

# FOR LEASE



## *Fulshear Gateway*

Retail Space For Lease

7355 FM 359 Rd S. | Fulshear, TX 77441

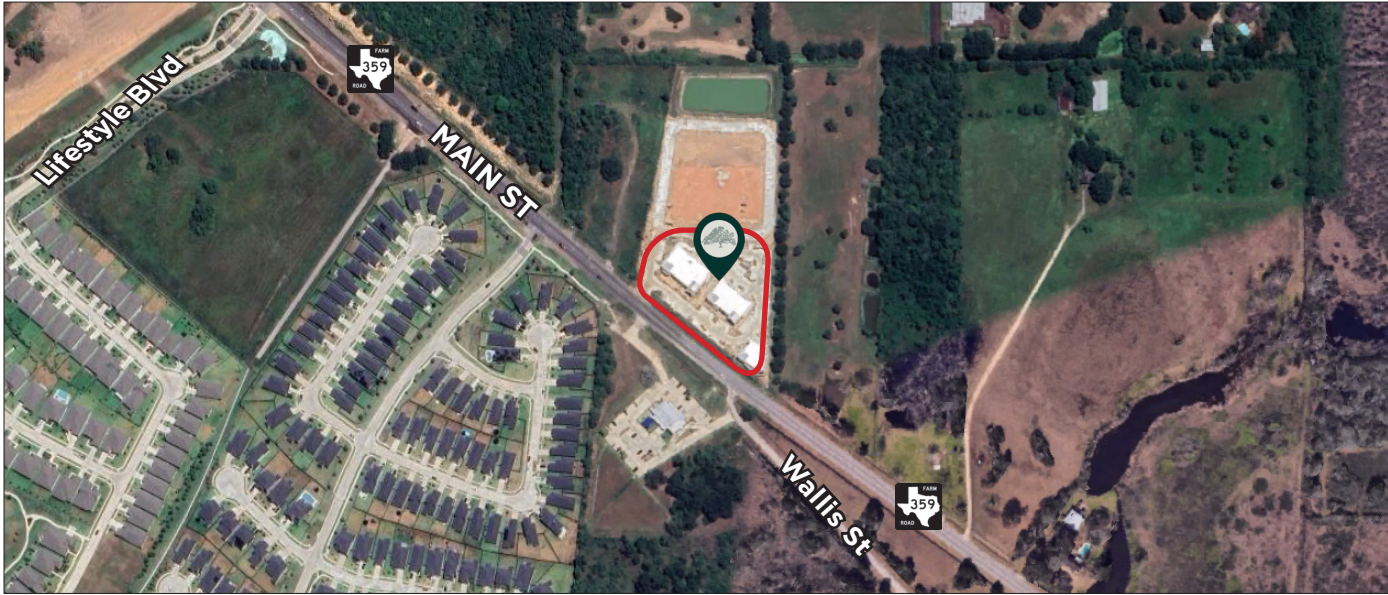
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LANDPARK

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# PROPERTY INFO



## PROPERTY HIGHLIGHTS

-  New Construction Retail Center comprised of three beautiful buildings
-  Located along FM 359 within the City of Fulshear's "Downtown District"
-  Conveniently located just minutes from FM-1093
-  Inline, drive-thru and end cap with patio space options available
-  Close proximity to new communities, new development, shopping, and dining
-  Easy Access to I-10, Westpark Toll, and FM 359

## PROPERTY DESCRIPTION

Fulshear Gateway is a new retail center located at 7355 FM 359 Rd S. in the heart of the City of Fulshear's Downtown District. The project offers modern, flexible retail space with excellent visibility and direct frontage along FM 359, a major thoroughfare with steady traffic flow.

The center consists of three buildings with divisible space options to accommodate a variety of retail, restaurant, and service users. Building A offers 1,200–8,700 SF, Building B offers 1,200–7,300 SF, and Building C provides a 4,000 SF opportunity. The property is conveniently located just minutes from FM 1093, providing easy access to surrounding communities and regional traffic.

Situated in one of Fort Bend County's fastest-growing communities, Fulshear Gateway benefits from strong demographics and rapid population growth. The center is surrounded by new residential master-planned communities, schools, and expanding retail centers, making it an ideal location for retailers seeking long-term growth and exposure.

