

**FOR  
LEASE**

AVAILABLE  
1,743 SF  
SHELL SPACE

AVAILABLE  
1,353 SF  
SHELL SPACE



**NewQuest**

## **GATEWAY 359 RETAIL CENTER - FULSHEAR**

5430 FM 359 South | Brookshire, Texas 77423

New Construction Retail Spaces and Freestanding Building For Lease

**John Nguyen**

281.477.4326 | [jnguyen@newquest.com](mailto:jnguyen@newquest.com)

**Thad Mai**

281.640.7132 | [tmai@newquest.com](mailto:tmai@newquest.com)

**Anders Fry**

281.640.7137 | [afry@newquest.com](mailto:afry@newquest.com)

# Project Highlights

- Surrounded by 5 Prominent Master Planned Communities: Cross Creek West (3,000 Homes), Polo Ranch (300 Homes), Del Webb (725 Homes), Vanbrooke (652 Homes), and Tamarron (3,596 Homes)
- Located a mile from the site, Lamar CISD has purchased 100 acres in Fulshear's Cross Creek West development for a future multicampus complex, including a new high school, junior high, and middle school, set to open in August 2027

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 jnguyen@newquest.com  
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## Available

- 1,353-SF inline space in shell condition
- 1,743-SF inline space in shell condition
- 12,000-SF freestanding building



**457%**  
 POPULATION  
 GROWTH  
 WITHIN 3 MILES  
 FROM 2020 TO 2025



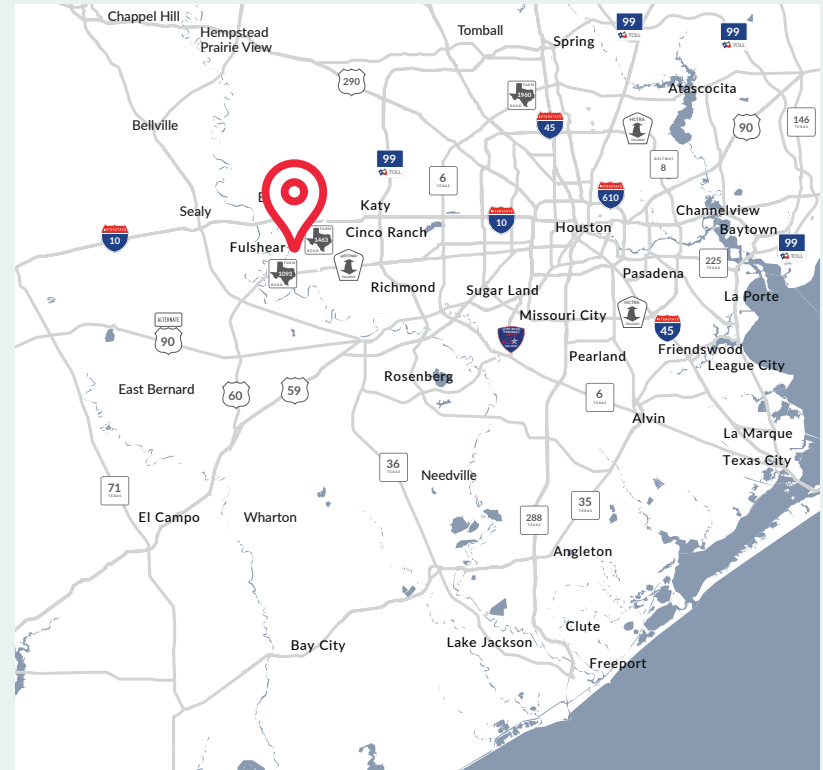
**\$184K**  
 AVERAGE  
 HOUSEHOLD  
 INCOME  
 WITHIN 5 MILES

