



2.84 Acres

FULSHEAR 284

7955 FM 359 S Rd, Fulshear, TX 77441




LOGAN ZHOU

Principal
(832) 495-8855
Logan@gtcapitalusa.com

FOR SALE
PRIME FULSHEAR DOWNTOWN LOCATION

 7324 Southwest Fwy. Suite 600, Houston, TX 77074

 (832) 831-5885

GT CAPITAL

PROPERTY INFORMATION

LOCATION

7955 Farm to Market 359 South Road, Fulshear, TX 77441

LOT SIZE

2.84 AC

FRONTAGE

309 FT of FM 359

ZONING

Downtown District

LISTING PRICE

Call Broker

TRAFFIC COUNT

8,450 VPD @ FM 359

UTILITIES

Water

City of Fulshear

Electricity

CenterPoint Energy

Gas

CenterPoint Energy



PROPERTY HIGHLIGHTS

- ★ Main thoroughfare connecting I-10 and Westpark Tollway
- ★ Fulshear - ranked #1 fastest growing city in Texas two years in a row
- ★ Major growth area in Fulshear

AREA RETAILERS



DEMOGRAPHICS

	3 MILE	5 MILE
Population 2021 Estimate	37,501	112,387
Avg HH Income 2021 Estimate	\$164,785	\$164,138
Projected Pop 2026 Estimate	50,012	147,174

FBCAD Public Parcel Data: Daega Property LLC

[View More Property Information](#)

Property Information
 Property ID: R118446
 Legal Acreage: 2.84
 GEO ID: 0029-00-000-0885-901
 Legal Description: 0029 C FULSHEAR, TRACT D, ACRES 2.843
 Neighborhood Code:

