

EXECUTIVE SUMMARY



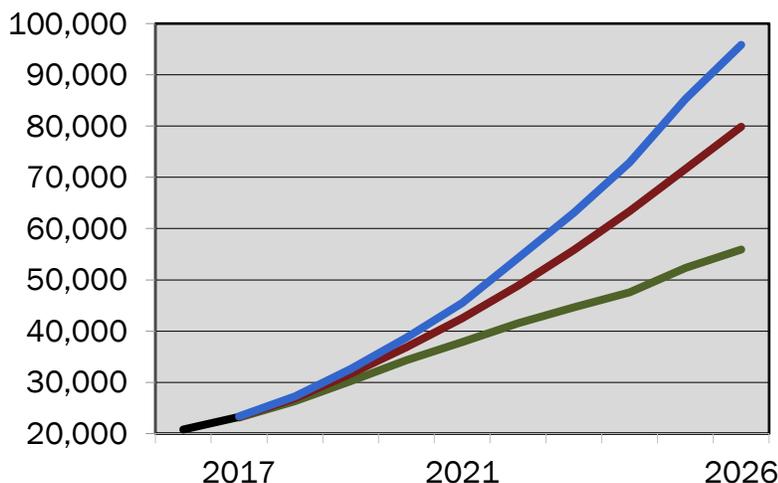
Population and Survey Analysts (PASA) has recently completed a Demographic Update for the City of Fulshear, and the findings are summarized below. The Demographic Update included the study of the current population, potential growth based on new housing, and trends occurring in the population throughout the northwest Fort Bend County region. PASA projects population by using forward-looking techniques, and does not rely on past rates of change.

STUDY AREA POPULATION PROJECTIONS

After evaluating the current population of the City and the City’s Extra-territorial Jurisdiction (ETJ), recent trends in population, projected additional housing occupancies and their resulting household size, and the over-arching economic and employment concerns, PASA finds the following projected population by jurisdictional classification:

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
City	9,438	11,174	13,498	15,758	17,729	19,526	20,998	22,325	23,766	25,060
ETJ	13,816	15,675	18,136	21,138	24,784	29,342	34,816	41,061	47,892	54,813
Total:	23,254	26,849	31,634	36,896	42,513	48,868	55,814	63,386	71,658	79,873

THREE SCENARIOS OF GROWTH



PASA takes a “conservative” approach to projecting growth, and develops a Low, Moderate, and High scenario of growth for each of the years in the projection period. These scenarios are shown on a graph to the left. Since annexation can occur as the City grows, the scenarios combine both the City Limits and the ETJ portions of the Study Area.

PROJECTIONS BY COMMUNITY

PASA has generated the projections by Planning Unit, to aid in long range planning, and has then aggregated the data from those Planning Units into the boundaries of both master-planned communities and City regions. Population projections by these communities using the moderate growth scenario are included in the following chart:

Community	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
CITY LIMITS										
Cross Creek Ranch	8,002	9,473	11,388	13,208	14,651	15,936	16,822	17,536	18,256	18,881
Downtown Area (A03, B02)	305	305	318	354	457	596	789	1,053	1,434	1,866
Fulbrook on Fulshear Creek	765	965	1,193	1,417	1,653	1,904	2,170	2,437	2,673	2,840
Fulshear Run	39	104	264	421	587	671	742	764	801	805
Churchill Farms	1,782	1,800	1,818	1,836	1,854	1,873	1,892	1,911	1,930	1,949
Firethorne	8,699	9,162	9,642	10,070	10,432	10,632	10,783	10,932	11,089	11,254
Foster Farms	0	0	16	142	380	892	1,618	2,471	3,483	4,620
Fulbrook	686	708	730	751	777	803	829	860	890	920
ETJ										
Fulshear Farms	0	0	84	262	625	1,199	1,935	2,874	3,923	4,989
Fulshear Lakes	0	104	311	629	1,058	1,593	2,156	2,824	3,519	4,208
Harrison Interests Tract	0	0	0	90	381	833	1,522	2,336	3,339	4,349
Jordan Ranch	240	699	1,372	2,127	2,933	3,834	4,794	5,895	6,994	8,093
Tamarron	1,914	2,706	3,708	4,793	5,887	7,120	8,466	9,774	11,000	12,051

PROJECTIONS BY AGE GROUP

Age Group	2015		2017		2021	
	Estimate	%	*Estimate	%	**Projection	%
Under 5 Years	221	6.7%	632	6.7%	1,124	6.3%
5 to 17 Years	899	27.2%	2,571	27.2%	4,486	25.3%
18 to 24 Years	166	5.0%	474	5.0%	1,182	6.7%
25 to 34 Years	349	10.6%	998	10.6%	2,126	12.0%
35 to 54 Years	1,125	34.1%	3,218	34.1%	5,409	30.5%
55 to 74 Years	482	14.6%	1,379	14.6%	2,969	16.7%
75 Years and Over	58	1.8%	166	1.8%	431	2.4%
All Age Groups	3,300		9,438		17,729	

Source: U.S. Census

*Estimate is based off 2015 American Community Survey data

**PASA projection

NEW PROJECTED HOUSING UNITS

PASA has projected new housing occupancies for the next 10 years. These projections are based on interviews with land owners, real estate experts, commercial brokers, and City and county officials. These projections are for the number of new housing units only, and are not a reflection of the total population expected in each development.

SINGLE-FAMILY HOUSING PROJECTED TO BE ADDED

Five Largest Single-Family Developments	2016-2021	2021-2026	2016-2026
Tamarron	1,411	1,417	2,828
Jordan Ranch	910	1,450	2,360
Cross Creek Ranch	993	1,012	2,005
Foster Farms	120	1,310	1,430
Harrison Interests Tract	100	960	1,060
Total Projected New Single-Family Occupancies	6,531	12,352	18,883

MULTI-FAMILY HOUSING PROJECTIONS

Five Largest Multi-Family Developments	2016-2021	2021-2026	2016-2026
Cross Creek Ranch (PU H19/H20)	250	450	700
Jordan Ranch MF	60	400	460
Park Lane Fulshear (Cross Creek)	380	0	380
Fulshear Lakes	75	300	375
Potential MF in PU B03	25	300	325
Total Projected New Multi-Family Occupancies	940	1,625	2,565

PROPORTION OF HOUSING UNITS BY HOUSING TYPE

Housing Type	2016		2021 Projected		2026 Projected	
Single-Family	7,043	99.9%	13,094	90.6%	24,465	87.8%
Age-Restricted SF	4	0.1%	420	2.9%	845	3.0%
Multi-Family	0	0.0%	940	6.5%	2,565	9.2%
Total Housing Units	7,047		14,454		27,875	

HOUSEHOLD SIZE AND HOUSING TYPES

The City of Fulshear is geographically situated at the crossroads of suburban and exurban Houston Metro. The more conventional suburban residential community generally has a larger median household size, particularly as the neighborhood ages and a “peak” population develops. Traditional suburban single family neighborhoods in northern Fort Bend County have a median household size of 3.15 to 3.50. In comparison, communities such as Fulbrook and nearby Weston Lakes have a median household size of approximately 2.65 to 2.85. Exurban communities on the fringes of the Metro Area are often marketed to older, smaller households looking for a quieter life. Many of these exurban neighborhoods feature larger half-acre lots.

Also popular in the region are active-adult communities. For example, Bonterra at Cross Creek Ranch is a gated section of the master-planned community that will be restricted to people aged 55 years or older. These communities on average have a median household size of 1.75. Median household sizes of Census Tracts in Fulshear and the west Houston suburbs of northern Fort Bend County are shown in the *Household Size by Census Tract* table in this report.

Multi-family developments in the western suburbs of Houston tend to have a median household size of 1.55 to 2.25 depending on the proportion of one-bedroom apartments to total number of units within each individual property.

Housing Type	Typical Household Size
Multi-Family, majority 1-bedroom	1.55-1.85
Multi-Family, majority 2+ bedroom	1.85-2.25
Single-Family, Family Oriented	3.15-3.30 initially; 3.30-3.50 at peak
Single-Family, Age-Restricted 55+	1.65-1.80
Single-Family, Acreage/Rural Estate	2.65-2.85

PROPORTION OF POPULATION BY HOUSING TYPE

Housing Type	2016		2021 Projected		2026 Projected	
Single-Family	20,788	99.97%	39,909	93.9%	73,502	92.0%
Age-Restricted SF	7	0.03%	737	1.7%	1,479	1.9%
Multi-Family	0	0.00%	1,867	4.4%	4,892	6.1%
Population	20,795		42,513		79,873	

HOUSING OCCUPANCY STATUS

PASA considers vacant housing when creating population projections for such a large Study Area. The U.S. Census estimates that 8.9% of the existing housing stock in the City of Fulshear is vacant per the 2015 American Community Survey. For Fort Bend County as a whole, the Survey estimates the vacancy rate to be 4.8%. PASA has assumed a 7% vacancy rate for the Study Area since much of the Area is outside the City of Fulshear but inside the county. Also,

PASA does not consider new homes available for purchase to be occupied. New housing communities are surveyed by PASA staff and only occupied homes are counted. Unoccupied homes are included in the housing projections for each individual community. As neighborhoods age, PASA assumes vacancies will gradually increase closer to 7% as homes are placed on the market and resold. The housing counts available in this report, however, include totals for all homes completed. These housing counts and projected housing counts include all occupied and vacant homes for completeness so planners can determine the projected number of utility connections annually.

THE ECONOMY AND GROWTH IN THE WESTERN SUBURBS

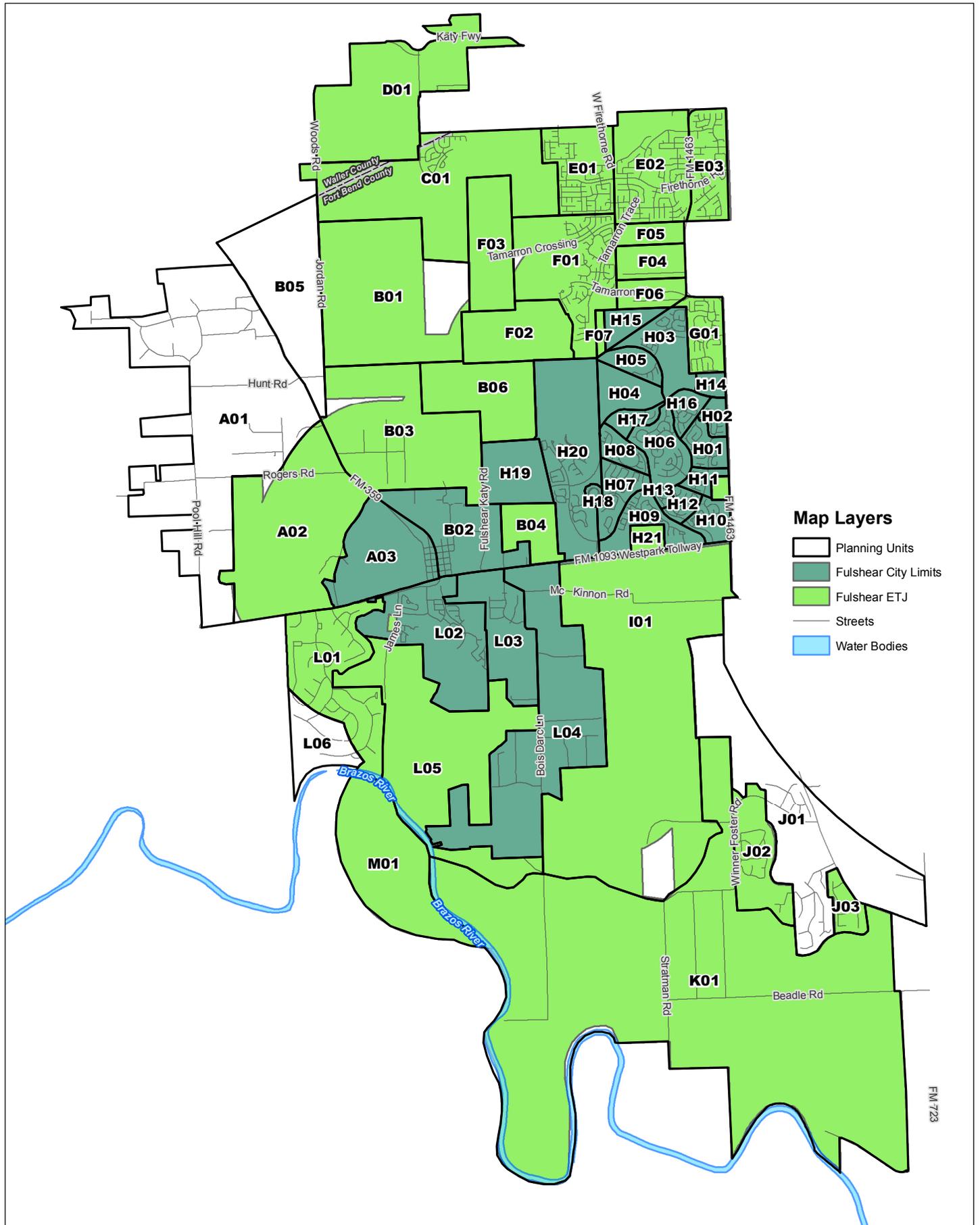
As long as the Houston Metro population continues to grow between 1% and 2% annually, the Study Area will continue to see annual growth rates between 10% and 15%. The availability of large tracts of raw land, affordable housing, and great schools will be a draw to many of Houston Metro’s new residents over the next few decades. PASA’s low and high growth scenarios should be considered if any turbulence in the local or national economy were to occur. As was evident during the Financial Recession of the late-2000s, suburban communities can be dramatically affected by an economic slowdown. In the north Dallas suburbs for example, the fast growing City of Frisco saw housing permits drop 77% in a three-year period from 2006 to 2009.



The Houston Metro Area has been resilient since the oil price slump began in 2014. The energy industry, in particular oil and gas, remains a major sector of the Houston economy. Since the 2014/2015 bust, the price of oil has rebounded from a low of \$28 a barrel in January 2016 to over \$50 in early 2017. The continued increased global supply have led to more fluctuations as the price per barrel has stabilized just below \$50 a barrel in the summer of 2017. The Houston economy has gained nearly 40,000 jobs in the first five months of 2017 after two years of nearly zero growth. Economists are cautiously optimistic as continued worries that the oil and gas sector will struggle for years to come. Other industries are thriving, particularly in the eastern and southern regions of the Metro, however. If the energy sector, oil and gas in particular, pick back up, growth will likely accelerate in Fulshear. However, if the local economy is dampened further by even lower oil prices, the western suburbs could see a slowdown in housing and population growth.

