

7971 Main Street, Fulshear, TX 77441

Offered at \$2,800,000

3+/- Acres | 10,000+ Sq Ft Existing Industrial Space

Downtown Fulshear | Fort Bend County

<https://www.katy-fulshear-realestate.com/main/7971-fm359-main-st-fulsher-tx-77441/>



A Landmark Opportunity in the Heart of Fulshear

Prime Corner Parcel | Visionary Development Potential | Luxury Renaissance Ready

Step into the future of Fulshear with this rare 3-acre property positioned at the epicenter of the city's explosive upscale transformation. Currently an industrial site, this parcel offers unmatched opportunity for developers and investors seeking to create high-end commercial, retail, or dining experiences.

Located directly on Main Street, adjacent to the \$6.8M Primrose Park expansion and at the **future hard corner of Main St & the Huggins Road 1093 Bypass**, this site is poised to be the crown jewel of downtown.

Highlights & Features

- **3+/- Acres in Downtown Fulshear**
 - **10,000+ SF existing space** (industrial/warehouse/office)
 - **Offered at \$2.8M**
 - **Direct access to Main Street**
 - **Hard corner of future Huggins Road Bypass**
 - **Adjacent to Primrose Park** (undergoing \$6.8M renovation)
 - **Unmatched redevelopment potential:** Retail, restaurant, boutique market
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Infrastructure Upgrade: Huggins Drive Breaks Ground

A pivotal moment for 7971 Main Street has arrived. As of April 21, 2025, the long-awaited Huggins Drive widening and extension project has officially broken ground.

This \$6.5 million project will:

- Widen Huggins Drive with a center turn lane
- Extend to FM 359 for enhanced regional connectivity
- Realign the Houston Street and Dixon Road intersection
- Add sidewalks linking FM 359 to Fulshear Katy Road

Why This Matters:

This infrastructure overhaul transforms 7971 Main into a true **marquee hard-corner property** with unmatched visibility, access, and vehicle traffic. As completion is expected by early 2026, the development timeline aligns perfectly for investors looking to launch in sync with Fulshear's growth.

Surrounding Growth Drivers

◆ **Primrose Park Expansion**

- \$6.8M redevelopment
- Baseball fields, restrooms, concessions
- Construction began February 2025



- ◆ **Residential Growth & High-End Development**
 - **Hines 3,000-acre master-planned community**
 - **Cross Creek West** luxury housing additions
 - **Fulshear Junction:** 126.9-acre mixed-use development
 - **Fulshear Lakes Commercial (XAG Group):** Launching Q1 2025
 - ◆ **Regional Market Momentum**
 - **Texas Heritage Marketplace (\$400M):** Nearby Katy
 - **Fulshear named one of the fastest-growing wealthy suburbs**
 - **Top 10 Houston-area communities (Q4 2024)**
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Imagine the Possibilities

- **Luxury Retail Complex**
- **Destination Dining & Culinary Hub**
- **Mixed-Use Flagship Project**
- **Upscale Entertainment Venue**

With flexible zoning and explosive surrounding growth, this site is ready for transformation. Downtown Fulshear is actively attracting investment and this parcel is primed for long-term impact.

Visualize the Future

Take a self-guided 3D Virtual Tour of the interior spaces and see the vision firsthand. From raw industrial infrastructure to premium redevelopment, this space is a blank slate for creative investors.

<https://www.katy-fulshear-realestate.com/3d-virtualreality/7971-fm-359-vt/>

Why Now?

- **Huggins Drive construction is underway**, your project can align with completion
- **Fulshear's pro-growth planning is reshaping the city**
- **Affluent population and rising demand for luxury offerings**
- **Limited availability of downtown hard-corner parcels**

This isn't just real estate, it's a front-row seat to Fulshear's future.

Ready to Invest?

Contact Johnny Q today to schedule a site tour, discuss development potential, or request supporting documentation.

832.361.8055

Johnny@fm359.com

Disclaimer: Information regarding future developments like Fulshear Junction, Fulshear Lakes Commercial Development, Fulshear Marketplace, Primrose Park, Huggins Rd Expansion, residential growth, and infrastructure enhancements are based on public announcements and planning documents from the City of Fulshear, developer statements, community impact news, and other sources or websites, including Community Impact, My Neighborhood News, and CultureMap Houston. While these projects are planned, they are subject to changes, delays, or cancellations. Potential investors should conduct their own due diligence to verify the current status of these developments. While these projects are planned, they are subject to changes, delays, or cancellations. Potential investors should conduct their own due diligence to verify the current status of these developments.



Information About Brokerage Services

11-2-2015

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.

<u>Katy-Fulshear Real Estate</u>	<u>0618560</u>	<u>Johnny@FM359.com</u>	<u>832-361-8055</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Johnny Quarles</u>	<u>0618560</u>	<u>Johnny@FM359.com</u>	<u>832-361-8055</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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