

SHIPLEY DO-NUTS
MAKE LIFE DELICIOUS
OPEN

SMILE BRIGHT
DENTAL STUDIO
OPEN

STRETCH LAB
OPEN

PREMIER MARTIAL ARTS
RENT COMMENCES
SEPT. 2021

TERIYAKI MADNESS
OPEN

THE GELATIST
RENT COMMENCES
SEPT. 2021

Molina's CANTINA
OPEN



SHOPPES AT CROSS CREEK

NEW CONSTRUCTION TROPHY SHOPPING CENTER

KATY, TX

--- STONEMARK ON END-CAPS OF BUILDING

LED LIGHTING

--- EXTERIOR WOOD PANELING

--- DROUGHT RESISTANT HIGH QUALITY LANDSCAPING

--- ALUMINUM AWNINGS

--- PREMIUM ADA PARKING SIGNS

--- MASSIVE ROOF DRAINING SYSTEM



PHOTO TAKEN DURING CONSTRUCTION IN 2019

“THE CURB APPEAL AND QUALITY OF CONSTRUCTION OF THIS STRIP RETAIL CENTER IS SECOND TO NONE. THE UPGRADES ON THE CONSTRUCTION, DESIGN AND BUILDING MATERIALS ARE OBVIOUS FROM EVERY ANGLE OF THIS MASTERPIECE AND RARE IN TODAY’S COST-FOCUSED CONSTRUCTION ENVIRONMENT. NO EXPENSE WAS SPARED IN THE CONSTRUCTION OF THIS CENTER.”

— DAVE LUCAS

Contact the team

DAVE LUCAS

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JOE CACCAMO

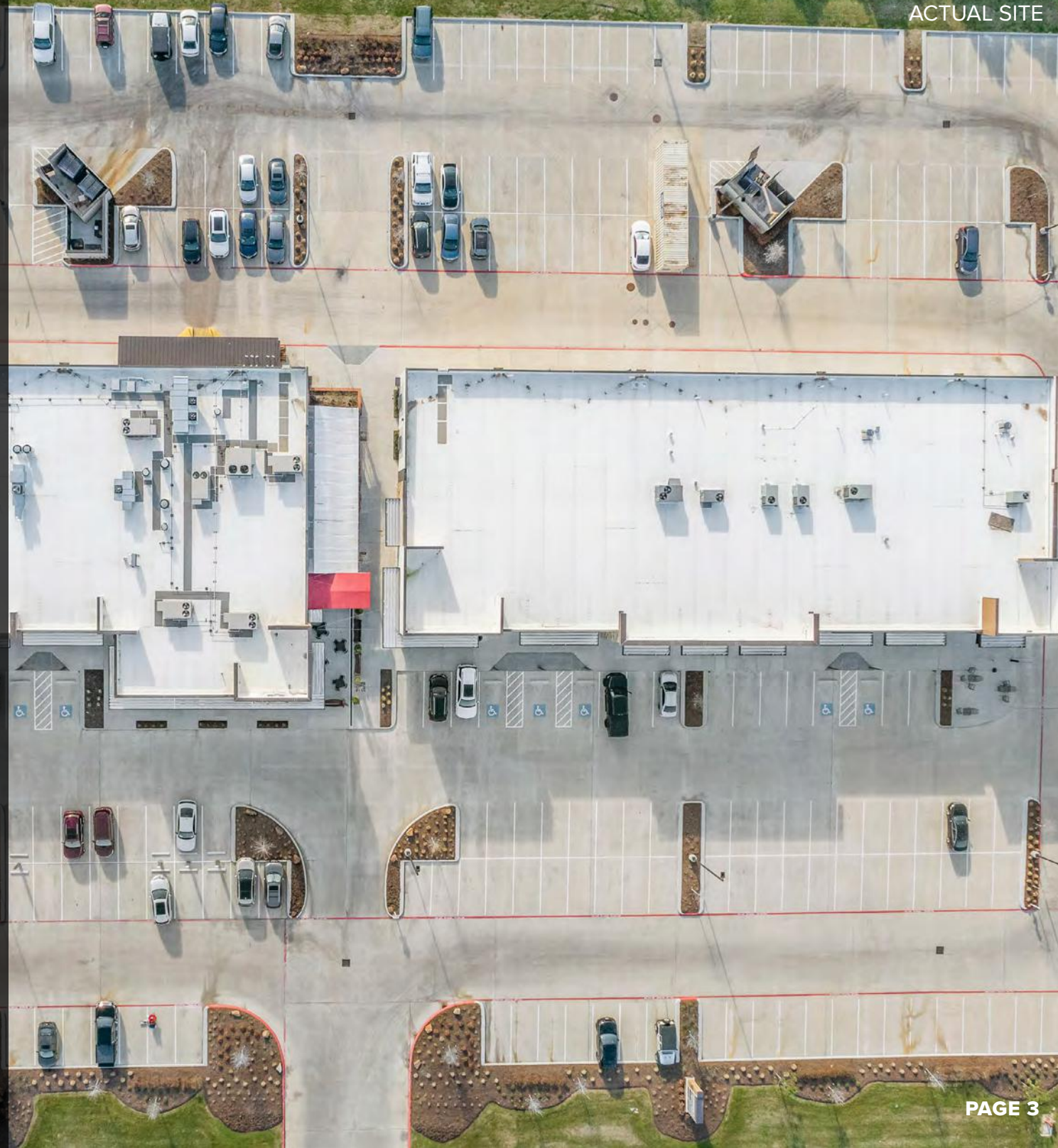
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ACTUAL SITE

