

EXECUTIVE SUMMARY



Population and Survey Analysts (PASA) has recently completed a Demographic Update for the City of Fulshear, and the findings are summarized below. The Demographic Update included the study of the current population, potential growth based on new housing, and trends occurring in the population throughout the northwest Fort Bend County region. PASA projects population by using forward-looking techniques and does not rely on past rates of change.

OCTOBER 2019 POPULATION ESTIMATE

After evaluating the current population of the City and the City's Extra-territorial Jurisdiction (ETJ), recent trends in population, projected additional housing occupancies and their resulting household size, and the over-arching economic and employment concerns, PASA has estimated the population inside the City Limits to be 13,969. This represents a population increase of 1,944 (16.2%) from October 2018 to October 2019.

City	13,969
ETJ	17,892
City + ETJ	31,861

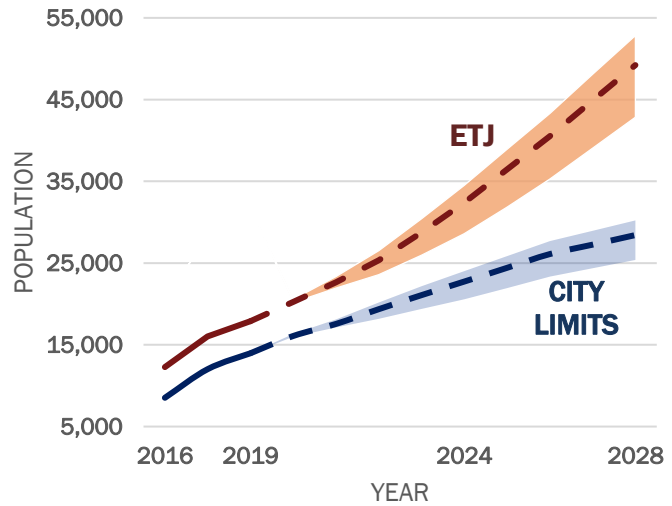
ANNUAL POPULATION PROJECTIONS

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
City										
Population	13,969	16,083	17,557	19,362	21,081	22,740	24,420	26,104	27,258	28,430
Change		2,114	1,474	1,805	1,719	1,659	1,680	1,684	1,154	1,172
Growth		15%	9%	10%	9%	8%	7%	7%	4%	4%
ETJ										
Population	17,892	20,269	22,642	25,344	28,740	32,400	36,455	40,520	44,879	49,221
Change		2,377	2,373	2,702	3,396	3,660	4,055	4,065	4,359	4,342
Growth		13%	12%	12%	13%	13%	13%	11%	11%	10%
City + ETJ		36,352	40,199	44,706	49,821	55,140	60,875	66,624	72,137	77,651

Without annexation, growth in the City Limits is expected to decrease from approximately 1,900 annually to 1,172 in 2028. The annual population change within the ETJ is projected to grow larger throughout the ten-year projection period. By October 2020, an additional 2,377 people are projected to live in the Fulshear ETJ. By 2025, the population of the ETJ is projected to substantially increase, expanding by 4,000 annually. Actual annual population growth in the Fulshear City Limits and ETJ is projected to approach 5,500 by the late 2020s.

GROWTH SCENARIOS

PASA takes a “conservative” approach to projecting growth and develops a Low, Moderate, and High scenario of growth for each of the years in the projection period. These scenarios are shown on a graph to the right. The moderate growth scenarios are illustrated with hashed trend lines. In blue, the population in the City Limits is projected to grow to 28,430 by 2028. The population of the ETJ is projected to increase to just under 50,000 in the same period. The shaded portions of the chart indicate the low- and high-growth scenarios for each jurisdiction.



PROJECTIONS BY COMMUNITY

PASA has generated population projections by Planning Unit, neighborhood-level geographies, to aid in long range planning and has then aggregated the data into the boundaries of both master-planned communities and City regions. Population projections of selected communities are included in the following chart:

Community	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
CITY LIMITS	Cross Creek Ranch	12,017	13,637	14,692	16,055	17,193	18,098	18,919	19,743	19,991	20,215
	Downtown Area (A03, B02)	316	329	329	329	389	480	593	706	854	1,014
	Fulbrook on Fulshear Creek	1,120	1,361	1,545	1,739	1,969	2,224	2,494	2,765	3,034	3,318
	Fulshear Run	165	206	251	308	373	490	609	728	802	848
	Polo Ranch	13	198	388	579	779	987	1,207	1,427	1,660	1,906
ETJ	Churchill Farms	1,863	1,959	1,979	1,999	2,019	2,039	2,059	2,080	2,101	2,122
	Cross Creek West	0	0	0	91	398	861	1,473	2,085	2,928	3,931
	Firethorne	9,287	9,860	10,222	10,657	11,090	11,375	11,532	11,692	11,858	12,033
	Foster Farms	0	0	0	2	15	100	229	358	590	843
	Fulbrook	781	836	860	886	915	943	961	979	995	1,013
	Fulshear Lakes	0	1	82	290	612	1,052	1,663	2,274	2,968	3,716
	Harrison Interests Tract	0	0	0	0	0	0	26	52	265	538
	Jordan Ranch	1,217	1,708	2,385	3,081	3,941	4,824	5,778	6,737	7,592	8,291
	Tamarron	4,057	4,734	5,371	6,014	6,742	7,526	8,467	9,409	9,945	10,200

PROJECTED NEW HOUSING UNITS

PASA has projected new housing occupancies for the next ten years. These projections are based on interviews with land owners, real estate experts, commercial brokers, and City and County officials. These projections are for the number of new housing units in the entire study area and are not a reflection of the total population expected in each development:

	Single-Family	Multi-Family	Mixed Use	Age-Restricted	Total
Jan 2020–Oct 2020	894	73	0	68	1,034
Oct 2020–Oct 2021	1,123	88	0	126	1,337
Oct 2021–Oct 2022	1,246	228	0	186	1,661
Oct 2022–Oct 2023	1,569	149	0	132	1,850
Oct 2023–Oct 2024	1,740	99	0	132	1,971
Oct 2024–Oct 2025	1,791	290	5	82	2,167
Oct 2025–Oct 2026	1,740	318	24	69	2,152
Oct 2026–Oct 2027	1,717	333	43	9	2,100
Oct 2027–Oct 2028	1,740	360	55	0	2,155
Jan 2020–Oct 2023	4,832	538	0	511	5,881
Oct 2023–Oct 2028	8,728	1,400	126	292	10,545
Jan 2020–Oct 2028	13,560	1,937	126	803	16,426

PROPORTION OF HOUSING UNITS BY HOUSING TYPE

Housing Type	2019		2023 Projected		2028 Projected	
Single-Family	9,958	94.8%	16,236	89.1%	24,601	86.7%
Age-Restricted SF + MF	250	2.4%	953	5.2%	1,268	4.5%
Multi-Family	299	2.8%	1,030	5.7%	2,490	8.8%
Total Housing Units	10,507		18,219		28,359	

*Housing Units in the City Limits and ETJ

HOUSEHOLD SIZE AND HOUSING TYPES

The average household size of neighborhoods in the Study Area can vary dramatically. Neighborhood attributes such as lot sizes, amenities, and lifestyle options impact the number of people residing in individual homes. Conventional suburban residential communities generally have a larger median household size, particularly as the neighborhood ages and a “peak” population develops. Traditional suburban single-family neighborhoods in northern Fort Bend County have a median household size of 3.15 to 3.50. In comparison, estate communities such as Fulbrook and nearby Weston Lakes have a median household size of approximately 2.65 to 2.85 according to the U.S. Census. Exurban communities on the fringes of the Metro Area are often marketed to older, smaller households. These exurban neighborhoods feature larger lots that appeal to retirees.

PASA has estimated household size for each current and future neighborhood by using various data sources to create useful population estimates and projections by Planning Unit. In order to determine household size estimates, census-estimated household sizes by Census Block Group and Census Tract were analyzed as well as Lamar CISD and Katy ISD enrollment counts by neighborhood. Housing styles, apartment bedroom counts, and covenants that restrict youth from living in homes were also considered along with other demographic characteristics of developing neighborhoods. **The weighted mean household size in the Study Area was determined to be 3.15 in 2018.** An overall mean household size was not revised in this mini-update; however, adjustments for individual active were made if deemed necessary.

Housing Type	Typical Household Size
Multi-Family, majority 1-bedroom	1.55 – 1.85
Multi-Family, majority 2+ bedroom	1.85 – 2.25
Single-Family, Family Oriented	3.15 – 3.30 initially; 3.30 – 3.50 at peak
Single-Family, Age-Restricted 55+	1.65 – 1.80
Single-Family, Acreage/Rural Estate	2.65 – 2.85

Multi-family developments in the western suburbs tend to have a median household size of 1.55 to 2.25 depending on the proportion of one-bedroom apartments to total number of units within each individual property.

PROPORTION OF POPULATION BY HOUSING TYPE

Housing Type	2019		2023 Projected		2028 Projected	
Single-Family	30,864	96.87%	48,318	97.0%	73,084	94.1%
Age-Restricted SF	437	1.37%	644	1.3%	1,134	1.5%
Multi-Family	560	1.76%	859	1.7%	3,433	4.4%
Population	31,861		49,821		77,651	

*Housing Units in the City and ETJ

HOUSING OCCUPANCY STATUS

PASA considers vacant housing when creating population projections for such a large study area. The U.S. Census estimates that 6.3% of the existing housing stock in the City of Fulshear is vacant per the 2017 American Community Survey. In the two Census Tracts covering the Study Area, the Survey estimates the vacancy rate to be 5.8%, cumulatively. PASA has assumed a 4% vacancy rate for the Study Area since much of the Area is outside the City of Fulshear but inside the county. Also, PASA does not consider new homes available for purchase to be occupied. New housing communities are surveyed by PASA staff and only occupied homes are counted. Unoccupied, new homes are included in the housing projections for each individual community. As neighborhoods age, PASA assumes vacancies will gradually increase closer to 5% as homes are placed on the market and resold. The housing counts available in this report, however, include totals for all homes completed. These housing counts and projected housing counts include all occupied and vacant homes for completeness so planners can determine the projected number of utility connections annually.

ECONOMIC GROWTH

The availability of large tracts of raw land, affordable housing, and high-quality schools will pull many of Houston Metro's new residents and homebuyers toward Fulshear over the next few decades. PASA's low and high growth scenarios should be considered if any turbulence in the local or national economy were to occur. As was evident during the Financial Recession of the late-2000s, suburban communities can be dramatically affected by an economic slowdown. In the north Dallas suburbs for example, the fast-growing City of Frisco saw housing permits drop 77% in a three-year period from 2006 to 2009.

In December, The Greater Houston Partnership released a dampened employment forecast for 2020. Overall, 42,300 new jobs are projected to be created across the Houston metro area in 2020—approximately half the number of jobs created in 2019. The Energy sector was poised to lose 4,000 jobs while most all other sectors saw gains. These figures were released prior to the price of oil decreasing in the first quarter of 2020.

ENERGY SECTOR OUTLOOK

The oil and gas sector of Houston's energy corporations are grappling with lower commodity prices, lower values of capital investment, and shrinking global demand. Since October 2018, the price of oil has slowly decreased from \$75/barrel. In much of 2019, the price ranged between \$50-60/barrel. The sluggish commodity had already caused local economists to project fewer new jobs in metro Houston in 2019. Also, capital investment in oil and natural gas production has declined by 52% since 2014. From 2018 to 2019, investment declined by nearly 28% in the industry according the Bauer College of Business at the University of Houston. The lack of investment sparked a wave of bankruptcies in 2019.

The price of oil began falling in January 2020 and nosedived this month. On March 9, 2020, oil plunged to \$31/barrel, marking a decline of 41.5% in two weeks. Facing already-sluggish growth, a global decrease in demand for oil due to the COVID-19 outbreak, and a lack of production agreements between OPEC and oil-producing countries, the oil and gas industry in North America now faces potential contraction. At this time, it remains unclear as to whether this very recent price plunge will affect Houston-based companies in the industry. The Houston economy was affected by a similar downturn in 2015 immediately after the fracking boom led to the creation of hundreds of thousands of jobs in metro Houston. Unlike the downturn five years ago, the local economy is not currently in a "catch up mode" meaning a prolonged downturn could have slightly more visible effects on the local economy since the population has not been increasing as rapidly compared to the period between 2012-2015. The west Houston suburbs have always been more affected by the oil and gas sector of the energy economy than any other submarket in Houston due to the proximity to upstream oil and gas corporations located in The Energy Corridor. Any corporate downsizing could have a more pronounced affect to the west Houston economy.

