

**RESTAURANT
TENANT
PENDING**

**TENANT
PENDING**

HAND • STONE
MASSAGE AND FACIAL SPA



MAYWEATHER
BOXING • FITNESS



SHOPPES AT CROSS CREEK NORTH

NEW CONSTRUCTION TROPHY SHOPPING CENTER

KATY, TX (HOUSTON MSA)





“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

dlucas@capitalpacific.com

PH: 415.274.7390

CA DRE# 01389761

NV RED# 1001411

JOE CACCAMO

jcaccamo@capitalpacific.com

PH: 415.274.7394

CA DRE# 01191110

**IN CONJUNCTION WITH
TX LICENSED BROKER:**

Kyle Fox

Fox & Graham Real Estate

(281) 855-1300 X2

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SHOPPES AT CROSS CREEK

6230 FM 1463, KATY, TEXAS 77494 

\$8,392,000
PRICE

6.30%
CAP

NOI: **\$528,697**

LEASE TYPE: **NNN**

OF TENANTS: **7**

LEASABLE AREA: **16,608 SF**

LAND AREA: **2.63 AC**

YEAR BUILT: **2019**

**NEW CONSTRUCTION NET LEASED 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 numerous 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. All tenants are on 10-Year NNN leases with tenants reimbursing for all operating expenses.

The retail market is a densely populated, affluent Houston suburb with an average household income of \$176,000 within a 5-mile radius. Prominent tenants within close proximity include a Walmart Supercenter, TJ Maxx, PetSmart, and Starbucks. Located along FM 1463 (16,034 VPD) and near the intersection of FM 1093 (26,189 VPD), the asset benefits from strong traffic flow. 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. Katy is a rapidly growing suburb of Houston, the fourth largest MSA in the country.

HIGHLIGHTS

- **Triple net, new construction opportunity**
- **Tenants are on long term leases**
- **The property is located on between Cross Creek Ranch and Cinco Ranch Southwest housing developments**
- **The average household income of residents within a 5-mile radius of the subject property exceeds \$176,000**
- **Katy, a suburb of Houston, is one of the fastest growing cities in Texas**

