



Marcel Gardens For Lease

Various SF Available (will subdivide)
NEC FM 1093 & Skyline Rd.
Fulshear, TX 77441

 **JLL** SEE A BRIGHTER WAY


MARCEL

Property Overview & Demographics

- Location** NEC of FM 1093 & Skyline Rd
Fulshear, TX 77441
-
- Size** 55,723 SF GLA (gym not included)
4 Buildings Total - 1: 2 story building
-
- Details** Join ArchoFit Gym & Celebree Day School
Shell Space: depths from 68" – 90"
All Spaces have rear access to access to common courtyard
Shared grease traps
+/- 400 parks
-
- Availabilities** Building A: 3420 SF
Building B: 14726 SF
Building D: +/-11207 *patio available
-
- Pricing** \$low-mid 30's psf/yr (1st floor)
\$mid-high 20's psf/yr (2nd floor)
*wigggle room on rent
Est. NNN (2025): \$10's psf/yr
TIA: \$50 - \$60 psf



Schools within a 2-mile radius
10,150 Students



	1 mile	3 miles	5 miles
Estimated daytime population	2,898	33,430	97,467
Estimated population growth	8.51%	3.87%	3.67%
Estimated households	1,209	13,317	41,024
Estimated median household income	\$143,153	\$152,595	\$147,987

