



TAJANA SURLAN

License #728011



FULSHEAR JUNCTION MIXED-USE DEVELOPMENT

A unique mixed-use development opportunity in one of the fastest-growing communities in the Houston area.



Fulshear, Texas

Fulshear offers a unique character in the Houston area, with attractive amenities that appeal to individuals, families, and businesses alike.

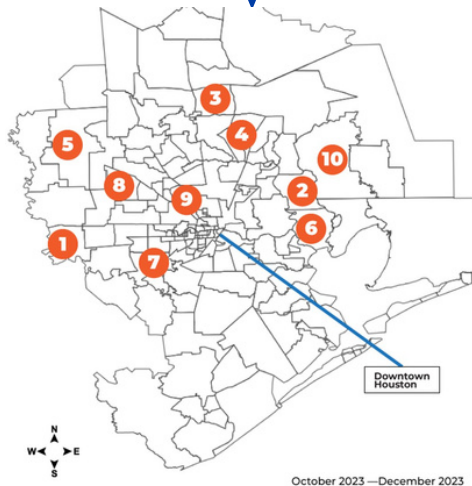
“Hottest Community in the Houston Area”

HAR.com named the Fulshear/S. Brookshire/Simonton community the #1 Hottest Community in the Houston Area for Q4 2023.



Top Master Planned Communities

Fulshear’s accelerated growth is credited to its in-demand master communities, including Cross Creek Ranch, Del Webb, Fulbrook on Fulshear Creek, Fulshear Run, and Polo Ranch.



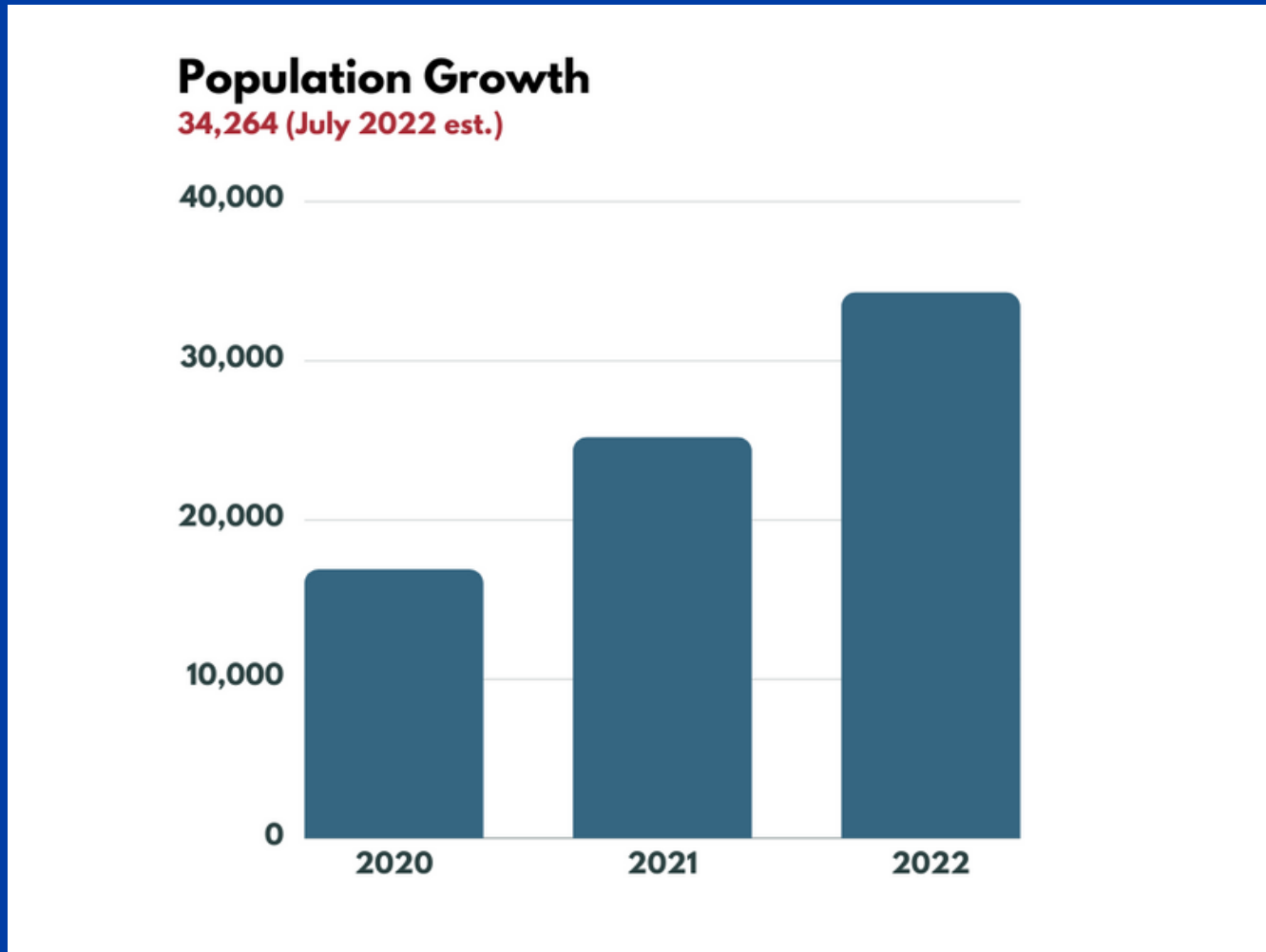
Accelerated Growth

The City of Fulshear is experiencing faster than anticipated growth, with an estimated population of 34,264 within the City limits alone, and a population of 176,000 within 5 miles.

