



NOW OPEN:



# CROSS CREEK COMMONS

Inline Retail and Future Construction For Lease in High-Growth Katy Area

NWC of FM 1463 and S. Fry Road | Fulshear, Texas

**Lara Lee LaMendola | 281.640.7699**

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

# CROSS CREEK COMMONS

# PROJECT HIGHLIGHTS

FULSHEAR, TEXAS



**163K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 3 MILES

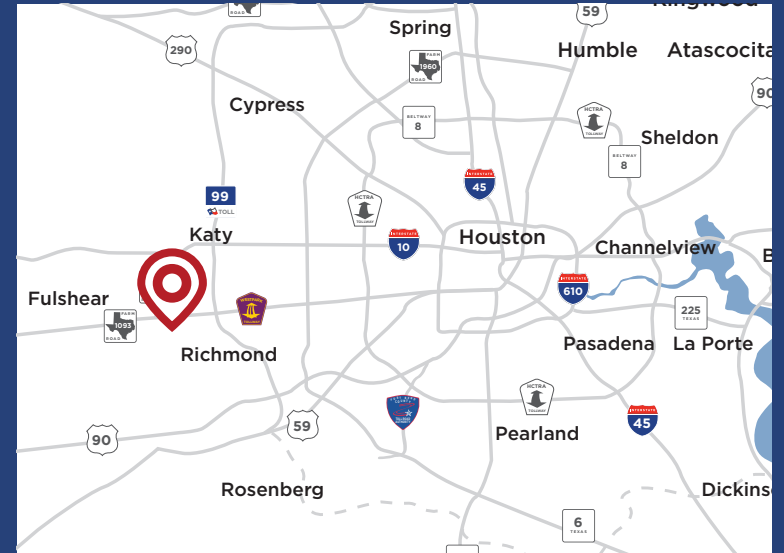
2020 Census, 2022 Estimates with  
Delivery Statistics as of 12/22



