+	20 3.27%	119 1.35%	418 1.31%
2024 Median Home Value	\$457,105	\$436,282	\$411,959

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	698	10,474	37,855
Built 2010+	531 76.07%	8,505 81.20%	28,185 74.46%
Built 2000 - 2010	72 10.32%	1,255 11.98%	7,445 19.67%
Built 1990 - 1999	30 4.30%	243 2.32%	771 2.04%
Built 1980 - 1989	6 0.86%	62 0.59%	458 1.21%
Built 1970 - 1979	17 2.44%	109 1.04%	358 0.95%
Built 1960 - 1969	17 2.44%	73 0.70%	114 0.30%
Built 1950 - 1959	1 0.14%	10 0.10%	69 0.18%
Built <1949	24 3.44%	217 2.07%	455 1.20%
2024 Median Year Built	2011	2011	2011

Demographic Trend Report

Description	2010	2024	2029
Population	1,292	2,075	2,592
Age 0 - 4	96 7.43%	133 6.41%	145 5.59%
Age 5 - 9	116 8.98%	162 7.81%	167 6.44%
Age 10 - 14	116 8.98%	178 8.58%	194 7.48%
Age 15 - 19	90 6.97%	155 7.47%	202 7.79%
Age 20 - 24	51 3.95%	112 5.40%	179 6.91%
Age 25 - 29	49 3.79%	92 4.43%	144 5.56%
Age 30 - 34	77 5.96%	114 5.49%	131 5.05%
Age 35 - 39	111 8.59%	162 7.81%	153 5.90%
Age 40 - 44	108 8.36%	174 8.39%	185 7.14%
Age 45 - 49	94 7.28%	157 7.57%	197 7.60%
Age 50 - 54	76 5.88%	133 6.41%	184 7.10%
Age 55 - 59	79 6.11%	119 5.73%	162 6.25%
Age 60 - 64	78 6.04%	110 5.30%	143 5.52%
Age 65 - 69	61 4.72%	100 4.82%	127 4.90%
Age 70 - 74	45 3.48%	77 3.71%	107 4.13%
Age 75 - 79	24 1.86%	51 2.46%	80 3.09%
Age 80 - 84	12 0.93%	28 1.35%	51 1.97%
Age 85+	9 0.70%	19 0.92%	41 1.58%
Age 15+	964 74.61%	1,603 77.25%	2,086 80.48%
Age 20+	874 67.65%	1,448 69.78%	1,884 72.69%
Age 65+	151 11.69%	275 13.25%	406 15.66%
Median Age	37	38	39
Average Age	35.80	36.70	38.50

Population By Race	1,292	2,075	2,592
White	821 63.54%	1,226 59.08%	1,525 58.83%
Black	109 8.44%	188 9.06%	237 9.14%
Am. Indian & Alaskan	5 0.39%	5 0.24%	6 0.23%
Asian	104 8.05%	183 8.82%	231 8.91%
Hawaiian & Pacific Islander	0 0.00%	1 0.05%	2 0.08%
Other	251 19.43%	472 22.75%	591 22.80%

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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.

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 Buyer/Tenant/Seller/Landlord Initials Date