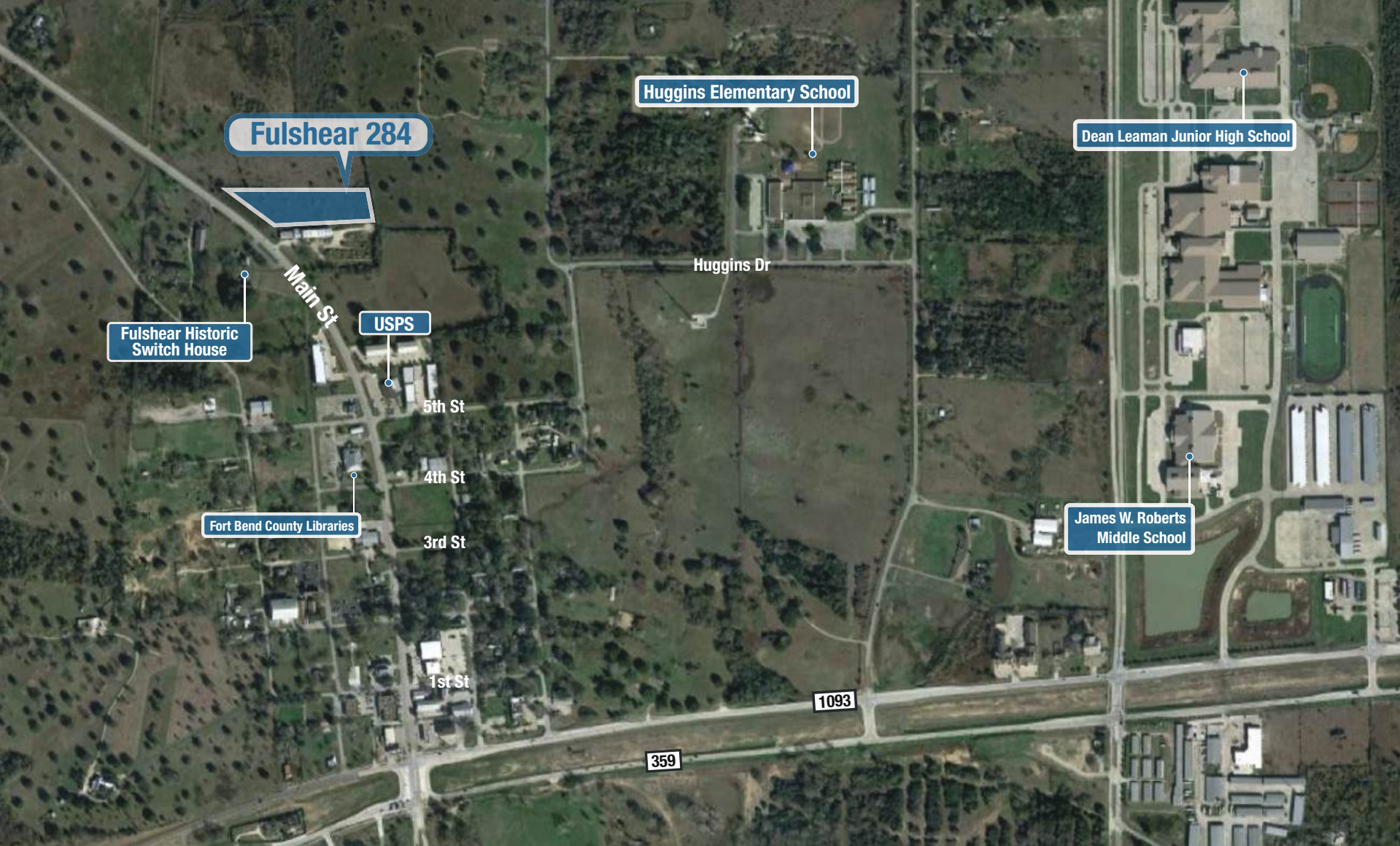
Property Location
 Situs: FM 359 RD

Owner Information
 Owner Name: Daega Property LLC
[Zoom to](#)

Map Contents

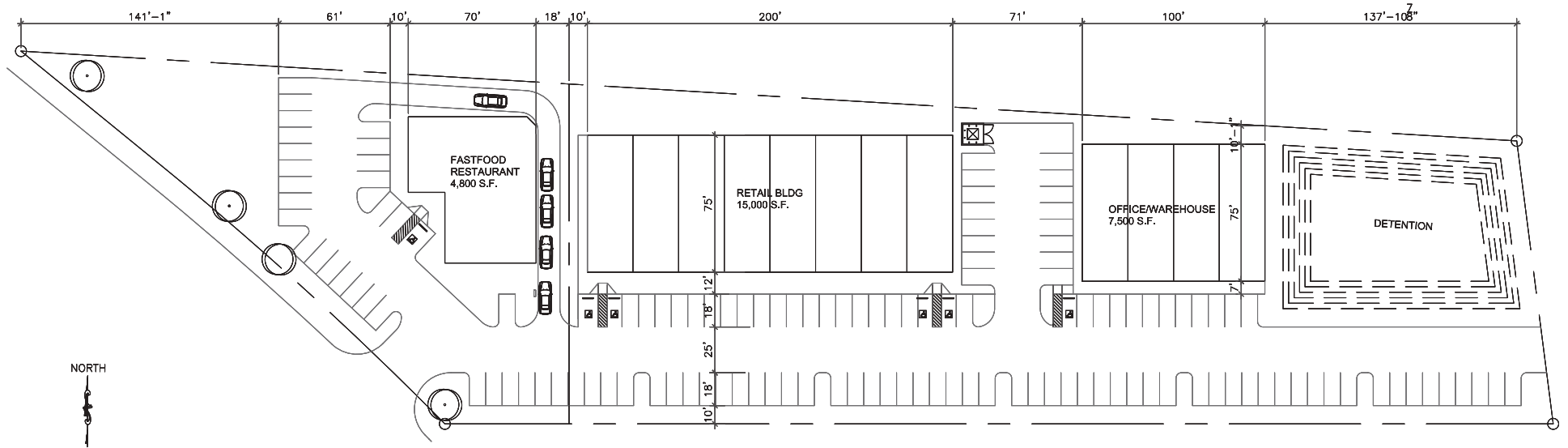
Click in the box to activate layer

- Parcels
- Abstracts
- Subdivisions
- City Limits
- ISD Boundries
- Fort Bend County Boundary
- County Boundaries
- Water Center Line
- Flood Hazard Area
- FIRM Panel
- Addresses