## SPACE AVAILABILITY

SPACE	SF	RATE (sf/yr)
A-1	1,954 SF (Drive-Thru)	\$37.00 NNN
A-3	917-4,189 SF Divisible	\$35.00-\$37.00 NNN
B	1,296-7,300 SF Divisible	\$35.00-\$37.00 NNN
C	4,000 SF	\$38.00 NNN

## POPULATION

	1 mile	3 miles	5 miles
2024 Population	1,701	18,412	82,594
2029 Population Projection	2,035	22,218	99,386

## INCOME

	1 mile	3 miles	5 miles
Avg HH Income	\$154,785	\$171,787	\$169,265
Med HH Income	\$123,170	\$138,300	\$145,353

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# RENDERINGS



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# PHOTOS



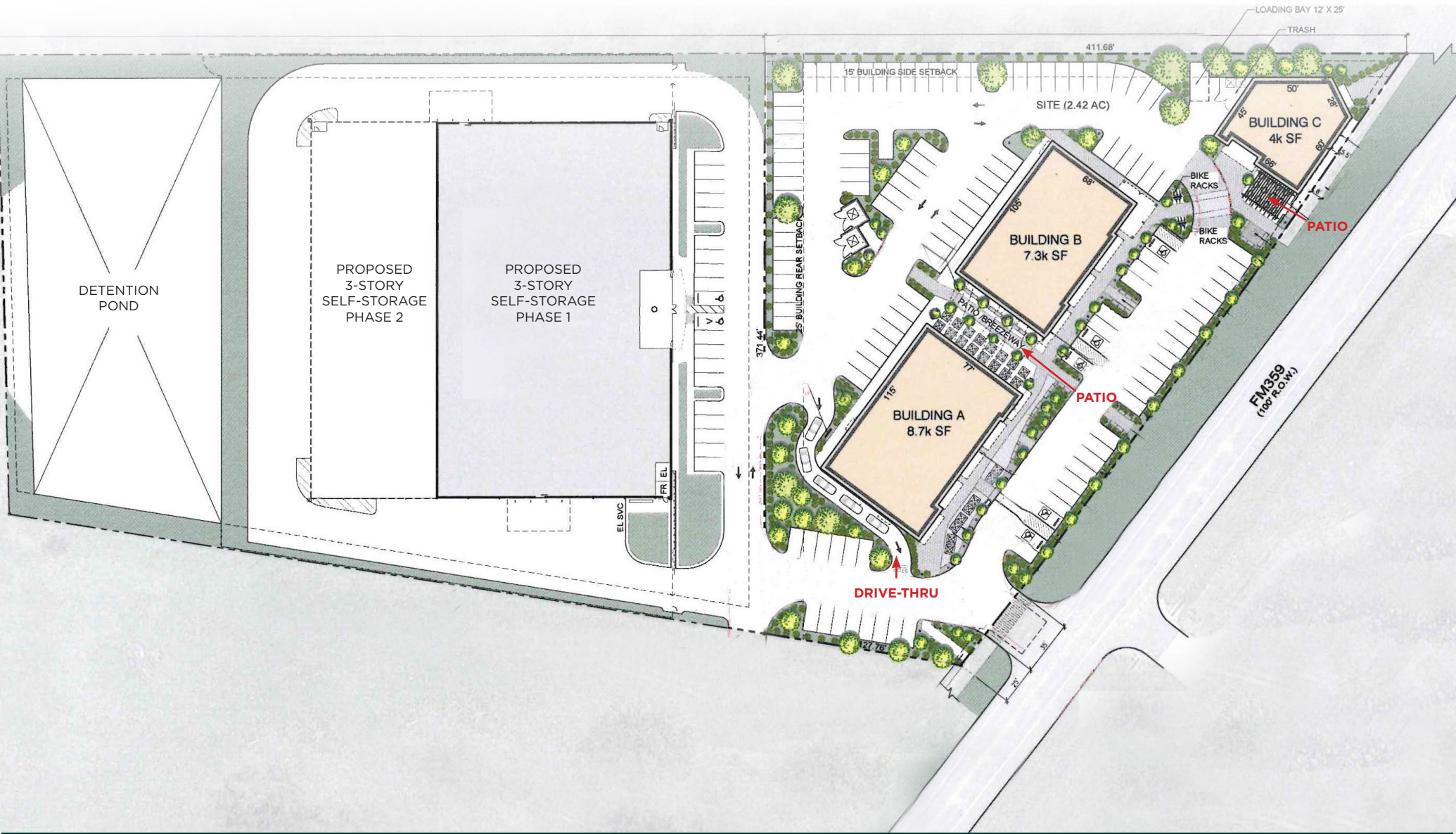
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# MASTER SITE PLAN