Photo from HAR.com



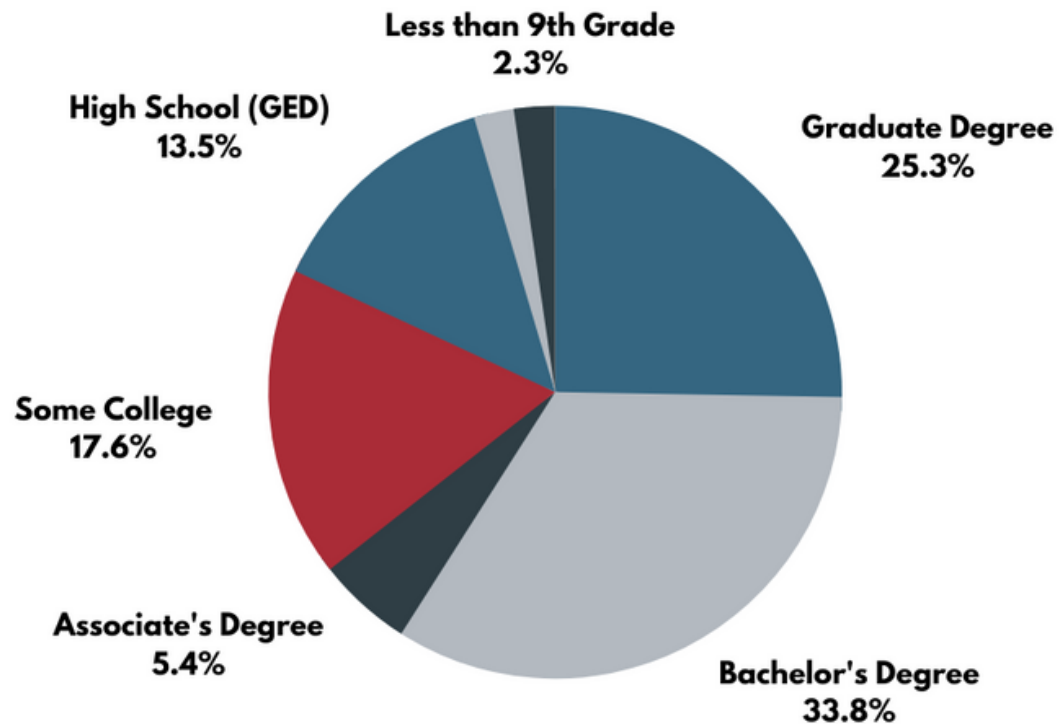
Key Demographics



Graphics provided by the City of Fulshear Economic Development

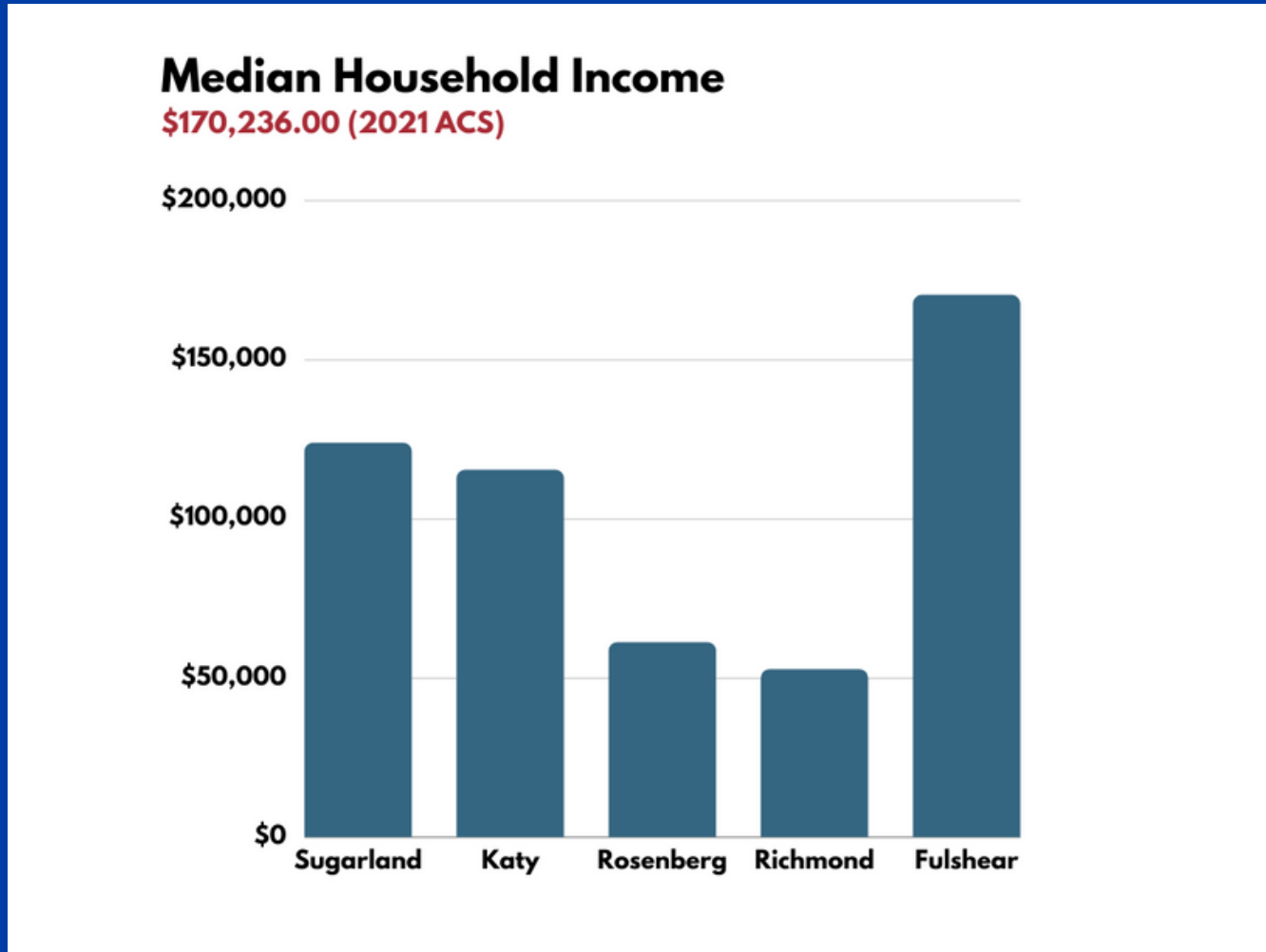
Key Demographics

Educational Attainment



Graphics provided by the City of Fulshear Economic Development

Key Demographics



Graphics provided by the City of Fulshear Economic Development

Fulshear Area Demographics

Appeal to a Wide Range of Businesses

Age

Under 5 years	4.5%
5 to 19 years	31.8%
20 to 24 years	3.9%
25 to 34 years	5.2%
35 to 54 years	38.1%
55 to 74 years	14.6%
75 years and over	1.9%