SHOPPES AT CROSS CREEK

6300 FM 1463, KATY, TEXAS 77494 

\$8,866,000

PRICE

6.30%

CAP

NOI:

\$558,577

LEASE TYPE:

NNN

OF TENANTS:

7

OCCUPANCY:

100%

LEASABLE AREA:

16,533 SF

LAND AREA:

2.58 AC

YEAR BUILT:

2019

FULLY LEASED NNN ASSET LOCATED IN A HIGH INCOME, FAST GROWING HOUSTON SUBURB

Investment Highlights



THE OFFERING

THE OFFERING provides an opportunity for an investor to acquire a new construction, fully leased, trophy retail strip center in a high-growth Houston suburb. The building was constructed using first class building materials with design and aesthetic enhancements. The subject property is leased by a prominent mix of successful regional businesses in diversified economic sectors with alternating prime business hours for good traffic parking synergy. The strong, landlord friendly leases are NNN with tenants reimbursing for all operating expenses.

THE RETAIL MARKET is a densely populated, affluent Houston suburb with an average household income of \$175,000. Prominent tenants within close proximity include a Walmart supercenter, TJ Maxx, Petsmart, and Starbucks. The subject property is located between the Cross Creek Ranch and the Cinco Ranch Southwest high-end housing developments, totaling 7,450 housing units. Cinco Ranch southwest is part of the larger Cinco Ranch master planned development with over 15,000 homes. Per the U.S. Census population estimates released in 2017, Fulshear is the fastest growing city in Texas. Fulshear is a growing suburb of Houston, the fourth largest MSA in the country. Located by the intersection of FM 1463 (16,034 VPD) and FM 1093 (26,189 VPD) there is ample traffic flow by the property.