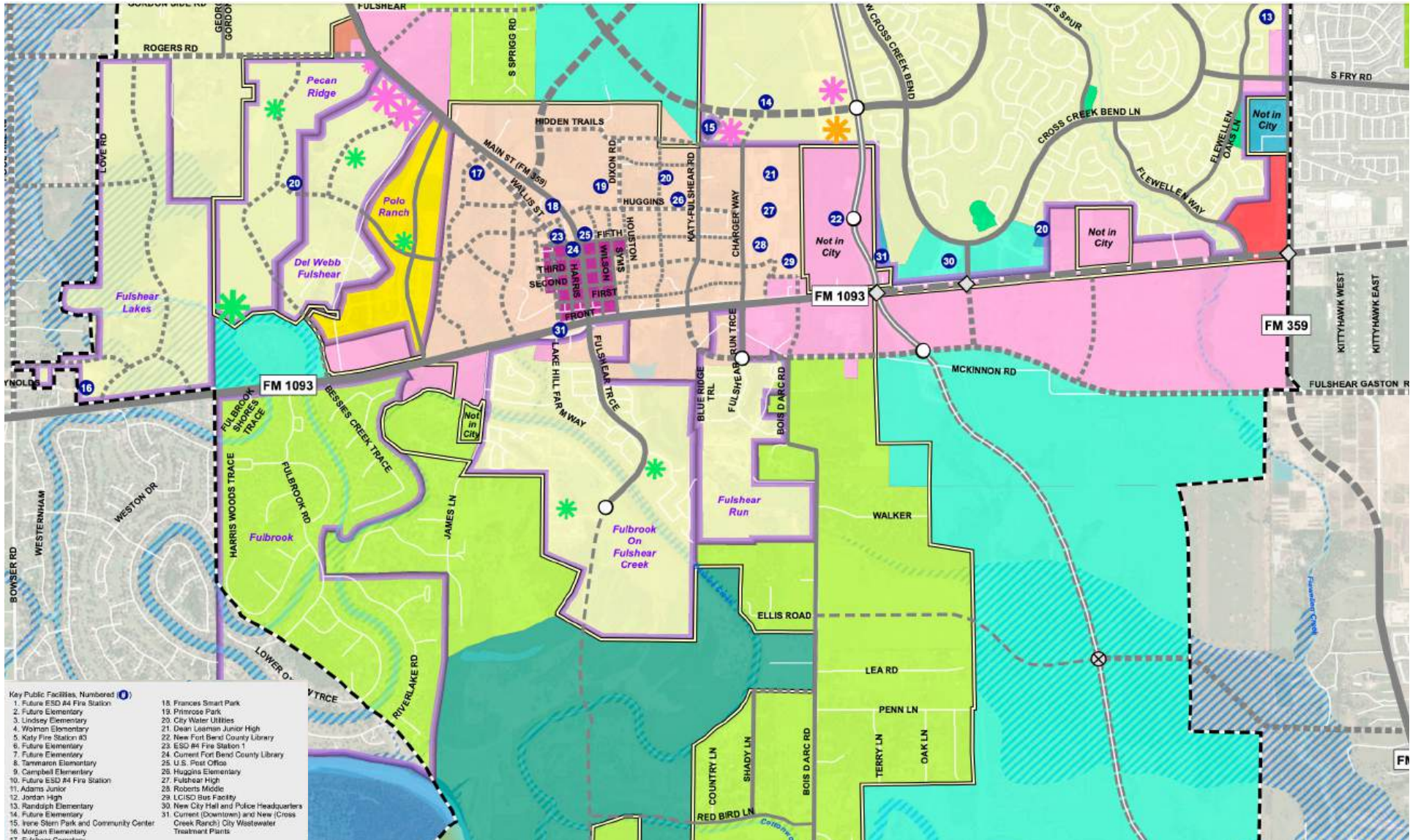




SITE PLAN



CITY PLANNING



PRIMROSE PARK



Conceptual Site Plan - Primrose Park

*not to scale

PRIMROSE PARK

Primrose Park

New Regional Park and Sports Complex

Provisions for Park Land

The City of Fulshear, recognizing the value of park land and the need to provide for park land acquisition and development, adopted an ordinance in 2013 that would require dedication of park land as a part of planned residential developments. The *Division 3. - Park Land Dedication Requirements* establishes a requirement of park land dedication at a rate of 1 acre per 60 dwelling units for all single-family, duplex, and multi-family developments.

The Ordinance offers the option for developers to pay a cash fee in lieu of land dedication at a rate per dwelling unit for situations where it is desirable not to provide park land. An additional fee per dwelling units is also required for regional park development. Fees are negotiated within developer agreements.

It is with these funds that the City purchased 15 acres of park land that would be come part of the new Primrose Park. The Cornelius family, long-time leaders of the community and supporters of recreation, donated an additional 10 acres of land to become the southern half of Primrose Park.

A New Regional Park

The 25- acre Primrose Park will offer the opportunity to provide a variety of recreational amenities that are not being provided by other entities such as HOAs and the private marketplace. One of the most desired recreational amenities identified through public input was a gather space for community events. A large public space for festivals, concerts and other activities isn't currently available in Fulshear and will be an excellent addition to the parks system. An amphitheater, athletic fields, basketball courts, and picnic areas

are among the amenities that would also be offered at the park. The land is situated in an ideal, central location to be highly accessible to the community from any direction.