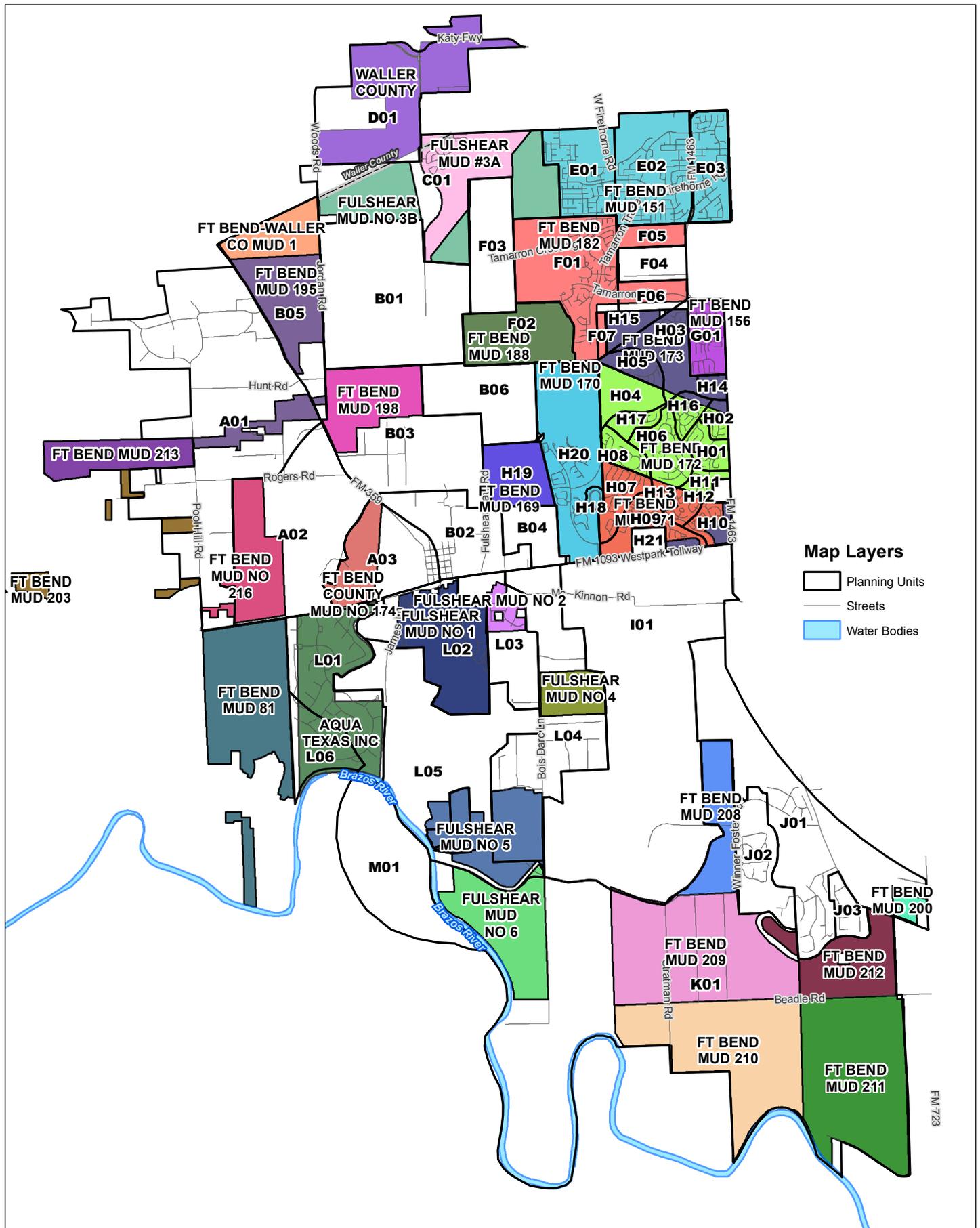
Planning Units in the Study Area

City of Fulshear: City Limits and ETJ



Municipal Utility Districts

City of Fulshear: City Limits and ETJ



PROJECTED HOUSING UNITS BY PLANNING UNIT
FULSHEAR, TEXAS



Planning Unit	Area	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
A01	X	245	246	252	278	320	382	465	564	685	823	971
A02	ETJ	16	16	51	122	244	418	643	870	1,147	1,424	1,701
A03	CL	63	63	63	68	82	116	159	214	295	415	555
B01	ETJ	0	0	0	0	0	10	50	105	185	280	385
B02	CL	71	71	71	71	71	76	86	106	126	151	176
B03	ETJ	48	49	49	60	82	136	204	319	485	691	907
B04	ETJ	0	0	0	5	20	40	70	100	135	170	205
B05	X	0	0	0	15	50	125	255	405	585	765	945
B06	ETJ	0	0	0	0	15	50	105	175	260	360	475
C01	ETJ	0	75	220	435	690	970	1,285	1,620	2,020	2,420	2,820
D01	ETJ	0	0	0	0	0	0	0	25	75	125	175
E01	ETJ	771	864	971	1,086	1,184	1,261	1,283	1,287	1,287	1,287	1,287
E02	ETJ	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
E03	ETJ	582	630	633	633	633	633	633	633	633	633	633
F01	ETJ	404	628	864	1,068	1,258	1,422	1,584	1,744	1,889	1,989	2,014
F02	ETJ	0	0	5	75	165	280	425	580	755	930	1,105
F03	ETJ	0	0	0	0	5	25	70	135	205	300	405
F04	ETJ	19	19	19	19	19	19	19	19	19	19	19
F05	ETJ	0	0	0	0	5	15	35	70	105	150	205
F06	ETJ	3	3	3	53	133	243	363	498	608	728	858
F07	ETJ	0	5	30	65	100	113	113	113	113	113	113
G01	ETJ	574	575	575	575	575	575	575	575	575	575	575
H01	CL	253	258	267	272	272	272	272	272	272	272	272
H02	CL	173	173	173	173	173	173	173	173	173	173	173
H03	CL	172	214	238	261	284	304	317	317	317	317	317
H04	CL	0	0	0	60	141	222	282	291	291	291	291
H05	CL	6	36	128	182	206	213	213	213	213	213	213
H06	CL	300	317	327	328	328	328	328	328	328	328	328
H07	CL	239	239	239	239	239	239	239	239	239	239	239
H08	CL	90	98	103	103	103	103	103	103	103	103	103
H09	CL	336	336	336	336	336	336	336	336	336	336	336
H10	CL	160	160	160	160	160	160	160	160	160	160	160
H11	CL	117	117	117	117	117	117	117	117	117	117	117
H12	CL	134	134	134	134	134	134	134	134	134	134	134
H13	CL	50	50	50	50	50	50	50	50	50	50	50
H14	CL	0	0	140	300	380	380	380	380	380	380	380
H15	CL	0	9	56	132	212	289	358	384	384	384	384
H16	CL	186	186	186	186	186	186	186	186	186	186	186
H17	CL	0	7	22	49	76	91	94	94	94	94	94
H18	CL	67	67	67	67	67	67	67	67	67	67	67
H19	CL	0	20	85	170	260	350	440	500	513	513	513
H20	CL	172	243	346	549	816	1,065	1,315	1,576	1,859	2,141	2,364
H21	ETJ	0	0	0	0	0	0	0	0	0	0	0
I01	ETJ	0	0	0	0	30	130	290	535	830	1,200	1,580
J01	X	125	131	139	148	156	163	170	177	185	191	197
J02	ETJ	60	60	61	61	62	62	62	63	63	64	65
J03	ETJ	44	46	49	52	54	56	58	60	60	61	62
K01	ETJ	0	0	0	5	45	121	285	520	800	1,135	1,515
L01	ETJ	256	258	262	266	270	275	280	285	291	297	303
L02	CL	206	261	326	401	476	556	641	731	821	901	958
L03	CL	1	13	35	113	191	273	305	333	344	359	362
L04	CL	133	133	133	136	145	154	169	191	215	242	269
L05	ETJ	11	11	11	11	11	16	23	34	52	72	97
L06	X	8	10	14	18	22	27	32	37	43	49	55
M01	ETJ	0	0	0	0	0	0	0	0	0	0	0

HOUSING UNIT PROJECTIONS BY JURISDICTIONAL AREA

FULSHEAR, TEXAS



Projected New Housing Units Added Annually

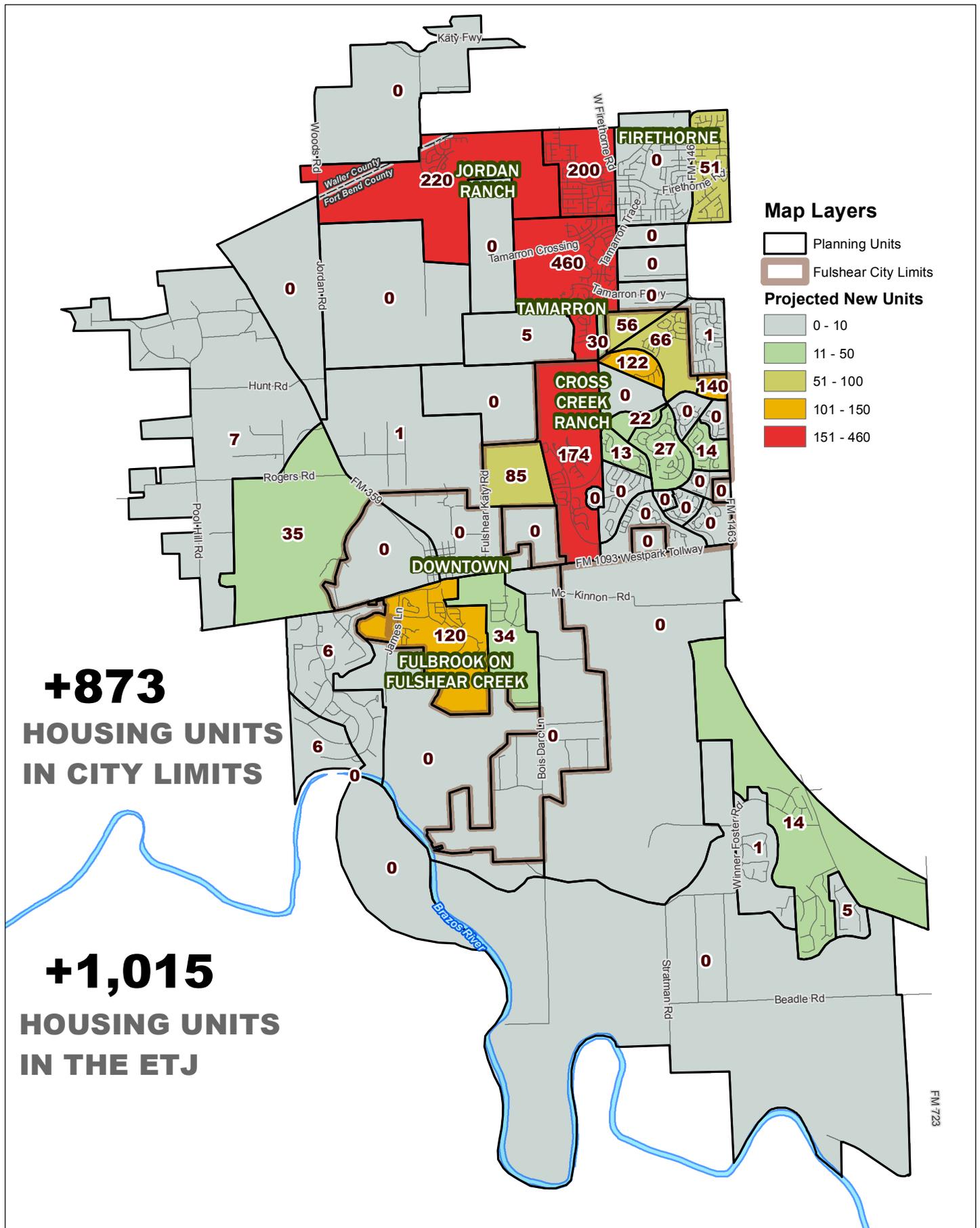
Area	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
City	-	276	597	855	848	749	670	571	522	549	475
ETJ	-	451	564	788	1,009	1,270	1,585	1,910	2,227	2,431	2,481
City + ETJ	-	727	1,161	1,643	1,857	2,019	2,255	2,481	2,749	2,980	2,956
Outside ETJ	-	9	18	54	89	149	225	261	315	330	340

Projected Housing Units

Area	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
City	2,929	3,205	3,802	4,657	5,505	6,254	6,924	7,495	8,017	8,566	9,041
ETJ	4,118	4,569	5,133	5,921	6,930	8,200	9,785	11,695	13,922	16,353	18,834
City + ETJ	7,047	7,774	8,935	10,578	12,435	14,454	16,709	19,190	21,939	24,919	27,875
Outside ETJ	378	387	405	459	548	697	922	1,183	1,498	1,828	2,168

Projected New Housing Units

October 2016 to October 2018, 2-Year



PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	A01	A01	A01	A01	A01	A01
MPC						
Name	Pecan Hill	Stone Hill Ranch	Vanbrooke			
Land Use	Single Family	Single Family	Single Family	Single Family	Single Family	
Development Phase	Existing	Developing	Planned	Probable	Probable	
Municipality	Fort Bend County	Fort Bend County	Fort Bend County	Fort Bend County	Fort Bend County	
NEW HOUSING OCCUPANCIES:	W. off Jordan & N. of Hunt built out Jan. 2013: almost built out;	Jan. 2017: 58 Occ'd, 0 Avail., 0 UC & 27 dev'd lots LTBO; Jan. 2016: 58 Occ'd, 0 Avail., 0 UC & 27 dev'd lots LTBO; Jan. 2015: 45 Occ'd, 0 Avail., 1 UC & 39 dev'd lots LTBO; Jan. 2013: 43 Occ'd & 42 dev'd lots LTBO; SW along FM 359 - 225 ac. w/10+ ac. lots; fenced & roads in; scattered equestrian & cattle (ranchettes);	June 2017: Land Tejas is planning 586 lots on 245 ac. b/t FM 359 and Pool Hill Rd. Ph. 1 will have 159 45' and 55' lots and could deliver as early as spring 2018; ph. 2 is planned for 250 lots for delivery in spring 2019 all on EB Woodland Trust tract	Jan. 2017: Mason Equest Investments has 35.6 ac. w. on FM 359; West Houston Trees Ltd. has ~179 ac.; Shenna Le= 50.2 ac.; Charles Odom has 95.8 ac.; Lori Leal has 20.5 ac.; Adolph Bellinoski has 41.5 ac.; South on Hunt Rd.; all tracts developable but no known plans;	Jan. 2017: North Brookshire Ltd. has 173.5 ac. W. of FM 359; no known plans but likely to dev. residentially;	TOTAL
Jan 2017-Oct 2017	0	1	0	0	0	1
Oct 2017-Oct 2018	1	0	5	0	0	6
Oct 2018-Oct 2019	0	1	25	0	0	26
Oct 2019-Oct 2020	0	2	35	5	0	42
Oct 2020-Oct 2021	0	1	45	8	8	62
Oct 2021-Oct 2022	0	2	55	11	15	83
Oct 2022-Oct 2023	0	1	65	18	15	99
Oct 2023-Oct 2024	0	0	75	26	20	121
Oct 2024-Oct 2025	0	1	80	27	30	138
Oct 2025-Oct 2026	0	1	80	27	40	148
Jan 2017-Oct 2021	1	5	110	13	8	137
Oct 2021-Oct 2026	0	5	355	109	120	589
Jan 2017-Oct 2026	1	10	465	122	128	726
Residents per Occ. Home 2017	2.20	2.65	3.00	3.00	2.95	x

