

FOR SALE

**±52,000 SF on ±7 Acres
Crossing at Katy Fulshear**

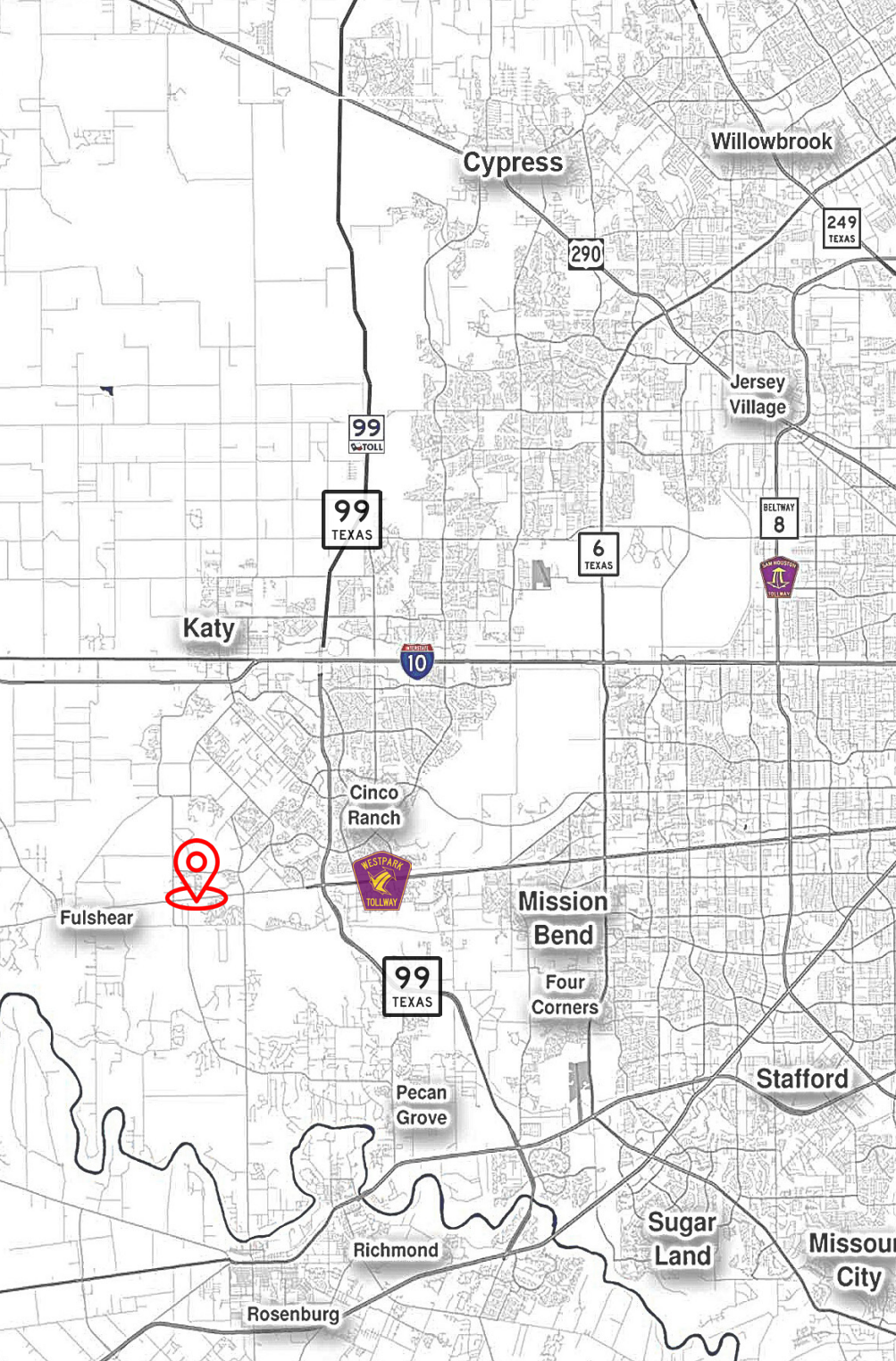
**CORNELIUS
NURSERY**

51,968 SF

7.07 Acres

Existing Theater or Redevelopment/Re-Use Opportunity

NEWCOR



PROPERTY FEATURES

Size: 51,968 SF on 7.07 Acres

Sale Price: Contact Broker

- Operating Theater-Tenant is Month-to-Month
- Walmart Supercenter Anchored
- 3 Of Top Ten Growing Subdivisions In The County Within 3 Miles
- 30% Projected Growth In 5 Years
- Reuse, church, athletic facilities, entertainment

DO NOT DISTURB TENANT

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population	12,948	87,528	179,887
2029 Population Proj.	15,562	105,668	217,594
Daytime Population	1,969	7,993	22,594
2024 Households	3,712	25,585	54,488
Avg HH Income	\$154,214	\$162,943	\$161,419

TRAFFIC COUNTS	COLLECTION ST	CROSS ST	TRAFFIC VOL.
2022	FM 1093 Rd	Flewellen	8,926
2022	FM 1093	FM 1463	22,939
2020	TX 45;RM 620	FM 1463	20,951
2022	FM 1463 Rd	Corbitt Rd	4,834
2020	TX 45;RM 620	Corbitt Rd	17,042

Crossing at Katy Fulshear



Jordan High School

Seven Meadows

Cross Creek Ranch

Cinco Ranch Southwest

Stanley Elementary

Seven Lakes High School

Westheimer Lakes

Logos in yellow box:

- McDonald's
- Starbucks
- Shell
- lumin LASH
- xfinity
- Popeyes

Logos in yellow box:

- Lowe's
- Walgreens
- PETCO
- Kroger
- SONIC
- Academy
- BANK OF AMERICA
- CHIPOTLE
- BURGER KING

Logos in yellow box:

- Walmart
- ROSS DRESS FOR LESS
- TJ-MAXX
- DOLLAR TREE
- ULTA BEAUTY
- The UPS Store
- Chick-fil-A
- Cane's
- LA FITNESS
- WELLS FARGO
- WATABISOCK
- PANDA EXPRESS

HOUSTON Methodist LEADING MEDICINE Emergency

Westheimer Lakes

Logos in yellow box:

- H-E-B
- Shell
- AVAALON NAIL LOUNGE

Lakes of Bella Terra



SITE

Crossing at Katy Fulshear

Walmart
Save money. Live better.

LA FITNESS

AT&T

Dufrédo

TACO BELL

KFC

SPRING CREEK BARBECUE

Freddy's STEAKBURGERS

PANDA EXPRESS

FIVE BELOW AMERICA'S BEST CONTACT LENSES, EYEGLASSES

ROSS DRESS FOR LESS

TJ-MAXX

PET SMART

DOLLAR TREE

FM 1093 Rd

ULTA BEAUTY

WELLS FARGO
GNC
UPS
Jenny Holm
Sweet & Assly
tropical CAFE
american family care

Chick-fil-A

Cane's

FM 1463 Rd