PASA is remaining cautious due to a complete lack of clarity of the oil and gas sector's short-term future. Most economists tend to agree that Houston has a much more diversified workforce today than the early 1990s. Also, the oil and gas sector can function at lower oil prices and maintain stability better today than even 5 years ago. Typically, Houston's office jobs in the oil and gas sector begin to contract 6-12 months after a prolonged drop in the price of

oil. In general, the pace of new home construction is expected to continue as normal through most of 2020, however, PASA's moderate growth scenario does assume a temporary 10-20% reduction in new housing occupancies in the short-term.

MANUFACTURING AND LOGISTICS

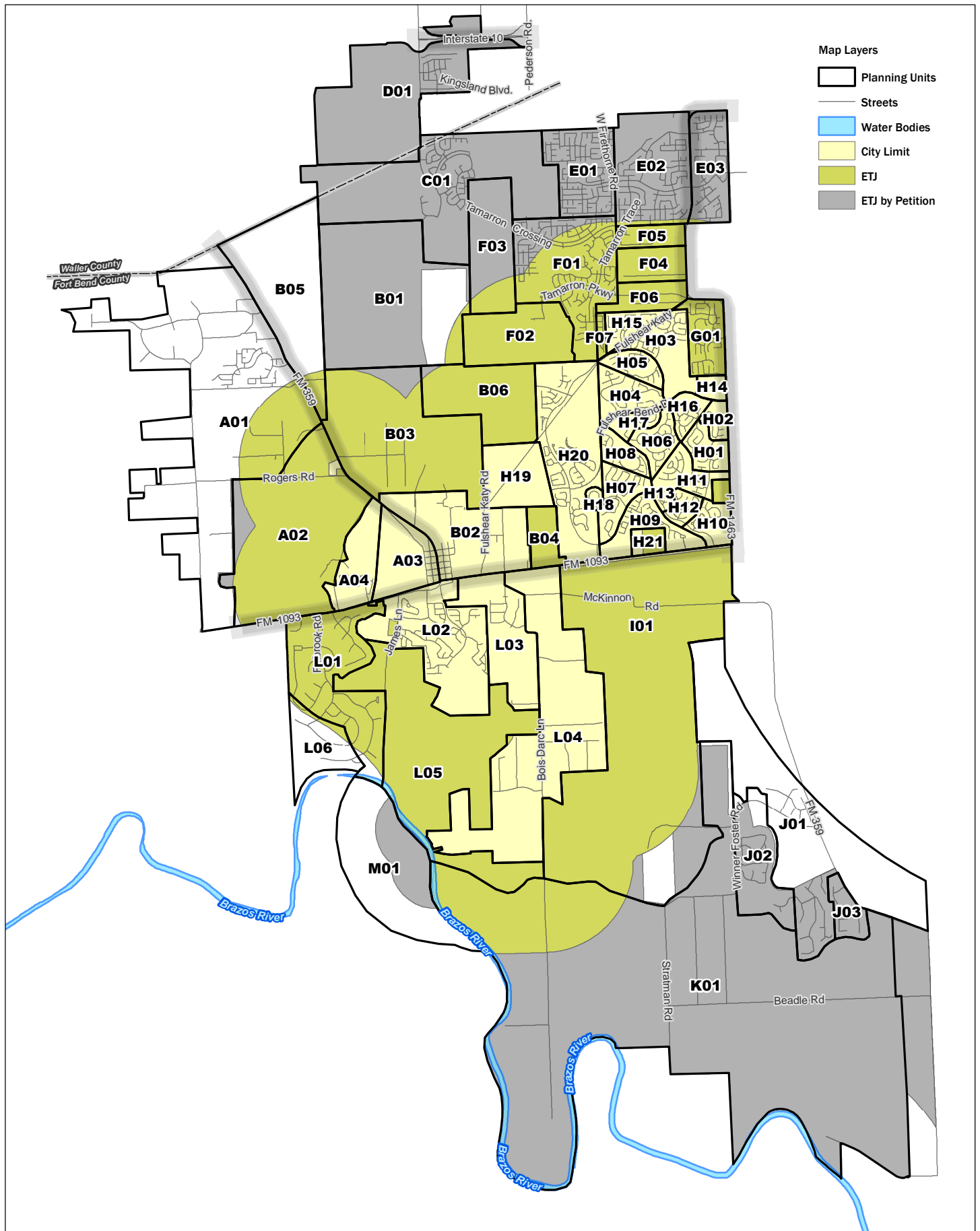
As online commerce expands along with the population of Texas and other south-central states, distribution and warehousing will have a larger role in Houston's economy. Fulshear is located near one of the three fulfillment/distribution hubs in Metro Houston, the far west-northwest suburbs. The Interstate 10 Corridor between Katy and Brookshire has seen tremendous growth in industrial development, and more companies continue to expand in the area. The proximity to Interstate 10 and U.S. 290 is proving to be a draw for many retailers and distributors who want central access to Houston and quick access to other parts of the growing region and state including San Antonio and Austin.

Recent industrial expansions in the region include:

- Amazon completed its 1 million-square foot fulfillment center at the northeast corner of Woods Road and Katy Freeway. The company originally planned to hire 1,000 employees to work in the warehouse in southeastern Waller County, just north of Interstate 10;
- Goya Foods expanded its north American Processing Center along U.S. 90 at Woods Road in the summer of 2018, creating 30 jobs.
- Twinwood broke ground on the 650-acre Twinwood Business Park in mid-2018. Located just inside Waller County, along and south of the future Twinwood Ranch Road, MAN Diesel & Turbo is now operating a 137,000-sq. ft. facility in the business park. An estimated 142 jobs will be located at the facility.
- In May 2018, a new 150-acre industrial park named Pintail Crossing was announced and planned along Interstate 10 in Katy. In December 2018, Costco Wholesale Corp. purchased the entire property from Hines Development and is constructing
- Dollar Tree announced in February 2019 plans to construct a 1.2 million-sq. ft. distribution facility in Rosenberg. Within two years, the facility is projected to employ 300-400.
- Ross Dress for Less is now building a 2 million sq. ft. distribution and sorting center along Kingsland Blvd. at Woods Rd. just south of I-10. The center will employ upwards of 1,300.

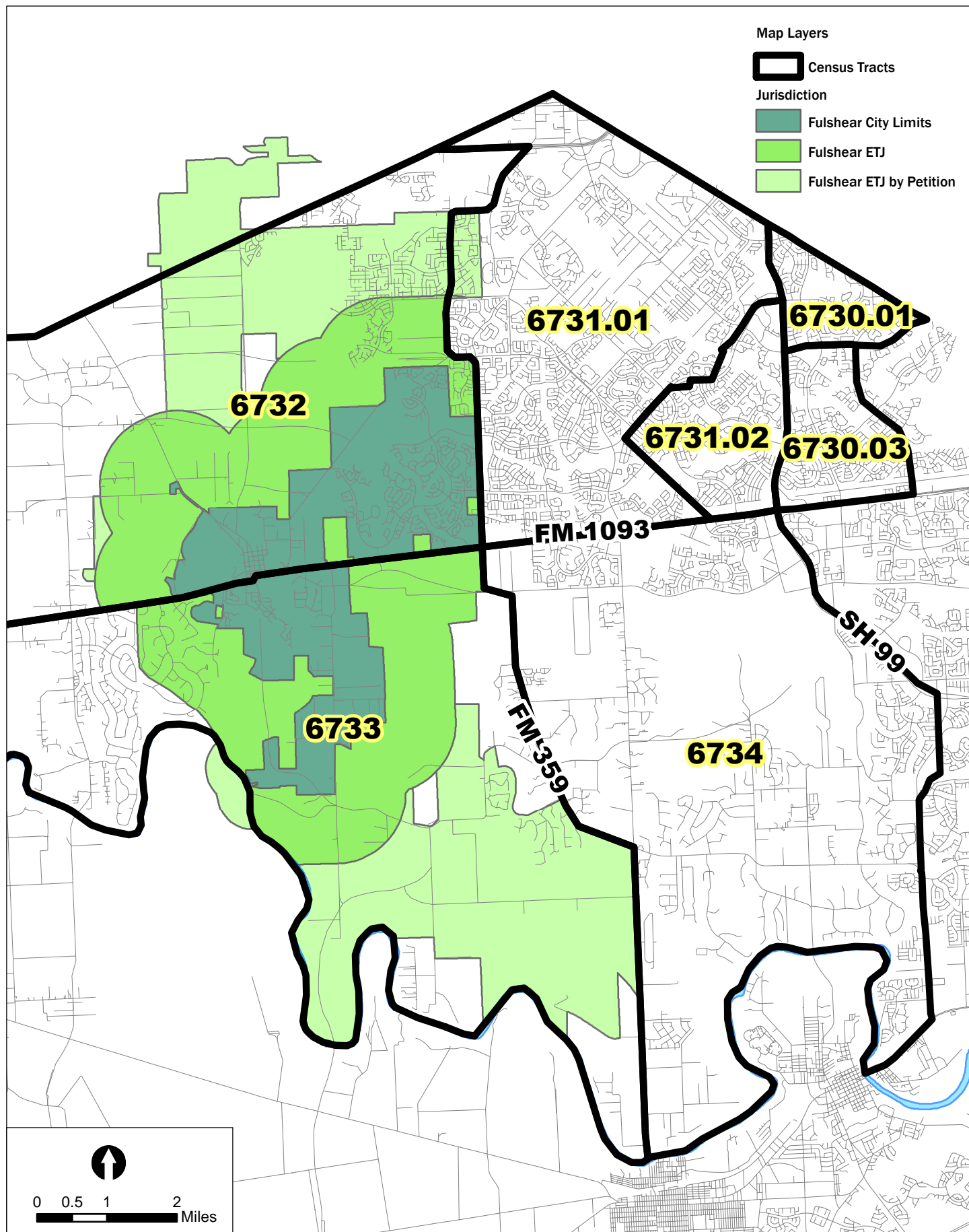
Planning Units in the Study Area

City of Fulshear: City Limits and ETJ



2010 Census Tract Boundaries

North Fort Bend County



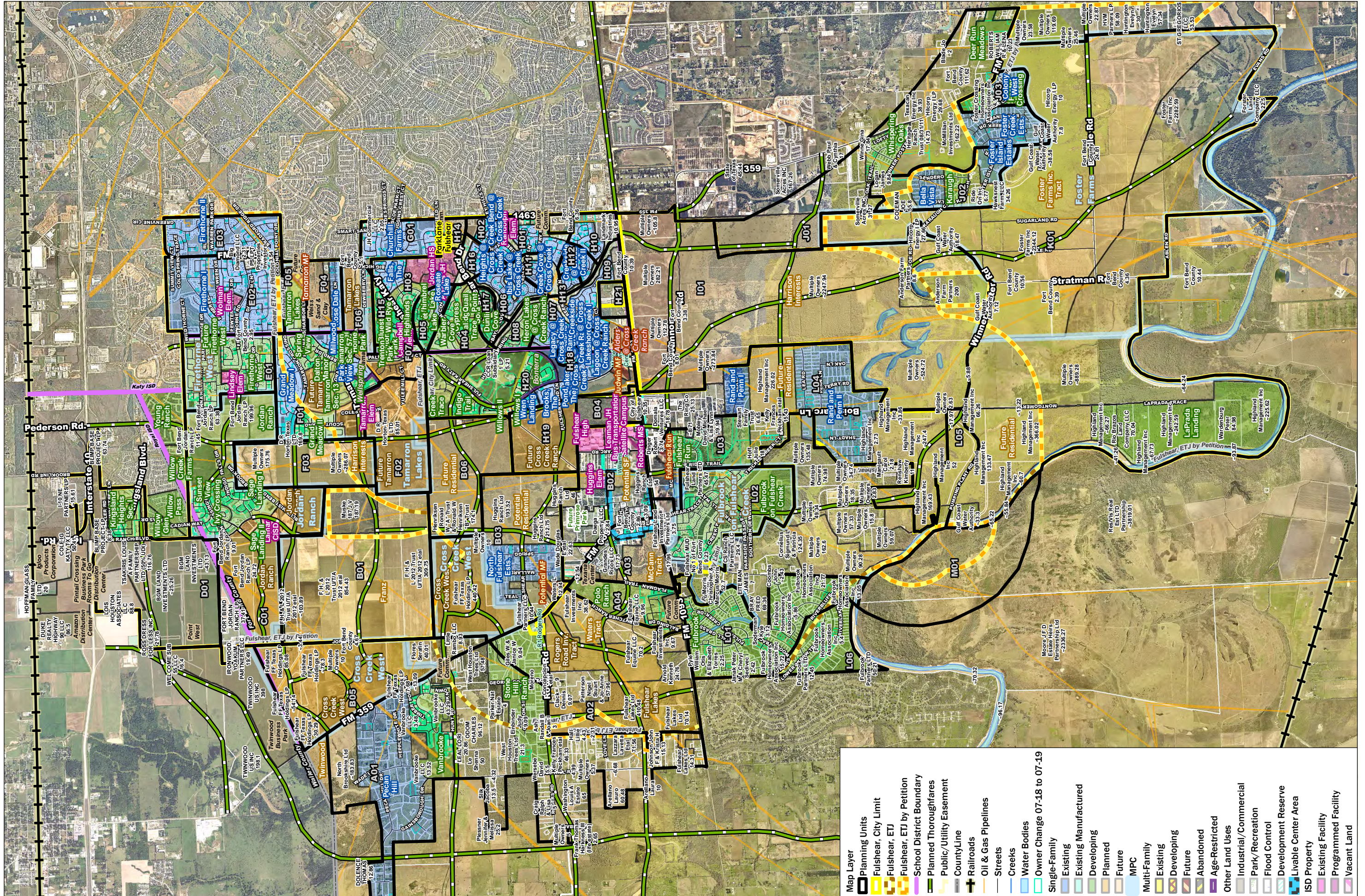
Demographic Characteristics by Census Tract
2018 Five-Year American Community Survey



