

CROSSING AT FORT BEND

14440 HILLCROFT ST | HOUSTON, TEXAS 77085



2021 TOTAL
POPULATION
(3 mi Radius)

129,639

2021 DAYTIME
POPULATION
(3 mi Radius)

99,961

2021 AVERAGE
HH INCOME
(3 mi Radius)

\$67,786



EVERGREEN
COMMERCIAL REALTY

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FOR MORE INFORMATION:

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RETAIL AERIAL

CROSSING AT FORT BEND

14440 Hillcroft St | Houston, Texas 77085



LOCATION

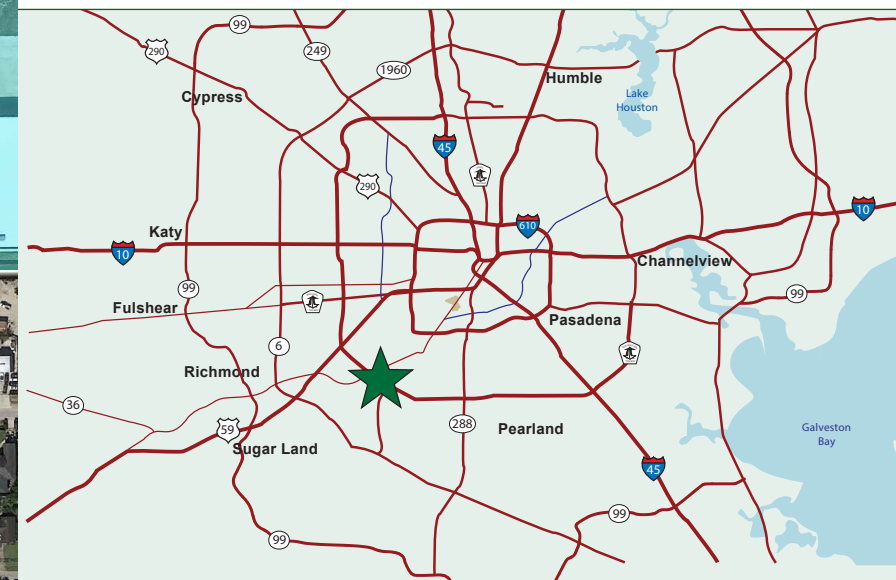
Strategically located on Fort Bend Pkwy & Beltway 8 in Missouri City, between Sugar Land & Pearland. This 60 acre, Home Depot anchored shopping center is surrounded by some of Houston's fastest growing trade-areas.

DESCRIPTION

- Strategically located between two major freeways with 100,000 cpd
- The area is one of the most underserved retail markets in Harris County
- Surrounded by major industrial growth and development
- Anchored by strong national credit tenants
- Ideal for retail, restaurant, medical, financial and hotel
- Pads have access to utilities and center has a retention pond

TRAFFIC COUNTS

Sam Houston Pkwy/Beltway 8: 112,394 VPD
 Fort Bend Pkwy: 14,528 VPD south of BW 8
 (TXDOT 2019)



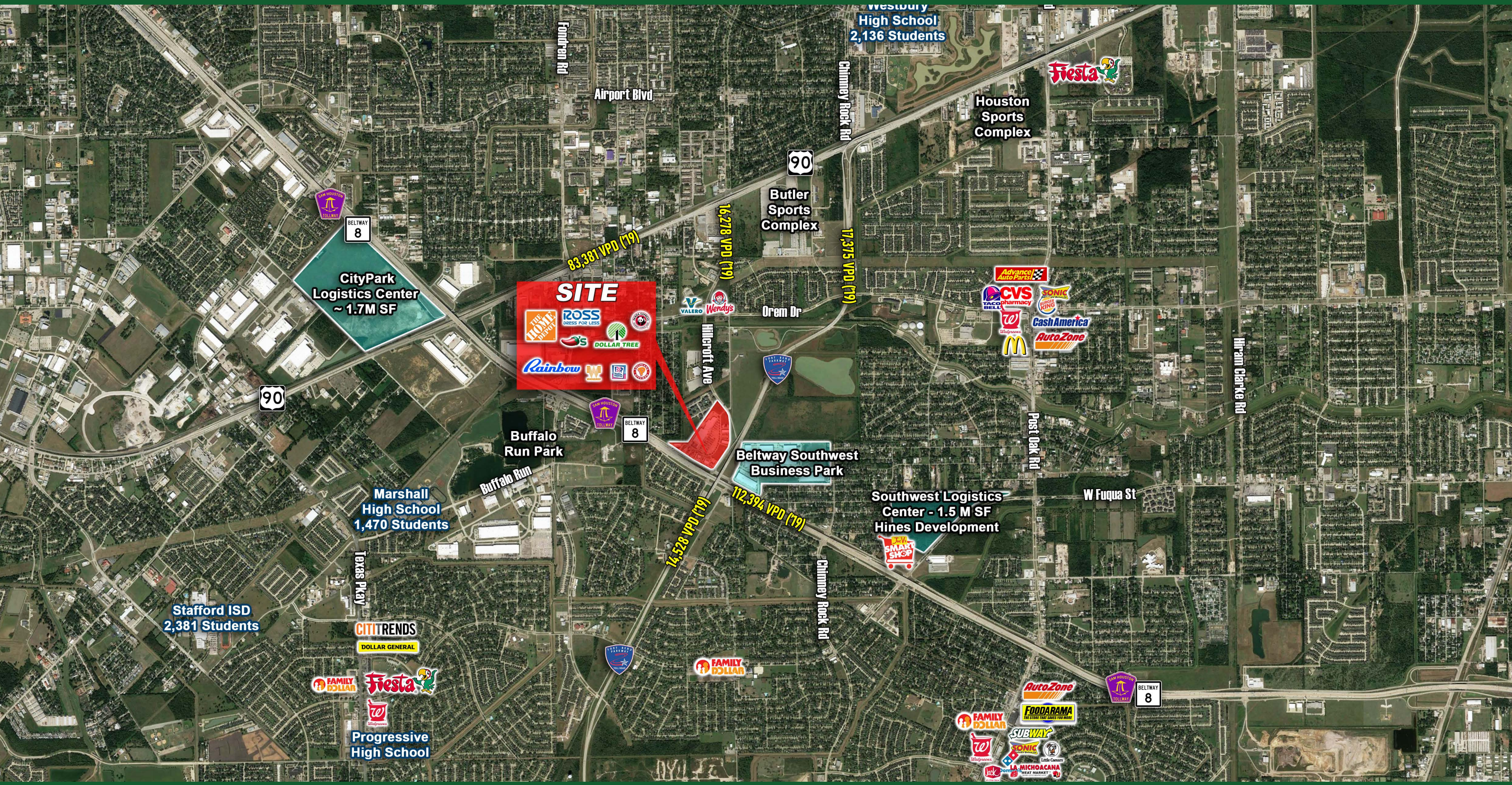
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SITE PLAN