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	A02	A02	A02	A02	A02
MPC					
Name	"Continental Project"	Fulshear Lakes	Fulshear Lakes		
Land Use	Single Family	Single Family	Multi-Family	Single Family	
Development Phase	Planned	Planned	Planned	Probable	
Municipality	Fulshear ETJ	Fulshear ETJ	Fulshear ETJ	Fulshear ETJ	
NEW HOUSING OCCUPANCIES:	<p>Jan. 2017: Rogers Road Investors has 239.8, 29.3, & 27.5 ac.; Jan. 2015: Continental Homes had purchased for ~600 SF, but now Johnson Dev. Plans to merge these parcels w/Jeff Duke's (McCann) tract and the Fulshear Equine parcels (Polo Ranch) (see next two columns)</p>	<p>Jan. 2017: City and real estate brokers state infrastructure connection at FM 1093 and Weston Dr. is set up; front yard maintenance will be provided w/ communal greenspace; expect new homes occupied by 2018; Sam Yager dev.; 400 MF units allowed in dev. Agreement with City; Jan. 2016: City and Tiffany Lamsa w/Yager both stated 1,299 SF in 2015; Westheimer-Fulshear parcel was to have 1,800 SF & 500 MF; Elem. School planned & MF & potential comm. N. on FM 1093; MUD obtained through TCEQ; used Pepe Schwartz as attorney; dev'er expects build out in 7-8 years;</p>	<p>Jan. 2017: infrastructure is started for SF and still plans for 500 MF, along w/school and comm. N. on FM 1093 (Yager has Fulshear Lakes Ltd=74 & 400 ac. & Sheffield 70 ac.) MUD obtained through TCEQ; 400 MF units allowed;</p>	<p>Jan. 2017: Kenneth Arnold has 26.2 ac.; Elizabeth Arnold has 32.7 ac.; Fulshear Equine LLC has 68.8 ac.; N. off FM 1093</p>	TOTAL
Jan 2017-Oct 2017	0	0	0	0	0
Oct 2017-Oct 2018	0	35	0	0	35
Oct 2018-Oct 2019	0	65	0	6	71
Oct 2019-Oct 2020	10	80	25	7	122
Oct 2020-Oct 2021	25	90	50	9	174
Oct 2021-Oct 2022	45	95	75	10	225
Oct 2022-Oct 2023	65	100	50	12	227
Oct 2023-Oct 2024	75	115	75	12	277
Oct 2024-Oct 2025	80	135	50	12	277
Oct 2025-Oct 2026	80	135	50	12	277
Jan 2017-Oct 2021	35	270	75	22	402
Oct 2021-Oct 2026	345	580	300	58	1,283
Jan 2017-Oct 2026	380	850	375	80	1,685
Residents per Occ. Home 2017	2.90	3.00	1.60	2.65	x

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	A03	A03	A03	B01	B01	B01	B02
MPC							
Name	"McCann and Grandes Ricos"	Fulshear Polo Ranch		"F H, & L 2012" Tract	"Muske 187 J V"		Downtown District
Land Use	Single Family	Single Family		Single Family	Single Family		Single Family
Development Phase	Probable	Planned		Probable	Probable		Probable
Municipality	Fulshear	Fulshear		Fulshear ETJ	Fort Bend County		Fulshear
NEW HOUSING OCCUPANCIES:	Jan. 2017: Gerald McCann has ~154 ac. in City Limits zoned for estate lots; Grandes Ricos LLC recently purchased ~44 ac. from the McCann's along Wallis Rd.;	Jan. 2017: Fulshear Equine LLC, Fulshear Inv's, & Mason Equest Inv. has ~448 ac. Currently used as Fulshear Polo Ranch; In 2015, a joint venture between Johnson Dev. & L. Waters formed; in 2015 Beazer planned 615 SF w/lots (250-500K); first home was scheduled to close in 2016 -- but now Johnson may acquire these parcels and Lou Waters' ~113 ac. but development is not expected until the polo center is not in use which could take 5+ years; 1,000+ homes possible	TOTAL	Jan. 2017: Franz has 854 & 309 ac. E. along Jordan Rd. with no <i>intention of developing in the near future;</i>	Jan. 2017: Patricia Muske has 187.6 ac.; 2015: listed for sale but no good access currently; Susan Menke is among those marketing it) Muske family did not have previous interest in developing & was excluded from recent ETJ expansion	TOTAL	Jan. 2017: Huggins Ranch Ltd. has 54 +46 ac. all east of FM 359; could potentially have access through smaller tracts to FM 1093; long-term, Jordan Ranch Blvd. is planned through the east side of the larger parcels; much of this PU is zoned for townhome or SF; MF is possible with a SUP
Jan 2017-Oct 2017	0	0	0	0	0	0	0
Oct 2017-Oct 2018	0	0	0	0	0	0	0
Oct 2018-Oct 2019	5	0	5	0	0	0	0
Oct 2019-Oct 2020	14	0	14	0	0	0	0
Oct 2020-Oct 2021	19	15	34	0	10	10	5
Oct 2021-Oct 2022	18	25	43	0	40	40	10
Oct 2022-Oct 2023	20	35	55	0	55	55	20
Oct 2023-Oct 2024	21	60	81	5	75	80	20
Oct 2024-Oct 2025	25	95	120	15	80	95	25
Oct 2025-Oct 2026	30	110	140	25	80	105	25
Jan 2017-Oct 2021	38	15	53	0	10	10	5
Oct 2021-Oct 2026	114	325	439	45	330	375	100
Jan 2017-Oct 2026	152	340	492	45	340	385	105
Residents per Occ. Home 2017	2.65	2.91	x	3.10	3.15	x	2.30

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



City of Fulshear Demographic Update - Summer 2017 - Population and Survey Analysts

Planning Unit	B02	B03	B03	B03	B03	B03
MPC						
Name		North Fulshear Estates	Potential MF/Mixed Use	Fulshear Farms	Fulshear Farms	
Land Use		Single Family	Multi-Family	Single Family	Single Family	
Development Phase		Existing	Probable	Planned	Probable	
Municipality		Fulshear ETJ	Fulshear ETJ	Fort Bend County	Fulshear ETJ	
NEW HOUSING OCCUPANCIES:	TOTAL	slow to build out Jan. 2016: not much activity,; expect 1 new home every 2 yr Jan. 2015: not much activity,; expect 1 new home every 2 yr Jan. 2014: no activity currently; expect 1 new home every 2 yr	<i>Jan. 2017: Lou Waters has 13 & 12 ac. which will likely be an apt/senior living/comm., Rogers Rd. at FM 359 is a planned commercial node in the City of Fulshear Livable Centers Plan; expect MF development here in the future; (Jubilee=was an interested dev'er for tax credits in 2016)</i> <i>James Chemplanikal =27 ac.</i> <i>Serafin Flores=23 & 25 & 17 ac.</i> <i>later demand for MF, & strong comm. demand</i>	<i>Jan. 2017: Johnson Dev. has purchased 1,244 ac. in two tracts E. along FM 359; Jan. 2016: have no City dev. agree. Yet but future arterials will connect this dev. To Cross Creek Ranch and Jordan Ranch;</i> <i>2015: Johnson Dev. bought the Alamo/Parkside tracts; was owned by Moodys; also in PU B05</i>	<i>Jan. 2017: Huggins Ranch Ltd. has 212.7 +193.5 ac. all east of FM 359; could potentially have access through smaller tracts to FM 1093; long-term, Jordan Ranch Blvd. is planned through the east side of the larger parcels; Serafin Flores has 63.5 ac. E. on FM 359;</i>	TOTAL
Jan 2017-Oct 2017	0	1	0	0	0	1
Oct 2017-Oct 2018	0	0	0	0	0	0
Oct 2018-Oct 2019	0	1	0	0	10	11
Oct 2019-Oct 2020	0	0	0	0	22	22
Oct 2020-Oct 2021	5	1	25	0	28	54
Oct 2021-Oct 2022	10	1	25	10	32	68
Oct 2022-Oct 2023	20	0	50	25	40	115
Oct 2023-Oct 2024	20	1	75	40	50	166
Oct 2024-Oct 2025	25	1	75	60	70	206
Oct 2025-Oct 2026	25	1	75	70	70	216
Jan 2017-Oct 2021	5	3	25	0	60	88
Oct 2021-Oct 2026	100	4	300	205	262	771
Jan 2017-Oct 2026	105	7	325	205	322	859
Residents per Occ. Home 2017	X	2.50	1.65	3.20	3.15	X

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	B04	B04	B05	B05	B06	B06
MPC			Fulshear Farms			
Name			Fulshear Farms			
Land Use	Single Family		Single Family		Single Family	
Development Phase	Probable		Planned		Probable	
Municipality	Fulshear ETJ		Fort Bend County		Fulshear ETJ	
NEW HOUSING OCCUPANCIES:	<p>Jan. 2017: GM Equity Group has 121.1 ac. - Ginter Family 2015: by Cross Creek; have planned for all commercial uses; but, this location will still see demand for MF & TH's; Texas Heritage Pkwy. is planned on eastern side of parcel; much speculation in land to the N. off FM 1093; 2014: GM Equity Grp. did not donate to Texas Heritage Pkwy. project;</p>		<p>Jan. 2017: Johnson Dev. has purchased 1,244 ac. in two tracts E. along FM 359; Jan. 2016: have no City dev. agree. Yet but future arterials will connect this dev. To Cross Creek Ranch and Jordan Ranch; 2015: Johnson Dev. bought the Alamo/Parkside tracts; was owned by Moody's; also in PU B03</p>		<p>Jan. 2017: Ronald Henriksen has 387.6 & 174 ac.; purchased in 2008 from HWR; now set up in a trust; this tract will dev. at optimum time frame; (HWR had bought the 174 ac. from Pacific Financial & the 387 ac. from Perry Cook Trustee); all tracts are NW of Cross Creek;</p>	
		TOTAL		TOTAL		TOTAL
Jan 2017-Oct 2017	0	0	0	0	0	0
Oct 2017-Oct 2018	0	0	0	0	0	0
Oct 2018-Oct 2019	5	5	15	15	0	0
Oct 2019-Oct 2020	15	15	35	35	15	15
Oct 2020-Oct 2021	20	20	75	75	35	35
Oct 2021-Oct 2022	30	30	130	130	55	55
Oct 2022-Oct 2023	30	30	150	150	70	70
Oct 2023-Oct 2024	35	35	180	180	85	85
Oct 2024-Oct 2025	35	35	180	180	100	100
Oct 2025-Oct 2026	35	35	180	180	115	115
Jan 2017-Oct 2021	40	40	125	125	50	50
Oct 2021-Oct 2026	165	165	820	820	425	425
Jan 2017-Oct 2026	205	205	945	945	475	475
Residents per Occ. Home 2017	2.15	X	3.20	X	3.20	X

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



City of Fulshear Demographic Update - Summer 2017 - Population and Survey Analysts

Planning Unit	C01	C01	C01	D01	D01
MPC	Jordan Ranch	Jordan Ranch		Point West	
Name	Jordan Ranch	Jordan Ranch		Multi-Family	
Land Use	Single Family	Multi-Family		Probable	
Development Phase	Developing	Planned			
Municipality	Fulshear ETJ	Fulshear ETJ		Fulshear ETJ	
NEW HOUSING OCCUPANCIES:	<p><i>Jan. 2017: Johnson Development</i> has 1,354 ac. in 3 ISDs; 700 MF units allowed by dev. Agreement w/ City; City states the development is outside an emergency service district with no fire coverage; Fulshear will not approve any more subdivision plats until issue is resolved; revised concept plan shows 2,795 lots in LCISD;</p> <p><i>Jan. 2017:</i> 11 Occ'd, 26 Avail., 24 UC & 165 dev'ed lots LTBO; dev'er has concept plans for future lots; builders: J.Patrick, Highland, Westin, Perry, Newmark, Plantation & David Weekley Homes</p> <p>Johnson Dev. Jan. 2016: plan for 2,800 SF (Oct. 27, 2015) (but was 4,000 SF via City & earlier concept plan) (earlier in 2015 - ~2,700 lots in L.C.I.S.D.) (was < 1,000 ac. of Franz parcels & ~700 ac. of Silco (Silvestri) parcels; excluding the upper half of the Harrison tract);</p>	<p><i>Jan. 2016: Fort Bend Jordan Ranch Lp</i> has 1,290 ac.; in this PU w/an additional 44 ac. also; 750 MF units in concept plan, but no firm location; 700 MF units are allowed per City dev. agreement; 2015: 4,000 SF & 750 MF; Johnson Dev. concept plan from Sept. 2014; homes in late w/MF constructed late in 10 yr. period.</p>	TOTAL	<p><i>June. 2017: Waller Co. Road Improvement District</i> has been created here to serve the area that will be an industrial complex with commercial and retail; MF is possible here long-term;</p>	TOTAL
Jan 2017-Oct 2017	75	0	75	0	0
Oct 2017-Oct 2018	145	0	145	0	0
Oct 2018-Oct 2019	215	0	215	0	0
Oct 2019-Oct 2020	230	25	255	0	0
Oct 2020-Oct 2021	245	35	280	0	0
Oct 2021-Oct 2022	265	50	315	0	0
Oct 2022-Oct 2023	285	50	335	25	25
Oct 2023-Oct 2024	300	100	400	50	50
Oct 2024-Oct 2025	300	100	400	50	50
Oct 2025-Oct 2026	300	100	400	50	50
Jan 2017-Oct 2021	910	60	970	0	0
Oct 2021-Oct 2026	1,450	400	1,850	175	175
Jan 2017-Oct 2026	2,360	460	2,820	175	175
Residents per Occ. Home 2017	3.23	1.92	x	1.80	x

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	E01	E01	E02	E02
MPC				
Name	Firethorne West		Firethorne	
Land Use	Single Family		Single Family	
Development Phase	Developing		Existing	
Municipality	Fulshear ETJ		Fulshear ETJ	
NEW HOUSING OCCUPANCIES:	Jefferson Development (Wayne Meyer-construction mgr.); 1,345 total lots at completion Jan. 2017: 829 Occ'd, 26 Avail., 19 UC & 98 dev'd lots LTBO; dev'er has concept plans for 373 future lots; builders: Ravenna, Perry, Highland, Plantation, Ashton Woods & Coventry Homes; Jan. 2016: 654 Occ'd, 55 Avail., 29 UC & 214 dev'd lots LTBO; dev'er has concept plans for 476 future lots; Jan. 2015: 553 Occ'd, 33 Avail., 48 UC & 112 dev'd lots LTBO; dev'er has concept plans for 682 fut. lots; Jan. 2014: 322 Occ'd, 21 Avail., 44 UC & 76 dev'd lots LTBO; developer has prelim plans for 895 fut. lots; Jan. 2013: 154 Occ'd, 23 Avail., 32 UC & 99 dev'd lots LTBO; developer has plans for 1,050 future lots; & expect 105 homes to be sold in 2012; in both KISD & LCISD (biggest % in Katy ISD) have ~1,402 ac.;	TOTAL	Jefferson Development Sept. 2014: built-out 2013: 1,318 Occ'd, 3 Avail., 4 UC & 4 dev'd lots LTBO; remainder of tract in PU will be for wildlife habitat and parks; (one-third of this dev. is in Katy I.S.D. or ~466 ac.) builders: Highland, Perry, Plantation & Coventry Homes	TOTAL
Jan 2017-Oct 2017	93	93	0	0
Oct 2017-Oct 2018	107	107	0	0
Oct 2018-Oct 2019	115	115	0	0
Oct 2019-Oct 2020	98	98	0	0
Oct 2020-Oct 2021	77	77	0	0
Oct 2021-Oct 2022	22	22	0	0
Oct 2022-Oct 2023	4	4	0	0
Oct 2023-Oct 2024	0	0	0	0
Oct 2024-Oct 2025	0	0	0	0
Oct 2025-Oct 2026	0	0	0	0
Jan 2017-Oct 2021	490	490	0	0
Oct 2021-Oct 2026	26	26	0	0
Jan 2017-Oct 2026	516	516	0	0
Residents per Occ. Home 2017	3.20	x	3.30	x

