

8525 FM 359 SOUTH

VILLAGE AT FULSHEAR

FULSHEAR, TX 77441

FUTURE HEB
DEVELOPMENT
±18 AC



FM 1093

FM 359 / MAIN ST.



ESSENCE HOUSE CAFÉ

1ST ST.

LOCATED ON FULSHEAR'S "MAIN & MAIN"

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THE OFFERING

8525 FM 359 S, FULSHEAR, TX 77441

TENANT SUMMARY

TENANTS	SF	% OF GLA	LEASE START	LEASE EXPIRATION
St. John Pools	2,066	16.6%	Jun-22	Jun-27
Dreamcuts	1,654	13.3%	Aug-19	Oct-24
Fulshear Floral Designs	1,423	11.5%	Jul-16	Jun-28
Edward Jones & Company	1,115	9.0%	May-14	Apr-29
Manske & Manske	558	4.5%	Nov-22	Apr-24
Stacy Lanier Psychological Services	558	4.5%	Oct-19	Sep-24
Victor's Mexican Restaurant	5,051	40.7%	Nov-11	Oct-31
TOTAL	12,424	100%		



VILLAGE AT FULSHEAR

INVESTMENT SUMMARY

MARKET
PRICE

MARKET
CAP RATE

12,424
SIZE (SF)

100%
OCCUPANCY

2008
YEAR BUILT

0.87 ACRES
LAND AREA

55
PARKING SPACES

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS



FULSHEAR'S PRIMARY TOWN CENTER

The Property features an excellent mix of dining, lifestyle, and boutique office tenants. Victor's Mexican Restaurant has been the area's top dining destination for over 10 years, and the remaining tenants round out a wide variety of the town's primary services.



TOP GROWTH MARKET IN THE COUNTRY

Fulshear has been named the fastest growing city in the country (U.S. Census Bureau). The population grew nearly **15% annually** (5-mile radius) from 2010 – 2020 and **over 21% annually** in the last 3 years (1-mile radius). The property is surrounded by several of the nation's top-selling master-planned communities, and another **8,000 new homes** are projected to deliver in the next 5 years.



WEALTHIEST COUNTY IN TEXAS

Fort Bend County was named the wealthiest county in Texas (24/7 Wall St.). Average Household Income within 3 miles of the Property is **over \$200,000**, nearly **double the national average**.



FUTURE HEB DEVELOPMENT

HEB owns roughly 18 acres directly across FM 1093. After experiencing massive success with their Cross Creek location, which caters to west Katy and northwest Fulshear, the planned new location will cater to central Fulshear and the extensive residential development surrounding the heart of the city.



LOCATED IN THE HEART OF THE CITY

Positioned in the center of downtown Fulshear, at the corner of Main and 1st, just off FM 1093. The Property will serve as ground zero during the continued drastic residential development in every direction.



SECURE INCOME STREAM

Weighted Average Rent is \$21.22/sf, offering investors a stable hold in the path of growth. Victor's occupies 40% of the GLA and has over 8 years of term remaining. The Property is 100% leased, and aside from Victor's, no tenant is responsible for more than 15% of annual income.