Park Development

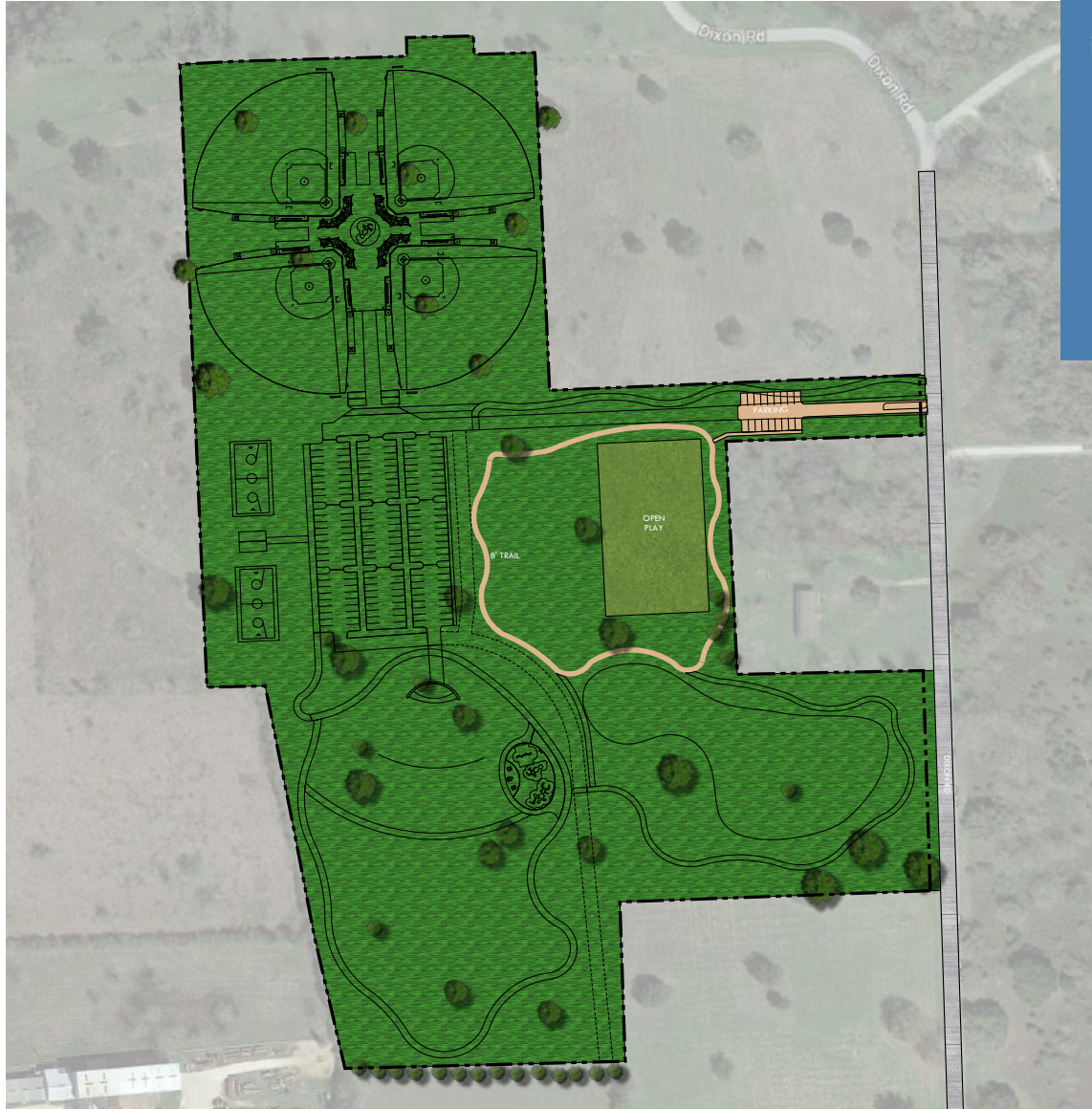
The master plan for Primrose Park shown on the left represents the vision for the park at complete build-out, with all desired amenities included. While the City is committed to the vision, phased development of park features will provide the most feasible approach to the project. Key park amenities that the City would like to begin using soon include the Amphitheater, Walking Trails, parking, and multi-use athletic fields would be included in the first phase of construction.

Subsequent design and construction would complete the project with the development of baseball/softball fields and associated amenities, restrooms/concession building, dog park, playgrounds, and additional parking.

View of the Primrose Park property from an Unmanned Aerial Vehicle (UAV). The site is primarily comprised of open pasture land with scattered trees.



PRIMROSE PARK



Phase 1 Development was completed in 2019 including a walking path and small temporary parking lot. The proposed Phase 1 pathway will remain as a permanent feature in the park, while the parking lot will be replaced by a permanent entrance road and landscaping during future phases.

Conceptual Site Plan - Primrose Park
Phase 1 Development - Completed December 2019

