

# FOUNDER'S HILL

## FULSHEAR, TEXAS

**NEW REGIONAL SHOPPING DESTINATION  
IN THE FASTEST-GROWING CITY IN TEXAS**



**MAIN STREET**  
COMMERCIAL PARTNERS



# ABOUT FOUNDER'S HILL

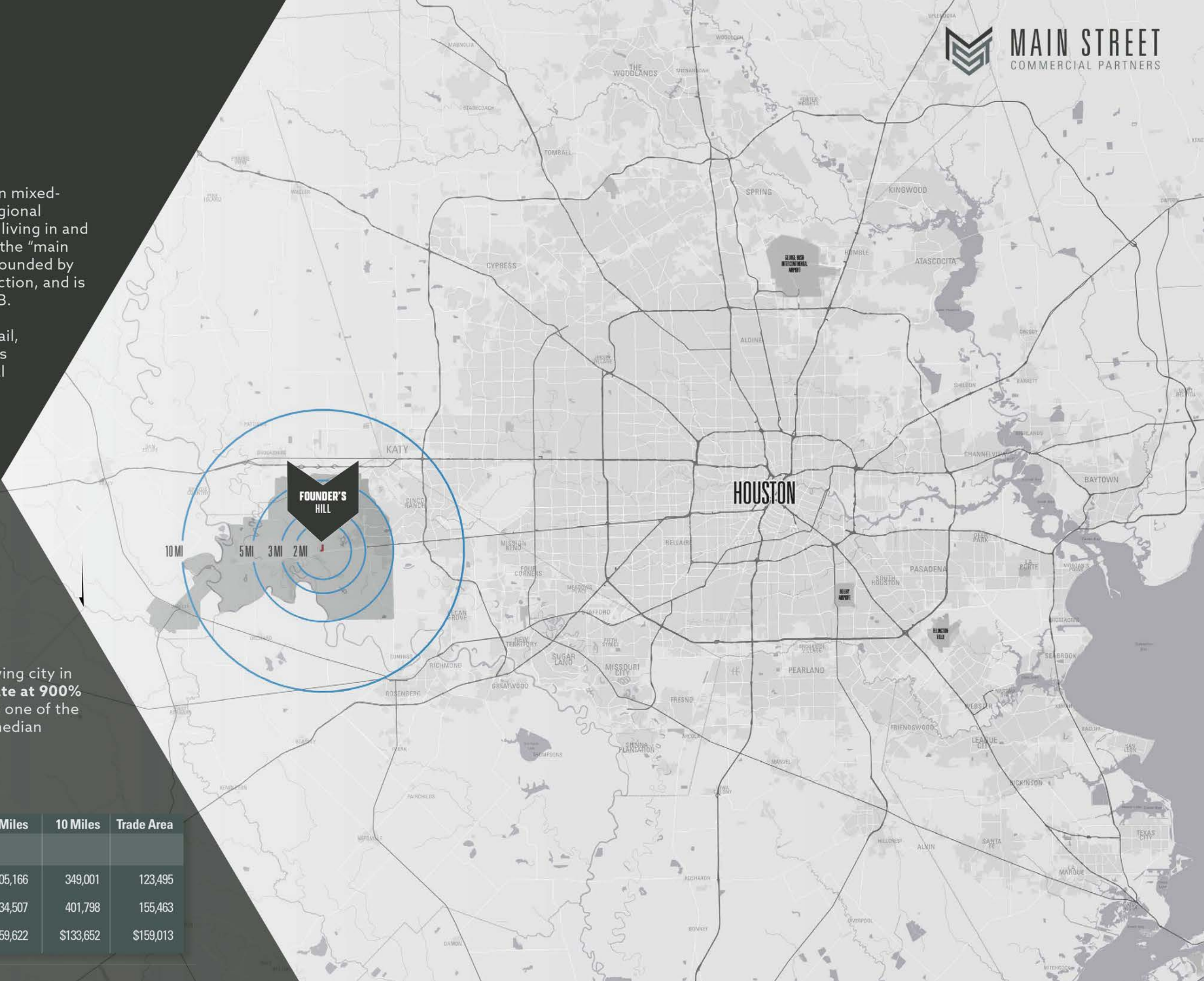
**Founder's Hill** is a new construction mixed-use project, and will be the next regional shopping destination for residents living in and around Fulshear, TX. Positioned at the "main & main" of Fulshear, the site is surrounded by unprecedented residential construction, and is shadow anchored by a future H-E-B.