	Tract 6730.01	Tract 6730.03	Tract 6731.01	Tract 6731.02	Tract 6732	Tract 6733	Tract 6734
Total households	2,659	3,848	19,926	6,363	5,158	2,611	8,330
Average household size	2.98	3.2	3.52	3.07	3.27	2.78	3.08
Total Population	7,916	12,305	70,271	19,520	16,875	7,258	25,696
Under 5	4.8%	7.2%	8.3%	4.2%	10.5%	5.1%	10.0%
Ages 5-14	19.4%	22.2%	21.6%	17.7%	19.0%	10.8%	16.3%
Ages 15-24	8.8%	10.4%	12.0%	12.1%	9.7%	10.3%	9.7%
Ages 25-34	7.2%	5.4%	9.5%	9.0%	9.2%	4.6%	13.1%
Ages 35-49	22.4%	29.4%	31.3%	25.2%	30.5%	17.9%	24.9%
Ages 50-59	16.0%	17.1%	8.7%	15.0%	11.7%	17.0%	12.2%
60 Year and Over	21.4%	8.4%	8.5%	17.0%	9.2%	34.3%	13.6%
Population 25 and Over							
Bachelor's degree or higher	65.7%	68.3%	64.8%	63.0%	61.9%	56.7%	52.5%
Labor Force Over 16							
Percent Unemployed	3.9%	1.6%	3.6%	2.6%	3.2%	2.0%	2.8%
Median Household Income	\$134,327	\$159,241	\$149,657	\$120,037	\$152,655	\$142,768	\$123,728
Housing Characteristics							
Median Home Value, Owner-Occupied	\$346,400	\$342,700	\$352,700	\$330,100	\$376,100	\$460,200	\$317,300
Owner-occupied housing units	84.7%	90.3%	85.3%	77.9%	95.0%	94.1%	91.8%
Renter-occupied housing units	15.3%	9.7%	14.7%	22.1%	5.0%	5.9%	8.2%

Residential Development Overview

City of Fulshear

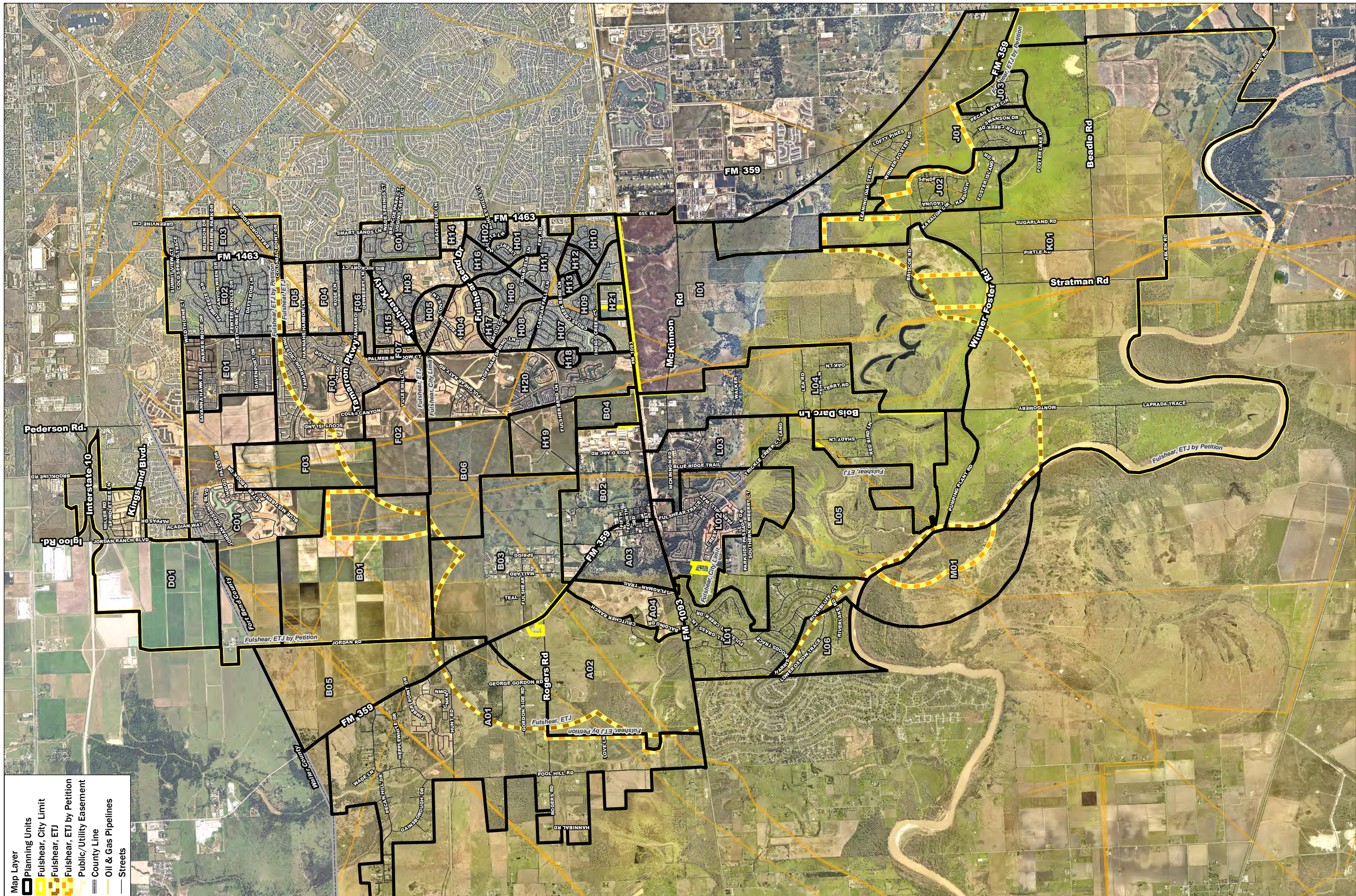


Map Layer

- Planning Units
- Fulshear, City Limit
- Fulshear, ETJ
- Fulshear, ETJ by Petition
- School District Boundary
- Planned Thoroughfares
- Public/Utility Easement
- County Line
- Railroads
- Oil & Gas Pipelines
- Streets
- Water Bodies
- Owner Change 07-18 to 07-19 Single-Family
- Existing
- Existing Manufactured
- Developing
- Planned
- Future
- MPC
- Multi-Family
- Existing
- Developing
- Future
- Abandoned
- Age-Restricted
- Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Flood Control
- Development Reserve
- Livable Center Area
- ISD Property
- Existing Facility
- Programmed Facility
- Vacant Land