Site Plan



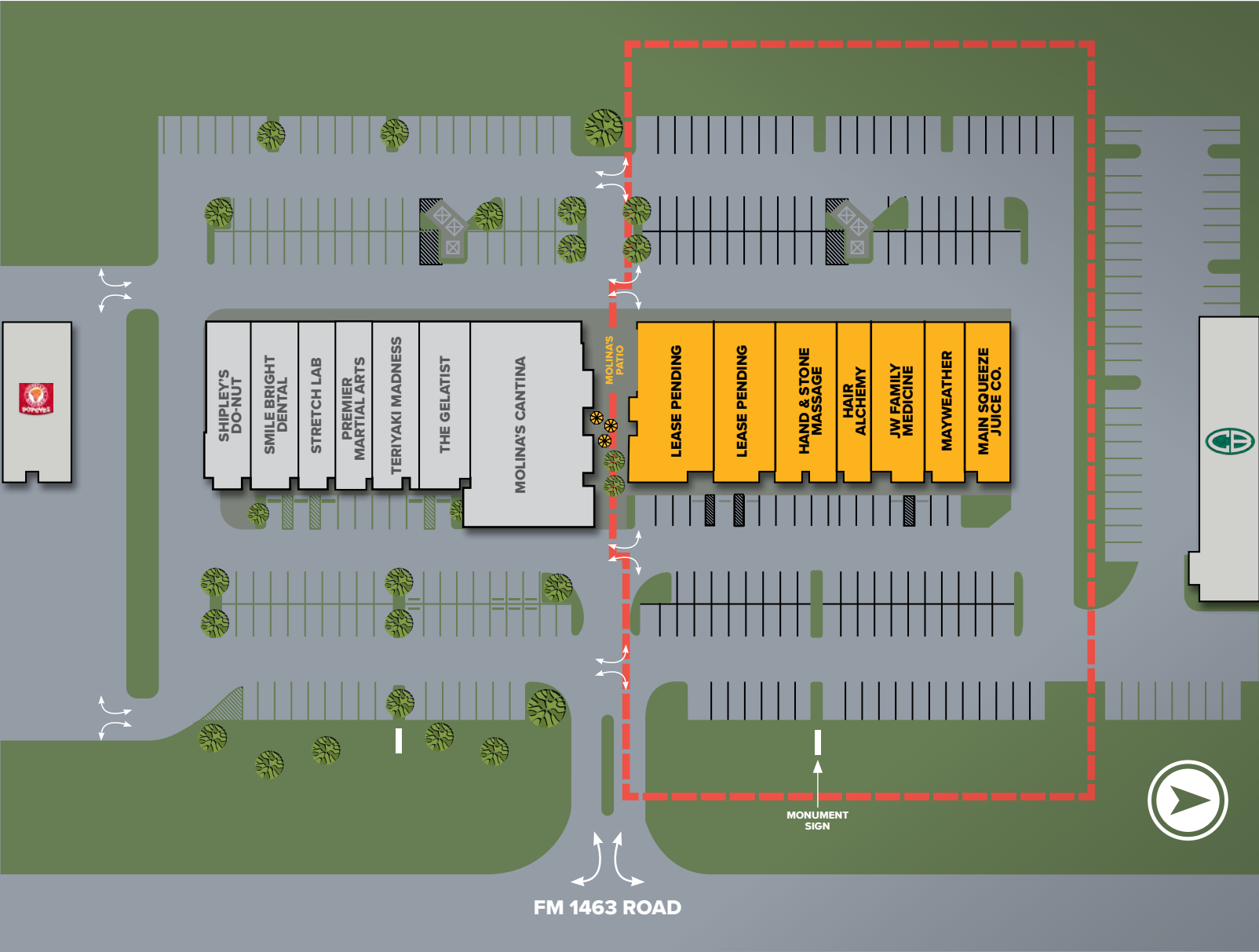
16,608
RENTABLE SF



2.63
ACRES



139
SPACES



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Tenant Overview



Main Squeeze Juice Company’s mission is to make healthy easier, and the company’s nutritionist-designed, superfood-centric menu does exactly that by offering a daily source of plant-based nutrition packed with natural and quick energy. Main Squeeze Juice Company has built a best-in-class corporate support team, has opened several additional locations spanning from New Orleans, LA to Houston, TX, and currently has over 40 locations in development throughout the country.

Hair Alchemy brings to life a true vision of salon de beauté showcasing its modern “open concept” space and combines it with the revolutionary new-age hair services everyone desires. Recently, it was voted best salon in all of Katy / Fulshear, Texas for 2020.



Hand & Stone offers professional Massage, Facial and Hair Removal services tailored to the client’s individual needs. It specializes in the very highest quality massage services at affordable prices, making the soothing wonder of the massage experience accessible to more and more people. Hand & Stone boasts nearly 400 spas throughout the US and Canada.