This development will combine retail, dining, and entertainment concepts with office space, creating a central hub for both work and play.

## BOOMING WITH OPPORTUNITY

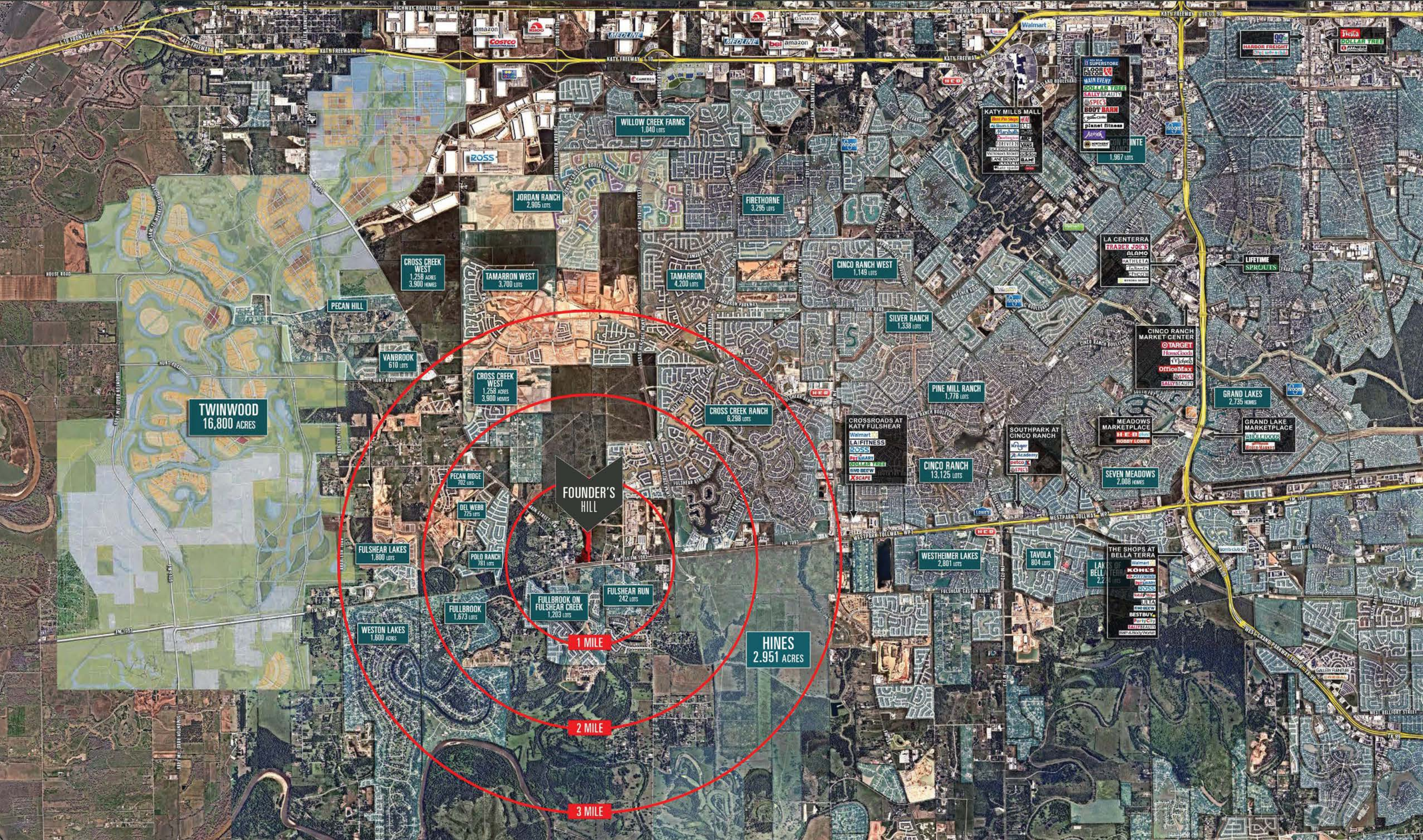
Fulshear is ranked the fastest-growing city in Texas, with a **population growth rate at 900%** over the past 8 years. The region is one of the wealthies areas in Houston, with median incomes nearing \$170,000.

