



SIZE

59,803 square feet

DEMOGRAPHICS

| 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|
| Population | | |
| 17,192 | 101,878 | 189,502 |
| Households | | |
| 4,663 | 29,241 | 57,419 |
| Median HH Income (\$) | | |
| 167,927 | 156,412 | 149,769 |

MAJOR TENANT(S)

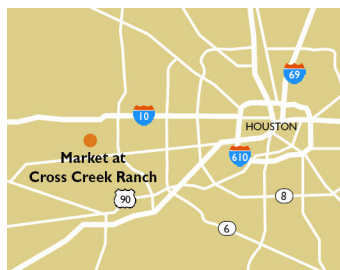
MOD Pizza
Orangetheory Fitness
Pacific Dental
Great Clips

LEASING CONTACT

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jotoole@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

27120 Fulshear Bend Drive | Fulshear, TX 77441

PROPERTY HIGHLIGHTS

- H-E-B shadow-anchored shopping center with key national tenants: First Watch, MOD Pizza, Orangetheory Fitness and Piada
- Population exceeds 101,800 in a three-mile radius with an average household income greater than \$178,500
- Located at the high-traffic intersection of FM 1463 Road and Fulshear Bend Drive



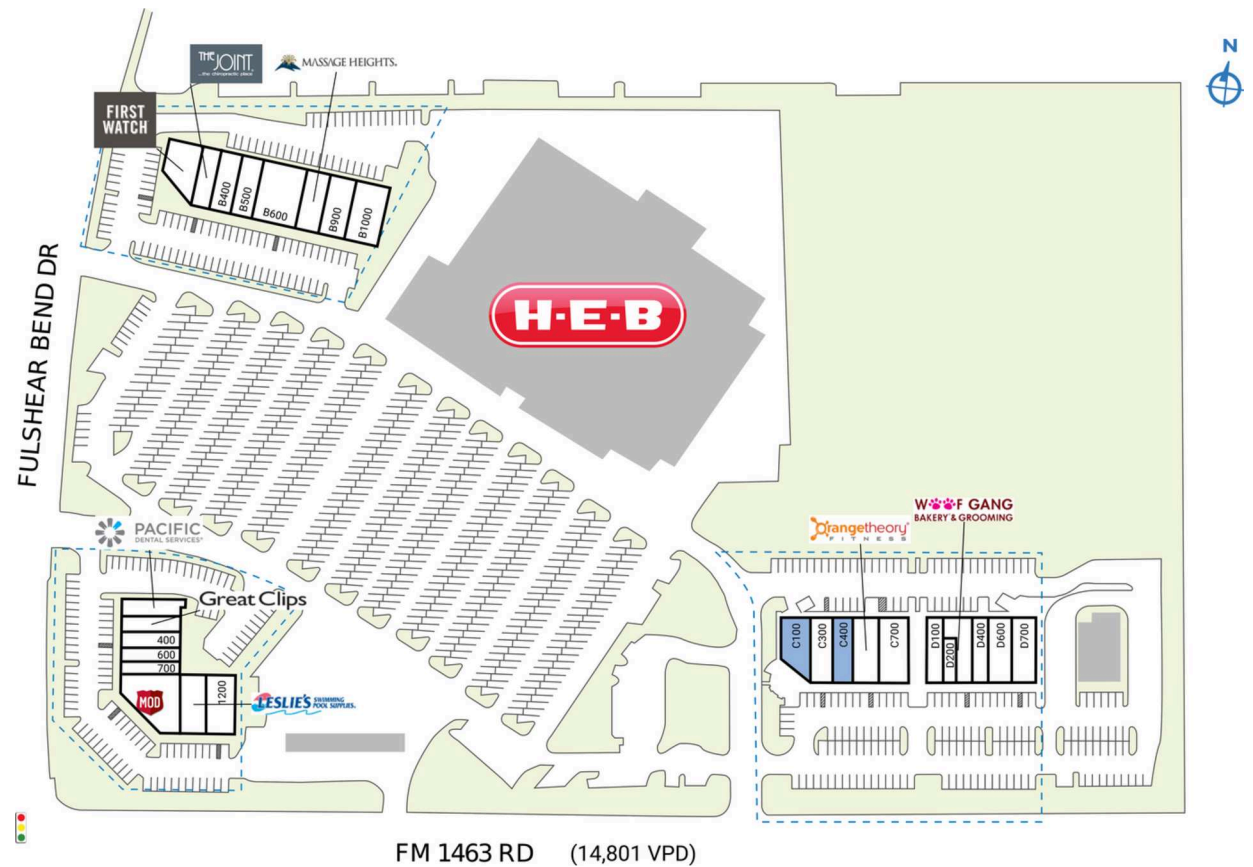
MARKET AT CROSS CREEK RANCH

27120 Fulshear Bend Drive | Fulshear, TX 77441

| SPACE | TENANT | SQ. FT. | | | |
|-------|------------------------------|----------|-----------------------------|--|----------|
| B100 | First Watch | 3,515 SF | D400 | Eyecare Redefined | 1,800 SF |
| B1000 | Twin Liquors | 3,405 SF | D600 | De Lash N Brow Studio | 1,216 SF |
| B300 | The Joint | 1,726 SF | D700 | Piada | 2,387 SF |
| B400 | Urban Bird | 2,139 SF | SHAD | H-E-B | |
| B500 | Coco's Crepes | 1,327 SF | SHAD2 | Regions Bank | |
| B600 | Venetian Nail Spa | 4,173 SF | 100 | Pacific Dental | 2,870 SF |
| B800 | Massage Heights | 2,845 SF | 300 | Great Clips | 1,172 SF |
| B900 | Postal Plus | 1,137 SF | 400 | Lapels Dry Cleaners | 2,000 SF |
| C100 | COMING AVAILABLE | 3,400 SF | 600 | Cell ER | 1,033 SF |
| C300 | The Teahouse | 1,368 SF | 700 | Leo Kitchen | 1,033 SF |
| C400 | COMING AVAILABLE | 1,440 SF | 800 | MOD Pizza | 3,092 SF |
| C500 | Orangetheory Fitness | 3,000 SF | 1000 | Leslie's Swimming Pool Supplies | 2,532 SF |
| C700 | Maple Street Biscuit Company | 2,873 SF | 1200 | Memorial Hermann- GoHealth Urgent Care | 3,044 SF |
| D100 | Cheba Hut | 2,319 SF | TOTAL SQ. FT. 59,803 | | |
| D200 | Momo Gifts | 1,020 SF | | | |
| D300 | Woof Gang Bakery & Grooming | 1,937 SF | | | |

SITE LEGEND

| | |
|--|--|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

MARKET AT CROSS CREEK RANCH

27120 Fulshear Bend Drive | Fulshear, TX 77441



MARKET AT CROSS CREEK RANCH

27120 Fulshear Bend Drive | Fulshear, TX 77441