*not to scale

FIGURE 54. COMPOSITION OF HOUSING STOCK

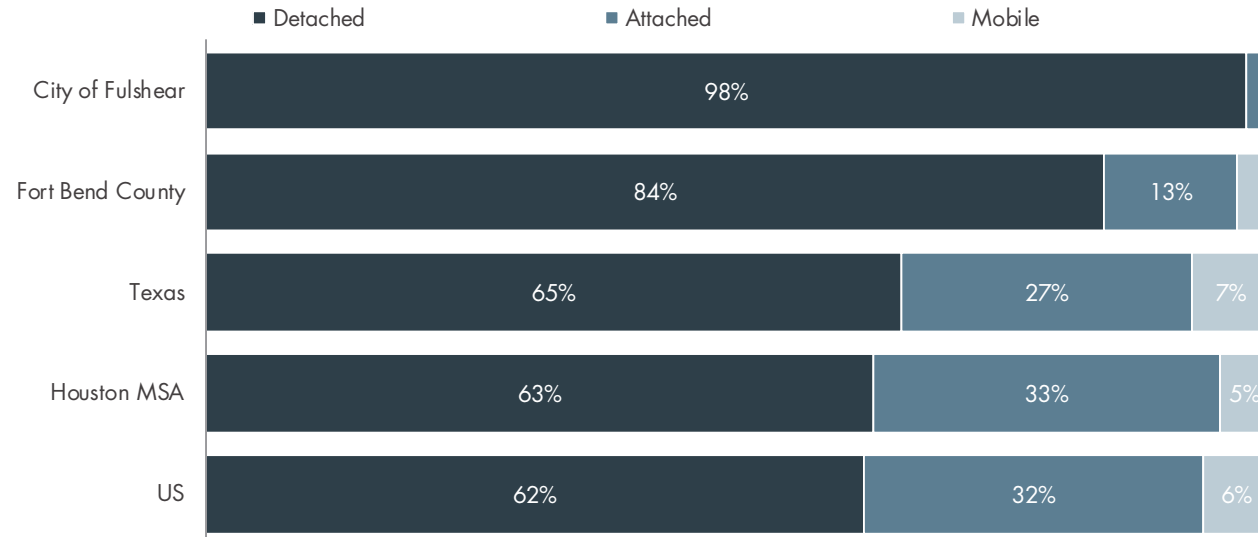
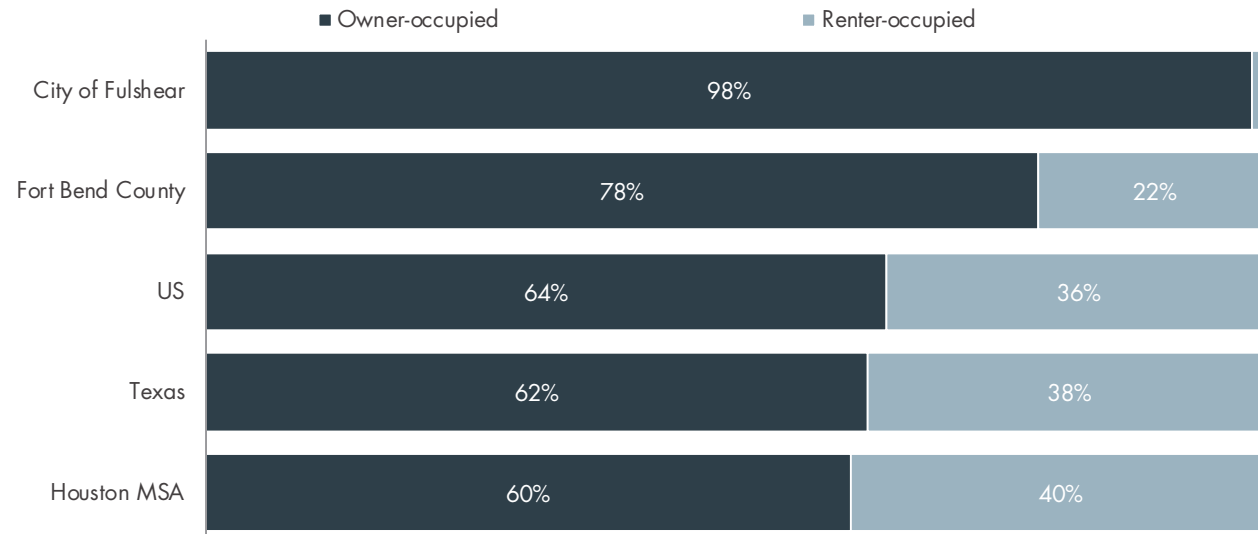


FIGURE 55. OCCUPANCY TYPE

SHARE OF OCCUPIED HOUSING STOCK BY OWNERSHIP/RENTAL STATUS



Source: (all figures) US Census Bureau, American Community Survey, 5-year averages for the period 2013–2017.