	3 Miles	5 Miles	10 Miles	Trade Area
POPULATION SUMMARY				
2024 Total Population	23,670	105,166	349,001	123,495
2029 Total Population	32,630	134,507	401,798	155,463
2024 Median HH Income	\$163,828	\$159,622	\$133,652	\$159,013





# #1 FASTEST-GROWING CITY IN TEXAS

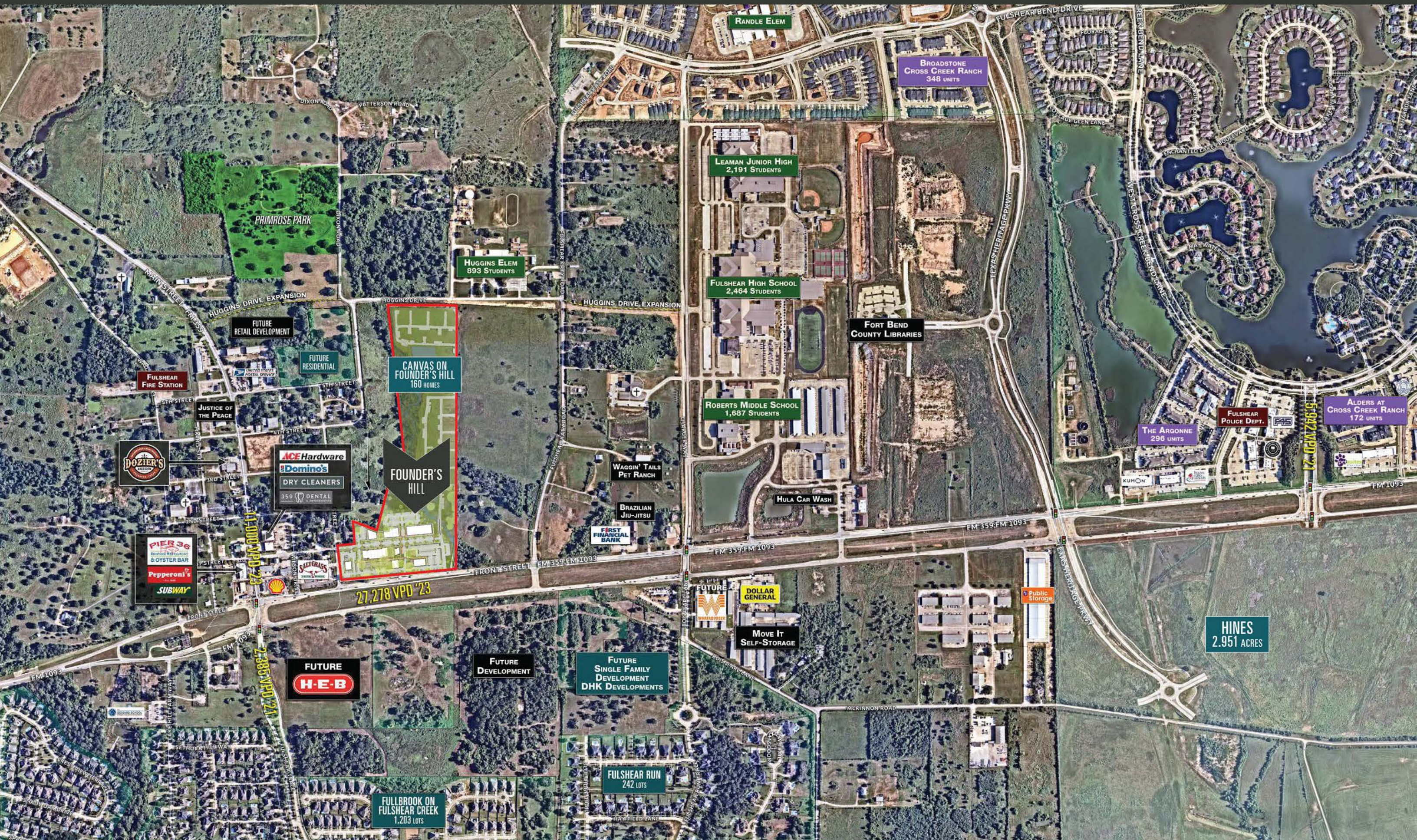




## THE “MAIN & MAIN” OF FULSHEAR



**MAIN STREET**  
COMMERCIAL PARTNERS





# HIGH GROWTH TRADE AREA





# SURROUNDED BY RESIDENTIAL CONSTRUCTION





# FOUNDER'S HILL PROJECT SCHEMA

Founder's Hill is primed to be a regional shopping destination in Fulshear, serving the community and surrounding areas. This mixed-use lifestyle center is near a signalized intersection and shadow-anchored by a future H-E-B.

The development will be constructed in multiple phases, and is currently pre-leasing Phase I. The project is comprised of retail, restaurant, office space, and pad site opportunities; see the Site Map for availability.

## ±33 AC MIXED USE DEVELOPMENT

15 ACRES	RESIDENTIAL HIGH DENSITY <i>UNDER CONSTRUCTION</i>
5.5 ACRES	CITY PARK <i>PUBLIC &amp; PRIVATE AREAS</i>
12.5 ACRES	MIXED USE CONSTRUCTION <i>PRE-LEASING PHASE I</i>