Oil and Gas Pipelines

City of Fulshear

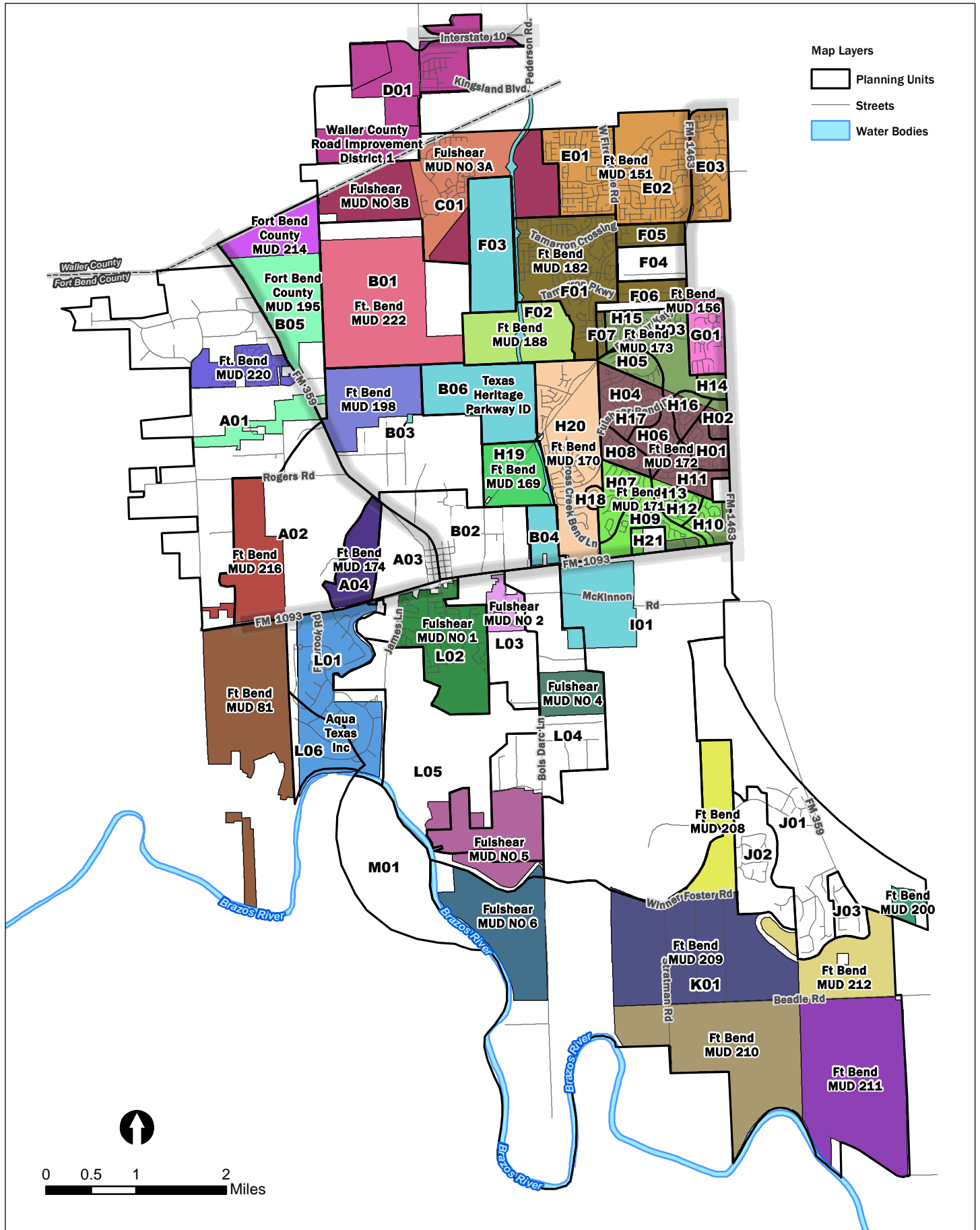


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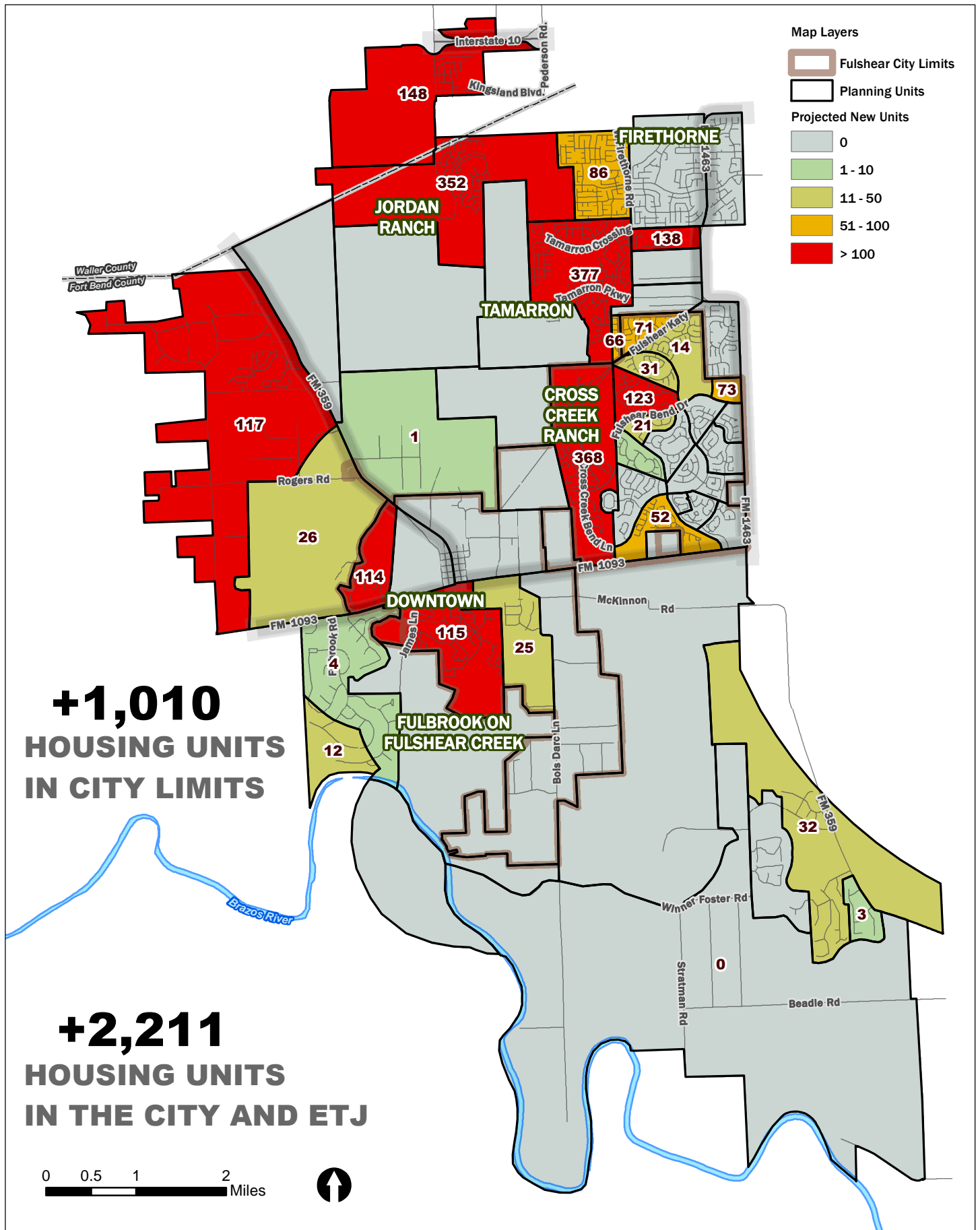
Utility Districts

City of Fulshear: City Limits and ETJ



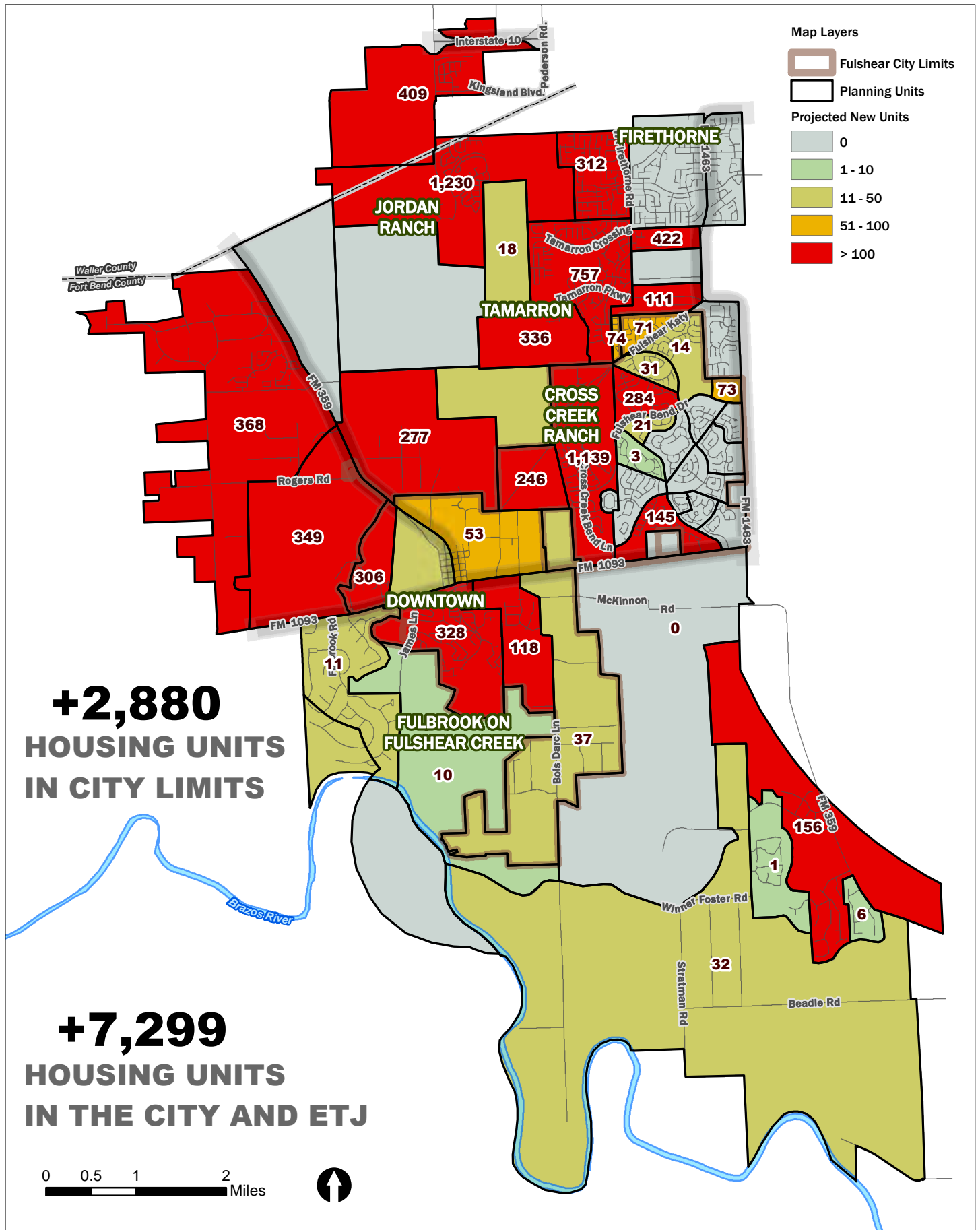
Projected New Housing Units

October 2019 to October 2021, Two Years



Projected New Housing Units

October 2019 to October 2024, Five Years



PROJECTED HOUSING UNITS BY PLANNING UNIT
FULSHEAR, TEXAS



Planning Unit	Area	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
A01	X	338	394	455	520	599	706	836	963	1,054	1,151
A02	ETJ	17	17	43	111	217	366	594	851	1,127	1,432
A03	CL	63	63	63	63	67	74	88	109	134	162
A04	CL	4	60	118	178	242	310	381	457	533	613
B01	ETJ	0	0	0	0	0	0	0	38	105	205
B02	CL	71	71	71	71	92	124	157	195	233	273
B03	ETJ	48	48	49	78	176	325	525	735	959	1,204
B04	ETJ	0	0	0	0	9	32	68	106	149	194
B05	X	0	0	0	0	0	0	0	29	86	176
B06	ETJ	0	0	0	0	9	32	84	165	270	395
C01	ETJ	395	533	747	995	1,305	1,625	1,958	2,281	2,585	2,840
D01	ETJ	35	110	183	260	352	444	493	541	589	639
E01	ETJ	1,007	1,023	1,093	1,185	1,276	1,319	1,321	1,321	1,321	1,321
E02	ETJ	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
E03	ETJ	633	633	633	633	633	633	633	633	633	633
F01	ETJ	1,329	1,496	1,706	1,916	2,047	2,086	2,141	2,199	2,261	2,321
F02	ETJ	0	0	0	0	111	336	607	816	959	1,012
F03	ETJ	0	0	0	0	0	18	51	94	156	236
F04	ETJ	19	19	19	19	19	19	19	19	19	19
F05	ETJ	0	39	138	266	381	422	422	422	422	422
F06	ETJ	3	3	3	13	54	114	161	182	189	189
F07	ETJ	25	58	91	99	99	99	99	99	99	99
G01	ETJ	574	574	574	574	574	574	574	574	574	574
H01	CL	260	260	260	260	260	260	260	260	260	260
H02	CL	173	173	173	173	173	173	173	173	173	173
H03	CL	385	399	399	399	399	399	399	399	399	399
H04	CL	0	60	123	197	263	284	286	286	286	286
H05	CL	195	226	226	226	226	226	226	226	226	226
H06	CL	224	224	224	224	224	224	224	224	224	224
H07	CL	239	239	239	239	239	239	239	239	239	239
H08	CL	119	122	122	122	122	122	122	122	122	122
H09	CL	336	336	388	468	475	481	481	481	481	481
H10	CL	160	160	160	160	160	160	160	160	160	160
H11	CL	239	239	239	239	239	239	239	239	239	239
H12	CL	134	134	134	134	134	134	134	134	134	134
H13	CL	50	50	50	50	50	50	50	50	50	50
H14	CL	299	372	372	372	372	372	372	372	372	372
H15	CL	227	268	298	298	298	298	298	298	298	298
H16	CL	186	186	186	186	186	186	186	186	186	186
H17	CL	82	99	103	103	103	103	103	103	103	103
H18	CL	67	67	67	67	67	67	67	67	67	67
H19	CL	0	0	0	52	129	246	389	451	463	463
H20	CL	611	745	979	1,314	1,570	1,750	1,909	2,035	2,101	2,161
H21	ETJ	0	0	0	0	0	0	0	0	0	0
I01	ETJ	0	0	0	0	0	0	10	58	139	244
J01	X	135	139	167	202	245	291	338	367	382	398
J02	ETJ	62	62	62	63	63	63	63	64	64	64
J03	ETJ	46	47	49	50	52	52	53	54	56	57
K01	ETJ	0	0	0	1	5	32	74	122	198	282
L01	ETJ	296	298	300	302	305	307	308	309	310	311
L02	CL	367	426	482	542	614	695	781	867	953	1,043
L03	CL	53	64	78	96	117	171	227	281	324	359
L04	CL	133	133	133	133	142	170	217	272	337	413
L05	ETJ	11	11	11	11	14	21	36	55	80	108
L06	X	17	23	29	36	45	54	61	68	74	80
M01	ETJ	0	0	0	0	0	0	0	0	0	0

HOUSING UNIT PROJECTIONS BY JURISDICTIONAL AREA
FULSHEAR, TEXAS



Projected New Housing Units Added Annually

Area	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
City	-	499	511	679	597	594	611	518	411	409
ETJ	-	471	730	875	1,125	1,218	1,375	1,444	1,526	1,537
City + ETJ	-	970	1,241	1,554	1,722	1,812	1,986	1,962	1,937	1,946
Outside ETJ	-	66	95	107	131	162	184	192	169	209

Projected Housing Units

Area	2019 Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028
City	4,677	5,176	5,687	6,366	6,963	7,557	8,168	8,686	9,097	9,506
ETJ	5,830	6,301	7,031	7,906	9,031	10,249	11,624	13,068	14,594	16,131
City + ETJ	10,507	11,477	12,718	14,272	15,994	17,806	19,792	21,754	23,691	25,637
Outside ETJ	490	556	651	758	889	1,051	1,235	1,427	1,596	1,805