FIGURE 52. MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS

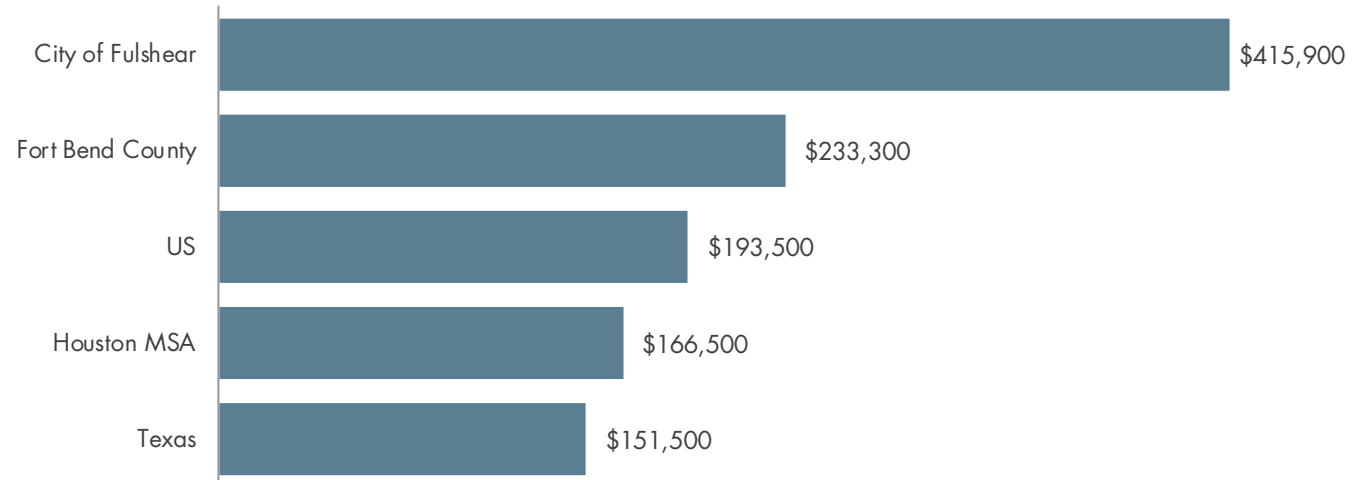


FIGURE 53. HOUSING AFFORDABILITY INDEX
RATIO OF MEDIAN HOME VALUE TO MEDIAN HOUSEHOLD INCOME*



*Can also be interpreted as the number of years of household income needed to buy a median-priced home.
Source: (all figures) US Census Bureau, American Community Survey; 5-year averages for the period 2013–2017.