# > SITE MAP

## FOUNDER'S HILL

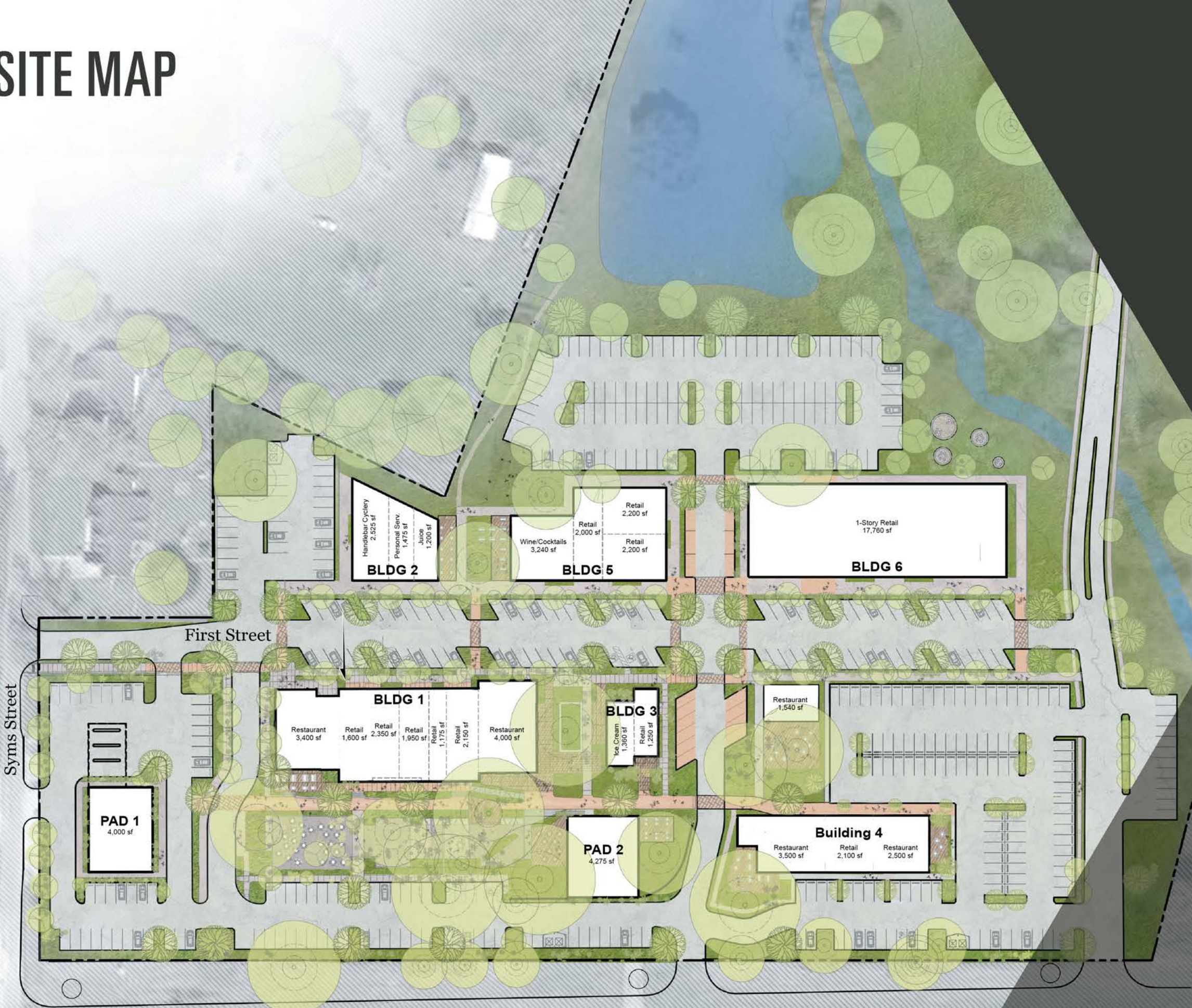
FIRST FLOOR AREA 76,545 SF

SECOND FLOOR AREA 24,160 SF

TOTAL PROPOSED AREA 100,705 SF

PARKING REQUIRED 403 SPACES

PARKING PROVIDED 517 SPACES





# FOUNDER'S HILL

## THE VISION

Founder's Hill will host a variety of end users, including retailers, various dining options, entertainment concepts and office/co-working space.

The project will incorporate urban amenities with beautiful landscaping and old-world character, establishing vibrant and walkable shopping destination. Bike-friendly walkways, shaded courtyards and family-friendly greenspaces enable the community to get the most out of the great outdoors.



- ✓ RETAIL & RECREATION CONCEPTS
- ✓ CURATED MIX OF DINING OPTIONS
- ✓ FAMILY-FRIENDLY ATMOSPHERE
- ✓ SPRAWLING GREEN SPACES