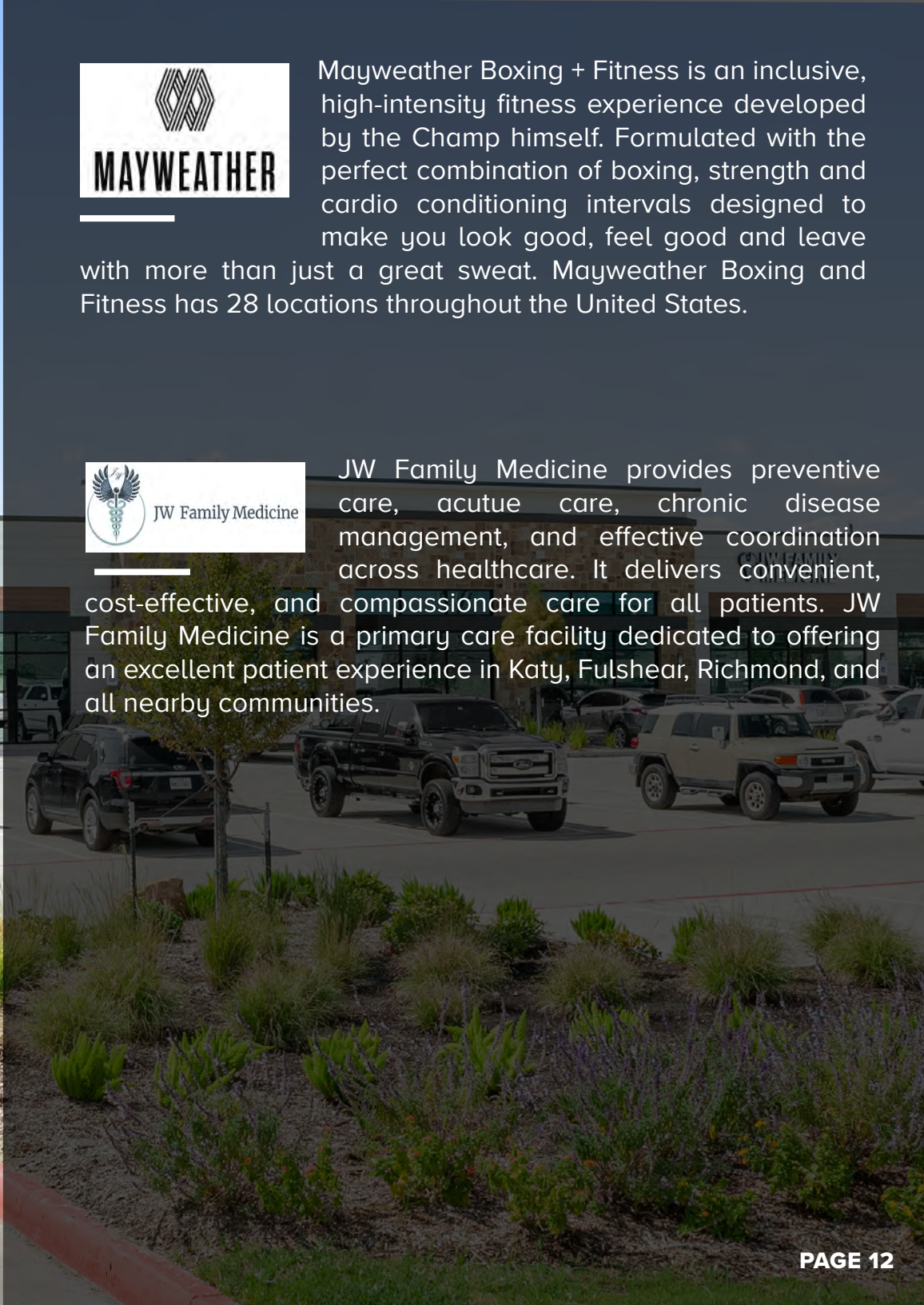
Tenant Overview



Mayweather Boxing + Fitness is an inclusive, high-intensity fitness experience developed by the Champ himself. Formulated with the perfect combination of boxing, strength and cardio conditioning intervals designed to make you look good, feel good and leave with more than just a great sweat. Mayweather Boxing and Fitness has 28 locations throughout the United States.



JW Family Medicine provides preventive care, acute care, chronic disease management, and effective coordination across healthcare. It delivers convenient, cost-effective, and compassionate care for all patients. JW Family Medicine is a primary care facility dedicated to offering an excellent patient experience in Katy, Fulshear, Richmond, and all nearby communities.



Retail Aerial



Xscape
THEATRES

LifeSize Learning Child Development Center!
281-394-KIDS
COLLINS MUSIC CENTER
Katy, Texas
La Finca
Mexican Restaurant

EXPRESS OIL CHANGE

TACO BELL

LA FITNESS
HANDCRAFTED
Dulcédo at&t
EST. 2011
Coffee LOCAL & FRESH
HAIR SALOON
MAJESTIC NAIL BAR

Freddy's STEAKBURGERS

PANDA EXPRESS
CHINESE CHICKEN RICE

WHATABURGER

SHERWIN WILLIAMS
Sport Clips
MATTRESS FIRM
Smart Financial

PARKWAY FELLOWSHIP

kw KELLER WILLIAMS
Benjamin Moore Paints
Go Tea
YEN
RIGHTWAY DENTAL
CHIC NAIL LOUNGE
JLB EATERY

Shell

McDonald's

verizon
Walmart Supercenter
SUBWAY

TJ-maxx
ROSS DRESS FOR LESS
PET SMART
DOLLAR TREE
ups
Jersey Mike's
QUICK FIX PLUS

SPRING CREEK BARBECUE

FIVE BELOW

Chick-fil-A

On the Border Cane's
CHICKEN FINGERS

16,034 VPD

FM 1463 ROAD

1463

LOUISIANA KITCHEN
POPEYES

9 ROUND
30 MIN KICKBOX FITNESS
Starbucks
Frankie's
BARBERSHOP
Elegant Spa
EM'S PHO
TARWOODS

Molina's CANTINA
PREMIER MARTIAL ARTS
SMILE BRIGHT
STRETCH LAB

HAND + STONE
MASSAGE AND FACIAL SPA
Hair Medley
JW Family Medicine
Main Squeeze
MAYWEATHER
BOXING FITNESS