HIGHLIGHTS

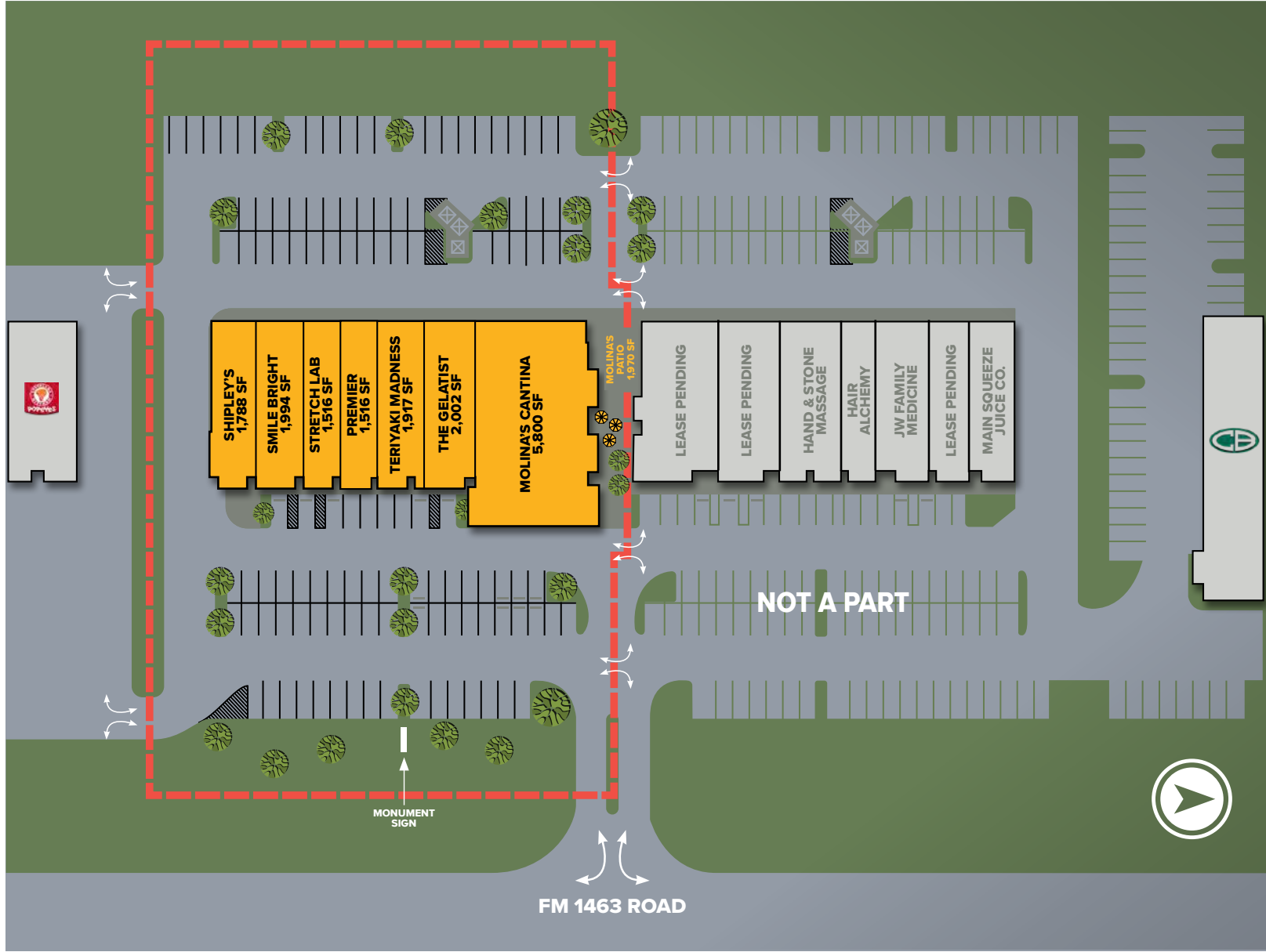
- **100% Leased triple net, new construction opportunity**
- **All 7 tenants are on long term leases**
- **The average household income of Fulshear residents exceeds \$175,000 per 2018 numbers**
- **Property is located on between Cross Creek Ranch and Cinco Ranch Southwest housing developments**
- **Per the U.S. Census population estimates released in 2017, Fulshear is the fastest growing city in Texas. The Houston MSA is the 4th largest in the U.S., and growing**

Site Plan

sf
16,533
RENTABLE SF

ac
2.58
ACRES

118
SPACES



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Tenant Overview



Molina's Cantina has been a family run business for over 75 years. Today, Molina's three locations are recognized as some of the best locally owned and operated Tex-Mex restaurants in the Houston Area.

ShIPLEY Do-Nuts has been "Making life delicious since 1936". Now with 60 varieties of Do-Nut and over 300 franchised stores in the Southern United States, Shipley continues to deliver fresh Do-Nuts daily alongside their excellent customer service.



Stretch Lab is a unique wellness concept, offering customized assisted-stretch sessions. It specializes in dynamic and static stretching, flexologist training, and Proprioceptive Neuromuscular Facilitation. It aims to help its customers reclaim their freedom to move, to participate, and to engage in the life they want to have. Stretch lab has over 80 locations and is the largest stretching brand in the United States.



Tenant Overview



ACTUAL SITE

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Premier Martial Arts delivers a best-in-class martial arts experience that helps their students develop the skills that are necessary to build a successful life. Their mastery of teaching martial arts over the past two decades is evident in their structured and thorough curriculum, empowering students to reach their full potential.



Smile Bright Dental Studio is committed to providing the best dental care so that everyone can achieve a self-confident, healthy smile. They pride themselves in equipping their dentist office with the highest quality staff and dental equipment to successfully treat every general, cosmetic, or emergency dental procedure patients may be faced with.