Population 25 and Over with Bachelor's Degree or Higher **75.5%**

Owner Occupied Housing **93.9%**

Three or More Vehicles in Household **26.3%**

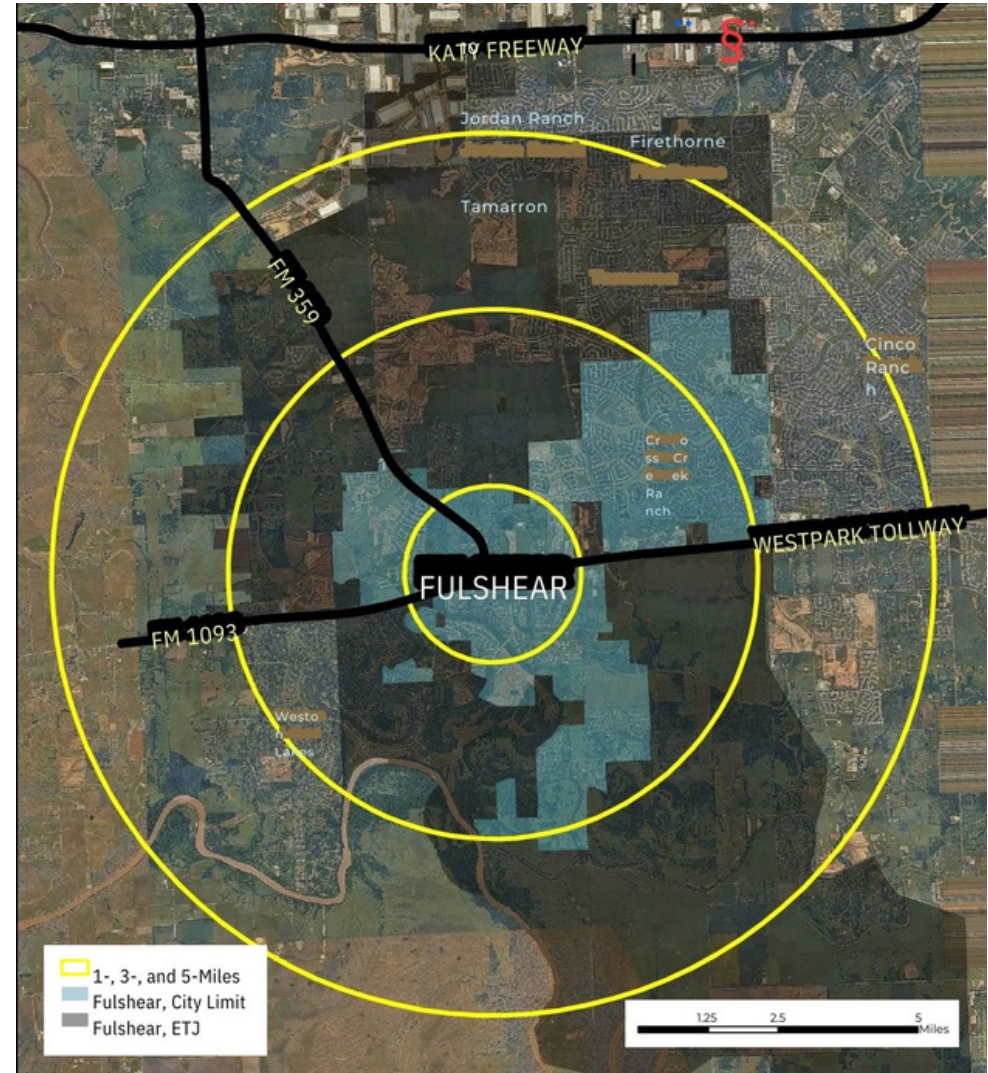
