

For Sale

+/- 11.60 Acres

Fulshear-Katy Rd  
Fulshear, TX 77441

4.158 Acres

3.269 Acres

4.167 Acres

Dean Leaman  
Junior High School

Huggins  
Elementary School

Centerra Ranch  
Montessori School...  
Recently viewed

Huggins Dr

Fulshear Katy Rd

Charger Way

Burcreek Ln

Burcreek Ln

Fulshear High School

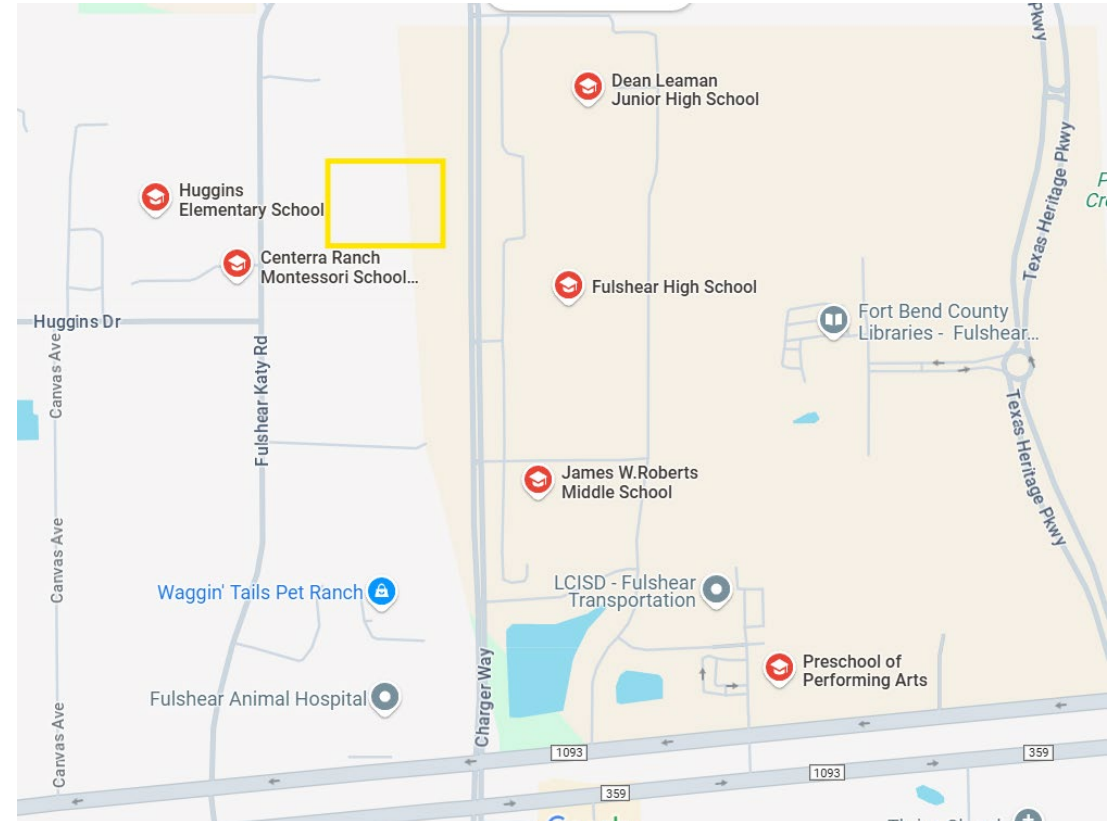
Fort Bend County  
Libraries - Fulshear

SEEKER  