Residential Aerial

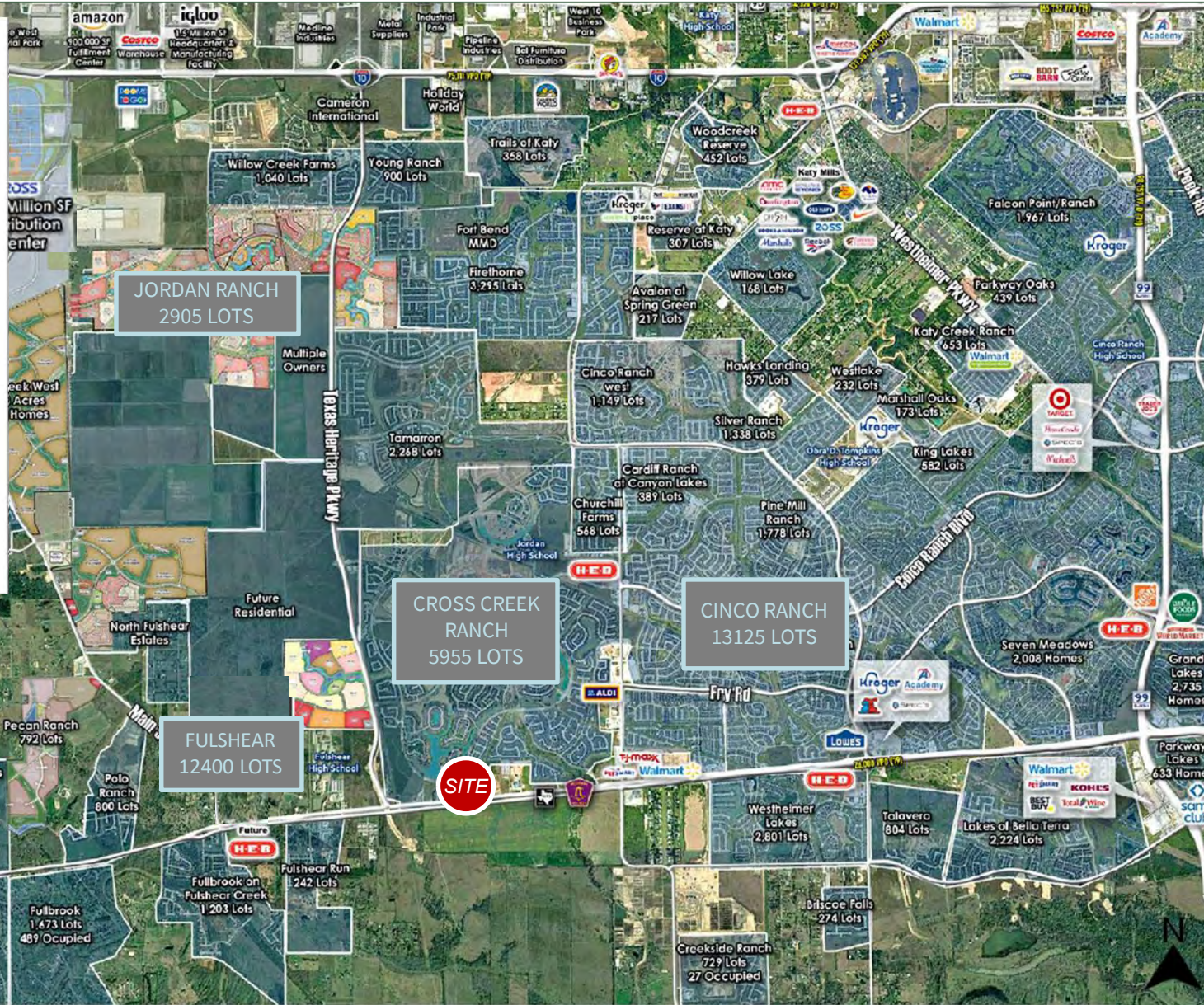
DRIVE TIME TO SITE

- 08 min - Grand Pkwy & FM 1093 (Bella Terra)
- 10 min - Simonton
- 11 min - ParkWest Business Park (328K SF)
- 12 min - Empire West Business Park (3.3M SF)
- 12 min - LaCenterra
- 17 min - Grand Pkwy & I-10 (Katy Mills Mall)
- 20 min - Westchase Business Park (16M SF)
- 23 min - Sugar Land
- 26 min - Galleria Business Park (28M SF)
- 26 min - Katy Freeway East (Memorial City) (1.8M)
- 34 min - Downtown-CBD (50M SF)
- Toyota Center, Minute Maid PSITKLJark etc
- 38 min - Hobby
- 45 min - Intercontinental Airport
- 80 min - Galveston
- 130 min - Austin

Fulshear to Downtown is equidistance from
Downtown to: Spring, Kingwood, Sugar Land
and League City.