CE
Christian Brothers Automotive

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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

JAMES RANDOLPH ELEMENTARY

THE GODDARD SCHOOL

IVY KIDS EARLY LEARNING CENTER

STAN STANLEY ELEMENTARY

CVS pharmacy

MEADOWBROOK FARMS GOLF CLUB

SEVEN LAKES HIGH SCHOOL

SEVEN LAKES JUNIOR HIGH SCHOOL

SHOPPES AT CROSS CREEK

XSCAPE THEATRES

LOWE'S

26,000
VPD

FARM TO MARKET 1093

The UPS Store
MATTRESS ONE

PET SMART
Walmart
Supercenter

H-E-B

THE CATCH
POSTAL ANNEX
YOUR HOME OFFICE

26,189
VPD

HOUSTON

ANYTIME FITNESS

19,548
VPD

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

FULSHEAR GASTON RD

CVS pharmacy


HUBENAK ELEMENTARY

BELLAIRE BOULEVARD


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Demographics

POPULATION

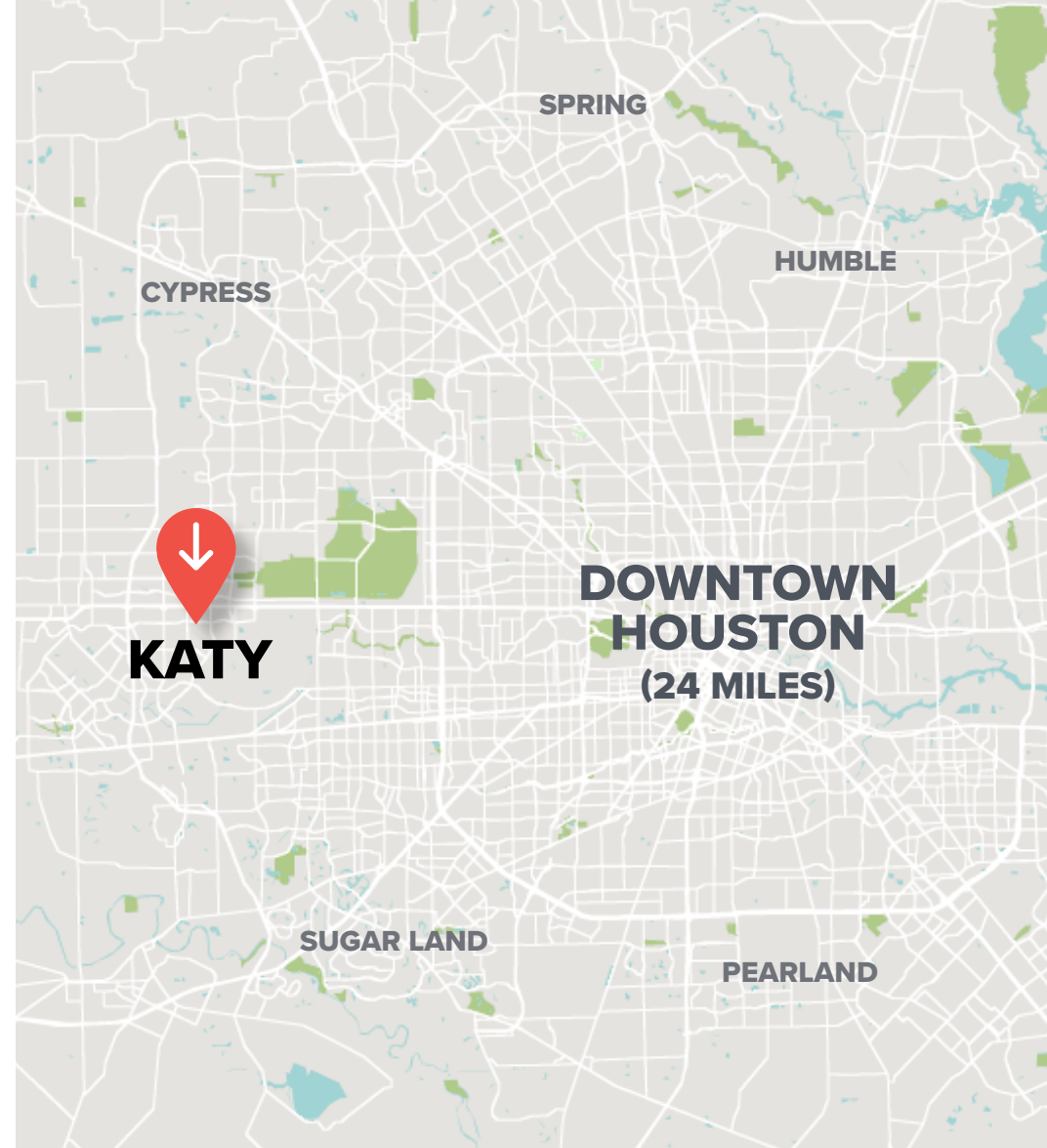
	1-MILE	3-MILES	5-MILES
2010	4,604	19,541	56,165
2019	19,776	69,764	137,224
2024	22,588	80,772	163,397