COMMERCIAL REAL ESTATE



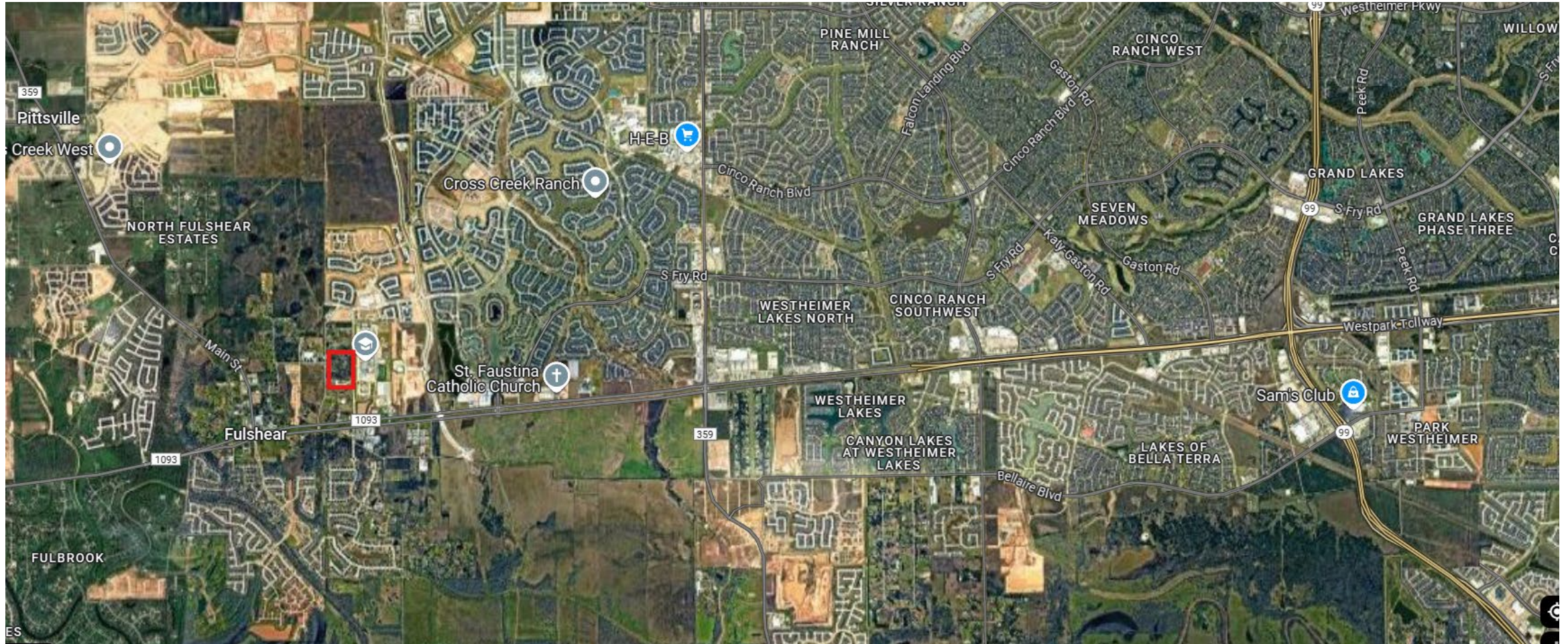
# HIGHLIGHTS

- Downtown Area Mixed Use-Mixed Commercial Office, Retail and Residential
- Located between Schools
  - Fulshear High School
  - Dean Leaman Junior High School
  - James W. Roberts Middle School
  - Huggins Elementary School
- 16% Growth 2020 to 2024 within 2 Miles
- \$163K Average Household income within 2 miles