53,255 homes
within a 5-mile radius

Occupied	39,666
Future	9,572
Vacant	285
Under Const	833
Anl Closings	2,618



Market Aerial



Close Up Aerial



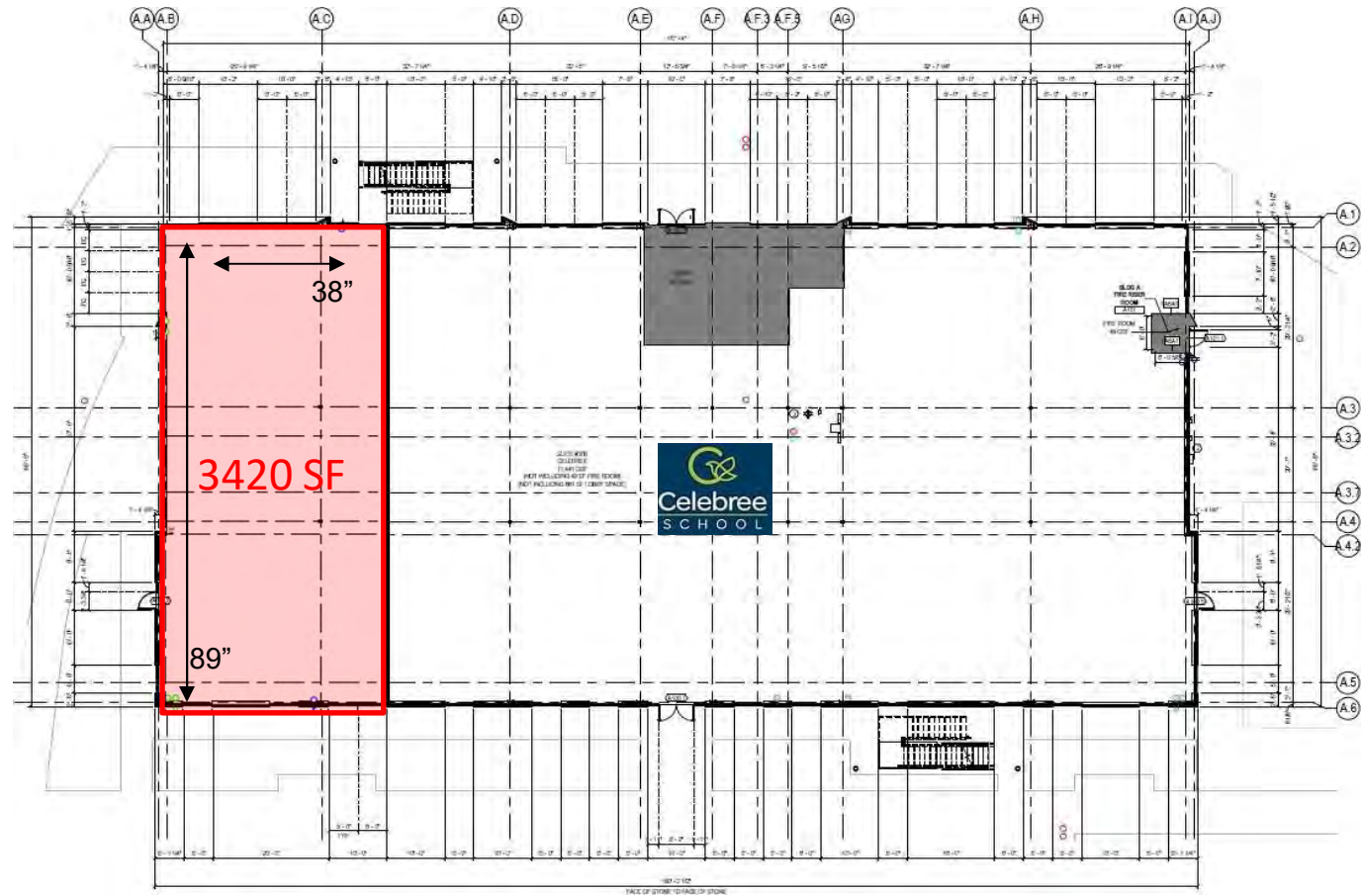
Site Plan



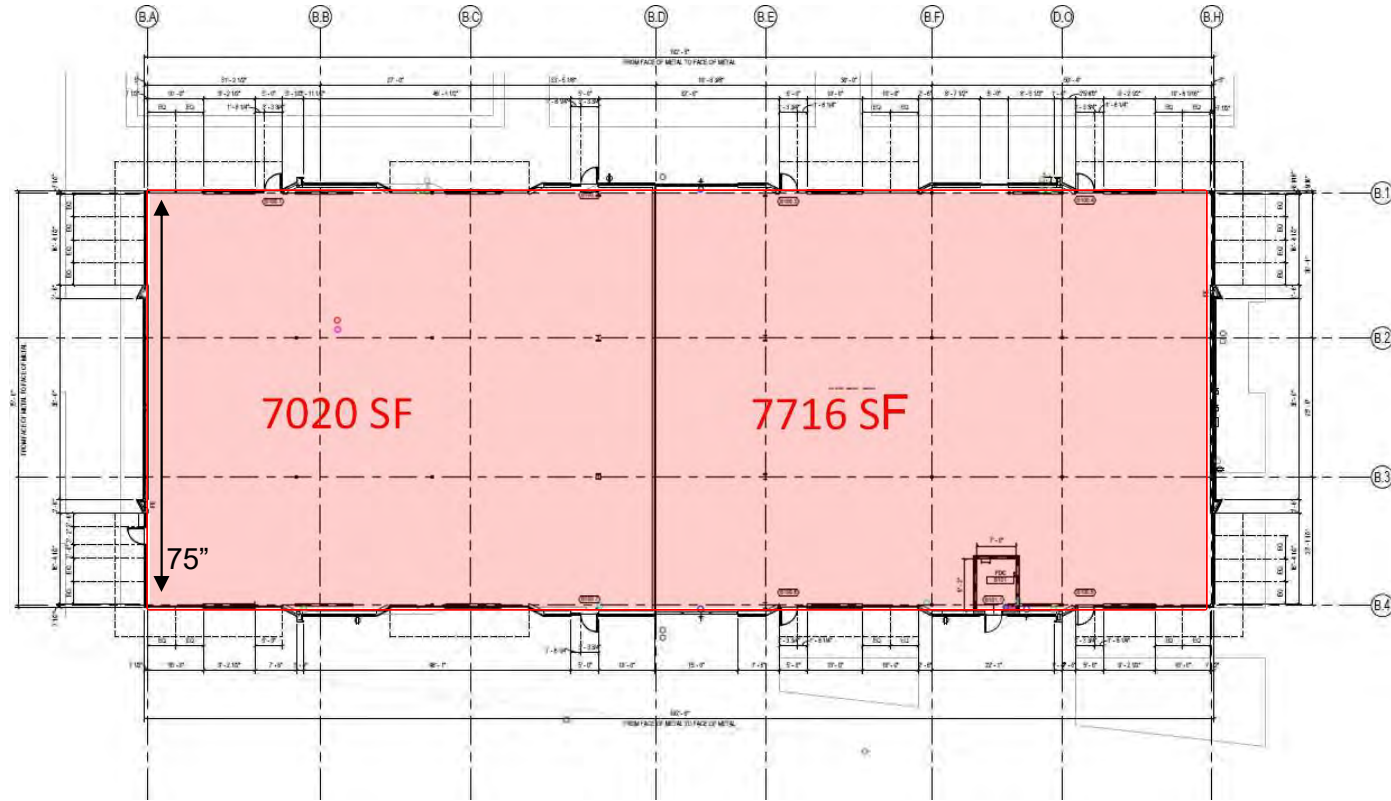
FM 1093

Building Renderings - Building A

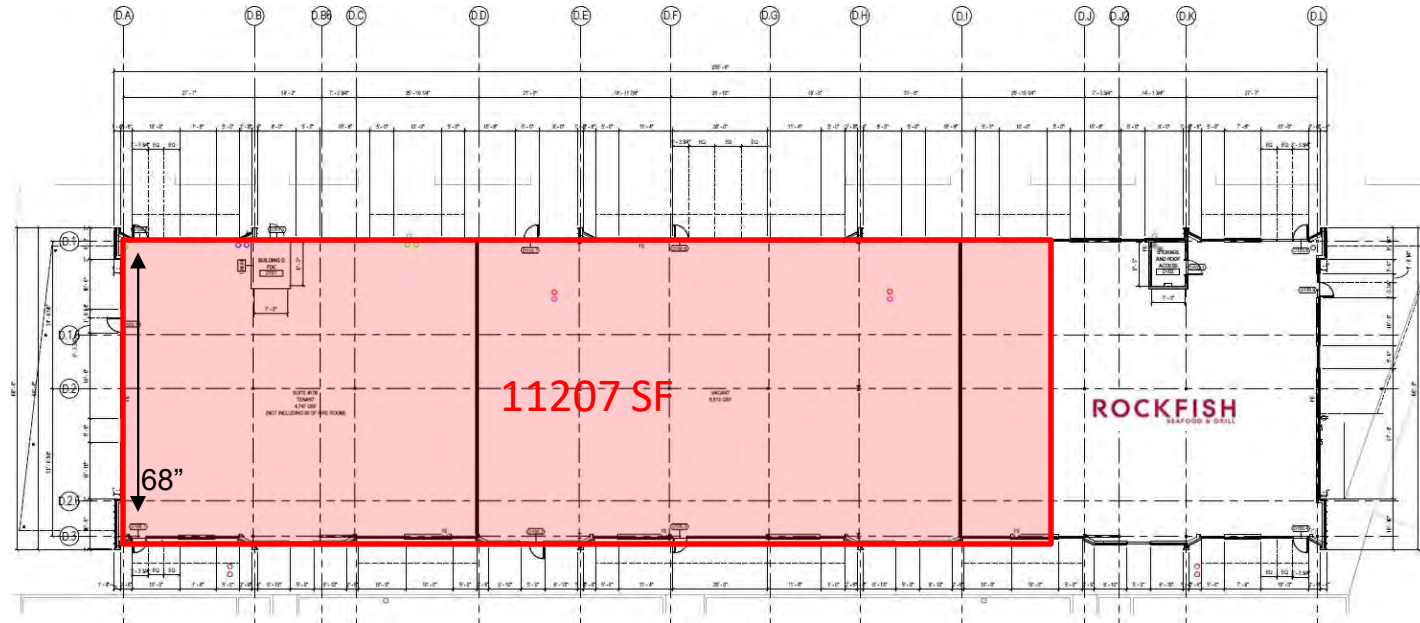
2-Story Building



Building Renderings - Building B



Building Renderings - Building D



Market Demographics

1C

LifeMode Group: Affluent Estates

Boomburbs

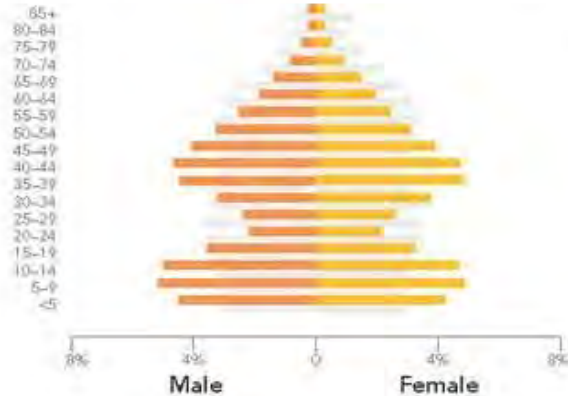


TAPESTRY
SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

Median Age: **34.0** US: 38.2

■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **63.2** US: 64.0



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

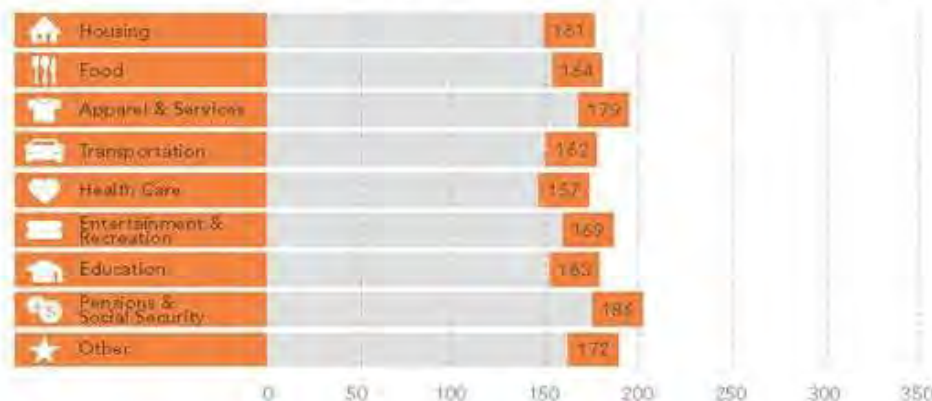


Median Net Worth



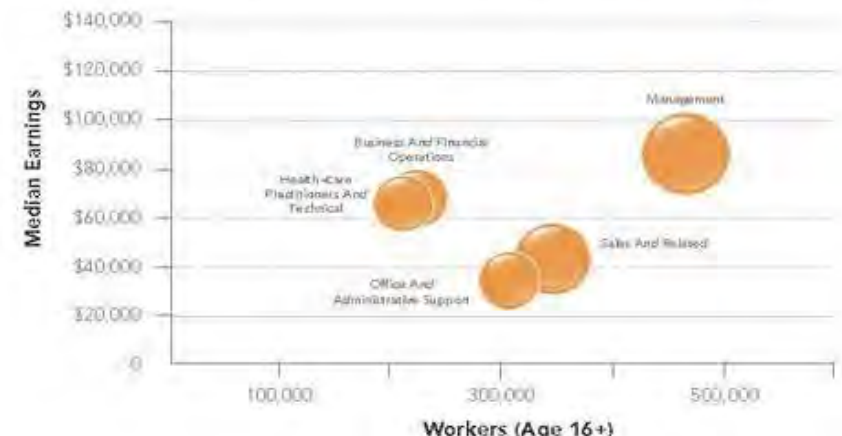
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



At a Glance

Fort Bend

Geography

1 of 9

Counties

In the Houston MSA

875.0

Square miles

larger than the city of New York and Los Angeles combined

Population & Demos



858.5

Thousands

residents in the Fort Bend County



1.1

Million

Estimated 2030 population (ESR)

Economy



\$27.9 Billion GDP [2020]



\$129,049

Average Household Income



\$33,600

GDP per Capita [2020]

Employment

401,460 Jobs in the Fort Bend County
4.5% increase year-over-year from August 2022

17,100

New jobs created Year-Over-Year (August 2022)

+54.9%

Housing Units Growth from 2010 to 2022 Q3

Fort Bend County



FBISD

Innovation Hub

27th

In the nation for Innovation Index/Capacity (StatsAmerica)