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	E03	E03	F01
MPC			
Name	Firethorne		Tamarron
Land Use	Single Family		Single Family
Development Phase	Developing		Developing
Municipality	Fulshear ETJ		Fulshear ETJ
NEW HOUSING OCCUPANCIES:	311.5 ac. - 633 total lots -- builders: Highland, Perry, Saratoga & Coventry Homes Sept. 2016: 582 Occ'd, 18 Avail., 13 UC & 20 dev'd lots LTBO; Sept. 2015: 513 Occ'd, 18 Avail., 29 UC & 73 dev'd lots LTBO; Sept. 2014: 384 Occ'd, 40 Avail., 43 UC & 166 dev'd lots LTBO; builders: Highland, Perry & Coventry H's Sept. 2013: 254 Occ'd, 29 Avail., 23 UC & 209 dev'd lots LTBO; developer has plans for 120 future lots to finish out the development in this PU;	TOTAL	Jan. 2017: 36 Occ'd, 2 Avail., 0 UC & 62 dev'd lots LTBO; builder: Emerald Homes Jan. 2016: 17 Occ'd, 10 Avail., 5 UC & 68 dev'd lots LTBO;
Jan 2017-Oct 2017	48	48	9
Oct 2017-Oct 2018	3	3	13
Oct 2018-Oct 2019	0	0	17
Oct 2019-Oct 2020	0	0	15
Oct 2020-Oct 2021	0	0	9
Oct 2021-Oct 2022	0	0	1
Oct 2022-Oct 2023	0	0	0
Oct 2023-Oct 2024	0	0	0
Oct 2024-Oct 2025	0	0	0
Oct 2025-Oct 2026	0	0	0
Jan 2017-Oct 2021	51	51	63
Oct 2021-Oct 2026	0	0	1
Jan 2017-Oct 2026	51	51	64
Residents per Occ. Home 2017	3.25	x	3.15

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	F01	F01	F01
MPC	Tamarron	Tamarron	Tamarron
Name	Future Land	Grand Meadow	Millwood
Land Use	Single Family	Single Family	Single Family
Development Phase	Developing	Developing	Developing
Municipality	Fulshear ETJ	Fulshear ETJ	Fulshear ETJ
NEW HOUSING OCCUPANCIES:	<p>DR Horton - 2 MUDs; Feb. 2016: 950 dev'ed lots & 98 lots in engineering/design, and with plans for 4,200 total lots; Jan. 2017: has more land for future lots, can expect ~3,260 future lots to complete the master planned community with 4,200 total lots; Jan. 2016: has more land for future lots, can expect ~3,319 future lots to complete the master planned community with 4,200 total lots; (this column should have 3,323 future lots in all future sections that are NOT in remaining columns (which list 877 tot. lots)-Feb. 9, 2016) Jan. 2015: DR Horton is building 225-229 spec homes w/75 in 3 months; and 1,200 lots - w/total lots at build-out as 4,200 w/ small no. in Katy I.S.D.; DR Horton purchased from Wm. Harrison (1,378 ac.) w/up to 4,200 lots (C.J. Snipes at City) DR Horton =seeking to purchase another ~450 ac. from Harrison (in adj. PU); DR Horton has already purchased from Wm. Harrison (1,378 ac.) dev. will likely have higher density - via LIA , who are typically the land planners for Horton;</p>	<p>Jan. 2017: 224 Occ'ed, 31 Avail., 68 UC & 77 dev'ed lots LTBO; builder: Express Homes Jan. 2016: 72 Occ'ed, 39 Avail., 54 UC & 143 dev'ed lots LTBO;</p>	<p>Jan. 2017: 68 Occ'ed, 14 Avail., 5 UC & 24 dev'ed lots LTBO; builders: Perry & D.R. Horton Homes Jan. 2016: 34 Occ'ed, 14 Avail., 9 UC & 54 dev'ed lots LTBO;</p>
Jan 2017-Oct 2017	25	103	29
Oct 2017-Oct 2018	70	70	12
Oct 2018-Oct 2019	105	3	2
Oct 2019-Oct 2020	125	0	0
Oct 2020-Oct 2021	142	0	0
Oct 2021-Oct 2022	160	0	0
Oct 2022-Oct 2023	160	0	0
Oct 2023-Oct 2024	145	0	0
Oct 2024-Oct 2025	100	0	0
Oct 2025-Oct 2026	25	0	0
Jan 2017-Oct 2021	467	176	43
Oct 2021-Oct 2026	590	0	0
Jan 2017-Oct 2026	1,057	176	43
Residents per Occ. Home 2017	3.20	3.20	3.22

**PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026
POPULATION AND SURVEY ANALYSTS**



Planning Unit	F01	F01	F01	F01	F01
MPC	Tamarron	Tamarron	Tamarron	Tamarron	
Name	model home park	Park View	Spring View	Wellspring	
Land Use	Single Family	Single Family	Single Family	Single Family Age-Restricted	
Development Phase	Developing	Developing	Developing	Developing	
Municipality	Fulshear ETJ	Fulshear ETJ	Fulshear ETJ	Fulshear ETJ	
NEW HOUSING OCCUPANCIES:	Jan. 2017: 0 Occ'd, 8 Avail., 0 UC & 9 dev'ed lots LTBO; builders: Perry, Express, D.R. Horton & Emerald Homes DHI Mortgage - mortgage company Jan. 2016: 0 Occ'd, 8 Avail., 0 UC & 9 dev'ed lots LTBO;	Jan. 2017: 105 Occ'd, 3 Avail., 0 UC & 0 dev'ed lots LTBO; almost built out; builder: D.R. Horton Homes Jan. 2016: 73 Occ'd, 18 Avail., 12 UC & 5 dev'ed lots LTBO;	Jan. 2017: 63 Occ'd, 36 Avail., 9 UC & 98 dev'ed lots LTBO; builder: D.R. Horton Homes Jan. 2016: 18 Occ'd, 23 Avail., 20 UC & 145 dev'ed lots LTBO;	55+ development Jan. 2017: 2 Occ'd, 8 Avail., 9 UC & 90 dev'ed lots LTBO; builder: Freedom Homes Jan. 2016: 0 Occ'd, 0 Avail., 0 UC & 109 dev'ed lots LTBO; streets are in & about to start home construction;	TOTAL
Jan 2017-Oct 2017	0	3	40	15	224
Oct 2017-Oct 2018	0	0	45	26	236
Oct 2018-Oct 2019	8	0	39	30	204
Oct 2019-Oct 2020	6	0	17	27	190
Oct 2020-Oct 2021	2	0	2	9	164
Oct 2021-Oct 2022	1	0	0	0	162
Oct 2022-Oct 2023	0	0	0	0	160
Oct 2023-Oct 2024	0	0	0	0	145
Oct 2024-Oct 2025	0	0	0	0	100
Oct 2025-Oct 2026	0	0	0	0	25
Jan 2017-Oct 2021	16	3	143	107	1,018
Oct 2021-Oct 2026	1	0	0	0	592
Jan 2017-Oct 2026	17	3	143	107	1,610
Residents per Occ. Home 2017	3.25	3.22	3.22	1.75	x

**PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026
POPULATION AND SURVEY ANALYSTS**



City of Fulshear Demographic Update - Summer 2017 - Population and Survey Analysts

Planning Unit	F02	F02	F03	F03	F04
MPC	Tamarron				
Name	Future Land		"Harrison Interests"		
Land Use	Single Family		Single Family		Industrial
Development Phase	Developing		Probable		Existing
Municipality	Fulshear ETJ		Fulshear ETJ		Fulshear ETJ
NEW HOUSING OCCUPANCIES:	<p>DR Horton - 2 MUDs; Feb. 2016: 950 dev'ed lots & 98 lots in engineering/design, and with plans for 4,200 total lots; Jan. 2017: has more land for future lots, can expect ~3,260 future lots to complete the master planned community with 4,200 total lots; Jan. 2016: has more land for future lots, can expect ~3,319 future lots to complete the master planned community with 4,200 total lots; (this column should have 3,323 future lots in all future sections that are NOT in remaining columns (which list 877 tot. lots)-Feb. 9, 2016) Jan. 2015: DR Horton is building 225-229 spec homes w/75 in 3 months; and 1,200 lots - w/total lots at build-out as 4,200 w/ small no. in Katy I.S.D.; DR Horton purchased from Wm. Harrison (1,378 ac.) w/up to 4,200 lots (C.J. Snipes at City) DR Horton =seeking to purchase another ~450 ac. from Harrison (in adj. PU); DR Horton has already purchased from Wm. Harrison (1,378 ac.) dev. will likely have higher density - via LJA , who are typically the land planners for Horton;</p>		<p>Jan. 2017: Harrison Interests (Wm. & uncle: Dan Harrison) have 178.3 & 297.5 ac. adj. to DR Horton in 2015, uncle and nephew had no final decision as to dev. time frame or sell-off (2015); City believed parcel was in negotiations (but fell through) w/DR Horton; [previously owned by Marhaba Partners and both tracts LCISD & Royal ISD Jan. 2016: F.Fargo states DR Horton has option to buy;</p>		<p>Aug. 2016: Weiss Land & Dev. has 105.3 ac.; W. off FM 1463; currently operating as a sand pit/dirt-moving operation; long-term potential for SF/comm./MF</p>
		TOTAL		TOTAL	
Jan 2017-Oct 2017	0	0	0	0	0
Oct 2017-Oct 2018	5	5	0	0	0
Oct 2018-Oct 2019	70	70	0	0	0
Oct 2019-Oct 2020	90	90	5	5	0
Oct 2020-Oct 2021	115	115	20	20	0
Oct 2021-Oct 2022	145	145	45	45	0
Oct 2022-Oct 2023	155	155	65	65	0
Oct 2023-Oct 2024	175	175	70	70	0
Oct 2024-Oct 2025	175	175	95	95	0
Oct 2025-Oct 2026	175	175	105	105	0
Jan 2017-Oct 2021	280	280	25	25	0
Oct 2021-Oct 2026	825	825	380	380	0
Jan 2017-Oct 2026	1,105	1,105	405	405	0
Residents per Occ. Home 2017	3.20	x	3.20	x	3.20

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	F04	F05	F05
MPC			
Name		Tamarron	
Land Use		Single Family	
Development Phase		Probable	
Municipality		Fulshear ETJ	
NEW HOUSING OCCUPANCIES:		<p style="font-size: small; color: blue;">DR Horton's 90 & 117 ac. in 2 sites in KISD (but have ~4,200 SF tot. on ~747 ac. in Lamar C.I.S.D.) & small SF dev. in Katy I.S.D.; initial plan shows 60' lots south of major entry roadway (SF-44, SF-45 and SF-46) - PASA expects ~532 SF lots or 2.7 lots/ac. on 197 ac.; DR Horton's Land Dept. (Jonathan Woodruff) is the contact for land plans; (was earlier owned by Bob Shelton Dev. Co. of Denton w/partner; & even earlier, was Evelyn Moore Wendt's; Wm. Harrison had also owned (w/an uncle) the previously owned Bruce Harrison tracts of 119 & 59 ac.; 2014: clearing the land adjacent to 1463 for entrance; Thomas & Rose tracts & the 106 + 7 ac. & Weiss' parcels of 108 ac. still remain for excavation; could expect one to two MF dev's near entry to Tamarron if reduce SF on 20+ ac. by ~54 lots;</p>	
	TOTAL		TOTAL
Jan 2017-Oct 2017	0	0	0
Oct 2017-Oct 2018	0	0	0
Oct 2018-Oct 2019	0	0	0
Oct 2019-Oct 2020	0	5	5
Oct 2020-Oct 2021	0	10	10
Oct 2021-Oct 2022	0	20	20
Oct 2022-Oct 2023	0	35	35
Oct 2023-Oct 2024	0	35	35
Oct 2024-Oct 2025	0	45	45
Oct 2025-Oct 2026	0	55	55
Jan 2017-Oct 2021	0	15	15
Oct 2021-Oct 2026	0	190	190
Jan 2017-Oct 2026	0	205	205
Residents per Occ. Home 2017	X	3.20	X

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



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Planning Unit	F06	F06	F06	F06
MPC				
Name	Tamarron	Tamarron		
Land Use	Single Family	Mixed Use		
Development Phase	Probable	Probable		
Municipality	Fulshear ETJ	Fulshear ETJ	Fulshear ETJ	
NEW HOUSING OCCUPANCIES:	<p>DR Horton's 90 & 117 ac. in 2 sites in KISD (but have ~4,200 SF tot. on ~1,250 ac. in Lamar C.I.S.D.) & small SF dev. in Katy I.S.D., initial plan shows 60' lots south of major entry roadway (SF-44, SF-45 and SF-46) - PASA expects ~532 SF lots or 2.7 lots/ac. on 197 ac.; DR Horton's Land Dept. (Jonathan Woodruff) is the contact for land plans; (was earlier owned by Bob Shelton Dev. Co. of Denton w/partner, & even earlier, was Evelyn Moore Wendt's; Wm. Harrison had also owned (w/an uncle) the previously owned Bruce Harrison tracts of 119 & 59 ac.; 2014: clearing the land adjacent to 1463 for entrance; Thomas & Rose tracts & the 106 + 7 ac. & Weiss' parcels of 108 ac. still remain for excavation; could expect one to two MF dev's near entry to Tamarron if reduce SF on 20+ ac. by ~54 lots.</p>	<p>June 2017: a mixed use development is likely to be built along the west side of FM 1463; MF or THs are possible with some retail potential; dev. agreement with City allows for 700 MF units</p>	<p>2016: Darmar Corp. = 42.3 ac.;</p>	TOTAL
Jan 2017-Oct 2017	0	0	0	0
Oct 2017-Oct 2018	0	0	0	0
Oct 2018-Oct 2019	0	50	0	50
Oct 2019-Oct 2020	5	75	0	80
Oct 2020-Oct 2021	10	100	0	110
Oct 2021-Oct 2022	20	100	0	120
Oct 2022-Oct 2023	35	100	0	135
Oct 2023-Oct 2024	35	75	0	110
Oct 2024-Oct 2025	45	75	0	120
Oct 2025-Oct 2026	55	75	0	130
Jan 2017-Oct 2021	15	225	0	240
Oct 2021-Oct 2026	190	425	0	615
Jan 2017-Oct 2026	205	650	0	855
Residents per Occ. Home 2017	3.20	1.95	3.20	x

**PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026
POPULATION AND SURVEY ANALYSTS**



Planning Unit	F07	F07	G01	G01	H01	H01
MPC Name Land Use Development Phase Municipality	Tamarron Tamarron Sec. 24 and 31 Single Family Planned Fulshear ETJ		Churchill Farms Single Family Existing Fulshear ETJ		Cross Creek Creek Bend Single Family Existing Fulshear	
NEW HOUSING OCCUPANCIES:	June 2017: two new sections platted in Feb. 2017 for 113 lots total; this is located in Katy ISD		Beazer dev. - was Cardiff's 210 ac. - 570 lots for \$150-\$250; 40 ac. for green space & 10 ac. lake & 16 ac= reserve Sept. 2016: basically built out, only 1 home available; Sept. 2015: 540 Occ'd, 4 Avail., 11 UC & 15 dev'd lots LTBO; Sept. 2014: 392 Occ'd, 19 Avail., 79 UC & 80 dev'd lots LTBO; Sept. 2013: 138 Occ'd, 19 Avail., 98 UC & 174 dev'd lots LTBO; developer has prelim plans for 141 future lots; Sept. 2012: 8 Occ'd, 16 Avail., 42 UC & 132 dev'd lots LTBO; developer has 61.6 & 38.9 ac., which prelim plan states could have 352 future lots; Sept., 2011: clearing now with rapid build-out expected;		Sept. 2016: almost built out, except the model home section; 253 lots	
		TOTAL		TOTAL		TOTAL
Jan 2017-Oct 2017	5	5	1	1	5	5
Oct 2017-Oct 2018	25	25	0	0	9	9
Oct 2018-Oct 2019	35	35	0	0	5	5
Oct 2019-Oct 2020	35	35	0	0	0	0
Oct 2020-Oct 2021	13	13	0	0	0	0
Oct 2021-Oct 2022	0	0	0	0	0	0
Oct 2022-Oct 2023	0	0	0	0	0	0
Oct 2023-Oct 2024	0	0	0	0	0	0
Oct 2024-Oct 2025	0	0	0	0	0	0
Oct 2025-Oct 2026	0	0	0	0	0	0
Jan 2017-Oct 2021	113	113	1	1	19	19
Oct 2021-Oct 2026	0	0	0	0	0	0
Jan 2017-Oct 2026	113	113	1	1	19	19
Residents per Occ. Home 2017	3.20	X	3.30	X	3.30	X

**PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026
POPULATION AND SURVEY ANALYSTS**



Planning Unit	H02	H02	H03	H03	H03	H04
MPC	Cross Creek		Cross Creek	Cross Creek		Cross Creek
Name	Creek Bend		Highlands	The Falls		Cross Creek
Land Use	Single Family		Single Family	Single Family		Single Family
Development Phase	Existing		Developing	Developing		Planned
Municipality	Fulshear		Fulshear	Fulshear		Fulshear
NEW HOUSING OCCUPANCIES:	Sept. 2016: almost built out, except the model home section; 173 total lots	TOTAL	April 2017: 20 Occ'd, 12 Avail., 4 UC & 40 dev'd lots LTBO; the developer has plans for 54 future lots in this area; builders: Trendmaker & Perry Homes Sept. 2016: 8 Occ'd, 14 Avail., 2 UC & 52 dev'd lots LTBO; the developer has plans for 54 future lots in this area;	April 2017: 243 Occ'd, 20 Avail., 10 UC & 5 dev'd lots LTBO; builders: Newmark, Perry, Highland & Lennar Homes Sept. 2016: 164 Occ'd, 28 Avail., 46 UC & 40 dev'd lots LTBO; Sept. 2015: 50 Occ'd, 20 Avail., 29 UC & 45 dev'd lots LTBO; the developer has plans for 262 future lots in this area;	TOTAL	April 2017: currently being leveled and adding in road & infrastructure; developer has plans for 291 SF lots on remaining tract in this PU; Sept. 2016: developer has plans for 291 SF lots on remaining tract in this PU; Sept. 2015: some streets are in place & adding in the infrastructure; 503 preliminary planned future lots;
Jan 2017-Oct 2017	0	0	12	30	42	0
Oct 2017-Oct 2018	0	0	19	5	24	0
Oct 2018-Oct 2019	0	0	23	0	23	60
Oct 2019-Oct 2020	0	0	23	0	23	81
Oct 2020-Oct 2021	0	0	20	0	20	81
Oct 2021-Oct 2022	0	0	13	0	13	60
Oct 2022-Oct 2023	0	0	0	0	0	9
Oct 2023-Oct 2024	0	0	0	0	0	0
Oct 2024-Oct 2025	0	0	0	0	0	0
Oct 2025-Oct 2026	0	0	0	0	0	0
Jan 2017-Oct 2021	0	0	97	35	132	222
Oct 2021-Oct 2026	0	0	13	0	13	69
Jan 2017-Oct 2026	0	0	110	35	145	291
Residents per Occ. Home 2017	3.30	X	3.25	3.25	X	3.20

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	H04	H05	H05	H05	H05	H06
MPC		Cross Creek	Cross Creek	Cross Creek	Cross Creek	Cross Creek
Name		Cross Creek	Roseate Lake	Whimbrel Lake		Creek Cove @ Cross Creek
Land Use		Single Family	Single Family	Single Family		Single Family
Development Phase		Planned	Developing	Developing		Existing
Municipality		Fulshear	Fulshear	Fulshear		Fulshear
NEW HOUSING OCCUPANCIES:		June 2017: 65 lots in development stages	76 total lots April 2017: 22 Occ'd, 8 Avail., 9 UC & 37 dev'd lots LTBO; Builders: Trendmaker & Perry Homes Sept. 2016: 6 Occ'd, 5 Avail., 11 UC & 54 dev'd lots LTBO; Sept. 2015: some streets are in place & adding in the infrastructure; 503 preliminary planned future lots;	88 total lots April 2017: 5 Occ'd, 9 Avail., 8 UC & 66 dev'd lots LTBO; Builders: Trendmaker & Newmark Homes Sept. 2016: 0 Occ'd, 0 Avail., 3 UC & 85 dev'd lots LTBO; Sept. 2015: some streets are in place & adding in the infrastructure; 503 preliminary planned future lots;		Sept. 2015: built out; builders: Newmark & Trendmaker Sept. 2014: 116 Occ'd, 6 Avail., 0 UC & 0 dev'd lots LTBO; 117 lots left to dev. in sec.'s 5 & 6 (to be occ'd by 1st of 2016); Sept. 2013: 64 Occ'd, 6 Avail., 32 UC & 19 dev'd lots LTBO;
	TOTAL				TOTAL	
Jan 2017-Oct 2017	0	3	16	11	30	0
Oct 2017-Oct 2018	0	41	28	23	92	0
Oct 2018-Oct 2019	60	19	10	25	54	0
Oct 2019-Oct 2020	81	2	0	22	24	0
Oct 2020-Oct 2021	81	0	0	7	7	0
Oct 2021-Oct 2022	60	0	0	0	0	0
Oct 2022-Oct 2023	9	0	0	0	0	0
Oct 2023-Oct 2024	0	0	0	0	0	0
Oct 2024-Oct 2025	0	0	0	0	0	0
Oct 2025-Oct 2026	0	0	0	0	0	0
Jan 2017-Oct 2021	222	65	54	88	207	0
Oct 2021-Oct 2026	69	0	0	0	0	0
Jan 2017-Oct 2026	291	65	54	88	207	0
Residents per Occ. Home 2017	X	3.20	3.30	3.30	X	3.35

**PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026
POPULATION AND SURVEY ANALYSTS**



City of Fulshear Demographic Update - Summer 2017 - Population and Survey Analysts

Planning Unit	H06	H06	H07	H07	H07	H08	H08
MPC	Cross Creek		Cross Creek	Cross Creek		Cross Creek	
Name	Ibis Lake		Lake Shore Lagoon	Lakeside/Legacy		Heron Lakes	
Land Use	Single Family		Single Family	Single Family		Single Family	
Development Phase	Developing		Existing	Existing		Developing	
Municipality	Fulshear		Fulshear	Fulshear		Fulshear	
NEW HOUSING OCCUPANCIES:	<p>April 2017: 202 Occ'd, 11 Avail., 8 UC & 9 dev'd lots LTBO; builders: Newmark Homes & Trendmaker Homes</p> <p>Sept. 2016: 184 Occ'd, 13 Avail., 11 UC & 22 dev'd lots LTBO;</p> <p>Sept. 2015: 112 Occ'd, 16 Avail., 33 UC & 69 dev'd lots LTBO;</p> <p>Sept. 2014: 25 Occ'd, 9 Avail., 48 UC & 28 dev'd lots LTBO; dev'er plans 120 future lots, which his being added currently</p>		Built out	Built out		<p>April 2017: 103 Occ'd, 5 Avail., 0 UC & 13 dev'd lots LTBO; builders: Darling Homes & Partners in Building</p> <p>Sept. 2016: 90 Occ'd, 9 Avail., 6 UC & 16 dev'd lots LTBO;</p> <p>Sept. 2015: 59 Occ'd, 15 Avail., 17 UC & 30 dev'd lots LTBO;</p> <p>Sept. 2014: 23 Occ'd, 8 Avail., 20 UC & 70 dev'd lots LTBO;</p> <p>Sept. 2013: 0 Occ'd, 0 Avail., 8 UC & 52 dev'd lots LTBO; plans for 59 future lots;</p>	
		TOTAL			TOTAL		TOTAL
Jan 2017-Oct 2017	17	17	0	0	0	8	8
Oct 2017-Oct 2018	10	10	0	0	0	5	5
Oct 2018-Oct 2019	1	1	0	0	0	0	0
Oct 2019-Oct 2020	0	0	0	0	0	0	0
Oct 2020-Oct 2021	0	0	0	0	0	0	0
Oct 2021-Oct 2022	0	0	0	0	0	0	0
Oct 2022-Oct 2023	0	0	0	0	0	0	0
Oct 2023-Oct 2024	0	0	0	0	0	0	0
Oct 2024-Oct 2025	0	0	0	0	0	0	0
Oct 2025-Oct 2026	0	0	0	0	0	0	0
Jan 2017-Oct 2021	28	28	0	0	0	13	13
Oct 2021-Oct 2026	0	0	0	0	0	0	0
Jan 2017-Oct 2026	28	28	0	0	0	13	13
Residents per Occ. Home 2017	3.35	x	3.35	3.35	x	3.35	x

**PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026
POPULATION AND SURVEY ANALYSTS**



Planning Unit	H09	H09	H10	H10	H10	H10	H11	H11	H12	H12
MPC Name Land Use Development Phase Municipality	Cross Creek Creekside at Cross Creek I Single Family Existing Fulshear		Cross Creek Creekside at Cross Creek II Single Family Existing Fulshear	Single Family Existing Fulshear	Single Family Existing Fulshear	Single Family Existing Fulshear	Cross Creek Creekside at Cross Creek II Single Family Existing Fulshear		Cross Creek Creekside at Cross Creek II Single Family Existing Fulshear	
NEW HOUSING OCCUPANCIES:	Sept. 2015: all built out:	TOTAL	Sept. 2015: all built out: 160 lots	Aug. 2016: Landmark Industries has 22.2 ac.;	Aug. 2016: Landmark Industries has 13.5 & 13.5 ac.; on corner of Westpark Tollway & FM 1463;		Sept. 2015: all built out: 117 lots	TOTAL	Sept. 2015: all built out: 134 lots	TOTAL
Jan 2017-Oct 2017	0	0	0	0	0	0	0	0	0	0
Oct 2017-Oct 2018	0	0	0	0	0	0	0	0	0	0
Oct 2018-Oct 2019	0	0	0	0	0	0	0	0	0	0
Oct 2019-Oct 2020	0	0	0	0	0	0	0	0	0	0
Oct 2020-Oct 2021	0	0	0	0	0	0	0	0	0	0
Oct 2021-Oct 2022	0	0	0	0	0	0	0	0	0	0
Oct 2022-Oct 2023	0	0	0	0	0	0	0	0	0	0
Oct 2023-Oct 2024	0	0	0	0	0	0	0	0	0	0
Oct 2024-Oct 2025	0	0	0	0	0	0	0	0	0	0
Oct 2025-Oct 2026	0	0	0	0	0	0	0	0	0	0
Jan 2017-Oct 2021	0	0	0	0	0	0	0	0	0	0
Oct 2021-Oct 2026	0	0	0	0	0	0	0	0	0	0
Jan 2017-Oct 2026	0	0	0	0	0	0	0	0	0	0
Residents per Occ. Home 2017	3.20	x	3.25	1.95	1.95	x	3.20	x	3.20	x

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	H13	H13	H14	H14	H15	H15	H16	H16	H17
MPC Name Land Use Development Phase Municipality	Cross Creek Creekside at Cross Creek II Single Family Existing Fulshear		Cross Creek Park Lane Fulshear Multi-Family Planned Fulshear		Cross Creek Cross Creek Single Family Planned Fulshear		Cross Creek Heights Single Family Existing Fulshear		Cross Creek Cross Creek Single Family Developing Fulshear
NEW HOUSING OCCUPANCIES:	Sept. 2015: all built out; 184 lots	TOTAL	Aug. 2016: <i>Judwin Properties will be developing 380 units (costar) (CCR 21 LLC 21.6 ac. parcel) (was earlier considered for 442 units)</i>	TOTAL	Sept. 2016: land is level and somewhat cleared for 384 preliminary planned future lots; no streets or infrastructure in place currently Sept. 2015: land is level and somewhat cleared for 365 preliminary planned future lots; no streets or infrastructure in place currently	TOTAL	built out; 186 lots	TOTAL	April 2017: has 22.62 acres, which has a preliminary plan for 51 SF lots; Sept. 2016: has 22.62 acres, which has a preliminary plan for 51 SF lots; Sept. 2015: developer has 2 remaining tracts for future lots, in this LUZ, 24.48 acres is planned for 50 lots & 23.83 acres is planned for 52 lots;
Jan 2017-Oct 2017	0	0	0	0	9	9	0	0	0
Oct 2017-Oct 2018	0	0	140	140	47	47	0	0	3
Oct 2018-Oct 2019	0	0	160	160	76	76	0	0	15
Oct 2019-Oct 2020	0	0	80	80	80	80	0	0	17
Oct 2020-Oct 2021	0	0	0	0	77	77	0	0	13
Oct 2021-Oct 2022	0	0	0	0	69	69	0	0	3
Oct 2022-Oct 2023	0	0	0	0	26	26	0	0	0
Oct 2023-Oct 2024	0	0	0	0	0	0	0	0	0
Oct 2024-Oct 2025	0	0	0	0	0	0	0	0	0
Oct 2025-Oct 2026	0	0	0	0	0	0	0	0	0
Jan 2017-Oct 2021	0	0	380	380	289	289	0	0	48
Oct 2021-Oct 2026	0	0	0	0	95	95	0	0	3
Jan 2017-Oct 2026	0	0	380	380	384	384	0	0	51
Residents per Occ. Home 2017	3.20	x	2.14	x	3.30	x	3.30	x	3.30