Teriyaki Madness is a fresh Asian grill that offers made-to-order food with high-quality ingredients. Marinating, grilling, and wok-ing, they make teriyaki bowls that are as hearty as they are delicious.



The Gelatist makes fresh gelato, crepes, waffles, smoothies, juices, and frozen yogurt from premium ingredients. Using traditional Italian methods as well as the latest technology, The Gelatist continually innovates by using current trends and seasonal fruits to inspire their creations.

Retail Aerial



16,034
VPD

1463

FM 1463 ROAD



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Dense Suburban Location



CHURCHILL FARMS
TOTAL UNITS: 232
AV. VALUE: \$393,543

PINE MILL RANCH
TOTAL UNITS: 204
AV. VALUE: \$412,623

CINCO RANCH
TOTAL UNITS: 8,971
AV. VALUE: \$374,183

CROSS CREEK RANCH
TOTAL UNITS: 2,036
AV. VALUE: \$426,240

CINCO RANCH SOUTHWEST
TOTAL UNITS: 5,414
AV. VALUE: \$410,422

SEVEN MEADOWS
TOTAL UNITS: 2,452
AV. VALUE: \$388,336

**SHOPPES
AT CROSS
CREEK**

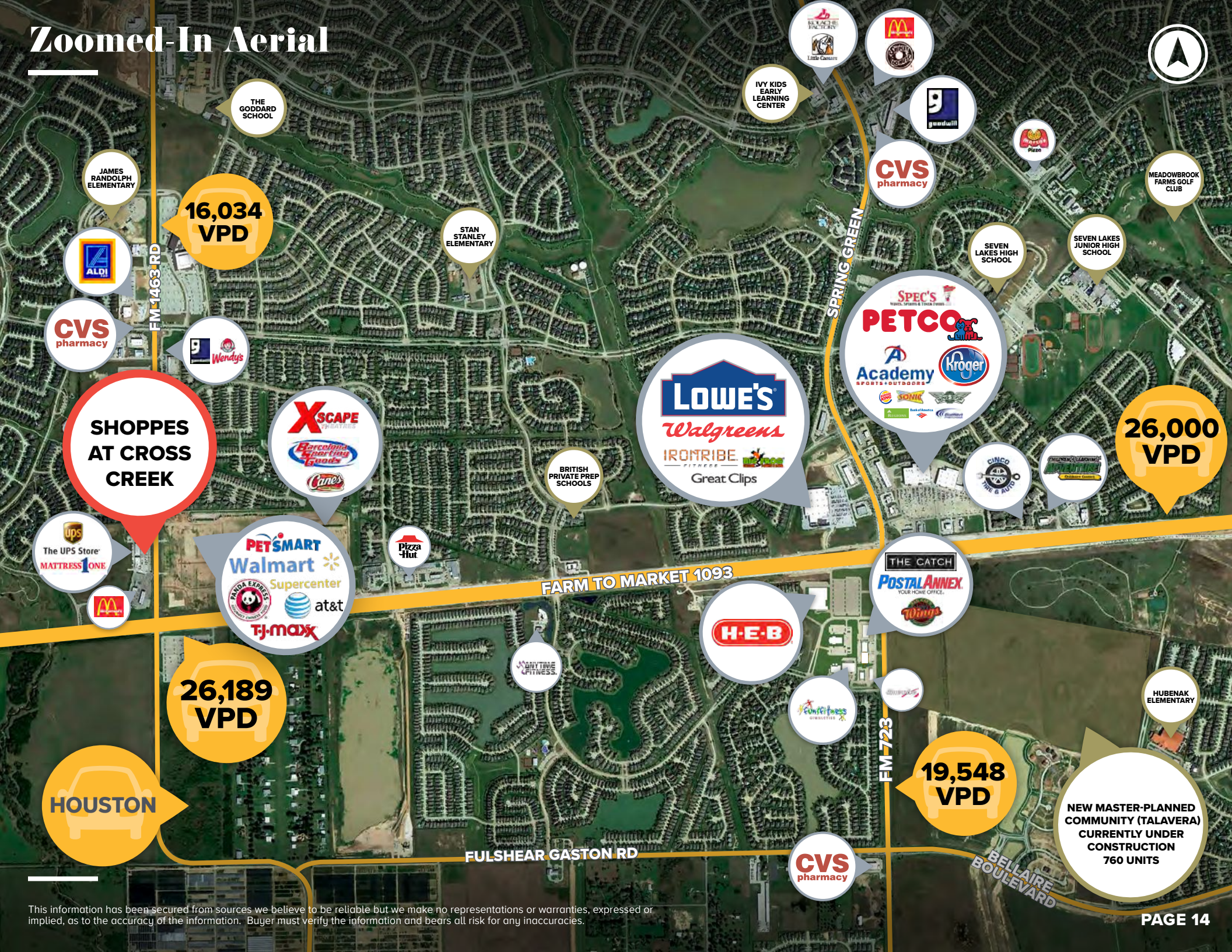
**WESTHEIMER LAKES
NORTH**
TOTAL UNITS: 485
AV. VALUE: \$410,062