Median Housing Value **\$445,500**

Unemployment Rate **5.5%**

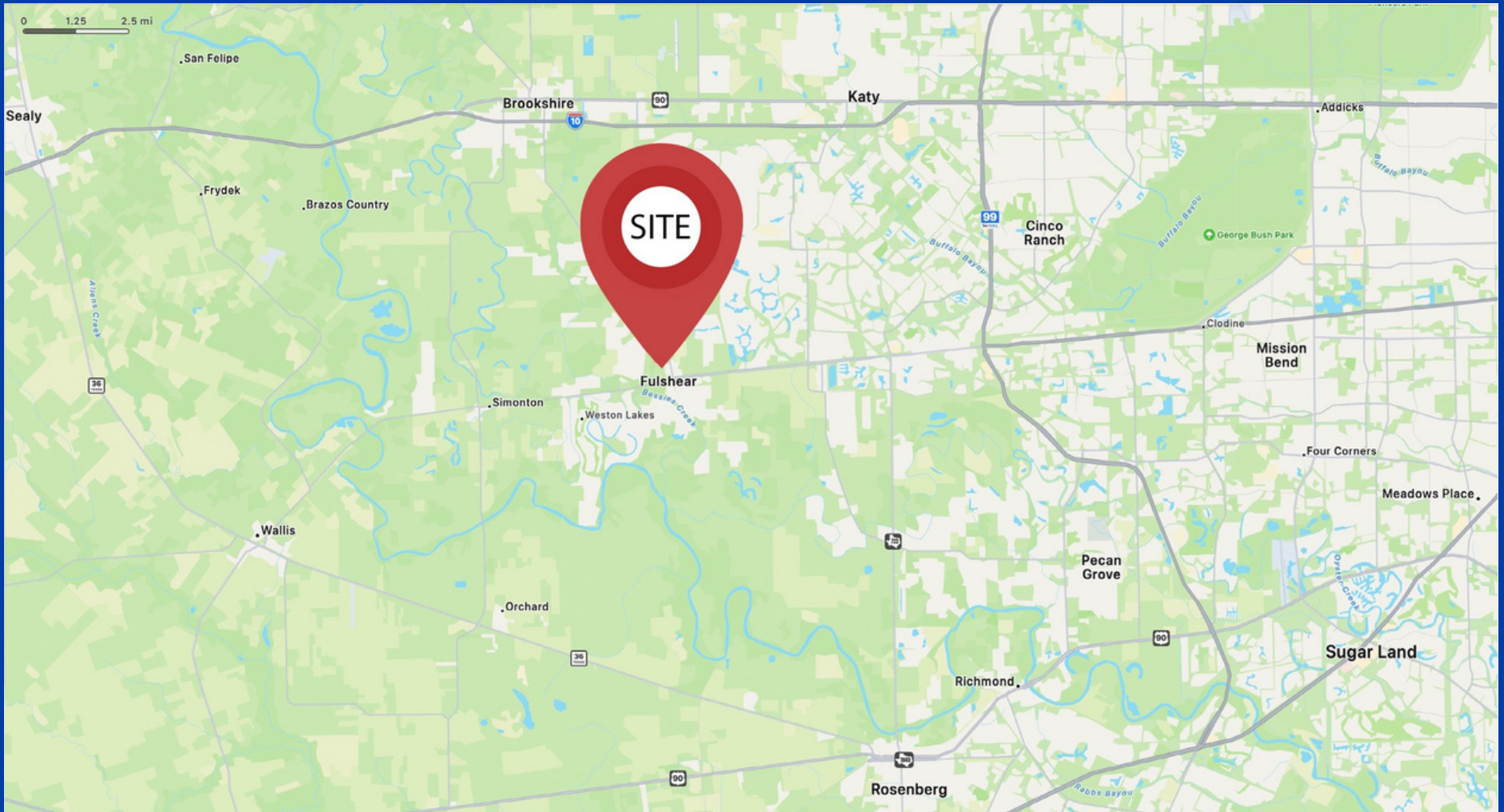
Mean Travel Time to Work (Minutes) **37.6**