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

Location Overview

KATY, TEXAS



CROSS CREEK RANCH IN KATY/FULSHEAR

KATY is an affluent Houston suburb and 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.

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6.7 MILLION



**HOUSTON MSA
POPULATION
(ESTIMATED)**

Katy, TX - A High-Ranking Place to Live

Education

- **KATY ISD RECOGNIZED AS TOP SCHOOL DISTRICT IN HOUSTON AREA FOR 2017 AND 2020 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 professional 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

4TH LARGEST MSA IN THE U.S.

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

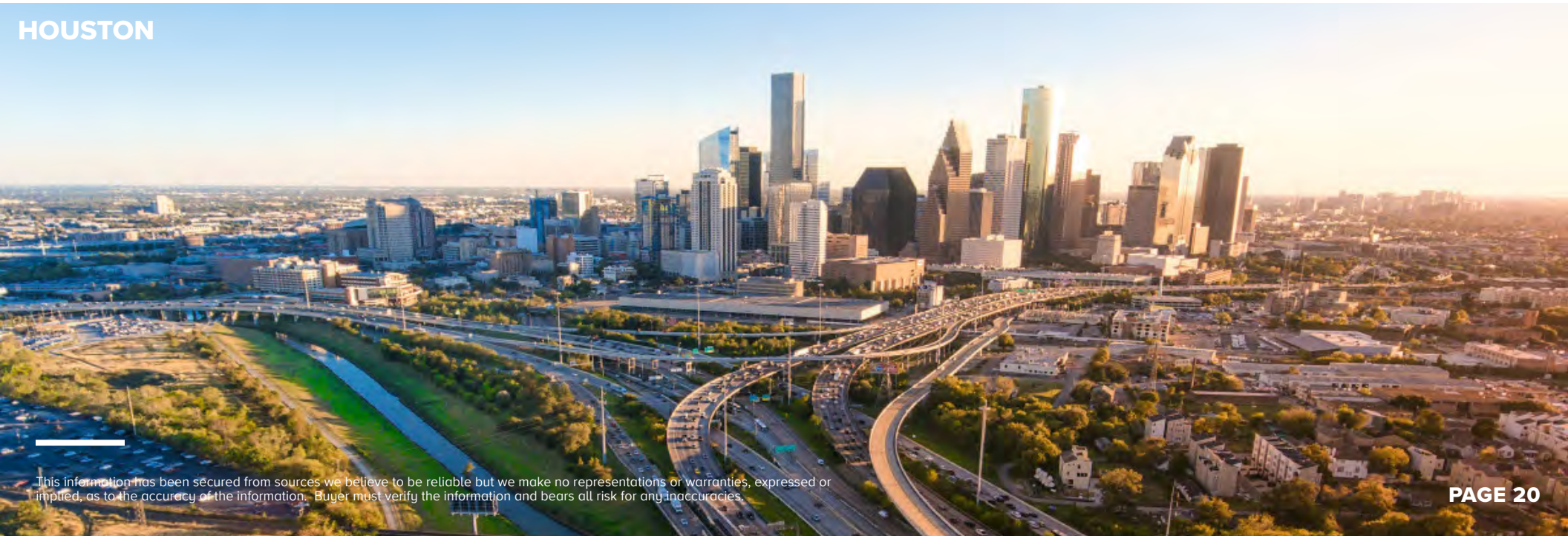
#1 BEST CITY FOR COLLEGE GRADUATES NAMED BY MONEY

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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DAVE LUCAS

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