

27201 Fulshear Bend Drive | Fulshear, Texas 77441

Commercial Development Lot in # 1 Fastest-Growing and Affluent Suburb Nationwide

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Project Highlights

±13,376 SF Available For Lease in Fulshear, Texas

Affluent Retail:

Located in the massively-growing retail hub of Fulshear and FM 1463, surrounded by a concentration of affluent retail establishments and family residences

Adjoining the newly built Elite Dermatology, a state-of-the-art luxury dermatology and plastic surgery chain based in Texas Shadow-anchored by an H-E-B retail development, which sees 2M visits annually - Placer.ai, 2025

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Premier Location:

Within the "#1 Fastest-Growing Wealthy Suburbs in America" - CultureMap Houston, Jan. 2025

Across: Parklane, 149-unit luxury residences, and A+ rated Katy ISD schools: Adams Junior High and Jordan High (4,506 students combined)

Behind the site is Cross Creek Ranch, a 3,200-acre master-planned community featuring premier builders and elevated amenities

Area Development:

FM 1463 is expanding to 5 lanes



41%POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025

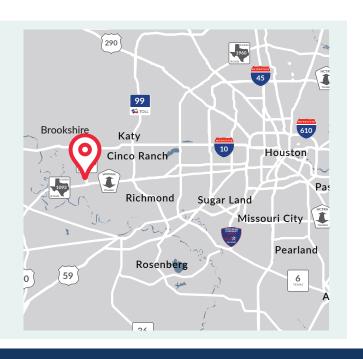


211K CURRENT POPULATIONWITHIN 5 MILES



\$218K AVERAGE HHI WITHIN 1 MILE

- Approximate Size: ±13,376 SF
- Price:
 Contact broker
- School District: Katy ISD
- **Traffic Counts:**17,779 VPD on FM 1463¹
 12,958 VPD on Fulshear Bend Drive²



 $^{^{\}mathbf{1}}\!\mathsf{TxDOT}$ Traffic Counts as of 2024

²Placer.ai, 2025

Project Highlights















One of the nation's top-selling master-planned communities. Covering 3,200 acres with a commitment to the environment, premier home builders, on-site schools and elevated amenities.

3,200 acres

featuring





A+ SCHOOL DISTRICTS

LAMAR & KATY ISD ZONING

4 A+ KATY ISD SCHOOLS ONSITE



PREMIER BUILDERS
7 DEVELOPERS



400+ AC OF NATURELAKES, FISHING, 35+ PARKS,
AND 60 MILES OF TRAILS



GATED RESORT
55+ COMMUNITY
WITH RESORT-STYLE LIVING

C 2

5 SPORTS AREAS 6 TENNIS &

6 TENNIS &
PICKLEBALL COURTS
18 DISC GOLF HOLES

4 SWIM AREAS

INCLUDING WATERPARKS EARTH-FRIENDLY

12,000+ TREES PLANTED, NATURAL WATER TREATMENT & WILDLIFE HABITAT

Aerial



TxDOT Traffic Counts as of 2024 & Placer.Ai, 2025

Aerial



TxDOT Traffic Counts as of 2024 & Placer.Ai, 2025

Photos







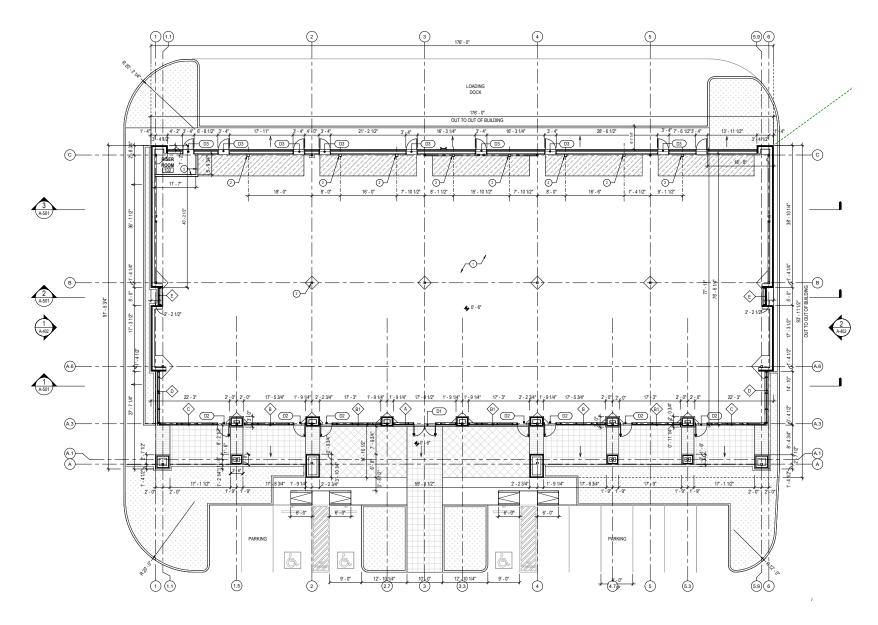
Renderings







Site Plan





Demographics

	2020 Census, 20	2020 Census, 2025 Estimates with Delivery Statistics as of $04/25$	
POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,205	32,607	64,113
Current Population	15,102	110,031	211,219
2020 Census Average Persons per Household	3.59	3.37	3.29
2020 Census Population	13,985	80,395	149,290
Population Growth 2020 to 2025	7.99%	36.86%	41.48%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	8.14%	7.73%	10.00%
2 Person Households	17.96%	24.88%	26.70%
3+ Person Households	73.90%	67.39%	63.31%
Owner-Occupied Housing Units	84.15%	85.19%	81.40%
Renter-Occupied Housing Units	15.85%	14.81%	18.60%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	44.37%	43.95%	45.87%
Black or African American	10.07%	12.27%	12.82%
Asian or Pacific Islander	26.95%	24.86%	22.44%
Other Races	18.46%	18.65%	18.56%
Hispanic	20.46%	21.07%	21.23%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$218,397	\$199,196	\$193,037
Median Household Income	\$187,293	\$170,114	\$164,129
Per Capita Income	\$62,477	\$59,940	\$59,948
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	8.31%	9.10%	9.56%
Estimated Bachelor's Degree	39.15%	38.02%	38.28%
Estimated Graduate Degree	31.47%	28.81%	26.98%
AGE	1 MILE	3 MILES	5 MILES
Median Age	34.8	35.2	36.2

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	
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Sales Agent/Associate's Name	License No.	Email	Phone	
	Buyer/Tenant/Seller/Landlord Initials	Date		
			FOLIAL HOUSING	

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



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