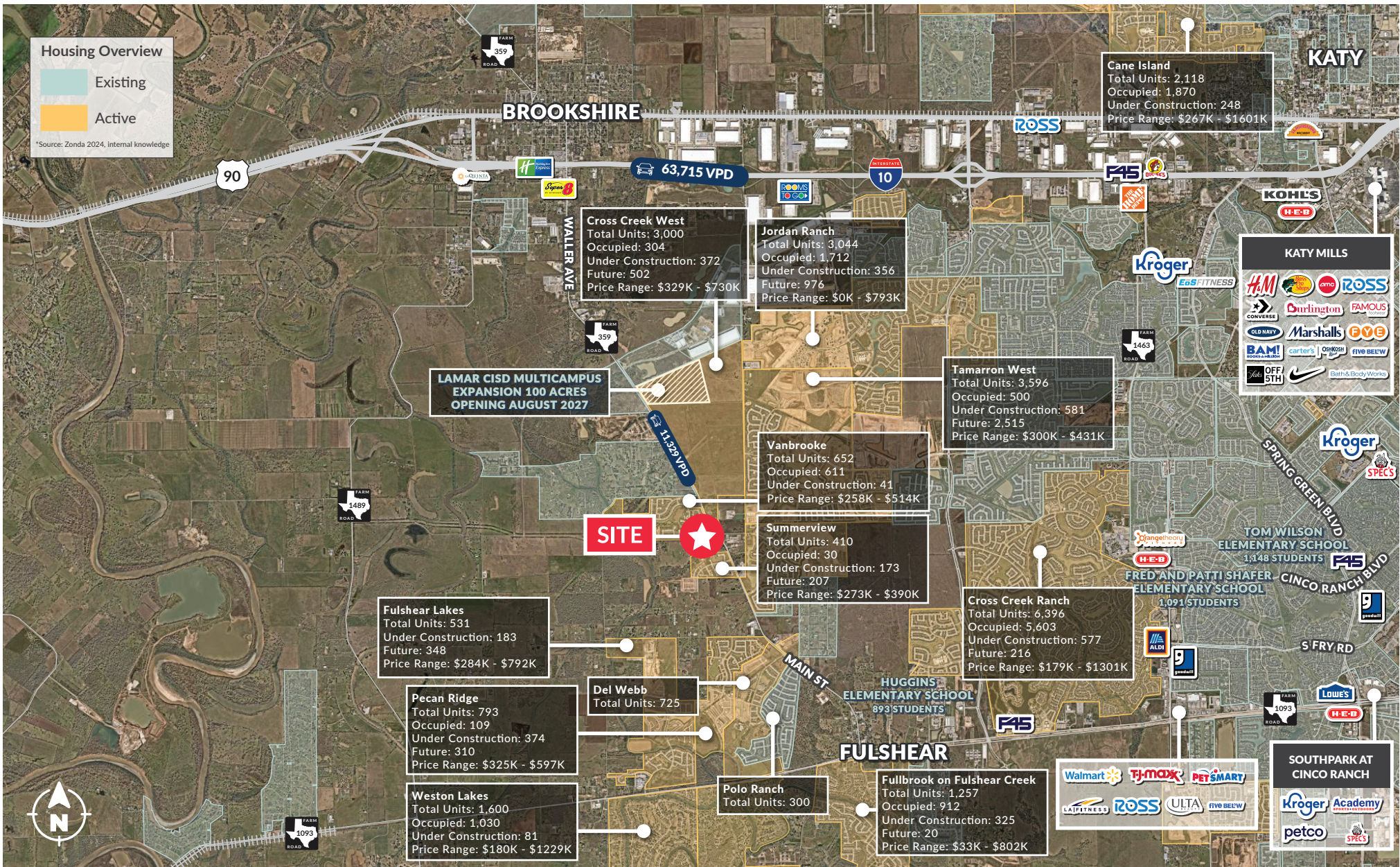


**91K**  
 CURRENT  
 POPULATION  
 WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

## MAJOR TENANTS





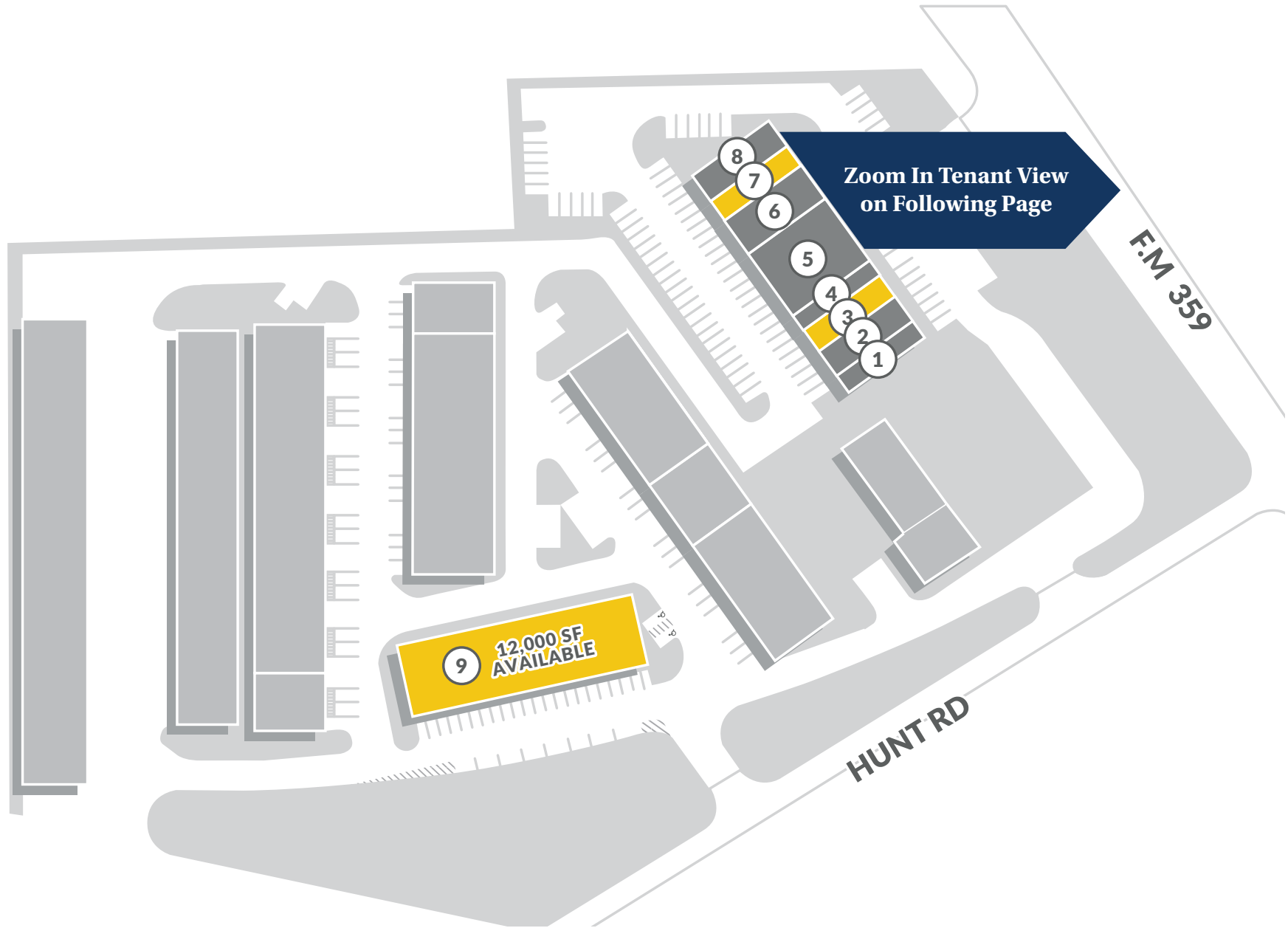
AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

# Site Plan



05.25 | 05.24

AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

# Site Plan

KEY	BUSINESS	LEASE AREAS
1	Pizza Hut	1,400 SF
2	Liquor Store	2,000 SF
3	Available for Lease	1,743 SF
4	Pack n Slip Postal	1,130 SF
5	Anytime Fitness	5,000 SF
6	Monaco Nails	2,800 SF
7	Available for Lease	1,353 SF
8	ShIPLEy Do-Nuts	2,040 SF



12.24 | 12.24

# Demographics



POPULATION	1 MILE	3 MILES	5 MILES	INCOME	1 MILE	3 MILES	5 MILES
Current Households	630	6,249	28,636	Average Household Income	\$170,137	\$175,279	\$183,643
Current Population	1,855	18,435	91,225	Median Household Income	\$137,682	\$142,533	\$153,114
2020 Census Population	610	3,327	51,227	Per Capita Income	\$59,227	\$60,687	\$58,441
Population Growth 2020 to 2025	204.11%	456.93%	78.67%	CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Median Age	35.6	36.6	35.7	1 Person Households	9.77%	10.58%	9.63%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES	2 Person Households	39.81%	39.41%	32.36%
White	48.67%	51.55%	52.02%	3+ Person Households	50.42%	50.01%	58.01%
Black or African American	16.40%	15.38%	14.12%	Owner-Occupied Housing Units	91.02%	91.30%	87.50%
Asian or Pacific Islander	13.39%	12.36%	13.52%	Renter-Occupied Housing Units	8.98%	8.70%	12.50%
Other Races	21.25%	20.39%	19.96%				
Hispanic	25.05%	24.03%	23.46%				

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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</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>John Nguyen</b>	<b>622480</b>	<b>jnguyen@newquest.com</b>	<b>281.477.4326</b>
Sales Agent/Associate's Name	License No.	Email	Phone
<b>Thad Mai</b>	<b>699810</b>	<b>tmai@newquest.com</b>	<b>281.640.7132</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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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