Median Household Income **\$170,236**

Source: U.S. Census Bureau, 2021 American Community Survey, 5-Year Estimates



Location Overview



Location Select Retail

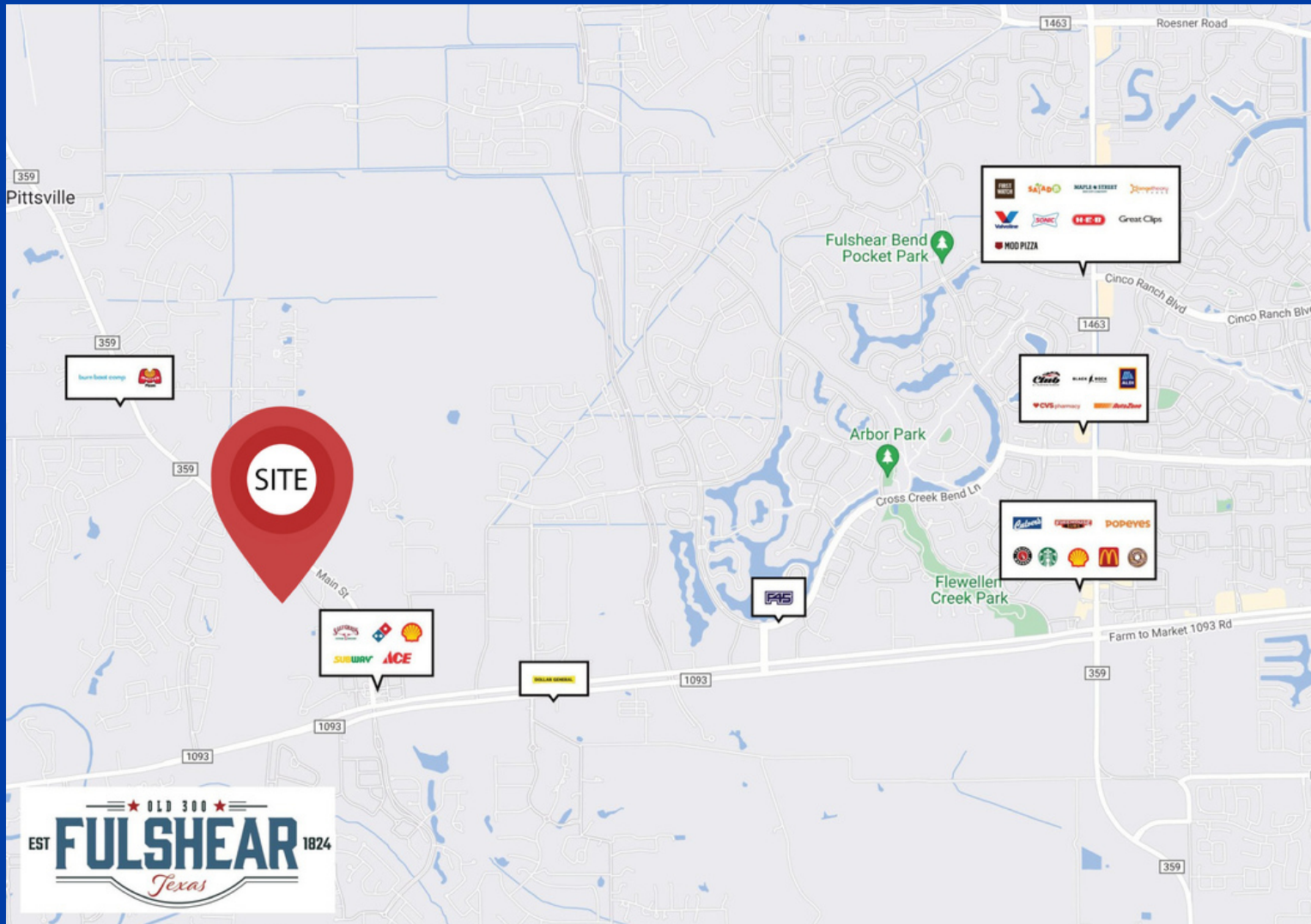
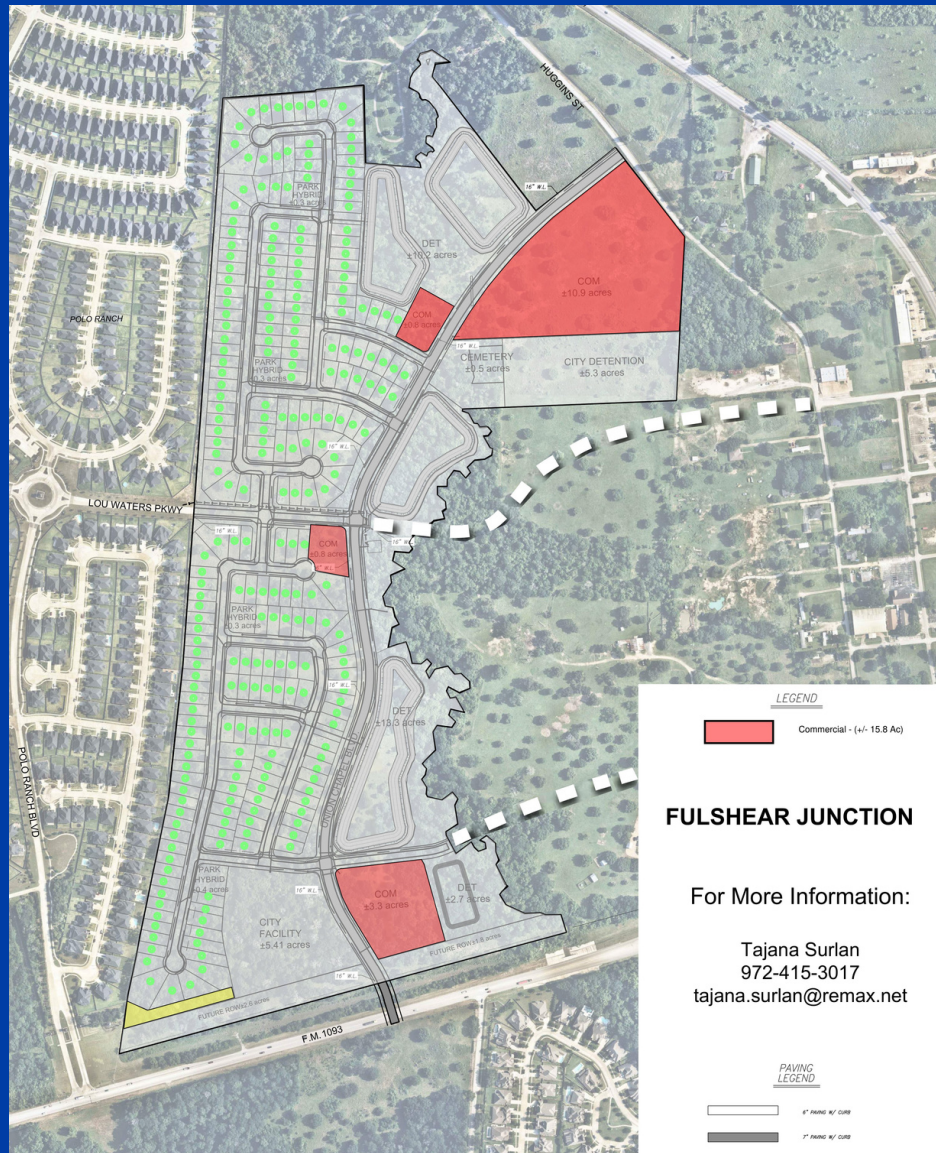
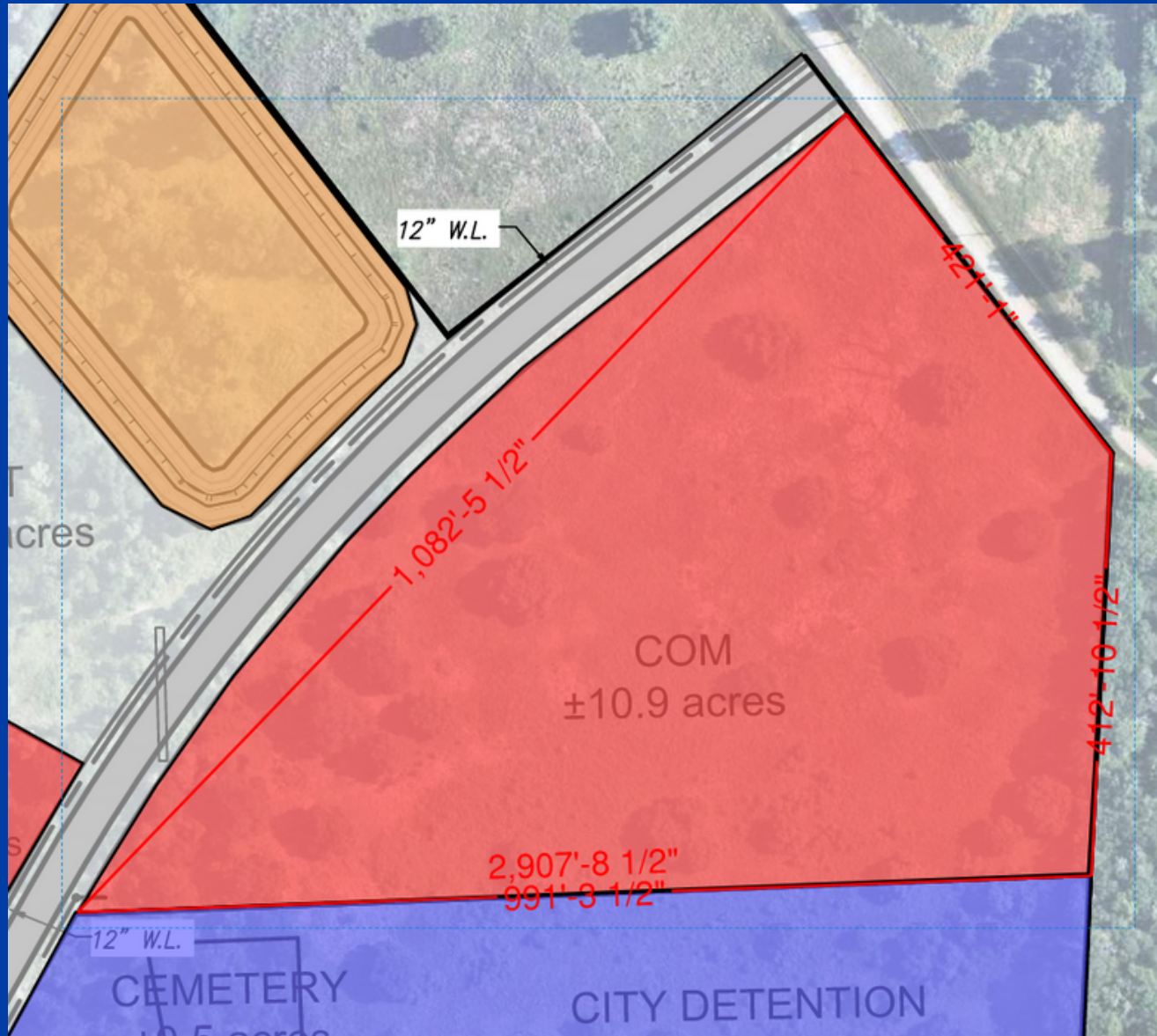