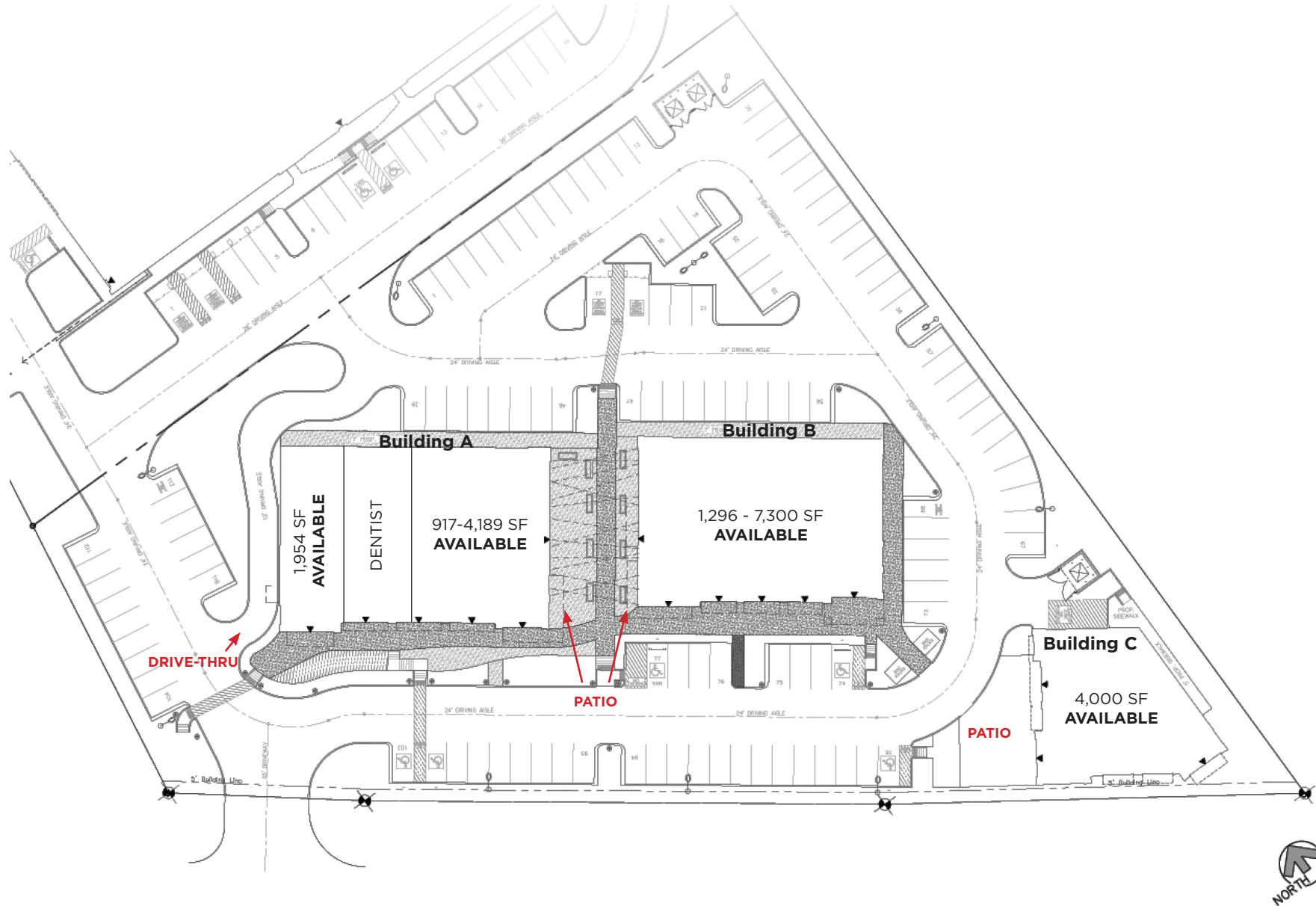
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# RETAIL SITE PLAN



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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



2-10-2025

**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. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Allen McGrath	611273	wmcgrath@landparkco.com	(281) 822-6519
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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