# AERIAL VIEW



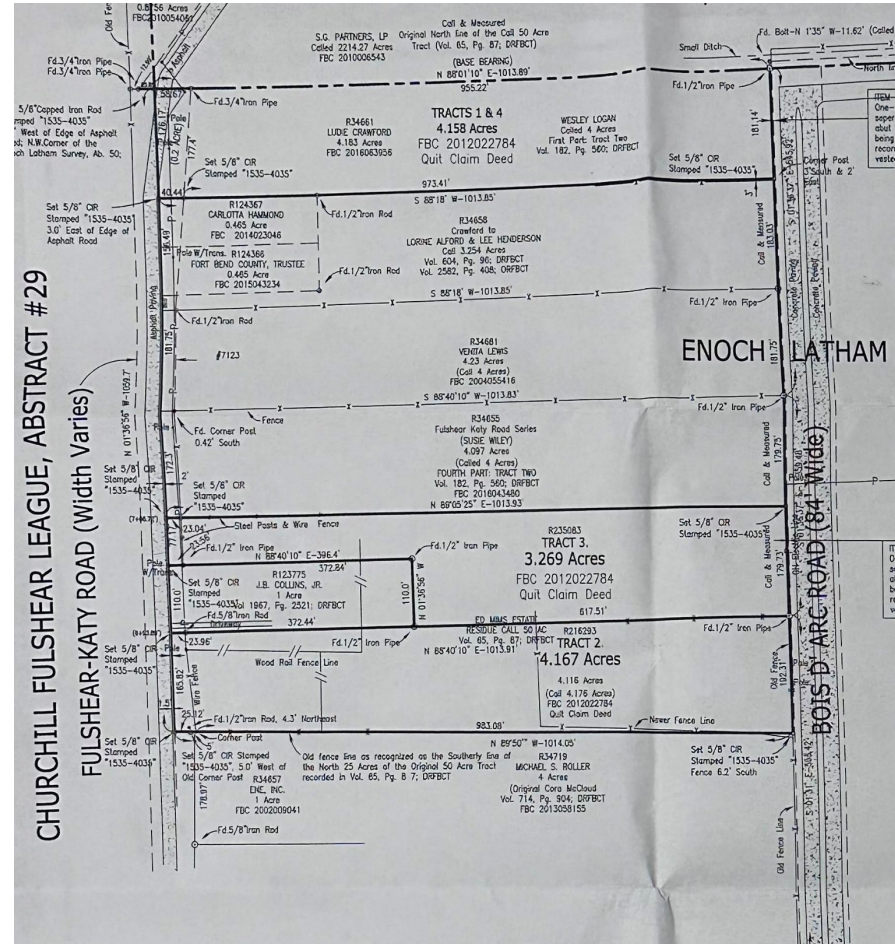
HUY DANG | 713-294-6395 | HUY.DANG@SEEKERREALTY.COM

**SEEKER**  
COMMERCIAL REAL ESTATE



## Available Tracts

- Tracts 1 & 4-4.158 Acre Lot
- Tract 3-3.269 Acre Lot
- Tract 2-4.167 Acre Lot.
- Tracts 2 & 3 can be purchased together for a total of 7.44 Acres



# DEMOGRAPHIC

Population			
	2 miles	5 miles	10 miles
2020 Population	7,148	86,588	307,165
2024 Population	11,755	110,757	359,152
2029 Population Projection	14,684	135,360	425,149
Annual Growth 2020-2024	16.1%	7.0%	4.2%
Annual Growth 2024-2029	5.0%	4.4%	3.7%
Median Age	38.4	36.5	36.8
Bachelor's Degree or Higher	57%	63%	54%
U.S. Armed Forces	0	0	30

Population By Race			
	2 miles	5 miles	10 miles
White	6,805	53,792	166,746
Black	1,159	11,045	41,036
American Indian/Alaskan Native	24	255	1,452
Asian	1,073	20,239	58,240
Hawaiian & Pacific Islander	6	91	502
Two or More Races	2,688	25,335	91,177
Hispanic Origin	2,662	24,370	90,604

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$453,759	\$414,558	\$363,220
Median Year Built	2011	2011	2010

Households			
	2 miles	5 miles	10 miles
2020 Households	2,228	25,440	97,116
2024 Households	3,748	33,220	113,819
2029 Household Projection	4,719	40,879	134,928
Annual Growth 2020-2024	16.0%	7.6%	4.5%
Annual Growth 2024-2029	5.2%	4.6%	3.7%
Owner Occupied Households	4,352	36,590	104,583
Renter Occupied Households	367	4,290	30,345
Avg Household Size	3.1	3.3	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$171.5M	\$1.6B	\$4.7B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$162,709	\$165,805	\$141,316
Median Household Income	\$128,828	\$142,042	\$117,498
< \$25,000	236	1,506	8,916
\$25,000 - 50,000	275	2,271	12,290
\$50,000 - 75,000	409	2,599	13,632
\$75,000 - 100,000	375	3,096	11,195
\$100,000 - 125,000	523	4,592	15,538
\$125,000 - 150,000	369	3,734	11,710
\$150,000 - 200,000	417	6,235	16,741
\$200,000+	1,145	9,186	23,795