WESTHEIMER LAKES
TOTAL UNITS: 1,301
AV. VALUE: \$435,178

**TALAVERA
UNDER CONSTRUCTION**
TOTAL UNITS: 760

LAKES OF BELLA TERRA
TOTAL UNITS: 1,355
AV. VALUE: \$435,203

Zoomed-In Aerial



16,034 VPD

26,000 VPD

26,189 VPD

19,548 VPD

SHOPPES AT CROSS CREEK

HOUSTON

NEW MASTER-PLANNED COMMUNITY (TALAVERA) CURRENTLY UNDER CONSTRUCTION 760 UNITS

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Zoomed-Out Aerial



HOUSTON



26,000 VPD


26,189 VPD

19,548 VPD


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Demographics

POPULATION

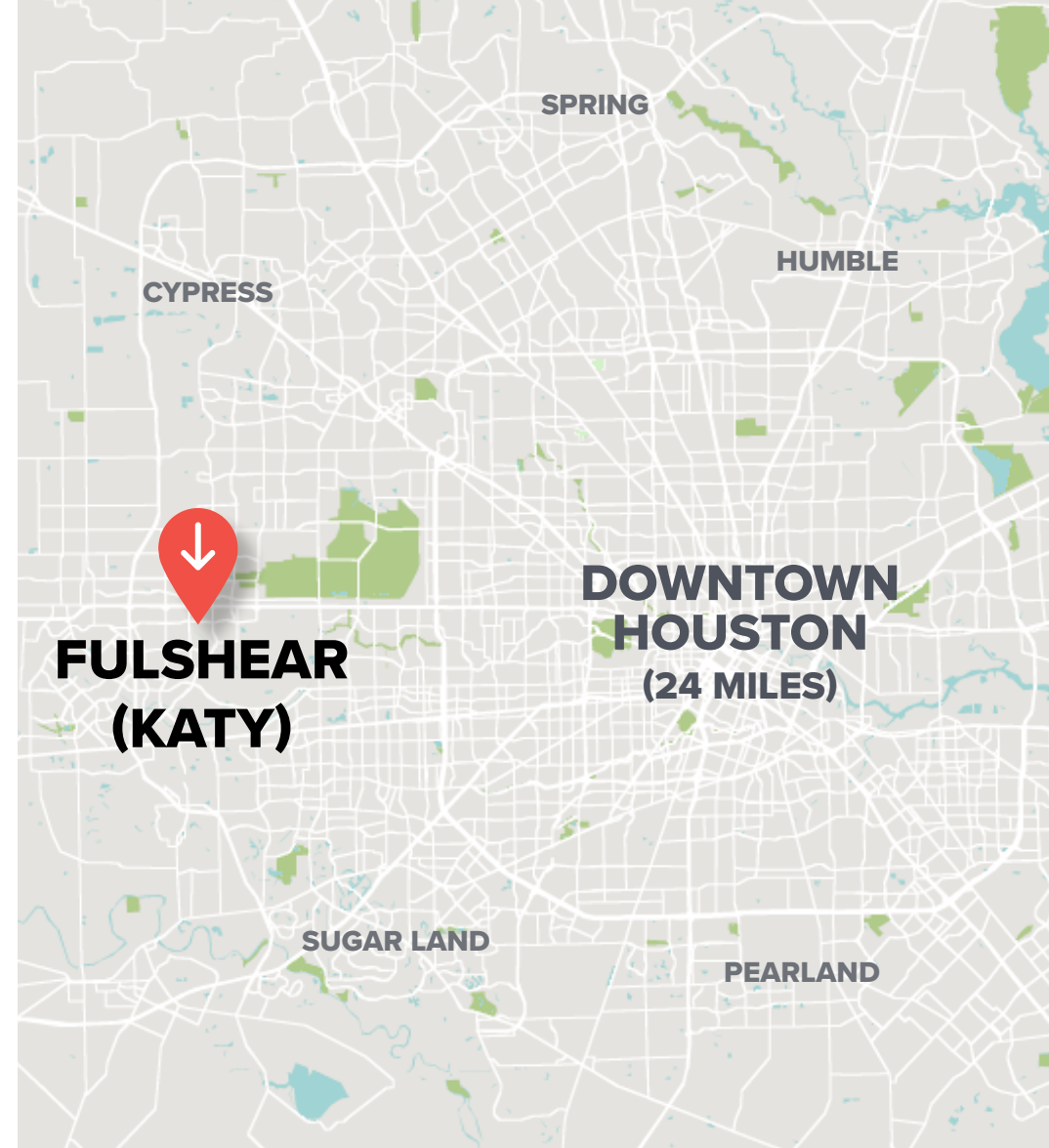
	1-MILE	3-MILES	5-MILES
2010	4,604	19,541	56,165
2019	19,776	69,764	137,224
2024	22,588	80,772	163,397