PROJECTED NEW HOUSING OCCUPANCIES, 2020-2028
POPULATION AND SURVEY ANALYSTS



MPC	Name	Jordan Ranch	Jordan Ranch
Land Use	Development Phase	Sage Landing I	Sage Landing II
Municipality	Municipality	Developing	Developing
		Fulshear, TX	Fulshear, TX
		C01	
		<p>330 total lots</p> <p>Jan. 2020: 136 Occ'd, 22 Avail., 26 UC & 51 dev'd lots LTBO; plans for 19 future lots on the remaining land.</p> <p>builders: Lennar, Pulte Homes, Sunbelt Homes, Plantation & Westin Homes</p> <p>Jan. 2019: 24 Occ'd, 15 Avail., 31 UC & 127 dev'd lots LTBO;</p> <p>Sec. 13 & 16 now planned for 39 + 41 lots + an additional 58 lots are planned;</p>	<p>63 total lots</p> <p>Jan. 2020: 0 Occ'd, 13 Avail., 16 UC & 34 dev'd lots LTBO; builders: David Weekley & Lennar Homes</p>
NEW HOUSING OCCUPANCIES:			
Jan 2020-Oct 2020		89	26
Oct 2020-Oct 2021		97	30
Oct 2021-Oct 2022		8	7
Oct 2022-Oct 2023		0	0
Oct 2023-Oct 2024		0	0
Oct 2024-Oct 2025		0	0
Oct 2025-Oct 2026		0	0
Oct 2026-Oct 2027		0	0
Oct 2027-Oct 2028		0	0
Jan 2020-Oct 2023		194	63
Oct 2023-Oct 2028		0	0
Jan 2020-Oct 2028		194	63
Med. Household Size		3.23	3.23

PROJECTED NEW HOUSING OCCUPANCIES, 2020-2028
POPULATION AND SURVEY ANALYSTS



MPC Name Land Use Development Phase Municipality	Jordan Ranch Future Jordan Ranch Single Family Planned Rubeor ETJ	Jordan Ranch Jordan Ranch Multi-Family Planned Rubeor ETJ	Jordan Ranch Potential Senior Housing Multi-Family Age-Restricted Probable Rubeor ETJ	C01	C01	Point West Multi-Family Probable Rubeor ETJ	Kingsland Heights Single Family Developing Rubeor ETJ	D01	D01
	<p>based on a concept plan from 2020 - 3,068 total lots with 2,908 in LCSD</p> <p>Jan. 2020: the developer has concept plans for 2,199 future lots in LCSD</p> <p>Jan. 2019: new concept plans has 2,977 total lots with 2,817 in LCSD;</p> <p>Jan. 2018: Johnson Development has 4,354 ac. in 3 ISDs (95% in LCSD);</p> <p>700 MF units allowed by dev. alignment w/ City; concept plan shows 2,795 total lots in LCSD; 751 lots east of phase 1, and 2,044 lots west of phase 1</p> <p>Phase 1 will develop retail and development eastward will occur later as infrastructure and Texas Heritage Pkwy. are built later;</p>	<p>Jan. 2019: Fort Bend Jordan Ranch LP has 4,290 ac.; in this PL, 700 MF units are allowed per City dev. agreement; MF would likely be added later in the projection period along future Texas Heritage Pkwy.</p>	<p>Jan. 2019: there is potential for an age-restricted multi-family project in Jordan Ranch over the next 3-5 years but this would not impact student enrollment.</p>	<p>Jan 2020: Walker Co. Road Improvement District has been created here to serve the area that will be an industrial complex with commercial and retail. MF's possible here long term</p>	<p>Oct. 2019: 35 Octob. 71 Avail. 3 LC & 23 deved lots; LBO, plans for 330 future lots; Oct. 2018: Single Homes is hoping 462 SF homes in the Westwood area; Oct. 2018: 111 units in the Westwood area; MF's possible here long term</p> <p>Starlight is a brand within the Ashton Woods family and builds starter homes for prices at less than \$1,000/mo.</p>				
	17	0	0	153	0	0	83	83	
	125	0	0	268	0	0	91	91	
	230	0	50	310	0	0	96	96	
	300	0	60	365	15	15	93	108	
	305	0	50	355	40	40	62	102	
	295	55	0	350	50	50	2	52	
	280	60	0	340	50	50	0	50	
	260	60	0	320	50	50	0	50	
	195	60	0	255	50	50	0	50	
	672	0	110	1,096	15	15	363	378	
	1,335	235	50	1,620	240	240	64	304	
	2,007	235	160	2,716	255	255	427	682	
Med. Household Size	3.23	1.92	1.35	X	1.80	1.80	3.30	X	

NEW HOUSING OCCUPANCIES:

Jan 2020-Oct 2020

Oct 2020-Oct 2021

Oct 2021-Oct 2022

Oct 2022-Oct 2023

Oct 2023-Oct 2024

Oct 2024-Oct 2025

Oct 2025-Oct 2026

Oct 2026-Oct 2027

Oct 2027-Oct 2028

Jan 2020-Oct 2023

Oct 2023-Oct 2028

Jan 2020-Oct 2028

Med. Household Size

PROJECTED NEW HOUSING OCCUPANCIES, 2020-2028
POPULATION AND SURVEY ANALYSTS



MPC Name	Land Use	Development Phase	Municipality	F01	F02	F03	F04	F05	F04	F05	F05
Tamarron	Wellspring	Single Family Age-Restricted	Fulshear ETJ	F01	F02	F03	F04	F05	F04	F05	F05
				<p>Jan. 2020: .107 total lots - 55+ development</p> <p>Jan. 2020: 79 Occ'd, 10 Avail., 1 UC & 17 de'd lots LTBO;</p> <p>Jan. 2019: 47 Occ'd, 1 UC & 37 de'd lots LTBO;</p> <p>Jan. 2018: 20 Occ'd, 8 Avail., 9 UC & 69 de'd lots LTBO;</p> <p>Jan. 2017: 2 Occ'd, 8 Avail., 9 UC & 88 de'd lots LTBO;</p> <p>Jan. 2016: 0 Occ'd, 0 Avail., 0 UC & 107 de'd lots LTBO;</p> <p>streets are in & about to start home construction;</p>	<p>Jan. 2020: an updated land plan shows 216.2 ac. of 45' lots SW of the pipeline that could yield 885 lots: 60 ac. between Pevellon Creek and Tamarron Hwy, planned for 50' lots (2-45 lots);</p>	<p>Jan. 2020: Harrison Interests (Wm. & uncle Dan Harrison) have 17.57 & ~298 ac. adj. to Tamarron; uncle and nephew had no final decision as to dev. time frame or split off (2015). City believed Harrison Interests would be split off into two parcels. Tamarron Crossing is now built 1,200 ft. to the property line so access would be available quickly; previously owned by Altrababa Partners and both tracts LOISD & Royal ISD. Jan. 2016: F. Fargo states DR Horton has option to buy;</p>	<p>Aug. 2016: Weiss Land & Dev. has 105.2 ac.; W. of FM 1445; currently operating as a sand pit/drumming operation; long term potential for 37 homes; MF</p>	<p>Oct. 2019: section 26 is ready for home construction with 70 lots on the ground. Sections 27 & 28 are planned for 132 homes, sections 29 & 30 are planned for 132 homes, sections 31 & 32 are planned for 132 homes, sections 33 & 34 are planned for 132 homes, sections 35 & 36 are planned for 132 homes, sections 37 & 38, 222 lots now being cleared then there are 19 ac. for ~60 lots;</p>	<p>Jan. 2020: new land plan from DR Horton suggests MF in the future 2018: a mixed use development is to be built along the pipeline. Fulshear is in agreement with some retail potential dev. agreement with City allows for 700 MF units</p>		
				0	0	0	0	43	0	0	0
				0	0	0	0	59	0	65	65
				0	0	0	0	65	0	95	95
				130	130	0	0	40	0	95	95
				250	250	20	0	15	0	30	30
				285	285	35	0	0	0	0	0
				220	220	45	0	0	0	0	0
				150	150	65	0	0	0	0	0
				53	53	80	0	0	0	0	0
				130	130	0	0	207	0	255	255
				958	958	245	0	15	0	30	30
				1,088	1,088	245	0	222	0	285	285
				X	3.20	X	3.20	X	3.20	1.95	1.95
				185	0	0	0	0	0	0	0
				263	0	0	0	0	0	0	0
				263	0	0	0	0	0	0	0
				154	130	0	0	0	0	0	0
				43	250	20	0	15	0	30	30
				58	285	35	0	0	0	0	0
				61	220	45	0	0	0	0	0
				65	150	65	0	0	0	0	0
				60	53	80	0	0	0	0	0
				865	130	0	0	207	0	255	255
				287	958	245	0	15	0	30	30
				1,152	1,088	245	0	222	0	285	285
				X	3.20	X	3.20	X	3.20	1.95	1.95
				1.75	3.20	3.20	3.20	3.20	3.20	1.95	1.95
				Med. Household Size							

PROJECTED NEW HOUSING OCCUPANCIES, 2020-2028
POPULATION AND SURVEY ANALYSTS



MPC Name Land Use Development Phase Municipality	Tamarron Single Family Planned Fulshear ETJ		Tamarron Trenton Park Single Family Developing Fulshear ETJ		Churchill Farms Single Family Existing Fulshear ETJ		Cross Creek Creek Bend Single Family Existing Fulshear		Cross Creek Creek Bend Single Family Existing Fulshear	
	F05	F06	F06	F07	F07	G01	H01	H01	H02	H02
	Oct 2020: DR Horton has 60 ac. at entrance that could have up to 90 units of TH/SF and the remainder comm.	Jan. 2020: DR Horton recently purchased ~35 ac. from Damar and will be building 30 homes. They are max 120 homes. 2018: Damar Corp. = 42.3 ac.	Oct. 2019: 25 Octob., 20 Avail., 10 UC & 38 de-vel lots LTR0, Oct. 2018: Tamaron "Silver" by Cross Creek, sec. 24-31 and sec. 31-62 lots Trendmaker, Perry & Village Bluffs							
	0	0	0	37	37	0	0	0	0	0
	0	0	0	41	41	0	0	0	0	0
	0	12	12	10	10	0	0	0	0	0
	27	21	48	0	0	0	0	0	0	0
	42	25	67	0	0	0	0	0	0	0
	20	29	49	0	0	0	0	0	0	0
	1	21	22	0	0	0	0	0	0	0
	0	7	7	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0
	462	27	60	88	88	0	0	0	0	0
	45	63	145	0	0	0	0	0	0	0
	507	90	205	88	88	0	0	0	0	0
Med. Household Size	X	3.20	X	3.20	3.20	3.30	X	3.30	X	3.30

NEW HOUSING OCCUPANCIES:

Jan 2020-Oct 2020	43
Oct 2020-Oct 2021	124
Oct 2021-Oct 2022	160
Oct 2022-Oct 2023	135
Oct 2023-Oct 2024	45
Oct 2024-Oct 2025	0
Oct 2025-Oct 2026	0
Oct 2026-Oct 2027	0
Oct 2027-Oct 2028	0