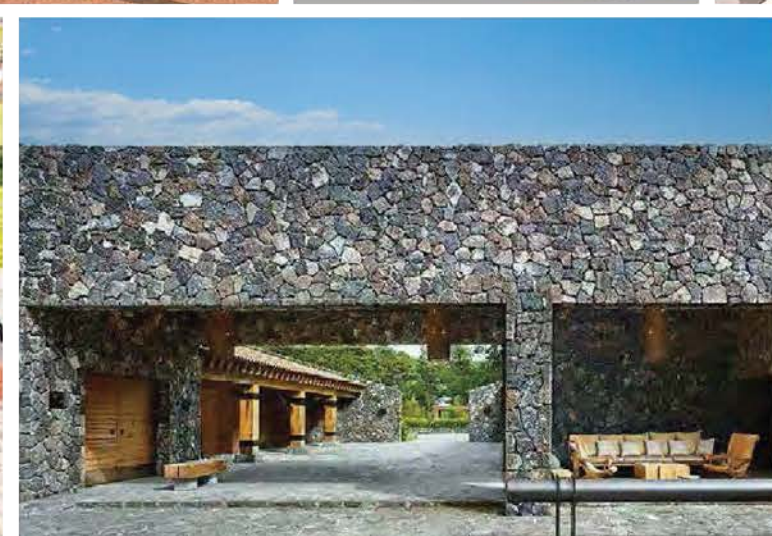


# FOUNDER'S HILL

## DESIGN ELEMENTS

This mixed-use lifestyle center pulls inspiration from nature, effortlessly blending natural elements - such as wood grain and stacked stone textures, with architectural landscaping using plants native to the region.

Mature trees will provide shade to designated pavillions for consumers to enjoy year-round. The new buildings will incorporate traditional southern design elements with a modern flair.





# FULSHEAR, TEXAS



Fulshear, Texas, is in the rapidly growing Fort Bend county, and quickly emerging as one of the most desirable places to live, work, and play within the Houston MSA. With a population growth rate at 900% over the past 8 years, Fulshear is ranked the #1 fastest-growing city in Texas. This rapidly-expanding community is quickly becoming a popular destination for those seeking a high quality of life, excellent schools, and easy access to Houston’s many amenities. Fulshear’s location has convenient access to Westpark Tollway and is just ±30 miles from Houston, allowing for easy navigation to and from anywhere in the major metro area. This ease of transportation, unprecedented population growth, and recognition as one of the *Safest Cities in Texas* make Fulshear an attractive location for residents and businesses alike.

As the demand for housing has increased in the Houston MSA, Fulshear has seen a surge in residential construction, particularly in the single-family market. Numerous multi-phase residential developments are under construction in the immediate trade area, one of the largest being the ±4,000-AC Cross Creek master planned community. These affordable new construction homes have been a significant factor in attracting new residents, and as with most modern cities, “retail follows rooftops”.

The area has grown in the past decade, and so too has the local economy, with new businesses opening to meet the needs of the expanding community. Additionally, the city’s recent investment in infrastructure, including new highways and public transportation options contribute to a high quality of life for its residents. With its excellent schools, safe neighborhoods, and abundant recreational opportunities, Fulshear’s family-friendly amenities and strong sense of community make it a great place to call home.



## CROSS CREEK WEST



### Cross Creek West

- 1,170 Lots
- Under Construction
- Homes from \$300's - \$680's

## FULBROOK ON FULSHEAR CREEK



### Fulbrook on Fulshear Lakes

- 1,258 Lots
- Currently Constructing Phase IV
- Homes from \$400's - \$900's

## POLO RANCH



### Polo Ranch

- 781 Lots
- Under Construction
- Homes from the low \$300's

## Del Webb



### Del Webb - Fulshear

- 725 Lots
- Under Construction
- Homes from \$280's to \$600's

## Pecan Ridge



### Pecan Ridge

- 796 Lots
- Under Construction
- Homes from the mid \$300's

## TAMARRON



### Tamarron West

- 3,700 Lots
- Under Construction
- Homes from the low \$300's

**FORT BEND IS ONE OF THE FASTEST-GROWING COUNTIES**  
In the United States

**7<sup>th</sup>**

**BEST PLACE TO LIVE IN THE U.S.A.**  
- Money Magazine, 2018

**EASY ACCESS TO WESTPARK & GRAND PKWY**

**\$466K MEDIAN HOME VALUE**  
1 mile radius of Site ('22)
































# FOUNDER'S HILL

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CONNOR LYNCH &  
ANDERSON SMITH

 281.768.8000

 [WWW.MAINSTCP.COM](http://WWW.MAINSTCP.COM)

  
**MAIN STREET**  
COMMERCIAL PARTNERS





INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:  
The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:  
The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:  
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless

authorized in writing to do so by the buyer; and  
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT		DATE	