2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$180,813	\$176,471	\$172,871
Median	\$155,870	\$152,664	\$148,727

TOP EMPLOYERS IN HOUSTON MSA

EMPLOYER	# OF EMPLOYEES
Walmart	37,000
Memorial Hermann Health System	24,108
H-E-B	23,732
University of Texas	21,086
Houston Methodist	20,000



THE AVERAGE HOUSEHOLD INCOME WITHIN A 1-MILE RADIUS IS OVER \$180K

FULSHEAR, TEXAS



FULSHEAR is an affluent area of Katy, a Houston suburb located 30 miles west of Downtown Houston. Katy is one of the fastest growing cities within the Houston MSA. It offers a top rated school district, a variety of restaurants and activities, and safe neighborhoods. It is well positioned, offering convenient access to major highways, airports, and downtown Houston. Currently under development, the Katy Boardwalk District will be a 200-acre mixed-use project. It will include 650 loft residences, 145,000 SF of commercial space, and 60,000 SF of retail space spread across two shopping centers.

HOUSTON is the most populous city in the state of Texas and the fourth-most populous city in the U.S. Located in Southeast Texas near the Gulf of Mexico, it is the principal city of the Greater Houston metro area, which is the fifth-most populated MSA in the United States. Four distinct state universities are located in Houston. The University of Houston is a nationally recognized Tier One research university, and is the flagship institution of the University of Houston System. The third-largest university in Texas, the University of Houston has nearly 44,000 students on its 667-acre campus in southeast Houston. Houston is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics.



Katy, TX - A High-Ranking Place to Live

Education

- **KATY ISD RECOGNIZED AS TOP SCHOOL DISTRICT IN HOUSTON AREA FOR 2020 AND 2017 BY NICHE**
- **19 KATY ISD SCHOOLS RANKED AMONG THE TOP 25 ELEMENTARY SCHOOLS IN HOUSTON METRO BY NICHE IN 2020**

Growth

- **KATY AREA EDC LEADS THE WAY WITH ECONOMIC EXCELLENCE RECOGNITION FROM TEDC**
- **TEXAS NAMED TOP STATE TO START A BUSINESS BY BUSINESS FACILITIES**
- **KATY AREA EDC RECOGNIZED FOR WORKFORCE EXCELLENCE**
- **KATY AREA EDC RECOGNIZED FOR ECONOMIC EXCELLENCE**
- **KATY NAMED FOURTH BEST PLACE TO START A BUSINESS IN TEXAS**
- **TEXAS NAMED TOP PLACE FOR BUSINESS CEOS**
- **HOUSTON AMONG TOP CITIES FOR ENGINEERS**
- **HOUSTON LISTED AS NO.2 FOR GLOBAL TRADING**

Livability

- **KATY RANKED AMONG TOP 10 AFFORDABLE TOWNS WITH BEST HIGH SCHOOLS LIST BY REALTOR.COM**
- **HOUSTON RANKS AS #1 CITY FOR NEW COLLEGE GRADS**
- **CINCO RANCH NAMED SECOND BEST TEXAS SUBURB BY NICHE**
- **KATY NAMED SMARTEST CITY IN TEXAS**
- **HOUSTON TOPS THE LIST FOR COOLEST CITIES TO LIVE**