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DEMOGRAPHICS

CROSSING AT FORT BEND

14440 Hillcroft St | Houston, Texas 77085

2021 TOTAL POPULATION
(3 mi Radius)

129,639

2021 TOTAL HOUSEHOLDS
(3 mi Radius)

41,267

2021 DAYTIME POPULATION
(3 mi Radius)

99,961

2021 AVERAGE HH INCOME
(3 mi Radius)

\$67,786



	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	7,041	111,399	259,300
2010 Total Population	8,672	121,805	281,648
2021 Total Population	9,785	129,639	303,855
2021 Group Quarters	3	211	959
2026 Total Population	10,684	139,331	325,438
2021-2026 Annual Rate	1.77%	1.45%	1.38%
2021 Total Daytime Population	7,992	99,961	253,342
Workers	2,650	31,318	95,401
Residents	5,342	68,643	157,941
Household Summary			
2000 Households	2,141	35,551	88,884
2000 Average Household Size	3.28	3.12	2.90
2010 Households	2,873	38,840	95,516
2010 Average Household Size	3.02	3.13	2.94
2021 Households	3,283	41,267	102,489
2021 Average Household Size	2.98	3.14	2.96
2026 Households	3,594	44,250	109,373
2026 Average Household Size	2.97	3.14	2.97
2021-2026 Annual Rate	1.83%	1.41%	1.31%
2010 Families	2,176	29,189	68,804
2010 Average Family Size	3.49	3.63	3.48
2021 Families	2,449	30,667	73,261
2021 Average Family Size	3.47	3.66	3.51
2026 Families	2,677	32,904	78,325
2026 Average Family Size	3.46	3.67	3.52
2021-2026 Annual Rate	1.80%	1.42%	1.35%
Housing Unit Summary			
2000 Housing Units	2,202	37,534	93,109
Owner Occupied Housing Units	71.2%	59.4%	57.1%
Renter Occupied Housing Units	26.0%	35.3%	38.3%
Vacant Housing Units	2.8%	5.3%	4.5%
2010 Housing Units	3,085	42,680	105,295
Owner Occupied Housing Units	54.4%	56.6%	54.5%
Renter Occupied Housing Units	38.7%	34.4%	36.2%
Vacant Housing Units	6.9%	9.0%	9.3%
2021 Housing Units	3,465	44,804	112,068
Owner Occupied Housing Units	53.4%	55.4%	54.0%
Renter Occupied Housing Units	41.4%	36.7%	37.5%
Vacant Housing Units	5.3%	7.9%	8.5%
2026 Housing Units	3,802	48,072	119,453
Owner Occupied Housing Units	53.7%	56.1%	54.7%
Renter Occupied Housing Units	40.9%	35.9%	36.8%
Vacant Housing Units	5.5%	8.0%	8.4%
Median Household Income			
2021	\$52,735	\$52,262	\$55,797
2026	\$56,568	\$56,289	\$60,268
Median Home Value			
2021	\$149,913	\$156,423	\$192,277
2026	\$188,384	\$204,548	\$251,605
Per Capita Income			
2021	\$22,220	\$21,678	\$26,774
2026	\$24,497	\$23,930	\$29,259
Median Age			
2010	30.9	31.8	33.0
2021	32.6	33.4	34.4
2026	33.3	34.4	35.1

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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.



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
Lilly Golden	440678	lgolden@evergreentx.com	7136643634
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date