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



City of Fulshear Demographic Update - Summer 2017 - Population and Survey Analysts

Planning Unit	H17	H17	H18	H18	H19	H19	H20
MPC	Cross Creek		Cross Creek Ranch		Cross Creek Ranch		Cross Creek Ranch
Name	Sora Lake		Lakes of Cross Creek		Future Cross Creek Ranch		Bonterra
Land Use	Single Family		Single Family		Single Family		Single Family Age-Restricted
Development Phase	Developing		Existing		Planned		Developing
Municipality	Fulshear		Fulshear		Fulshear		Fulshear
	50 total lots		built out: 67 lots		Jan. 2017: Future phases of Cross Creek Ranch N. of Bonterra will consist of 513 lots; expect build out of these sections to happen quickly due to new schools and future Texas Heritage Pkwy.		Jan. 2017: Johnson Development has 268 ac. planned age restricted 55+ senior community; Rob Bamford = General Manager of Cross Creek; will have 736 home gated community when complete; Taylor Morrison is the builder; Jan. 2017: 2 Occ'd, 15 Avail., 12 UC & 100 dev'ed lots LTBO; has a concept plan for 607 future lots;
NEW HOUSING OCCUPANCIES:		TOTAL		TOTAL		TOTAL	
Jan 2017-Oct 2017	7	7	0	0	20	20	18
Oct 2017-Oct 2018	12	15	0	0	65	65	45
Oct 2018-Oct 2019	12	27	0	0	85	85	68
Oct 2019-Oct 2020	10	27	0	0	90	90	83
Oct 2020-Oct 2021	2	15	0	0	90	90	96
Oct 2021-Oct 2022	0	3	0	0	90	90	115
Oct 2022-Oct 2023	0	0	0	0	60	60	111
Oct 2023-Oct 2024	0	0	0	0	13	13	93
Oct 2024-Oct 2025	0	0	0	0	0	0	77
Oct 2025-Oct 2026	0	0	0	0	0	0	28
Jan 2017-Oct 2021	43	91	0	0	350	350	310
Oct 2021-Oct 2026	0	3	0	0	163	163	424
Jan 2017-Oct 2026	43	94	0	0	513	513	734
Residents per Occ. Home 2017	3.30	x	2.15	x	3.20	x	1.75

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	H2O	H2O	H2O	H2O
MPC	Cross Creek Ranch	Cross Creek Ranch	Cross Creek Ranch	Cross Creek Ranch
Name	Future Cross Creek Ranch	Future MF	Lakes of Cross Creek	The Brooks
Land Use	Single Family	Multi-Family	Single Family	Single Family
Development Phase	Planned	Planned	Developing	Developing
Municipality	Fulshear	Fulshear	Fulshear	Fulshear
NEW HOUSING OCCUPANCIES:	<p><i>Jan. 2017:</i> Future phases of Cross Creek Ranch N. of Fulshear HS will consist of 644 lots; expect build out of these sections to happen quickly due to new schools and future Texas Heritage Pkwy.</p>	<p><i>Jan. 2017:</i> Up to 1,500 MF units are allowed in the entire development w/ the dev. Agreement; 1,120 more units can be built in LCISD; City suggests that a new property may be built along FM 1093 W. of main entrance; another property is planned for MF along future Fulshear Bend</p>	<p>2 sections = 69 lots <i>Jan. 2017:</i> 131 Occ'd, 2 Avail., 0 UC & 3 dev'ed lots LTBO; builders: Partners in Building, Darling & Trendmaker Homes Jan. 2016: 120 Occ'd, 7 Avail., 5 UC & 4 dev'ed lots LTBO; Jan. 2015: 90 Occ'd, 11 Avail., 11 UC & 24 dev'ed lots LTBO; Jan. 2014: 38 Occ'd, 14 Avail., 21 UC & 63 dev'ed lots LTBO;</p>	<p>96 lots in 1st section & 39 lots in section 2nd section <i>Jan. 2017:</i> 16 Occ'd, 7 Avail., 19 UC & 54 dev'ed lots LTBO; plans for 39 lots in 2nd section; builders: Perry & Chesmar Homes</p>
Jan 2017-Oct 2017	0	0	5	31
Oct 2017-Oct 2018	0	0	0	35
Oct 2018-Oct 2019	20	50	0	35
Oct 2019-Oct 2020	30	100	0	29
Oct 2020-Oct 2021	40	100	0	5
Oct 2021-Oct 2022	60	75	0	0
Oct 2022-Oct 2023	75	75	0	0
Oct 2023-Oct 2024	90	100	0	0
Oct 2024-Oct 2025	105	100	0	0
Oct 2025-Oct 2026	95	100	0	0
Jan 2017-Oct 2021	90	250	5	135
Oct 2021-Oct 2026	425	450	0	0
Jan 2017-Oct 2026	515	700	5	135
Residents per Occ. Home 2017	3.20	2.15	2.30	2.96

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	H20	H20	H20	H21	H21	I01
MPC	Cross Creek Ranch		Column 3	Column 4	Column 5	Column 6
Name	The Pond	Willows				Harrison Interests
Land Use	Single Family	Single Family		Institutional		Single Family
Development Phase	Developing	Developing		Existing		Probable
Municipality	Fulshear	Fulshear		Fulshear		Fulshear ETJ
NEW HOUSING OCCUPANCIES:	68 total lots Jan. 2017: 39 Occ'ed, 5 Avail., 10 UC & 14 dev'ed lots LTBO; builders: Sitterle & Darling Homes Jan. 2016: 18 Occ'ed, 6 Avail., 10 UC & 34 dev'ed lots LTBO; Jan. 2015: 2 Occ'ed, 8 Avail., 4 UC & 54 dev'ed lots LTBO;	concept plan for 74 lots Jan. 2017: clearing & leveling the land, but needs to finish the extension of W. Cross Creek Bend Dr. first;	TOTAL	June 2017: Enterprise Cruse Pipeline has 30 ac. Off FM 1463; Diocese of Galveston Houston has 23 ac. and First Baptist Church of Fulshear has ~30 ac. N. along FM 1093	TOTAL	Jan. 2017: Harrison Interests has six large parcels of ~3,700 ac. That will have traditional single family homes; the north 1,000 ac. will likley be a town center; in 2014, Johnson Development had portion under contract, and still interested, along w/~4 other dev'ers; (ownership has been 50% uncle & 50% nephew) City of Fulshear states both Harrison &/or Foster Farms could sell to New Quest, Johnson Dev., Newland, and one other dev'er; (another City official observed that livestock=removed from ~5,000 ac. in this PU, perhaps indicating their interest in selling all of the Foster/Harrison assemblage)
Jan 2017-Oct 2017	17	0	71	0	0	0
Oct 2017-Oct 2018	10	13	103	0	0	0
Oct 2018-Oct 2019	2	28	203	0	0	0
Oct 2019-Oct 2020	0	25	267	0	0	25
Oct 2020-Oct 2021	0	8	249	0	0	75
Oct 2021-Oct 2022	0	0	250	0	0	110
Oct 2022-Oct 2023	0	0	261	0	0	170
Oct 2023-Oct 2024	0	0	283	0	0	200
Oct 2024-Oct 2025	0	0	282	0	0	240
Oct 2025-Oct 2026	0	0	223	0	0	240
Jan 2017-Oct 2021	29	74	893	0	0	100
Oct 2021-Oct 2026	0	0	1,299	0	0	960
Jan 2017-Oct 2026	29	74	2,192	0	0	1,060
Residents per Occ. Home 2017	2.98	2.70	x	2.15	x	3.20

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	I01	I01	J01	J01	J01	J01	J01	J02	
MPC									
Name	Harrison Interests Commercial/Town Center		Foster Creek Estates		Whispering Oaks			Bella Vista	
Land Use	Mixed Use		Single Family		Single Family		Single Family	Single Family	
Development Phase	Probable		Existing		Developing		Probable	Existing	
Municipality	Fulshear ETJ		Fort Bend County		Fort Bend County		Fort Bend County	Fulshear ETJ	
NEW HOUSING OCCUPANCIES:	<p>Jan. 2017: The north 1,000 ac. of the Harrison tract will likely dev. as comm. with MF/retail components; no plans or owner yet, but expect upwards of 3,000 MF or TH units to dev. over the next few decades;</p>		built-out		<p>76 total lots just W. off FM 359 & N. of Bella Vista subdivision Jan 2017: 46 Occ'd, 1 Avail., 4 UC & 25 dev'ed lots LTBO; builders: Sierra Homes & Westkey Homes Jan 2016: 40 Occ'd, 1 Avail., 4 UC & 31 dev'ed lots LTBO; Jan 2015: 23 Occ'd, 4 Avail., 8 UC & 41 dev'ed lots LTBO; Jan 2014: 15 Occ'd, 3 Avail., 4 UC & 54 dev'ed lots LTBO; 2014: David Powers now a new builder -- purchased lots in new section; Jan 2013: 7 Occ'd, 0 Avail., 6 UC & 63 dev'ed lots LTBO;</p>		<p>Jan. 2017: Somerville Acres Inc. has 137.5, 168.8, & 33.1 ac.; Western Gulf Inv. has 39.5 ac.; Joe Coleman has 49.5 ac.; Renee Imparato has 47.4 & 16.1 ac.; McMillian Inv. Ltd. has 156.6 ac.; (this land is very low, so expect almost all low density SF and very little or no commercial)</p>		<p>built out (and parcel to the S. of Karough should dev. residentially) off E. Winner Foster</p>
		TOTAL					TOTAL		
Jan 2017-Oct 2017	0	0	0	6	0	6	0		
Oct 2017-Oct 2018	0	0	1	7	0	8	0		
Oct 2018-Oct 2019	0	0	1	7	1	9	0		
Oct 2019-Oct 2020	5	30	1	5	2	8	0		
Oct 2020-Oct 2021	25	100	0	3	4	7	0		
Oct 2021-Oct 2022	50	160	0	2	5	7	0		
Oct 2022-Oct 2023	75	245	1	0	6	7	0		
Oct 2023-Oct 2024	95	295	1	0	7	8	0		
Oct 2024-Oct 2025	130	370	0	0	6	6	0		
Oct 2025-Oct 2026	140	380	0	0	6	6	0		
Jan 2017-Oct 2021	30	130	3	28	7	38	0		
Oct 2021-Oct 2026	490	1,450	2	2	30	34	0		
Jan 2017-Oct 2026	520	1,580	5	30	37	72	0		
Residents per Occ. Home 2017	2.25	x	2.95	3.00	3.00	x	3.00		

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	J02	J02	J02	J03	J03	J03
MPC						
Name	Foster Island Estates	Karaugh		Colony West	Foster Crossing	
Land Use	Single Family	Single Family		Single Family	Single Family	
Development Phase	Existing	Developing		Existing	Developing	
Municipality	Fulshear ETJ	Fulshear ETJ		Fulshear ETJ	Fulshear ETJ	
NEW HOUSING OCCUPANCIES:	8 large estate lots built out	South of Bella Vista subd. & off of Winner Foster Rd. Jan. 2017: 22 Occ'd, 0 Avail., 0 UC & 9 dev'ed lots LTBO; Jan. 2016: 21 Occ'd, 0 Avail., 1 UC & 9 dev'ed lots LTBO; Jan. 2015: 21 Occ'd, 0 Avail., 0 UC & 10 dev'ed lots LTBO; Jan. 2014: 21 Occ'd, 0 Avail., 0 UC & 10 dev'ed lots LTBO;		built out	W. of FM 359 & N. of FM 723 - \$300-\$500 Jan. 2017: 25 Occ'd, 0 Avail., 1 UC & 19 dev'ed lots LTBO; builder: DisignTech Homes Jan. 2016: 22 Occ'd, 0 Avail., 3 UC & 20 dev'ed lots LTBO; Jan. 2015: 19 Occ'd, 0 Avail., 5 UC & 21 dev'ed lots LTBO; Jan. 2014: 18 Occ'd, 0 Avail., 0 UC & 27 dev'ed lots LTBO;	
			TOTAL			TOTAL
Jan 2017-Oct 2017	0	0	0	0	2	2
Oct 2017-Oct 2018	0	1	1	0	3	3
Oct 2018-Oct 2019	0	0	0	0	3	3
Oct 2019-Oct 2020	0	1	1	0	2	2
Oct 2020-Oct 2021	0	0	0	0	2	2
Oct 2021-Oct 2022	0	0	0	0	2	2
Oct 2022-Oct 2023	0	1	1	0	2	2
Oct 2023-Oct 2024	0	0	0	0	0	0
Oct 2024-Oct 2025	0	1	1	0	1	1
Oct 2025-Oct 2026	0	1	1	0	1	1
Jan 2017-Oct 2021	0	2	2	0	12	12
Oct 2021-Oct 2026	0	3	3	0	6	6
Jan 2017-Oct 2026	0	5	5	0	18	18
Residents per Occ. Home 2017	3.00	3.00	x	3.00	3.00	x

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	K01	K01	K01	L01	L01
MPC	Foster Farms			Fulbrook	
Name	Foster Farms			Fulbrook	
Land Use	Single Family	Single Family		Single Family	
Development Phase	Planned	Probable		Developing	
Municipality	Fulshear ETJ	Fulshear ETJ		Fulshear ETJ	
NEW HOUSING OCCUPANCIES:	<p><i>Jan. 2017: Foster Farms Inc. = ~2,282.6 & ~2,344 ac.; this tract will have a levee; LID #21 is being created and will have a levee approx. 2,000-ft. setback from the floodway; PASA estimates 3,150 developable acres will remain after levee creation; 2016: have ~2,626 ac. in PU; & have MUDs, and are working on a Foster LID (Levee Improvement Dist. s/Angie Lutz as attorney; City est's ~6,000 ac. tot & est's 21,260 pop., so min. of 7,900 SF; and max. of 10,800 SF and MF (PASA), the latter limited due to high % fl. plain/floodway & need for detention/channelization</i></p>	<p><i>Jan. 2017: Highland Management Inc. has 19.9, 49.8, 291.5, 377.3, 133.5, 251.1, 80.5, & 66.3 ac.; Multiple Owners have 884.9 & 50.6 ac.; Jeffrey Chadma has 324.1 ac.; Highland recently sold a 70 ac. parcel to Rio Brazos Land Co.; ~75% in floodplain or floodway;</i></p>	TOTAL	<p><i>Jan. 2017: 256 Occ'd, 1 Avail., 6 UC & 80 dev'd lots LTBO; developer has a concept plan for 49 future lots; builders: Fairmont Custom Homes, Arrow Custom Homes, Ron Carroll Homes & Courtland Building</i></p>	TOTAL
Jan 2017-Oct 2017	0	0	0	2	2
Oct 2017-Oct 2018	0	0	0	4	4
Oct 2018-Oct 2019	5	0	5	4	4
Oct 2019-Oct 2020	40	0	40	4	4
Oct 2020-Oct 2021	75	1	76	5	5
Oct 2021-Oct 2022	160	4	164	5	5
Oct 2022-Oct 2023	225	10	235	5	5
Oct 2023-Oct 2024	265	15	280	6	6
Oct 2024-Oct 2025	310	25	335	6	6
Oct 2025-Oct 2026	350	30	380	6	6
Jan 2017-Oct 2021	120	1	121	19	19
Oct 2021-Oct 2026	1,310	84	1,394	28	28
Jan 2017-Oct 2026	1,430	85	1,515	47	47
Residents per Occ. Home 2017	3.20	3.14	x	2.75	x