Three networked and fully integrated Innovation Hubs spread

Microsoft Showcase

FBISD is selected for a technology incubator program

Local Businesses



16,710

Total Establishments

Airports & Ports



Sugar Land Airport & Houston Southwest Airport

With George Bush Intercontinental Airport and Hobby Airport nearby

Houston Ship Channel Ranks #1 in Nation

1st

In Domestic & Foreign Waterborne Tonnage

Diverse Blend of Companies



FLUOR



FedEx

amazon



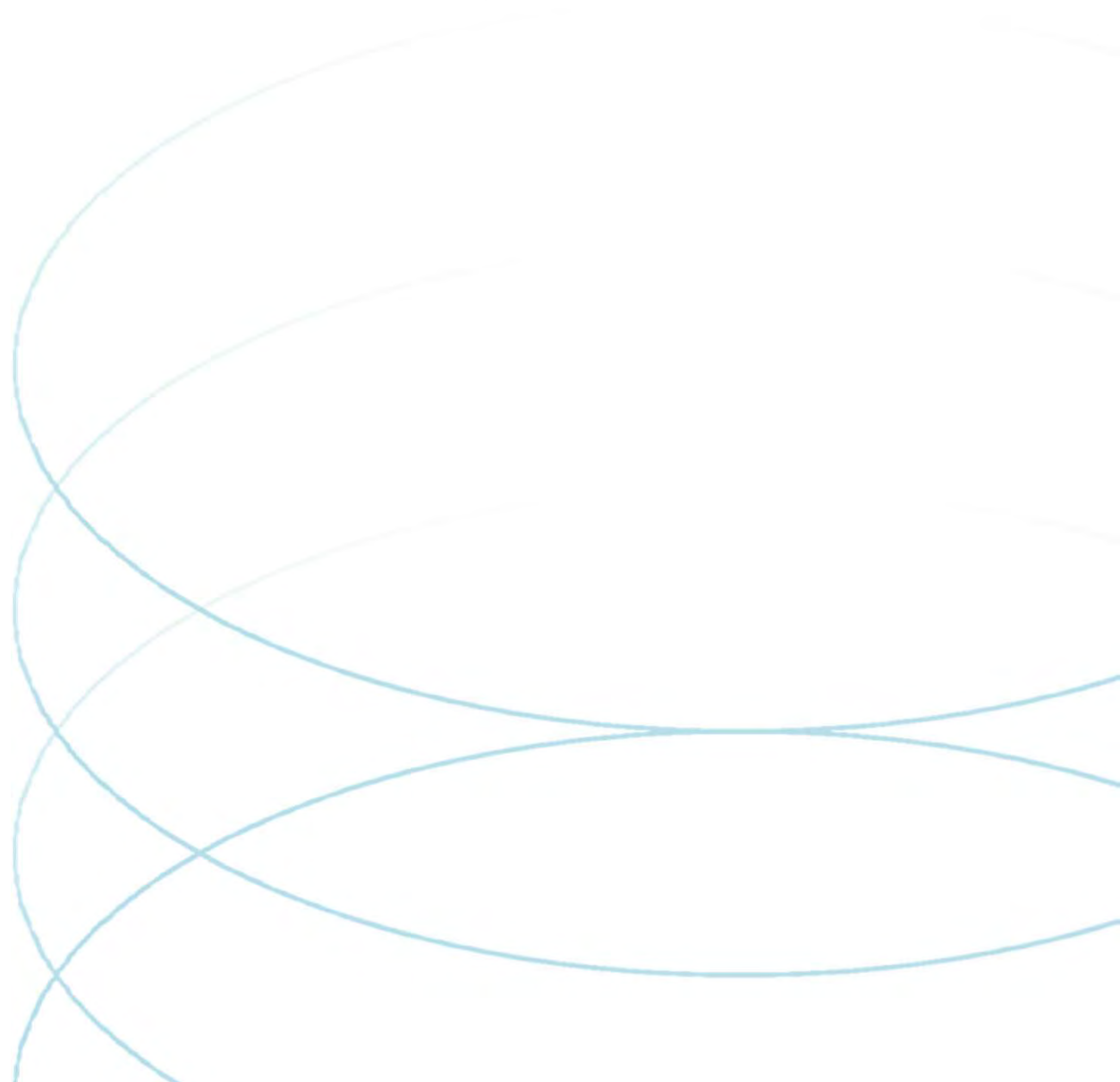
DOLLAR TREE



CHAMPIONX



BEST BUY



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