PROJECTED NEW HOUSING OCCUPANCIES, 2020-2028
POPULATION AND SURVEY ANALYSTS



MPC	Name	Land Use	Development Phase	Municipality	Cross Creek Ranch "Judwin MF" Multi-Family Planned Fulshear	Cross Creek Ranch Future Cross Creek Ranch Single Family Planned Fulshear	Cross Creek Ranch Lakes of Cross Creek Single Family Existing Fulshear	Cross Creek Ranch The Brooks Single Family Existing Fulshear	Cross Creek Ranch The Pond Single Family Existing Fulshear
					<p>Jan. 2020: Greenhouse 15 LLC (Judwin) now owns 14.8 acres, no activity currently, but has plans to begin construction on ~7,000 MF units by 2020. Jan. 2018: Judwin recently purchased 14.8 acres, north of FM 1083 and are allowed to build 24 units (ac. (290 units expected)</p>	<p>Jan. 2020: adding in infrastructure & roads for new sections, which will be 506 future lots; Jan. 2019: future phases of Cross Creek Ranch W, of 200 MF units by 2020; Jan. 2018: 148 MF units plan from Nov. 2018; lot increase of 45% from plan two years ago; expect build out of these sections to happen quickly due to new schools and future Texas Heritage Phony; these future sections will begin to rapidly be developed as the KSD portion of CCR builds out in 2-3 years;</p>	<p>3 sections = 136 lots built out: Jan. 2018: 134 Occed, 0 Avail., 11 UC & 11 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s Jan. 2017: 131 Occed, 0 Avail., 3 UC & 3 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s Jan. 2016: 120 Occed, 7 Avail., 5 UC & 4 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s Jan. 2015: 90 Occed, 11 Avail., 11 UC & 24 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s Jan. 2014: 38 Occed, 14 Avail., 21 UC & 63 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s</p>	<p>89 lots in 1st section & 39 lots in section 2nd section built out Jan. 2018: 93 Occed, 8 Avail., 11 UC & 33 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s Jan. 2017: 140 Occed, 7 Avail., 7 UC & 34 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s Jan. 2016: 140 Occed, 7 Avail., 7 UC & 34 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s Jan. 2015: 2 Occed, 8 Avail., 4 UC & 54 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s</p>	<p>68 total lots; built out Jan. 2018: 62 Occed, 4 Avail., 2 UC & 0 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s Jan. 2017: 39 Occed, 6 Avail., 10 UC & 34 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s Jan. 2016: 38 Occed, 6 Avail., 10 UC & 34 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s Jan. 2015: 2 Occed, 8 Avail., 4 UC & 54 deved lots LTBO; Builders: 3 Ware & 2 Lindemeyer in 1990s</p>
					<p>Jan. 2019: up to 1,500 MF units are allowed in the entire development by the dev. Agreement; no more than 830 units (per the dev agreement) can be developed in the 1,500 MF units. The CCR is currently in the process of developing the site, as at future Bob D'Arcy Rd and Fulshear Blvd Dr.;</p>	<p>0 0 0 0 0 60 60 60 60</p>	<p>0 0 0 0 0 0 0 0 0</p>	<p>0 0 0 0 0 0 0 0 0</p>	
					<p>375 131 506 3.07</p>	<p>0 240 240 2.15</p>	<p>0 0 0 2.30</p>	<p>0 0 0 2.96</p>	<p>0 0 0 2.98</p>
					<p>Med. Household Size</p>	<p>2.15</p>	<p>2.30</p>	<p>2.96</p>	<p>2.98</p>

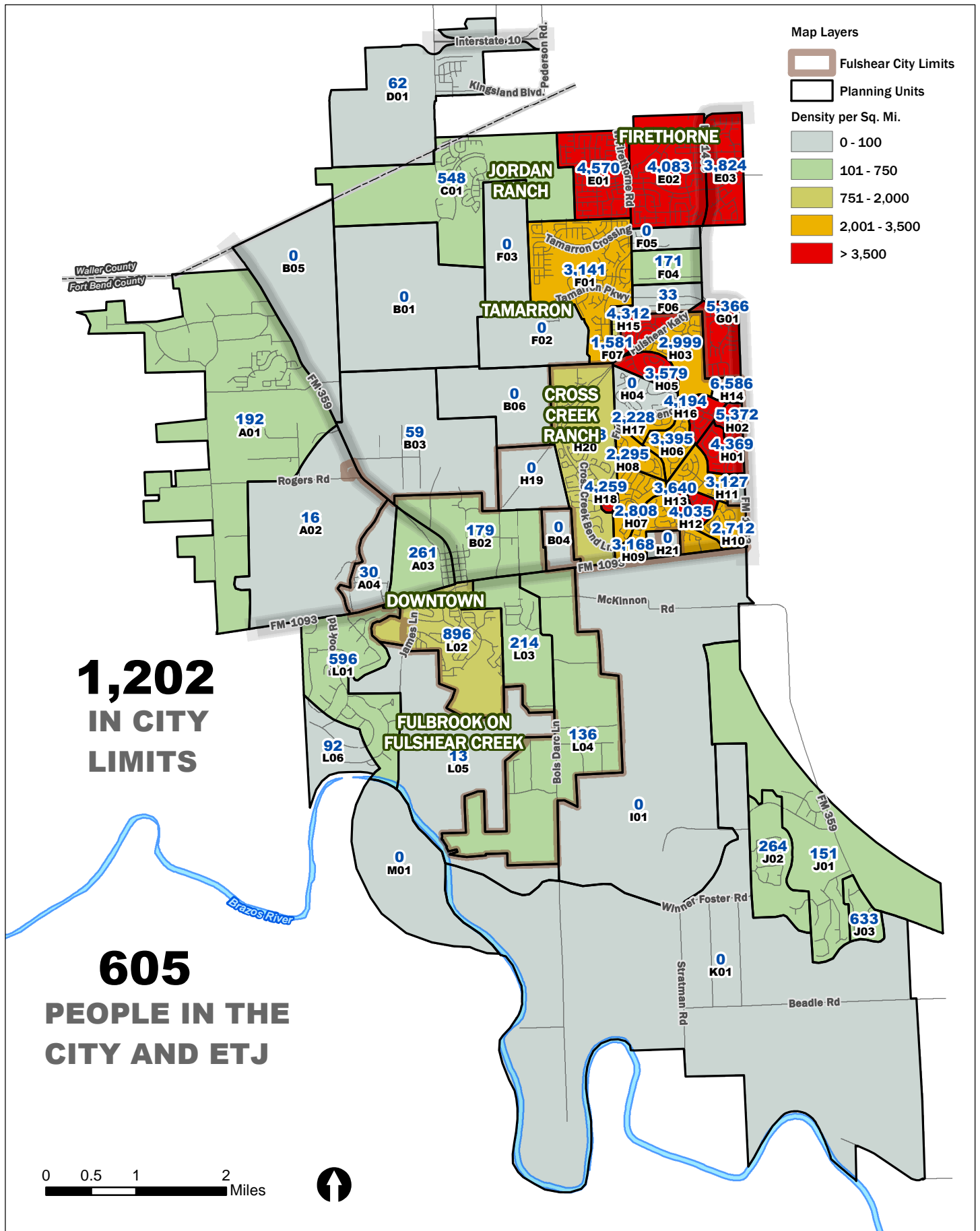
PROJECTED NEW HOUSING OCCUPANCIES, 2020-2028
POPULATION AND SURVEY ANALYSTS



MPC	Name	Land Use	Development Phase	Municipality	J01	J01	J01	J01	J02	J02	J02	J03
	Foster Creek Estates	Single Family	Existing	Fort Bend County	J01	J01	J01	J01	J02	J02	J02	J03
	Whispering Oaks	Single Family	Developing	Fort Bend County	J01	J01	J01	J01	J02	J02	J02	J03
	Deer Run Meadows	Single Family	Developing	Fort Bend County	J01	J01	J01	J01	J02	J02	J02	J03
	Bella Vista	Single Family	Existing	Fort Bend County	J01	J01	J01	J01	J02	J02	J02	J03
	Foster Island Estates	Single Family	Existing	Fort Bend County	J01	J01	J01	J01	J02	J02	J02	J03
	Karaugh	Single Family	Developing	Fort Bend County	J01	J01	J01	J01	J02	J02	J02	J03
	Colony West	Single Family	Existing	Fort Bend County	J01	J01	J01	J01	J02	J02	J02	J03
	NEW HOUSING OCCUPANCIES:											
	Jan 2020-Oct 2020	0	0	1	3	0	4	0	0	0	0	0
	Oct 2020-Oct 2021	0	0	2	33	0	35	0	0	0	0	0
	Oct 2021-Oct 2022	0	0	2	42	0	44	0	0	1	0	0
	Oct 2022-Oct 2023	0	1	2	47	0	50	0	0	0	0	0
	Oct 2023-Oct 2024	0	0	2	45	4	51	0	0	0	0	0
	Oct 2024-Oct 2025	10	0	1	39	9	49	0	0	0	0	0
	Oct 2025-Oct 2026	50	1	1	17	12	31	0	0	1	0	0
	Oct 2026-Oct 2027	85	0	1	0	15	16	0	0	0	0	0
	Oct 2027-Oct 2028	105	0	1	0	15	16	0	0	0	0	0
	Jan 2020-Oct 2023	0	1	7	125	0	133	0	0	1	0	0
	Oct 2023-Oct 2028	250	1	6	101	55	163	0	0	1	0	0
	Jan 2020-Oct 2028	250	2	13	226	55	296	0	0	2	0	0
	Med. Household Site	X	2.95	2.95	3.15	3.00	X	3.00	3.00	3.00	X	3.00

Population Density by Planning Unit

October 2019





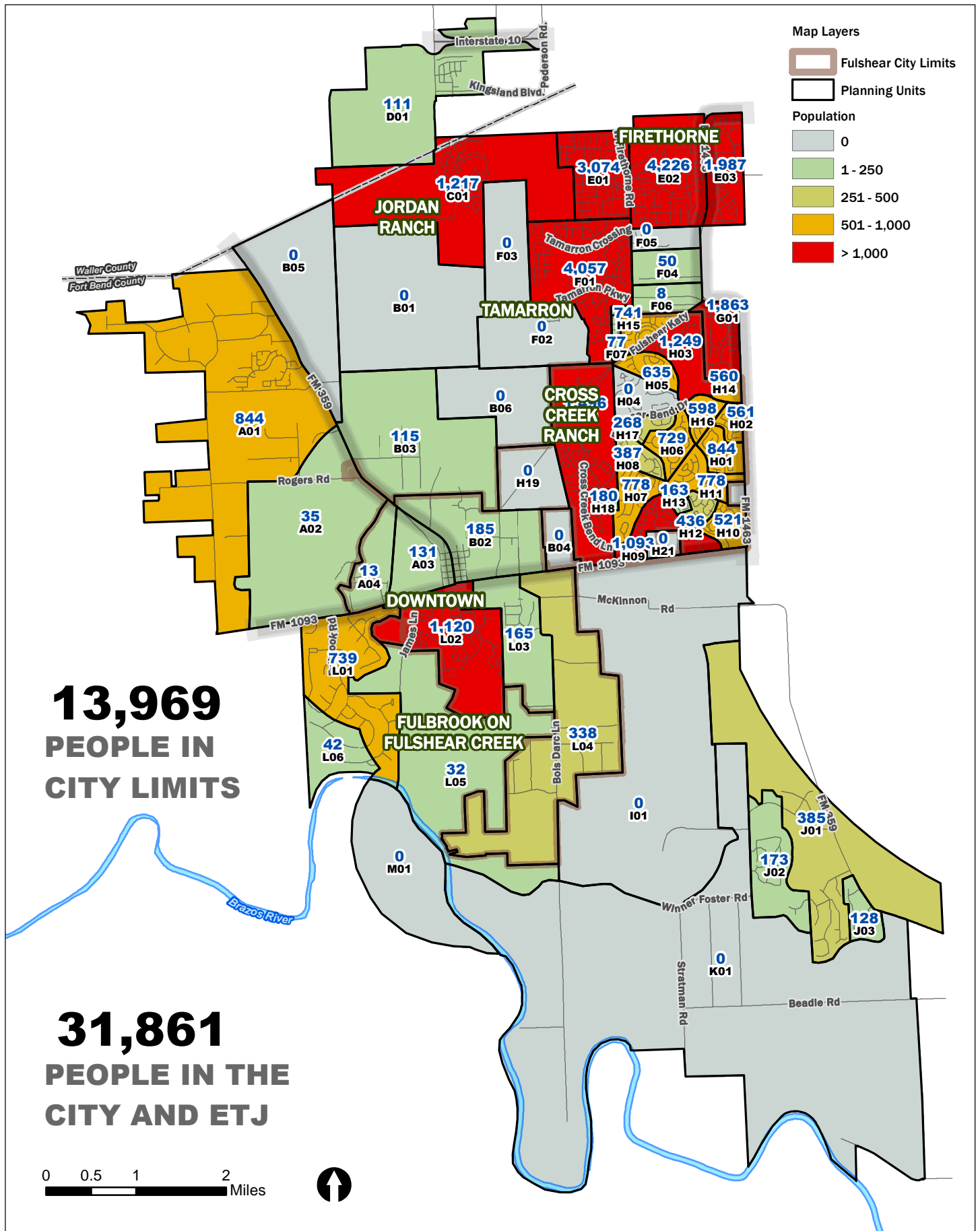
PROJECTED POPULATION BY YEAR

FULSHEAR JURISDICTION AND SINGLE MEMBER DISTRICTS

Area	Oct. 2019	Oct. 2020	Oct. 2021	Oct. 2022	Oct. 2023	Oct. 2024	Oct. 2025	Oct. 2026	Oct. 2027	Oct. 2028
City	13,969	16,083	17,557	19,362	21,081	22,740	24,420	26,104	27,258	28,430
ETJ	17,892	20,269	22,642	25,344	28,740	32,400	36,455	40,520	44,879	49,221
City + ETJ	31,861	36,352	40,199	44,706	49,821	55,140	60,875	66,624	72,137	77,651
Outside ETJ	1,271	1,520	1,804	2,118	2,495	2,958	3,477	3,996	4,466	5,058
SINGLE MEMBER DISTRICTS										
District 1	3,448	4,322	5,315	6,685	8,095	9,601	11,184	12,770	13,816	14,872
District 2	2,342	2,719	2,951	3,200	3,420	3,482	3,494	3,506	3,522	3,543
District 3	4,344	4,982	5,092	5,100	5,108	5,116	5,139	5,162	5,187	5,212
District 4	1,777	1,884	1,988	2,131	2,176	2,222	2,254	2,286	2,322	2,359
District 5	2,058	2,176	2,211	2,246	2,282	2,319	2,349	2,380	2,411	2,444