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



Planning Unit	L02	L02
MPC	Fulbrook at Fulshear Creek	TOTAL
Name	Fulbrook at Fulshear Creek	
Land Use	Single Family	
Development Phase	Developing	
Municipality	Fulshear	
NEW HOUSING OCCUPANCIES:	<p style="font-size: small; color: blue;">Jan. 2017: lot count has been lowered to 979 from 1,100; formerly Fulshear Creek Crossing; Fulshear Trace is being built through here; new plats are being approved south of Bessies Creek; expect homes here within the year;</p> <p style="font-size: small; color: blue;">Jan. 2017: 227 Occ'd, 28 Avail., 15 UC & 41 dev'ed lots LTBO; has plans for 787 future lots - constructing bridge-that will allow a road through the abutting property; builders: Coventry, David Weekley, Highland, J. Patrick & CalAtlantic Homes;</p> <p style="font-size: small; color: blue;">Jan. 2016: 164 Occ'd, 30 Avail., 21 UC & 96 dev'ed lots LTBO; has plans for 787 future lots - constructing bridge-that will allow a road through the abutting property;</p> <p style="font-size: small; color: blue;">Jan. 2015: 121 Occ'd, 9 Avail., 19 UC & 171 dev'ed lots LTBO; has plans for 880 future lots - constructing bridge-that will allow a road through the abutting property;</p> <p style="font-size: small; color: blue;">Jan. 2014: 104 Occ'd, 7 Avail., 9 UC & 5 dev'ed lots LTBO; dev'er completing 180-194 lots by July; expect higher student ratios phases to the West = infrastructure going in; constructing bridge-that will allow a road through the abutting property</p>	
Jan 2017-Oct 2017	55	
Oct 2017-Oct 2018	65	
Oct 2018-Oct 2019	75	
Oct 2019-Oct 2020	75	
Oct 2020-Oct 2021	80	
Oct 2021-Oct 2022	85	
Oct 2022-Oct 2023	90	
Oct 2023-Oct 2024	90	
Oct 2024-Oct 2025	80	
Oct 2025-Oct 2026	57	
Jan 2017-Oct 2021	350	350
Oct 2021-Oct 2026	402	402
Jan 2017-Oct 2026	752	752
Residents per Occ. Home 2017	3.10	X

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



City of Fulshear Demographic Update - Summer 2017 - Population and Survey Analysis

Planning Unit	L03	L03	L03	L04	L04	L04
MPC						
Name	Fulshear Run	Fulshear Run		"Highland Management"	Rand and Penn I	Rand and Penn II
Land Use	Single Family	Multi-Family		Single Family	Single Family	Single Family
Development Phase	Planned	Planned		Probable	Existing	Existing
Municipality	Fulshear	Fulshear		Fulshear	Fulshear	Fulshear
NEW HOUSING OCCUPANCIES:	<p>Fulshear Run with 212 SF (&~30 urban residential lots - see next col.) --> Jan. 2017: 1 Occ'd, 10 Avail., 2 UC & 59 dev'ed lots LTBD; has concept plans for 140 future lots on the remaining land; builders: Trendmaker & Fairmont Homes 2016: expect low student/home ratios; DHK (Knopka) bought the Smarts parcels-off Bois d'Arc; (John & Francis Smart's ~135 ac.) acquired Alan Meinen's & Robert Kipp & other long-time owners; these tracts will not be able to use the old Fulshear Creek Crossing MUD (now Fulbrook at Fulshear Creek) Knopka could assemble ~350 ac.;</p>	<p>Jan. 2017: Dev. Agreement allows 400 MF units; the MF site planned will likely have 200 or fewer units; Doug Knopka was not be able to use old Fulshear Creek Crossing MUD (which is Fulbrook at Fulshear Creek) Knopka has assembled ~263 ac. (as of late 2015) (2016: City zoning shows the Fulshear run urban residential as part of commercial land use, and it could still evolve as conventional MF or urban living MF)</p>	TOTAL	<p>Jan. 2017: Highland Management Inc. has ~850 ac. now set up as MUD 4, 5, & 6 w/ City; acreage restrictions will only allow 1+ acre lots per City; MUD 6 may join LID 21 2016: Highland asked City of Fulshear for approval to set up MUD on smaller portions of tracts; these parcels are likely to dev. as SF despite the high proportion in flood plain (April 2016: Wolcott (mgr) =9 lots on 90-120 ac. each initially</p>	built out	built out
Jan 2017-Oct 2017	12	0	12	0	0	0
Oct 2017-Oct 2018	22	0	22	0	0	0
Oct 2018-Oct 2019	28	50	78	3	0	0
Oct 2019-Oct 2020	28	50	78	9	0	0
Oct 2020-Oct 2021	32	50	82	9	0	0
Oct 2021-Oct 2022	32	0	32	15	0	0
Oct 2022-Oct 2023	28	0	28	22	0	0
Oct 2023-Oct 2024	11	0	11	24	0	0
Oct 2024-Oct 2025	15	0	15	27	0	0
Oct 2025-Oct 2026	3	0	3	27	0	0
Jan 2017-Oct 2021	122	150	272	21	0	0
Oct 2021-Oct 2026	89	0	89	115	0	0
Jan 2017-Oct 2026	211	150	361	136	0	0
Residents per Occ. Home 2017	3.00	1.60	x	2.65	2.65	2.65

PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026 POPULATION AND SURVEY ANALYSTS



City of Fulshear Demographic Update - Summer 2017 - Population and Survey Analysis

Planning Unit	L04	L05	L05	L05	L06	L06	M01	M01	
MPC Name		"Harrison Interests"				Fulbrook			
Land Use		Single Family		Single Family	Single Family		Undeveloped		
Development Phase		Probable		Probable	Developing		Vacant		
Municipality		Fulshear ETJ		Fulshear ETJ	Fort Bend County		Fulshear ETJ		
NEW HOUSING OCCUPANCIES:		<p>Jan. 2017: Harrison Interests Ltd. has approximately 93+171 ac. S. of Fulbrook at Fulshear Creek; the City wants this area reserved for 1-acre lots so there could be 525 lots here; no MUDs are planned here yet;</p>				<p>June 2017: Fulbrook Partners has 112 + 53 ac. that could have 49 additional SF lots near the Brazos River; also, there are ~45 dev'ed lots LTBO outside the Fulshear ETJ; 8 homes are occupied</p>			
TOTAL					TOTAL		<p>June 2017: Res/Vis Real Est. LTD Partnership has acreage along the south bank of the Brazos River; much of this land is in the floodway or flood plain</p>	TOTAL	
Jan 2017-Oct 2017	0	0		0	0	2	0	0	
Oct 2017-Oct 2018	0	0		0	0	4	0	0	
Oct 2018-Oct 2019	3	0		0	0	4	0	0	
Oct 2019-Oct 2020	9	0		0	0	4	0	0	
Oct 2020-Oct 2021	9	0		5	5	5	0	0	
Oct 2021-Oct 2022	15	0		7	7	5	0	0	
Oct 2022-Oct 2023	22	0		11	11	5	0	0	
Oct 2023-Oct 2024	24	5		13	18	6	0	0	
Oct 2024-Oct 2025	27	5		15	20	6	0	0	
Oct 2025-Oct 2026	27	10		15	25	6	0	0	
Jan 2017-Oct 2021	21	0		5	5	19	0	0	
Oct 2021-Oct 2026	115	20		61	81	28	0	0	
Jan 2017-Oct 2026	136	20		66	86	47	0	0	
Residents per Occ. Home 2017	X	3.00		3.00	X	2.80	X	2.80	X

**PROJECTED NEW HOUSING OCCUPANCIES, 2017–2026
POPULATION AND SURVEY ANALYSTS**



Total Projected New Housing Occupancies, 2017–2026						
NEW HOUSING OCCUPANCIES:	Single Family	Multi-Family	Mixed Use / Condo	Age-Restricted	Manufactured Housing	Grand Total
Jan 2017-Oct 2017	703	0	0	33	0	736
Oct 2017-Oct 2018	968	140	0	71	0	1,179
Oct 2018-Oct 2019	1,289	260	50	98	0	1,697
Oct 2019-Oct 2020	1,476	280	80	110	0	1,946
Oct 2020-Oct 2021	1,678	260	125	105	0	2,168
Oct 2021-Oct 2022	1,990	225	150	115	0	2,480
Oct 2022-Oct 2023	2,206	250	175	111	0	2,742
Oct 2023-Oct 2024	2,401	400	170	93	0	3,064
Oct 2024-Oct 2025	2,653	375	205	77	0	3,310
Oct 2025-Oct 2026	2,678	375	215	28	0	3,296
Jan 2017-Oct 2021	6,114	940	255	417	0	7,726
Oct 2021-Oct 2026	11,928	1,625	915	424	0	14,892
Jan 2017-Oct 2026	18,042	2,565	1,170	841	0	22,618

Residential Development Overview

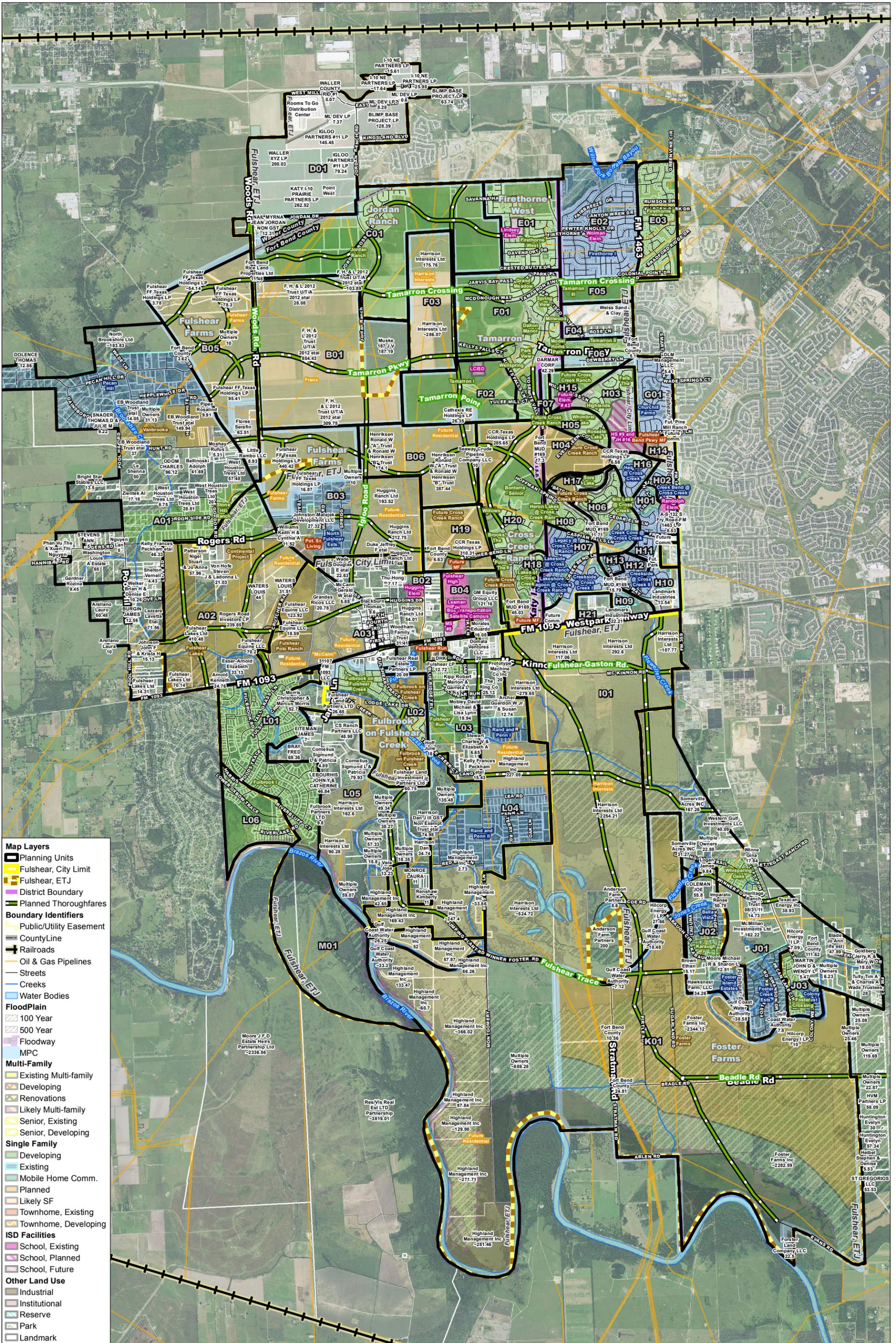
City of Fulshear



0 0.5 1 2 Miles



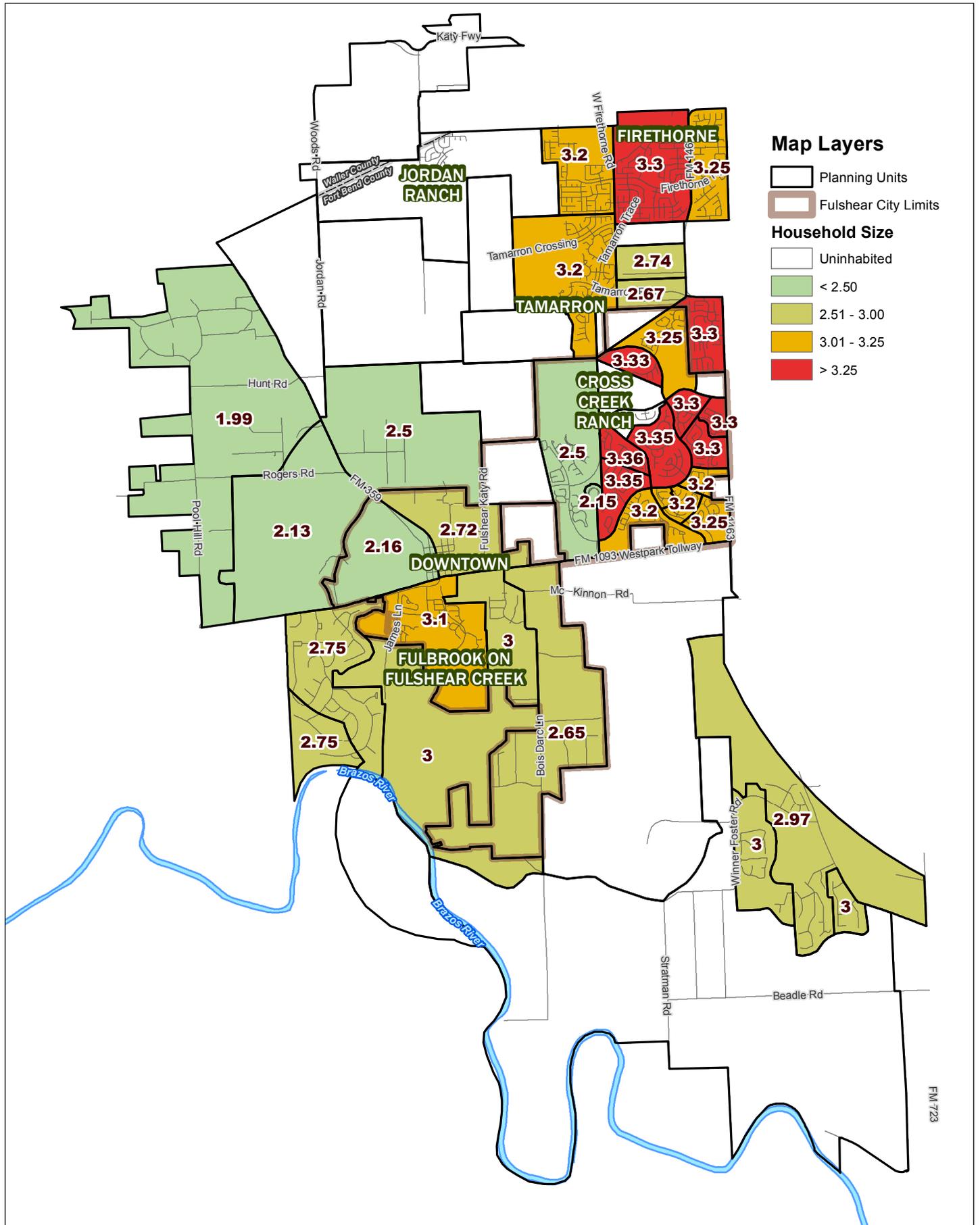
City of Fulshear Demographic Update - Summer 2017 - Population and Survey Analysis