Image provided by The Retail Coach. Used with permission.

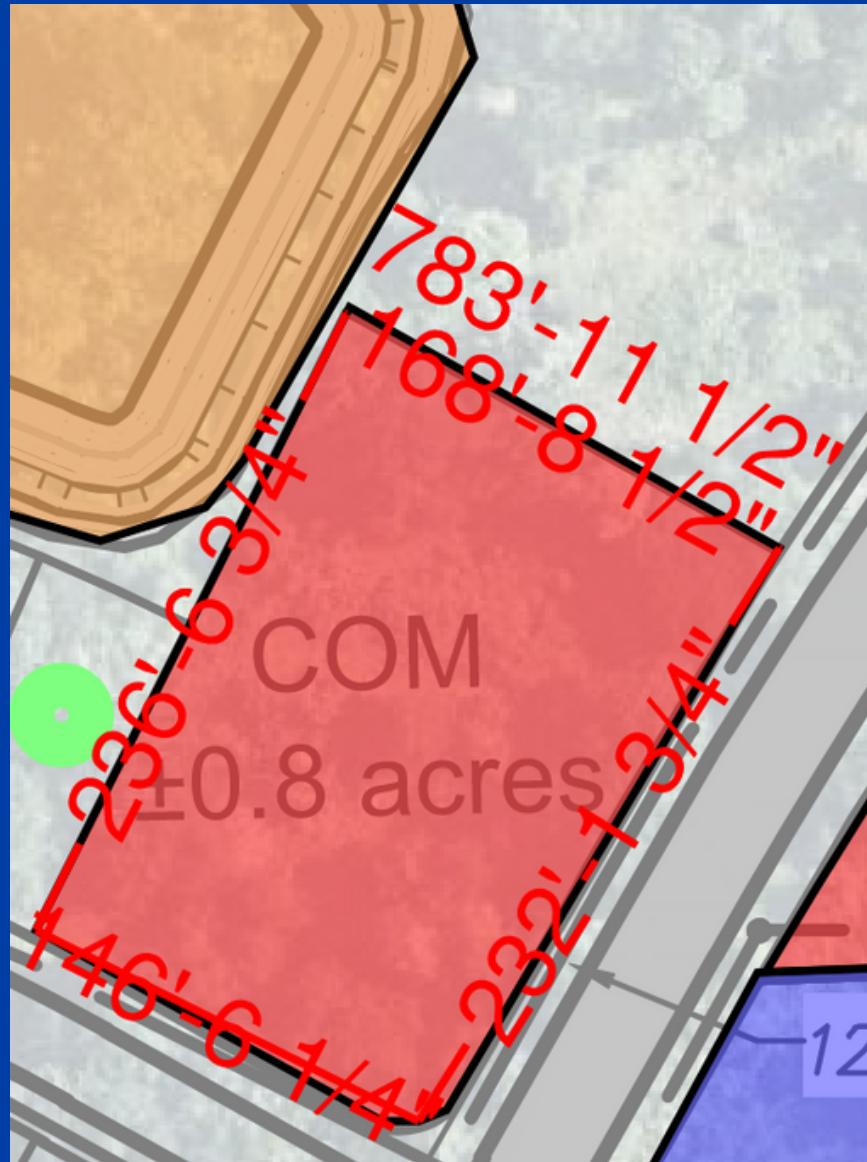
Fulshear Junction Site Locations



Fulshear Junction Site Detail



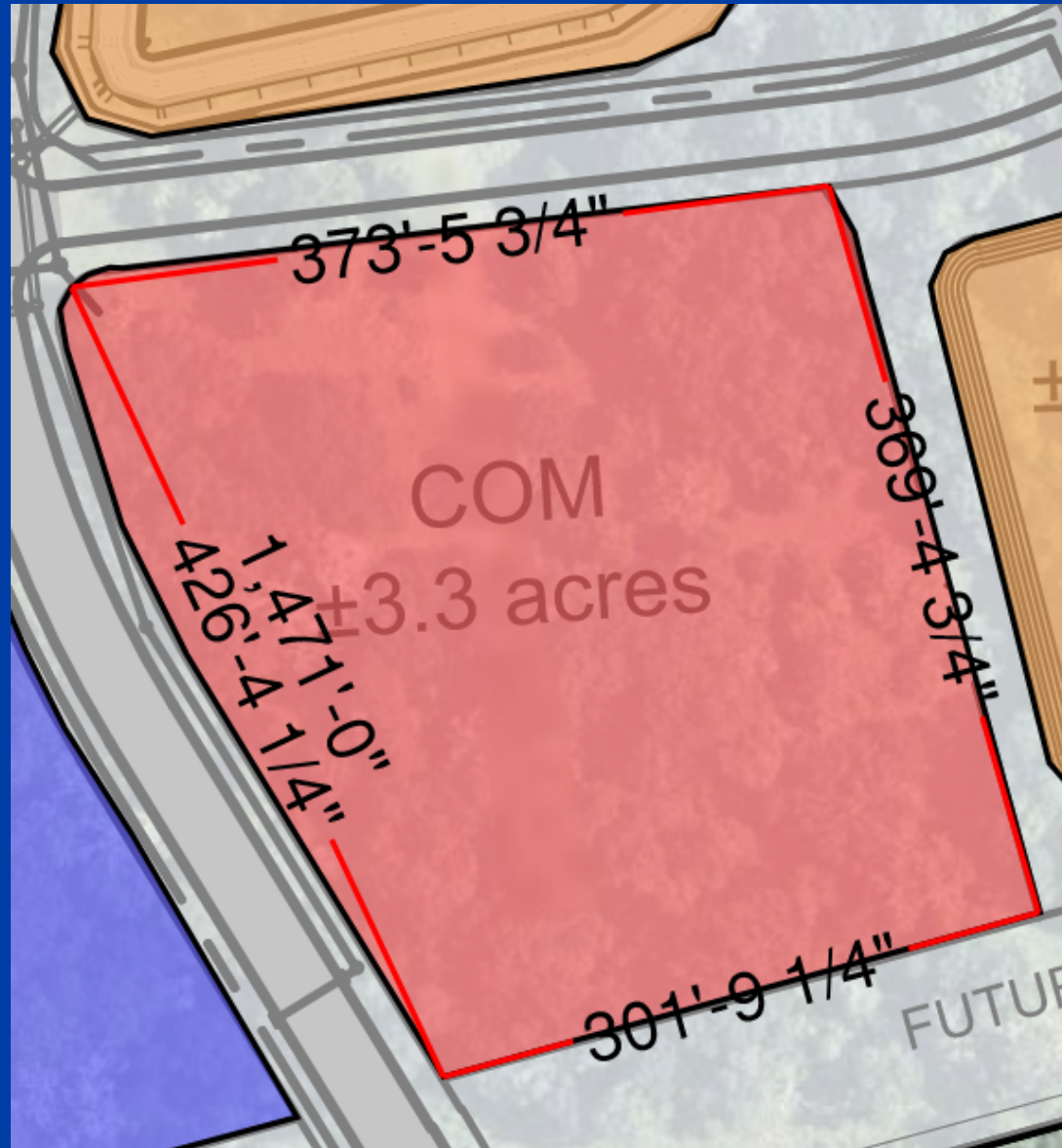
Fulshear Junction Site Detail



Fulshear Junction Site Detail



Fulshear Junction Site Detail



Property Information

- **Zoned Downtown District for Residential and Commercial Use**
- **Mixed-Use Planned Development Zoned and Pre-Engineered**
- **Commercial Pad Sites on Main St**
- **Commercial Frontage on Main St**
- **High Traffic Counts**
 - **FM 1463: 17,042 VPD**
 - **FM 1093: 19,598 VPD**
- **Future Jordan Ranch Road Connectivity Through Site**
- **City Utilities Available to Frontage of Main St**
- **No Zoning or MUD Tax**
- **Outside of Floodplain**
- **Best Use: Entertainment, Retail, Restaurant, Hotel, Medical, Assisted Living**


Location Highlights

- **Nestled Amongst High-Income Fulshear Master Planned Communities: Polo Ranch, DelWebb, Fulshear Run, Fulbrook, Fulbrook on Fulshear Creek, Cross Creek Ranch West, Pecan Ridge**
- **Adjacent to Polo Ranch**
- **Less than 0.5 Miles to Planned HEB**
- **Less than 1 mile from XAG Development Approved Town Center**
- **Near LCISD and Katy ISD Elementary, Middle, and High Schools**
- **Huge Upside Potential**

For More Information
Contact

Tajana Surlan

Your Texas Realtor

 972-415-3017

TAJANA.SURLAN@REMAX.NET



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.

RE/MAX Signature	9003718	roxie@remaxsignaturetx.com	(713) 636-3015
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Roxanna Gross	582453	roxanna.gross@gmail.com	(281) 748-9071
Designated Broker of Firm	License No.	Email	Phone
Roxanna Gross	582453	roxanna.gross@gmail.com	(281) 748-9071
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tajana Surlan	0728011	tajanasurlan@gmail.com	(713) 636-3015
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date