

CROSSING AT FORT BEND

14440 HILLCROFT ST | HOUSTON, TEXAS 77085



**2024 TOTAL
POPULATION**
(3 mi Radius)
124,090

**AVERAGE
HH INCOME**
(5 mi Radius)
\$80,381

**DAYTIME
POPULATION**
(3 mi Radius)
91,671

**FOR MORE
INFORMATION:**

HALEY GOLDEN
713.664.3634
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4615 Southwest Freeway, Suite 550 | Houston, Texas 77027

EVERGREEN
COMMERCIAL REALTY



LOCATION

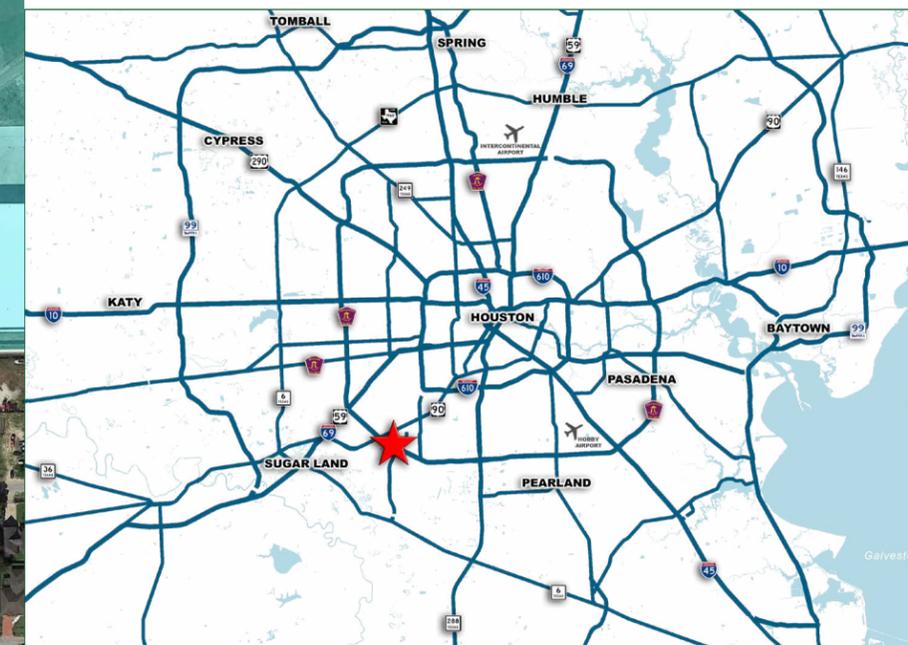
Strategically located on Fort Bend Pkwy & Beltway 8 in Missouri City, between Sugar Land & Pearland. This 60 acre, Home Depot anchored shopping center is surrounded by some of Houston's fastest growing trade-areas.

DESCRIPTION

- Strategically located between two major freeways with 100,000 cpd
- The area is one of the most underserved retail markets in Harris County
- Surrounded by major industrial growth and development
- Anchored by strong national credit tenants
- Ideal for retail, restaurant, medical, financial and hotel

TRAFFIC COUNTS

Sam Houston Pkwy/Beltway 8: 151,338 VPD
 Hillcroft Ave: 21,446 VPD south of BW 8
 (TXDOT 2023)



▶ EXPANDED AERIAL

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SITE AERIAL

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▶ DEMOGRAPHICS

CROSSING AT FORT BEND

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2024 TOTAL POPULATION
(3 mi Radius)
124,090

TOTAL HOUSEHOLDS
(3 mi Radius)
41,146

DAYTIME POPULATION
(3 mi Radius)
91,671

AVERAGE HH INCOME
(3 mi Radius)
\$92,257



POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	9,811	124,738	297,675
2024 Population	10,644	124,090	305,006
Daytime Population	6,868	91,671	245,794
Total Households	3,590	41,146	105,827
2024 Median Age	37.9	35.9	36.5

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$86,356	\$80,381	\$92,257
Median Household Income	\$64,181	\$60,322	\$65,403
Per Capita Income	30,458	\$26,602	\$32,150
Average Home Value	\$244,947	\$261,497	\$301,166

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	9.9%	13.0%	19.4%
Black or African American	55.2%	43.8%	36.9%
Asian	0.9%	2.8%	6.6%
Hispanic	38.1%	45.0%	40.3%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	24.8%	21.3%	23.3%
2 Person Household	26.3%	25.2%	27.1%
3+ Person Household	48.9%	53.5%	49.6%
Owner-Occupied Housing Units	52.3%	55.7%	54.0%
Renter-Occupied Housing Units	41.5%	38.3%	38.9%

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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.

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.

Evergreen Commercial Realty, LLC	540667	lgolden@evergreentx.com	713.664.3634
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lilly Golden	440678	lgolden@evergreentx.com	713.664.3634
Designated Broker of Firm	License No.	Email	Phone
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