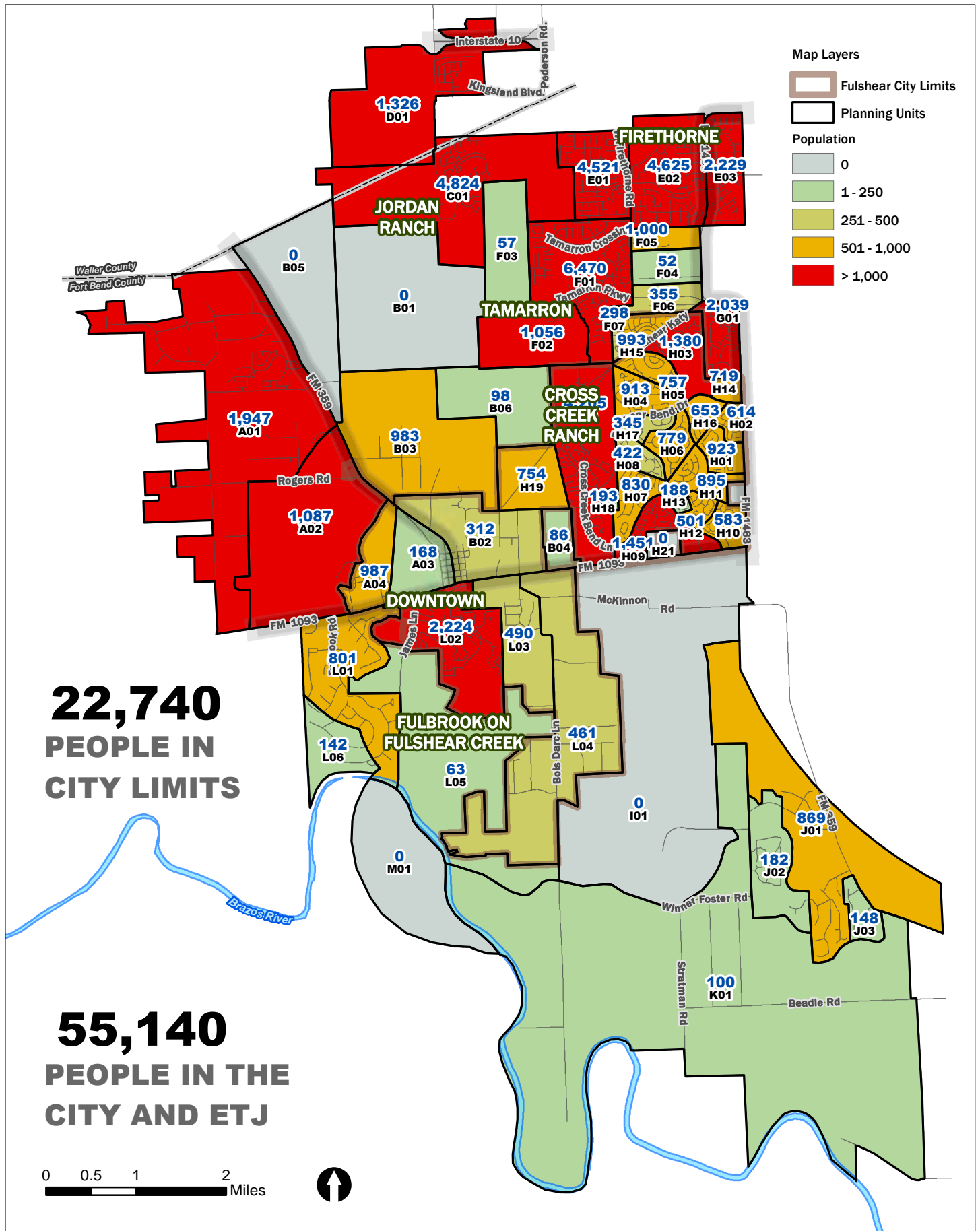
Population Estimates by Planning Unit

October 2019



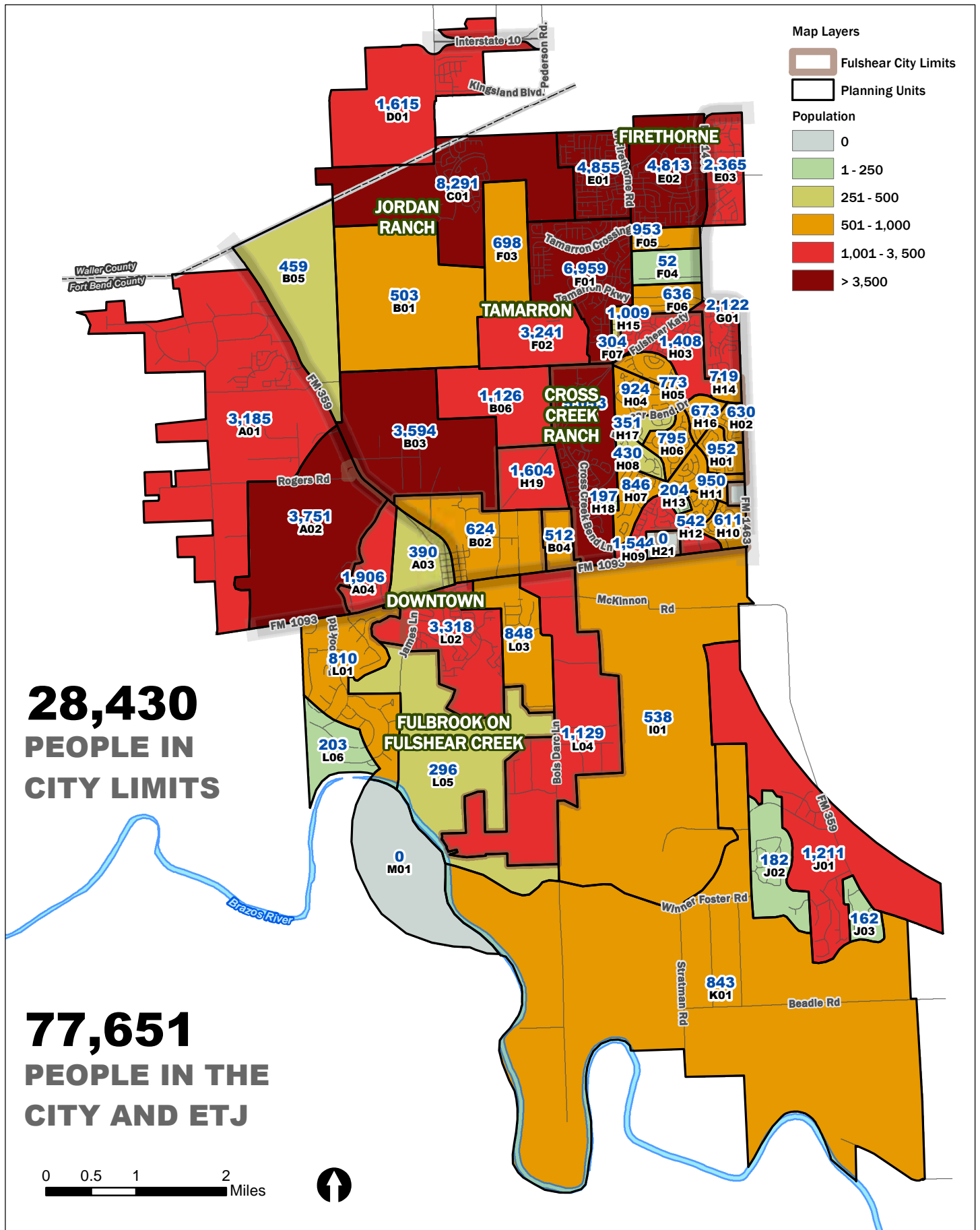
Projected Population in 2024

by Planning Unit



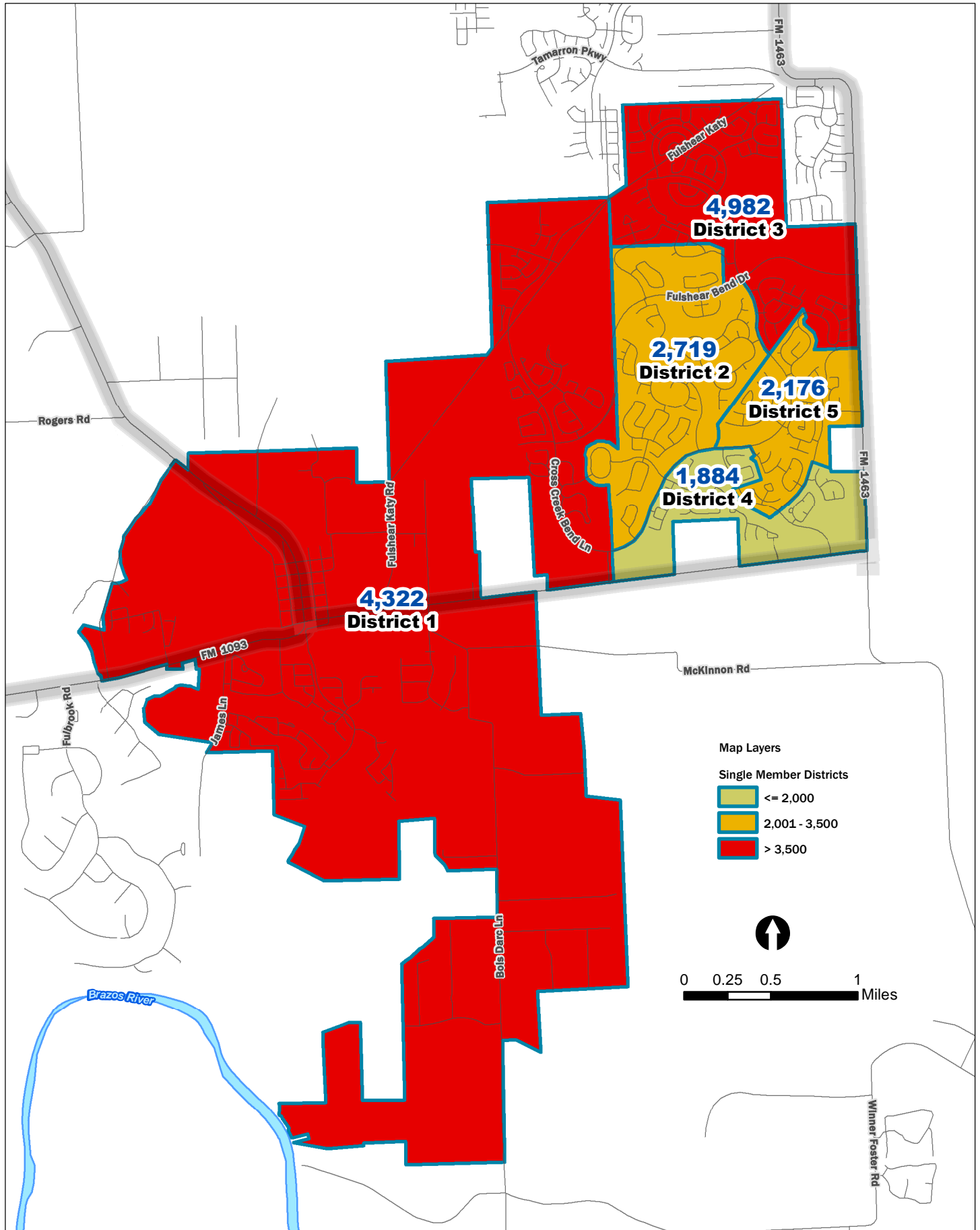
Projected Population in 2028

by Planning Unit



Population Projections 2020

Single Member Districts



**PROJECTED POPULATION BY YEAR
BY PLANNING UNIT
FULSHEAR CITY LIMITS AND ETJ**



Planning Unit	District	Area	Oct. 2019	Oct. 2020	Oct. 2021	Oct. 2022	Oct. 2023	Oct. 2024	Oct. 2025	Oct. 2026	Oct. 2027	Oct. 2028
A01		X	844	1,047	1,227	1,415	1,642	1,947	2,316	2,685	2,927	3,185
A02		ETJ	35	36	117	325	647	1,087	1,698	2,309	3,003	3,751
A03	1	CL	131	136	136	136	148	168	208	248	315	390
A04	1	CL	13	198	388	579	779	987	1,207	1,427	1,660	1,906
B01		ETJ	0	0	0	0	0	0	0	0	202	503
B02	1	CL	185	193	193	193	241	312	385	458	539	624
B03		ETJ	115	120	122	213	520	983	1,595	2,207	2,871	3,594
B04		ETJ	0	0	0	0	24	86	184	282	395	512
B05		X	0	0	0	0	0	0	0	0	179	459
B06		ETJ	0	0	0	0	27	98	262	426	747	1,126
C01		ETJ	1,217	1,708	2,385	3,081	3,941	4,824	5,778	6,737	7,592	8,291
D01		ETJ	111	360	593	834	1,100	1,326	1,396	1,466	1,536	1,615
E01		ETJ	3,074	3,315	3,601	3,959	4,315	4,521	4,599	4,678	4,763	4,855
E02		ETJ	4,226	4,445	4,489	4,534	4,579	4,625	4,671	4,718	4,765	4,813
E03		ETJ	1,987	2,100	2,132	2,164	2,196	2,229	2,262	2,296	2,330	2,365
F01		ETJ	4,057	4,734	5,371	6,014	6,392	6,470	6,575	6,681	6,818	6,959
F02		ETJ	0	0	0	0	350	1,056	1,892	2,728	3,127	3,241
F03		ETJ	0	0	0	0	0	57	161	265	455	698
F04		ETJ	50	52	52	52	52	52	52	52	52	52
F05		ETJ	0	123	370	674	924	1,000	981	962	955	953
F06		ETJ	8	8	8	38	167	355	495	635	645	636
F07		ETJ	77	185	287	308	303	298	298	298	301	304
G01		ETJ	1,863	1,959	1,979	1,999	2,019	2,039	2,059	2,080	2,101	2,122
H01	5	CL	844	887	896	905	914	923	930	937	944	952
H02	3	CL	561	590	596	602	608	614	618	622	626	630
H03	3	CL	1,249	1,356	1,362	1,368	1,374	1,380	1,387	1,394	1,401	1,408
H04	2	CL	0	203	412	651	861	913	913	913	916	924
H05	3	CL	635	765	763	761	759	757	761	765	769	773
H06	2	CL	729	763	767	771	775	779	783	787	791	795
H07	2	CL	778	814	818	822	826	830	834	838	842	846
H08	2	CL	387	414	416	418	420	422	424	426	428	430
H09	4	CL	1,093	1,161	1,254	1,385	1,418	1,451	1,472	1,493	1,518	1,544
H10	4	CL	521	550	558	566	574	583	590	597	604	611
H11	5	CL	778	826	843	860	877	895	908	922	936	950
H12	5	CL	436	463	472	481	491	501	511	521	531	542
H13	4	CL	163	173	176	180	184	188	192	196	200	204
H14	3	CL	560	731	728	725	722	719	719	719	719	719
H15	3	CL	741	911	1,008	1,003	998	993	996	999	1,004	1,009
H16	3	CL	598	629	635	641	647	653	658	663	668	673
H17	2	CL	268	336	348	347	346	345	346	347	349	351
H18	2	CL	180	189	190	191	192	193	194	195	196	197
H19	1	CL	0	0	0	162	397	754	1,183	1,612	1,625	1,604
H20	1	CL	1,496	1,876	2,450	3,216	3,810	4,205	4,500	4,797	4,924	5,053
H21		ETJ	0	0	0	0	0	0	0	0	0	0