AERIAL



PROPERTY DETAILS

12,424 SF
GROSS LEASABLE AREA

100%
OCCUPANCY

2008
YEAR BUILT

0.87 ACRES
LAND AREA

55
PARKING SPACES

4.43 PER 1,000 SF
PARKING RATIO

LOCATION

8525 FM 359 S, Fulshear, TX 77441

TRAFFIC COUNTS

FM 359: 21,362 VPD

Main St: 8,308 VPD

INGRESS/EGRESS

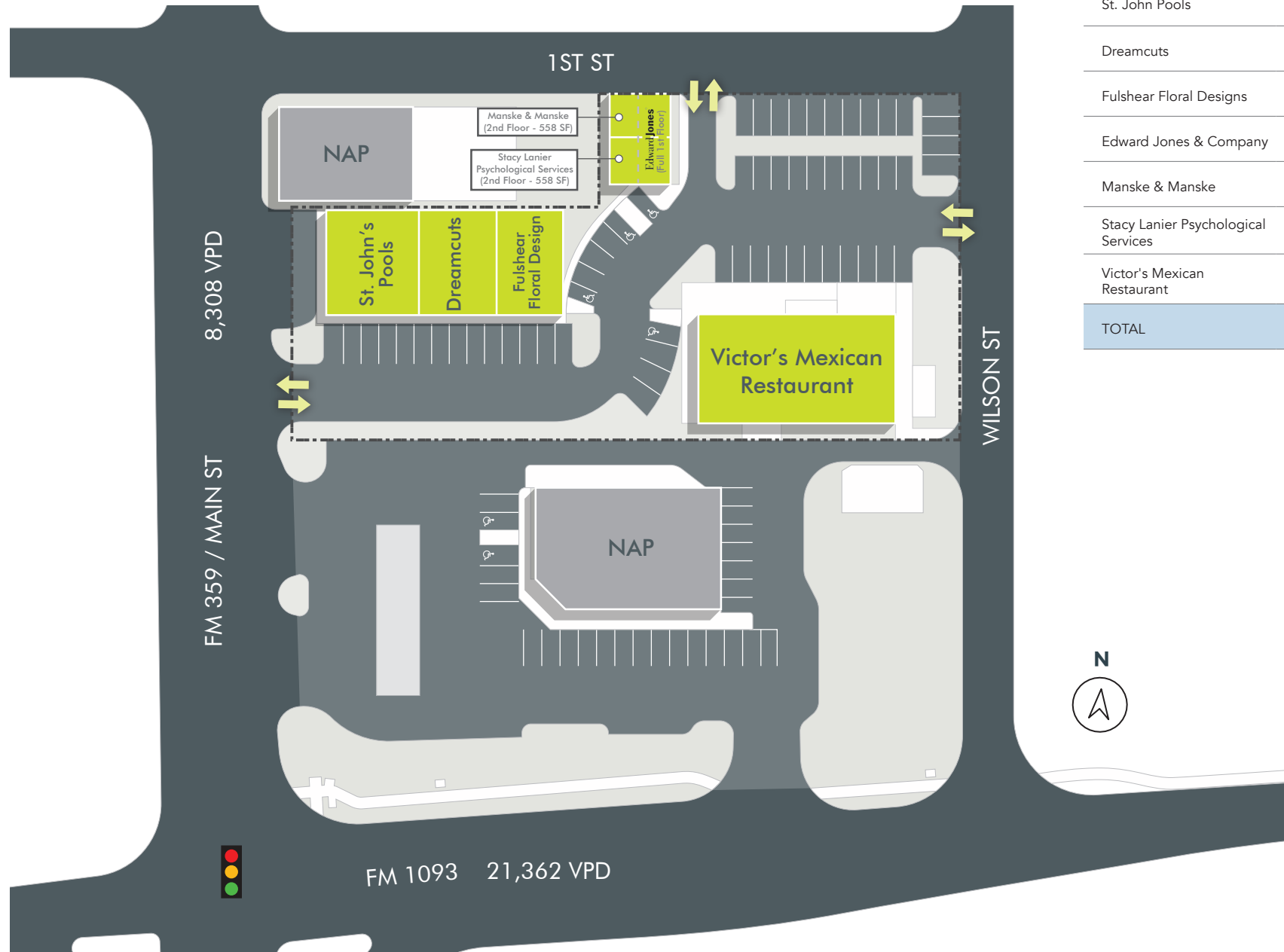
The Property is accessible via three (3) primary access points. There is one direct access point from FM 359 on the west side of the Property. The other two direct access points are located along 1st Street on the northern border and along Wilson Street on the eastern property boundary.

FLOOD PLAIN

According to the FEMA flood map for Fort Bend County, Texas, the Property lies in the unincorporated area.

PARCEL #	LEGAL DESCRIPTION	ACREAGE
3380-00-002-0072-901	FULSHEAR, BLOCK 2, LOTS 7 & 10	0.3214
3380-00-002-0070-901	FULSHEAR, BLOCK 2, LOTS 8, 9 & 12 & PT ALLEY STRIP(150 X 160)	0.551
TOTAL		0.87

SITE PLAN



TENANT	SF	% GLA
St. John Pools	2,066	16.6%
Dreamcuts	1,654	13.3%
Fulshear Floral Designs	1,423	11.5%
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2023 Businesses	115	295	1,079
2023 Employees	651	1,729	7,095
POPULATION			
2023 Population - Current Year Estimate	3,366	19,139	89,970
2028 Population - Five Year Projection	4,668	25,459	114,330
2020-2023 Compound Annual Population Growth Rate	21.41%	9.09%	8.27%
2023-2028 Compound Annual Population Growth Rate	6.76%	5.87%	4.91%
HOUSEHOLDS			
2023 Households - Current Year Estimate	1,173	6,427	27,023
2028 Households - Five Year Projection	1,704	8,694	34,955
2020-2023 Compound Annual Household Growth Rate	27.03%	9.90%	8.76%
2023-2028 Compound Annual Household Growth Rate	7.75%	6.23%	5.28%
HOUSEHOLD INCOME			
2023 Average Household Income	\$190,011	\$205,491	\$188,627
2028 Average Household Income	\$196,384	\$211,554	\$199,250
HOUSING VALUE			
2023 Average Value of Owner Occ. Housing Units	\$478,558	\$483,842	\$438,900
DAYTIME POPULATION			
2023 Daytime Population	2,945	13,958	62,932

FULSHEAR MARKET OVERVIEW

LOCATED IN ONE OF THE WEALTHIEST COUNTY IN TEXAS

Fulshear is a thriving community that maintains an excellent quality of life while fostering a vibrant business environment. The small town atmosphere has caught the heart of many and attracted residents from all around the world. This dynamic community is best described as country chic, boasting several gourmet restaurants with world renowned chefs, numerous polo fields in the area and unique shopping experiences in the downtown district.

More Than **50,464 Residents**

- Encompassing **11 Miles** with a Population Density of **4,583 people per square mile**
- Average Home Value is **\$597,400**
- **Top 20** in Education in Texas

Furthermore, Fulshear has seen an impressive population boom as new residents are drawn to the award-winning master-planned communities. Jordan Ranch, Cross Creek Ranch, Fulbrook on Fulshear Creek, and Weston Lakes - The Reserve are some of the top communities, with high-end amenities, custom builds, and close access to I-10, Hwy 59, the Grand Parkway, and Westpark Tollway.

ON THE HORIZON...

- Lamar CISD to construct a new elementary school that will open by August 2024. The development is on a 14.9 acre lot located on Fulshear Bend Drive, giving direct access to many Fulshear residents.
- Westpark Tollway extension is near completion
- Fort Bend County approved a \$1.05M payment to contribute to the construction of a new library in Fulshear.
- Cross Creek Ranch to see new Fire Station build, expected open date is June 2024



DISCLOSURE AND AGREEMENT

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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