FIGURE 19. OCCUPATION OF EMPLOYED RESIDENTS

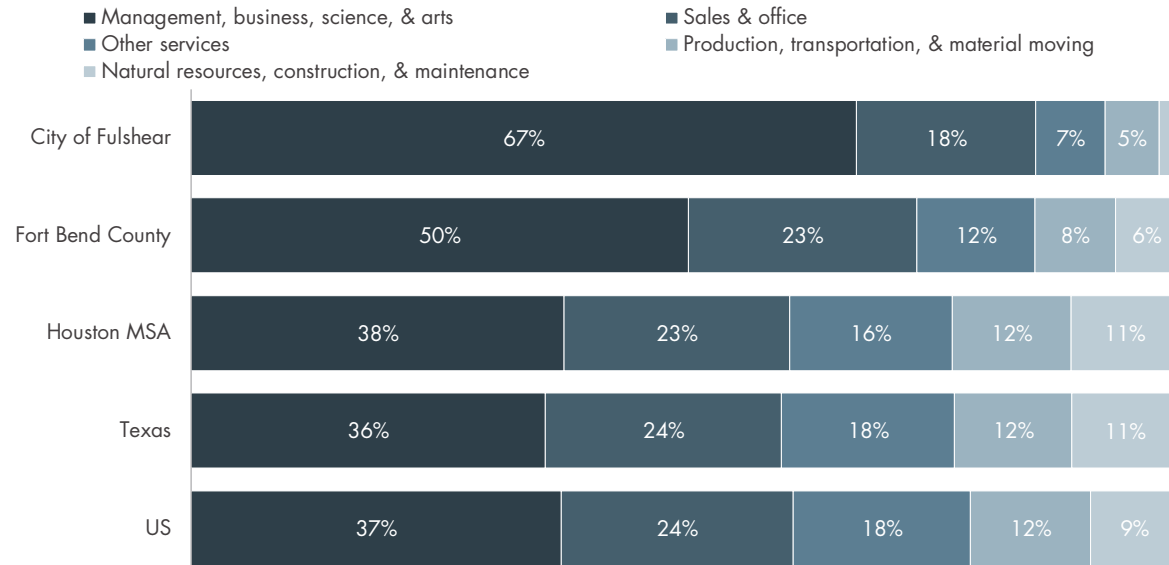


FIGURE 20. INDUSTRY OF EMPLOYED RESIDENTS

	City of Fulshear	Fort Bend County	Houston MSA	Texas	US
Education & health care	16%	25%	20%	22%	23%
Retail trade	6%	11%	11%	11%	11%
Professional & business services	15%	14%	13%	11%	11%
Manufacturing	16%	9%	10%	9%	10%
Restaurants, bars, hotels, & recreation	6%	7%	8%	9%	10%
Finance, insurance, & real estate	10%	7%	6%	7%	7%
Construction	5%	6%	9%	8%	6%
Transportation, logistics, & utilities	2%	5%	6%	6%	5%
Personal & other services	1%	4%	5%	5%	5%
Government	2%	3%	3%	4%	5%
Wholesale trade	3%	4%	4%	3%	3%
Media & IT	2%	2%	1%	2%	2%
Oil, gas, mining, & agriculture	15%	5%	4%	3%	2%

Source: US Census Bureau, American Community Survey; 5-year averages for the period 2013–2017.

FIGURE 28. DESTINATION, 2015
TOP 10 CITIES

WHERE CITY OF FULSHEAR WORKERS LIVE

	City (Place)	Count	Share
1	Houston city, TX	66	10.7%
2	Rosenberg city, TX	29	4.7%
3	Weston Lakes city, TX	26	4.2%
4	Pecan Grove CDP, TX	17	2.8%
5	Katy city, TX	15	2.4%
6	Richmond city, TX	14	2.3%
7	Simonton city, TX	11	1.8%
8	Cinco Ranch CDP, TX	8	1.3%
9	Fulshear city, TX	8	1.3%
10	Sugar Land city, TX	8	1.3%
	All Other Locations	415	67.3%
	Total	617	100.0%

WHERE EMPLOYED CITY OF FULSHEAR RESIDENTS WORK

	City (Place)	Count	Share
1	Houston city, TX	502	57.7%
2	Katy city, TX	70	8.0%
3	Sugar Land city, TX	37	4.3%
4	Rosenberg city, TX	22	2.5%
5	Dallas city, TX	8	0.9%
6	Fulshear city, TX	8	0.9%
7	Austin city, TX	5	0.6%
8	Hedwig Village city, TX	5	0.6%
9	Pearland city, TX	5	0.6%
10	Stafford city, TX	5	0.6%
	All Other Locations	203	23.3%
	Total	870	100.0%

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

GT Capital	9012635	admin@GTCapitalUSA.com	(832)831-5885
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rodney Dean Henson	457024	admin@GTCapitalUSA.com	(832)831-5885
Designated Broker of Firm	License No.	Email	Phone
Rodney Dean Henson	457024	admin@GTCapitalUSA.com	(832)831-5885
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan Zhou	0639394	logan@GTCapitalUSA.com	(832)495-8855
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

TXR-2501

Realism Properties, 14699 Southwest Pwy, Ste 102 Sugar Land, TX 77478
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201
Georg Zhou

Information available at www.trec.texas.gov
IABS 1-0 Date Listing

Phone: 832-495-8855 Fax: 713-785-6631
www.lwf.com