I01		ETJ	0	0	0	0	0	0	26	52	265	538
J01		X	385	412	499	606	734	869	1,003	1,137	1,172	1,211
J02		ETJ	173	180	180	182	182	182	182	182	182	182
J03		ETJ	128	136	141	143	148	148	151	154	159	162
K01		ETJ	0	0	0	2	15	100	229	358	590	843
L01		ETJ	739	775	782	789	796	801	803	805	807	810
L02	1	CL	1,120	1,361	1,545	1,739	1,969	2,224	2,494	2,765	3,034	3,318
L03	1	CL	165	206	251	308	373	490	609	728	802	848
L04	1	CL	338	352	352	352	378	461	598	735	917	1,129
L05		ETJ	32	33	33	33	43	63	106	149	218	296
L06		X	42	61	78	97	119	142	158	174	188	203
M01		ETJ	0	0	0	0	0	0	0	0	0	0



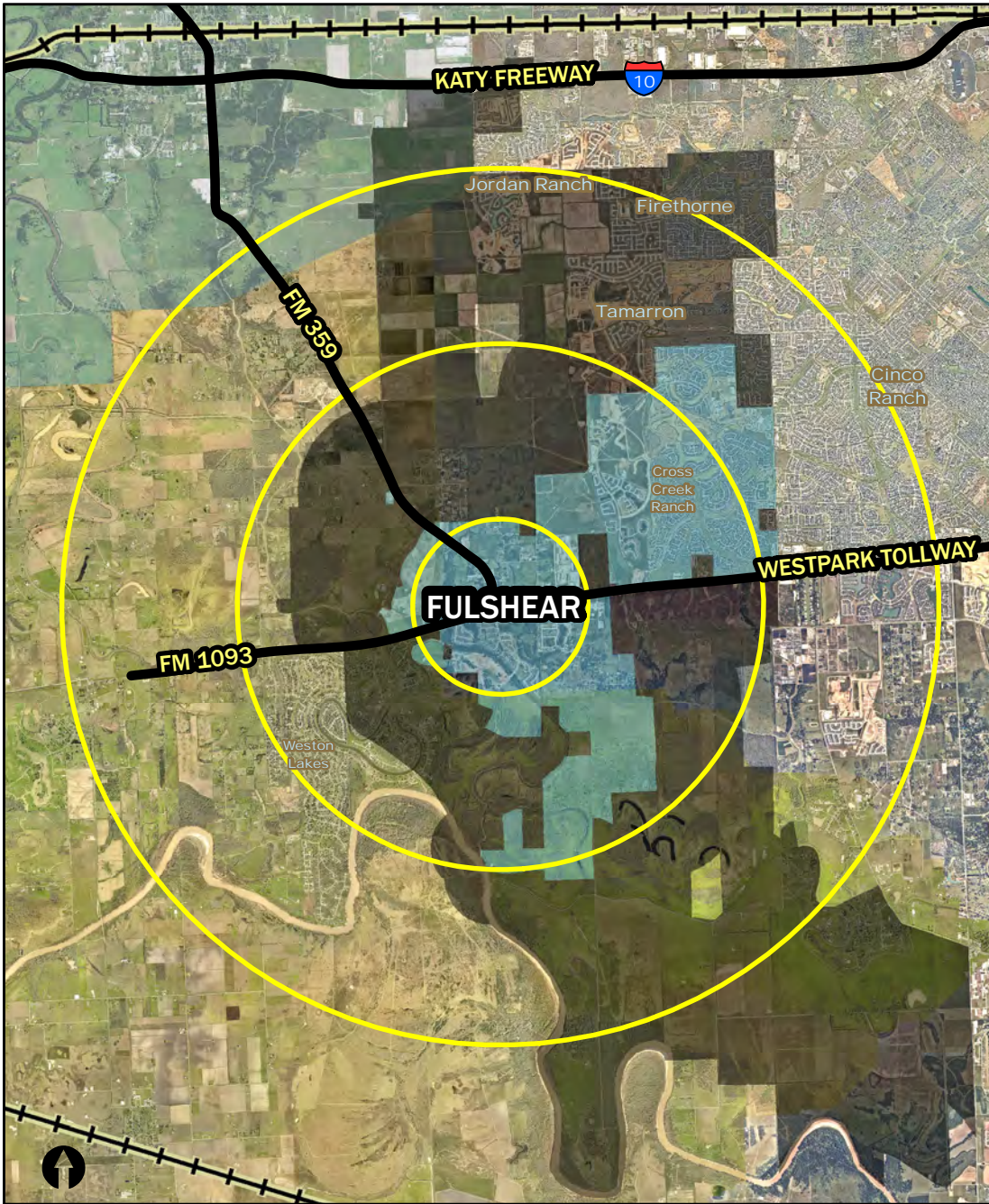
City of Fulshear Population Growth Scenarios, City Limits and ETJ

	2020	2021	2022	2023	2024	2025	2026	2027	2028
CITY LIMITS									
Low									
Population	15,998	17,104	18,187	19,390	20,584	21,928	23,359	24,351	25,382
% Growth	0.15	0.07	0.06	0.07	0.06	0.07	0.07	0.04	0.04
Growth	2,029	1,106	1,083	1,203	1,194	1,344	1,431	992	1,031
Moderate									
Population	16,083	17,557	19,362	21,081	22,740	24,420	26,104	27,258	28,430
% Growth	0.15	0.09	0.10	0.09	0.08	0.07	0.07	0.04	0.04
Growth	2,114	1,474	1,805	1,719	1,659	1,680	1,684	1,154	1,172
High									
Population	16,358	18,083	20,195	22,172	24,030	25,861	27,680	28,938	30,221
% Growth	0.17	0.11	0.12	0.10	0.08	0.08	0.07	0.05	0.04
Growth	2,389	1,725	2,112	1,977	1,858	1,831	1,819	1,258	1,283

	2020	2021	2022	2023	2024	2025	2026	2027	2028
ETJ									
Low									
Population	20,174	21,954	23,575	25,952	28,587	31,831	35,286	39,035	42,856
% Growth	0.13	0.09	0.07	0.10	0.10	0.11	0.11	0.11	0.10
Growth	2,282	1,780	1,621	2,377	2,635	3,244	3,455	3,749	3,821
Moderate									
Population	20,269	22,642	25,344	28,740	32,400	36,455	40,520	44,879	49,221
% Growth	0.13	0.12	0.12	0.13	0.13	0.13	0.11	0.11	0.10
Growth	2,377	2,373	2,702	3,396	3,660	4,055	4,065	4,359	4,342
High									
Population	20,578	23,354	26,515	30,420	34,519	38,939	43,329	48,080	52,834
% Growth	0.15	0.13	0.14	0.15	0.13	0.13	0.11	0.11	0.10
Growth	2,686	2,776	3,161	3,905	4,099	4,420	4,390	4,751	4,754

Fulshear Demographics

Downtown Fulshear Trade Area



City of Fulshear Demographic Profile

Age	
Under 5 years	8.9%
5 to 19 years	28.2%
20 to 24 years	4.3%
25 to 34 years	7.2%
35 to 54 years	36.5%
55 to 74 years	13.4%
75 years and over	1.6%

Population 25 and Over:	68.7%
Bachelor's Degree or Higher	
Owner-Occupied Housing	98.4%
Three or More Vehicles in Household	35.8%
Median Housing Value	\$412,900
Unemployment Rate	3.6%
Mean Travel Time to Work (Minutes)	40
Median Household Income	\$175,242

Source: U.S. Census Bureau, 2018 American Community Survey, 5-Year Estimates

Trade Area Population

	2019 Estimate	2020 Projected	2023 Projected	2028 Projected
1-mile	1,601	1,896	2,731	5,180
3-mile	11,510	12,928	19,199	37,841
5-mile	66,116	70,860	85,974	116,914

- 1-, 3-, and 5-Miles
- Fulshear, City Limit
- Fulshear, ETJ
- Railroads