Houston MSA



HOUSTON is home to two major airports, George Bush International Airport, **one of the country's busiest airports** and international hubs, and William P. Hobby Airport. **The Port of Houston is a 25-mile-long complex of nearly 200 private and public industrial terminals** along the 52-mile-long Houston Ship Channel. The port is consistently ranked 1st in the United States in foreign waterborne tonnage; 1st in U.S. imports; 1st in U.S. export tonnage and 2nd in the U.S. in total tonnage.

The Texas Medical Center, located in Houston, is **the largest medical complex in the world**, serving more than 10 million patients per year.

The city has major profession league teams in almost every sport including: MLB - the Houston Astros, NBA - the Houston Rockets, NFL – the Houston Texans, MLS - the Houston Dynamo, and MLR - the Houston Sabercats.

GENERAL STATS

1ST LARGEST CITY IN TEXAS

5TH LARGEST MSA IN THE U.S.

#7 U.S. NEWS & WORLD REPORT BEST PLACES TO LIVE

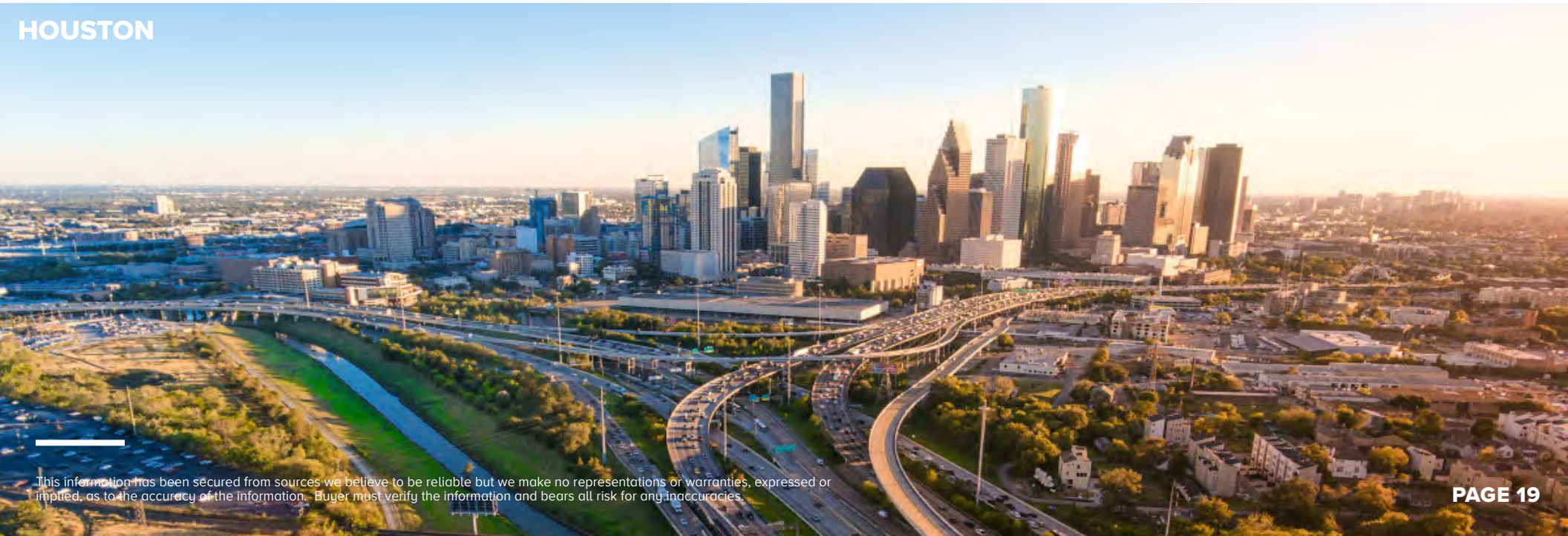
#1 BEST CITY FOR COLLEGE GRADUATES NAMED BY MONEY

20 FORTUNE 500 HEADQUARTERS RANKING 4TH AMONG METRO AREAS

3.21 MILLION JOBS IN THE METRO

1ST LARGEST MEDICAL COMPLEX IN THE WORLD

HOUSTON



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