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Jun 25, 2024



Latitude: 29.718794

Longitude: -95.848846

| 27120 Fulshear Bend Dr Fulshear, TX 77441 | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 17,192 | 101,878 | 189,502 |
| | 2028 Projected Population | 20,932 | 119,289 | 223,419 |
| | 2010 Census Population | 1,533 | 25,272 | 63,678 |
| | 2000 Census Population | 7 | 1,179 | 9,824 |
| | 1990 Census Population | 6 | 875 | 4,411 |
| | Historical Annual Growth 1990 to 2000 | 1.52% | 3.02% | 8.34% |
| | Historical Annual Growth 2000 to 2010 | 72.05% | 35.87% | 20.55% |
| | Estimated Annual Growth 2010 to 2023 | 19.22% | 10.67% | 8.25% |
| | Projected Annual Growth 2023 to 2028 | 4.02% | 3.21% | 3.35% |
| | Median Age | 35.2 | 35.9 | 36.8 |
| Households | Q4 2023 Estimated Households | 4,663 | 29,241 | 57,419 |
| | 2028 Projected Households | 5,696 | 34,342 | 67,818 |
| | 2010 Census Households | 420 | 7,685 | 19,953 |
| | 2000 Census Households | 2 | 416 | 3,342 |
| | 1990 Census Households | 2 | 300 | 1,538 |
| | Historical Annual Growth 1990 to 2000 | 4.05% | 3.34% | 8.07% |
| | Historical Annual Growth 2000 to 2010 | 68.41% | 33.86% | 19.57% |
| | Estimated Annual Growth 2010 to 2023 | 19.13% | 10.21% | 7.99% |
| | Projected Annual Growth 2023 to 2028 | 4.08% | 3.27% | 3.39% |
| | Population per Household | 3.69 | 3.48 | 3.30 |
| Population by Race | White | 41.0% | 40.8% | 43.4% |
| | Black or African American | 6.0% | 8.0% | 8.9% |
| | Asian & Pacific Islander | 27.3% | 24.9% | 21.0% |
| | Other Races | 6.3% | 4.6% | 4.5% |
| | Hispanic Population | 19.4% | 21.7% | 22.1% |
| Income | Average Household Income | \$189,145 | \$178,534 | \$171,922 |
| | Median Household Income | \$167,927 | \$156,413 | \$149,769 |
| | Per Capita Income | \$51,304 | \$51,263 | \$52,149 |
| Education (Age 25+) | Elementary | 2.5% | 1.8% | 1.8% |
| | Some High School | 1.4% | 1.7% | 1.7% |
| | High School Graduate | 7.9% | 9.2% | 9.8% |
| | Some College | 11.1% | 14.8% | 15.0% |
| | Associates Degree Only | 2.6% | 4.1% | 5.7% |
| | Bachelors Degree Only | 40.8% | 38.9% | 39.2% |
| | Graduate Degree | 33.8% | 29.6% | 26.9% |
| Business | Number of Businesses | 161 | 1,023 | 2,988 |
| | Total Number of Employees | 1,242 | 10,918 | 30,335 |
| | Employees per Business | 7.74 | 10.67 | 10.15 |
| | Residential Population per Business | 107.07 | 99.57 | 63.41 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.