**175K**  
CURRENT  
POPULATION  
WITHIN 5 MILES



**29,588**  
VPD ON  
FM 1093



## EXPLOSIVE RESIDENTIAL GROWTH

METROSTUDY & REGIS  
Q4 2022

53,204 TOTAL HOMES  
5-MILE AREA

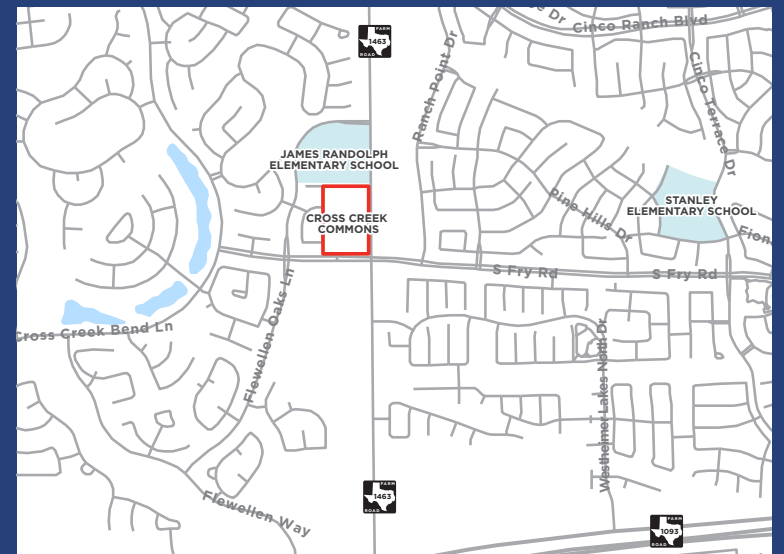
2,668 ANNUAL CLOSINGS

153% HOUSING GROWTH  
FROM 2010-2022

8,797 TOTAL FUTURE HOMES

2,357 ANNUAL STARTS

MAJOR  
AREA  
RETAILERS



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# PROJECT HIGHLIGHTS



POSITIONED AMIDST SEVERAL MASTER-PLANNED COMMUNITIES INCLUDING **CROSS CREEK RANCH AND WESTHEIMER LAKES**



FULSHEAR AND SOUTHWEST KATY ARE TWO OF THE **MOST SOUGHT-AFTER PLACES TO LIVE IN THE GREATER HOUSTON AREA**



**2,668 ANNUAL HOME CLOSINGS IN THIRD QUARTER 2022** WITHIN A 5-MILE RADIUS

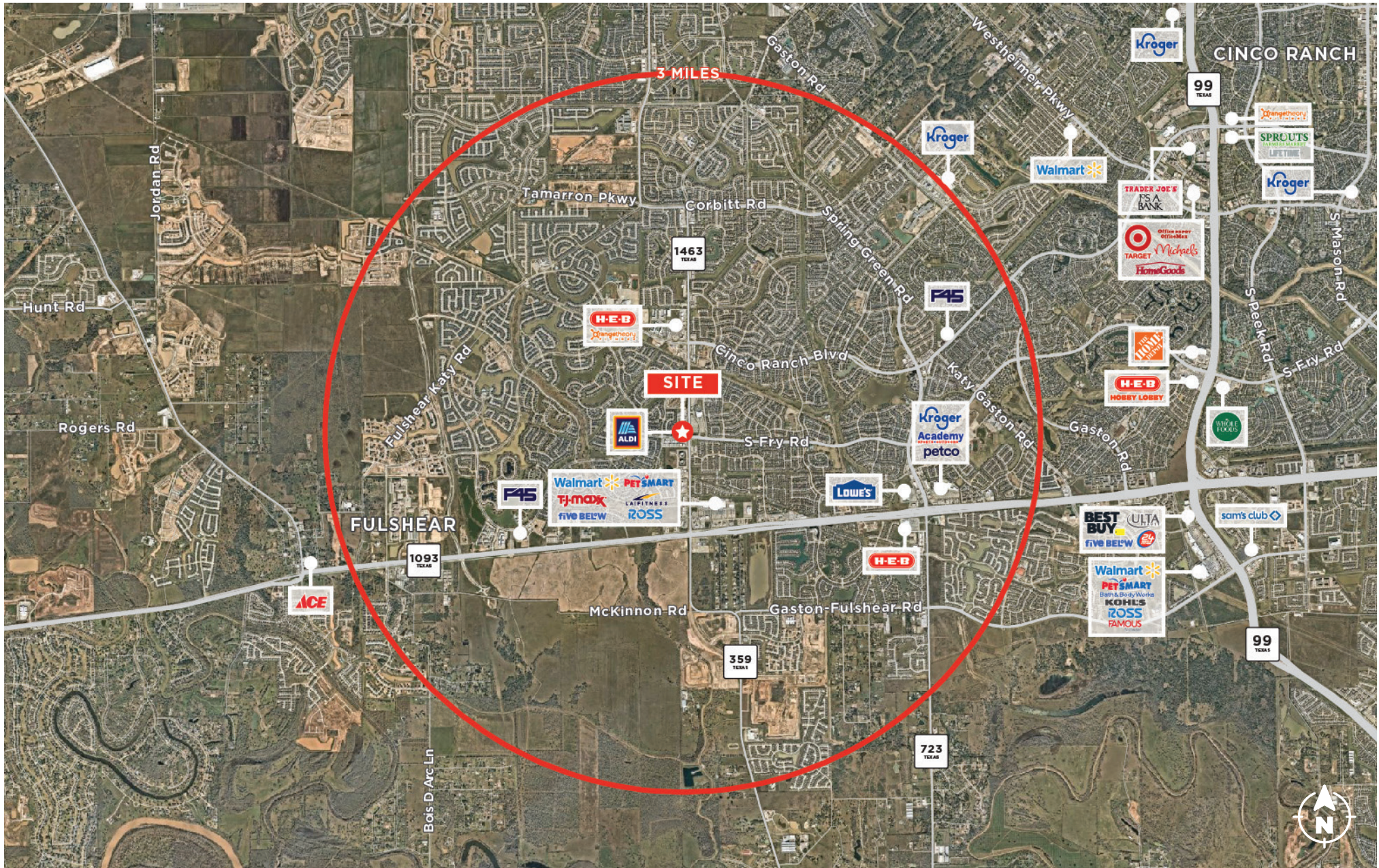
- METROSTUDY Q4 '22



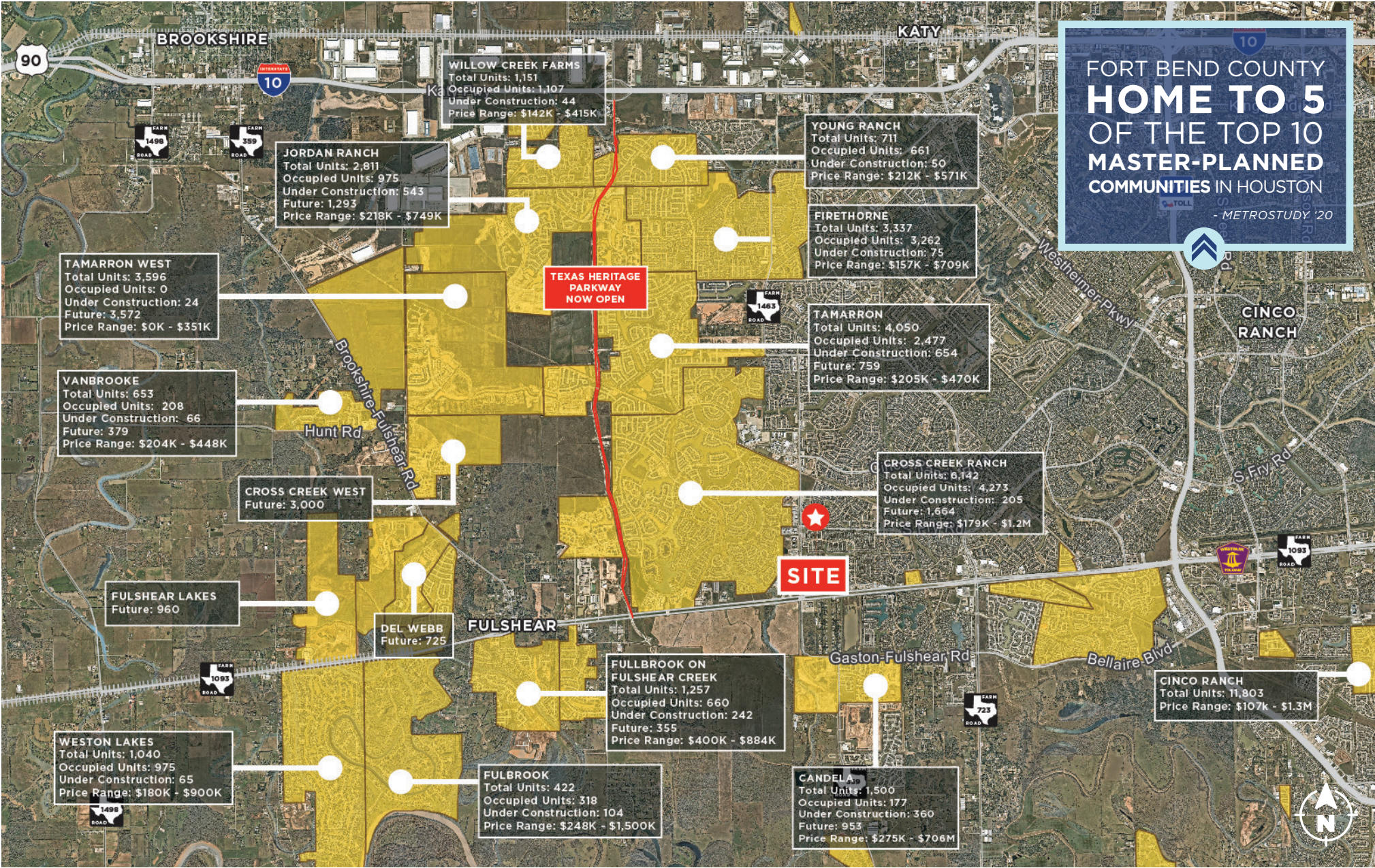
LOCATED ON FM 1463 DIRECTLY ACROSS FROM THE **NEW 165,000-SF SECOND BAPTIST CHURCH CAMPUS**



**AVAILABLE:**  
**FOR LEASE**  
1,330-SF INLINE RETAIL SPACE  
13,584-SF NEW CONSTRUCTION



# RESIDENTIAL AERIAL





**74% TRAFFIC INCREASE**  
2019 - 2022

-PLACER.AI



**Cross Creek Ranch**  
±7,200 Homes

**Cross Creek Commons**




AISHA'S  
SALON & SPA

ALLURE NAIL SPATIQUE

**Randolph Elementary**  
1,074 Students

AVAILABLE  
1,330 SF

AVAILABLE  
13,584 SF

CHILDREN'S  
LIGHTHOUSE

CAR WASH

FM 1463 18,164 VPD

CVS

SIERY ROAD 13,714 VPD

ALDI

HAT CREEK  
Design Company

BR

AutoZone

SECOND BAPTIST CHURCH  
1,100 Parking Spaces  
40 Acres | Seats 3,000



# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	ALDI	17,825 SF
2	Social Pub & Grill	3,599 SF
3	Aisha's Salon & Spa	1,176 SF
4	Innovation Land Fitness & Arts	2,734 SF
5	Allure Nail Spatique	2,822SF

KEY	BUSINESS	LEASE AREAS
6	2nd-Gen Space Available For Lease	1,330 SF
7	Bahama Buck's	1,924 SF
8	Future Lease	13,584 SF
9	Hat Creek	2,227 SF
10	Black Rock Coffee	922 SF
11	Autozone	7,382 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

SP.116 | 04.23 | 09.21

# DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 12/22



AVAILABLE  
1,330-SF

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POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,813	25,621	53,204
Current Population	13,558	86,633	175,432
2020 Census Population	12,687	75,323	148,507
Population Growth 2020 to 2022	6.87%	15.01%	18.13%
2022 Median Age	32.8	33.8	35.1

INCOME	1 MILE	3 MILES	5 MILES
2022 Estimated Average Household Income	\$161,911	\$163,031	\$153,233
2022 Estimated Median Household Income	\$167,214	\$160,492	\$153,616
2022 Estimated Per Capita Income	\$45,864	\$48,677	\$46,880

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
2022 Estimated White	44.72%	44.42%	47.06%
2022 Estimated Black or African American	9.45%	10.88%	11.21%
2022 Estimated Asian or Pacific Islander	25.97%	24.80%	22.10%
2022 Estimated Hispanic	21.60%	21.58%	21.39%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	10.75%	9.28%	9.60%
2 Person Households	18.99%	23.08%	24.79%
3+ Person Households	70.26%	67.63%	65.61%
Owner-Occupied Housing Units	82.50%	86.09%	83.01%
Renter-Occupied Housing Units	17.50%	13.91%	16.99%



# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Lara Lee LaMendola</b>	<b>766215</b>	<b>llamendola@newquest.com</b>	<b>(281)640.7699</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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



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