- Map Layers**
- Planning Units
 - Fulshear, City Limit
 - Fulshear, ETJ
 - District Boundary
 - Planned Thoroughfares
- Boundary Identifiers**
- Public/Utility Easement
 - County Line
 - Railroads
 - Oil & Gas Pipelines
 - Streets
 - Creeks
 - Water Bodies
- FloodPlain**
- 100 Year
 - 500 Year
 - Floodway
 - MPC
- Multi-Family**
- Existing Multi-family
 - Developing
 - Renovations
 - Likely Multi-family
 - Senior, Existing
 - Senior, Developing
- Single Family**
- Developing
 - Existing
 - Mobile Home Comm.
 - Planned
 - Likely SF
 - Townhome, Existing
 - Townhome, Developing
- ISD Facilities**
- School, Existing
 - School, Planned
 - School, Future
- Other Land Use**
- Industrial
 - Institutional
 - Reserve
 - Park
 - Landmark

Median Household Size

2016 Estimate



Household Size by Census Tract 2015 Five-Year American Community Survey



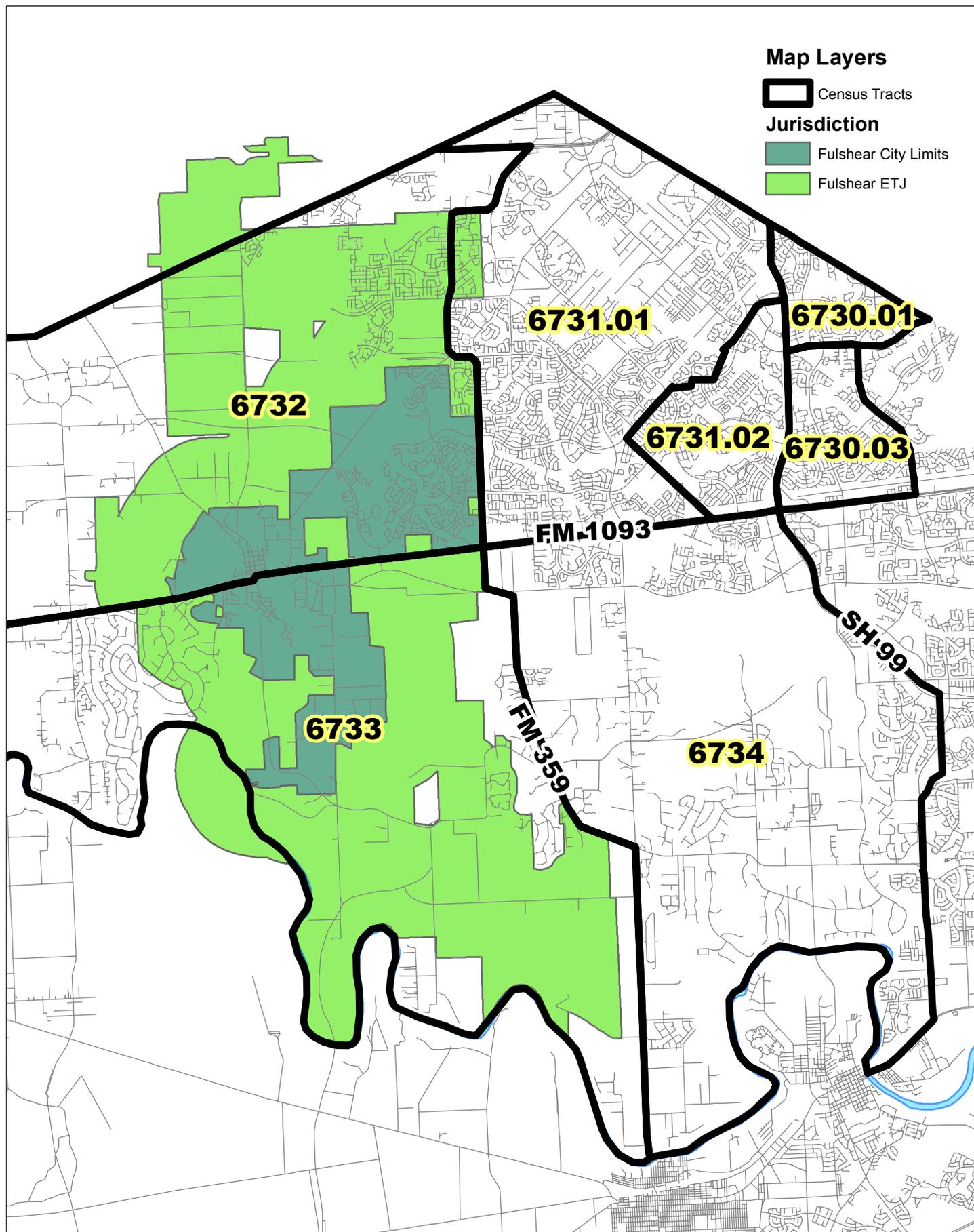
All Households	Tract 6730.01	Tract 6730.03	Tract 6731.01	Tract 6731.02	Tract 6732	Tract 6733	Tract 6734
Total households	2,723	3,811	16,023	5,444	3,210	1,989	5,949
Average household size	2.89	3.34	3.35	3.14	3.12	2.62	3.19
UNITS IN STRUCTURE							
1-unit structures	91.1%	99.7%	93.9%	92.1%	98.7%	96.4%	98.2%
2-or-more-unit structures	8.9%	0.3%	6.1%	7.5%	0.0%	0.0%	0.9%
HOUSING TENURE							
Owner-occupied housing units	88.6%	91.2%	87.2%	84.2%	94.2%	94.0%	96.5%
Renter-occupied housing units	11.4%	8.8%	12.8%	15.8%	5.8%	6.0%	3.5%

Married-Couple Family Households	Tract 6730.01	Tract 6730.03	Tract 6731.01	Tract 6731.02	Tract 6732	Tract 6733	Tract 6734
Total households	2,046	3,193	12,321	4,173	2,752	1,706	4,246
Average household size	3.24	3.54	3.67	3.57	3.30	2.67	3.50
UNITS IN STRUCTURE							
1-unit structures	96.5%	100.0%	98.4%	95.1%	98.9%	96.2%	98.7%
2-or-more-unit structures	3.5%	0.0%	1.6%	4.3%	0.0%	0.0%	1.3%
HOUSING TENURE							
Owner-occupied housing units	94.6%	93.3%	91.1%	86.5%	95.9%	95.3%	96.3%
Renter-occupied housing units	5.4%	6.7%	8.9%	13.5%	4.1%	4.7%	3.7%

Nonfamily Household	Tract 6730.01	Tract 6730.03	Tract 6731.01	Tract 6731.02	Tract 6732	Tract 6733	Tract 6734
Total households	307	206	2,074	811	268	159	842
Average household size	-	-	1.30	1.17	1.18	1.40	1.23
UNITS IN STRUCTURE							
1-unit structures	48.9%	93.7%	63.9%	75.5%	95.9%	96.2%	93.8%
2-or-more-unit structures	51.1%	6.3%	36.1%	24.5%	0.0%	0.0%	0.0%
HOUSING TENURE							
Owner-occupied housing units	48.9%	93.7%	60.9%	72.6%	79.9%	89.9%	100.0%
Renter-occupied housing units	51.1%	6.3%	39.1%	27.4%	20.1%	10.1%	0.0%

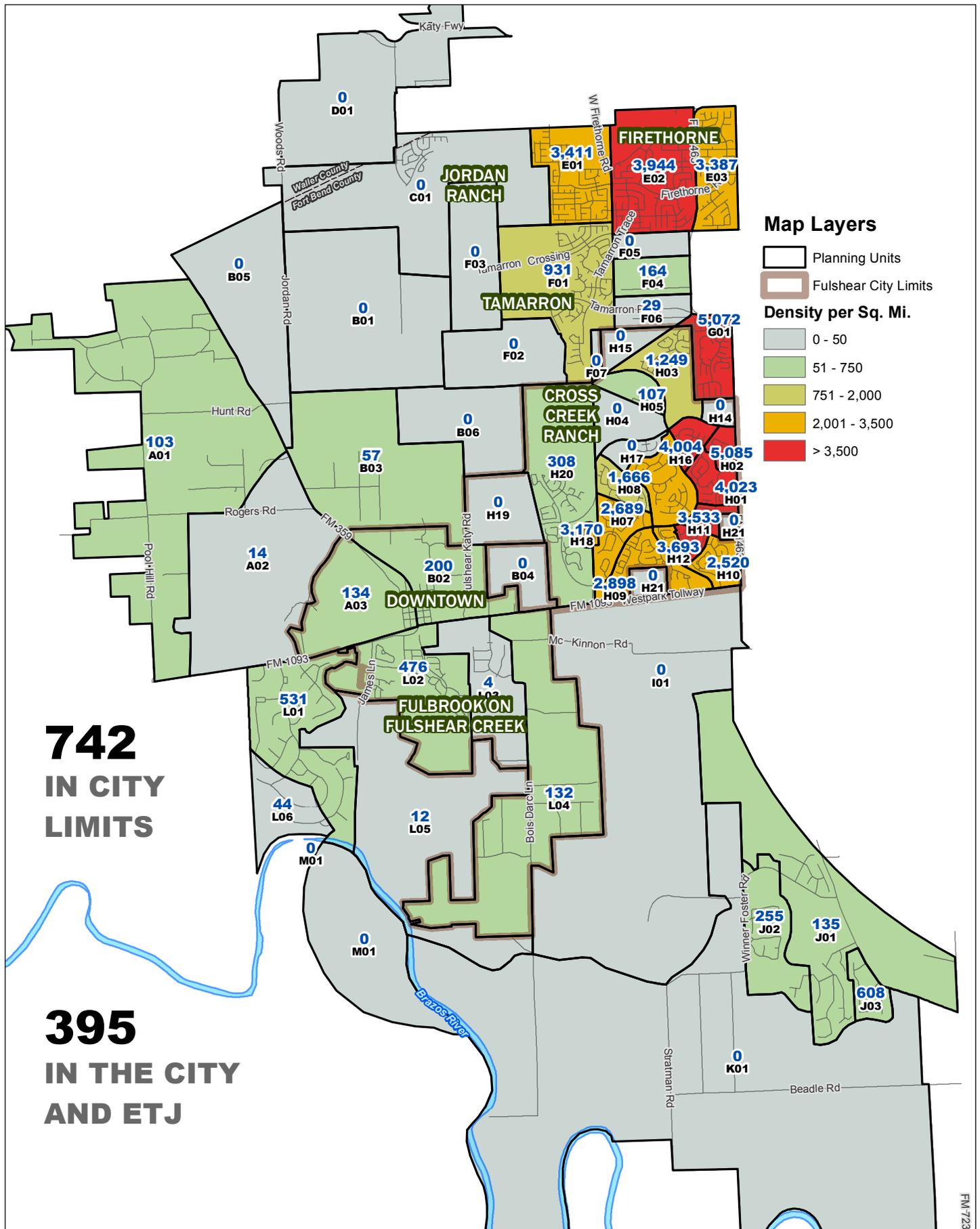
2010 Census Tract Boundaries

North Fort Bend County



Population Density by Planning Unit

October 2016



**PROJECTED POPULATION BY YEAR
BY PLANNING UNIT
FULSHEAR CITY LIMITS AND ETJ**



Planning Unit	District	Area	Oct. 2016	Oct. 2017	Oct. 2018	Oct. 2019	Oct. 2020	Oct. 2021	Oct. 2022	Oct. 2023	Oct. 2024	Oct. 2025	Oct. 2026
A01		X	454	457	474	550	672	851	1,088	1,368	1,709	2,095	2,506
A02		ETJ	32	32	136	343	661	1,090	1,625	2,188	2,856	3,551	4,240
A03	1	CL	126	126	126	139	175	267	383	531	751	1,078	1,457
B01		ETJ	0	0	0	0	0	31	155	323	566	850	1,159
B02	1	CL	179	179	179	179	179	190	213	258	302	356	409
B03		ETJ	112	114	114	148	216	345	515	792	1,186	1,699	2,236
B04		ETJ	0	0	0	11	43	85	147	208	278	348	417
B05		X	0	0	0	48	158	392	796	1,255	1,800	2,336	2,865
B06		ETJ	0	0	0	0	48	158	329	544	802	1,103	1,447
C01		ETJ	0	240	699	1,372	2,127	2,933	3,834	4,794	5,895	6,994	8,093
D01		ETJ	0	0	0	0	0	0	0	45	133	219	304
E01		ETJ	2,294	2,635	3,021	3,433	3,792	4,085	4,211	4,288	4,361	4,442	4,529
E02		ETJ	4,082	4,123	4,164	4,206	4,248	4,290	4,333	4,376	4,420	4,464	4,509
E03		ETJ	1,760	1,941	1,977	2,003	2,030	2,057	2,088	2,119	2,151	2,183	2,216
F01		ETJ	1,202	1,891	2,588	3,163	3,686	4,140	4,626	5,112	5,555	5,859	5,931
F02		ETJ	0	0	16	237	517	871	1,312	1,776	2,298	2,815	3,328
F03		ETJ	0	0	0	0	16	79	220	421	634	922	1,237
F04		ETJ	48	48	48	48	48	48	48	48	48	48	48
F05		ETJ	0	0	0	0	16	47	109	218	324	460	626
F06		ETJ	7	7	7	104	263	483	730	1,019	1,256	1,522	1,819
F07		ETJ	0	16	95	204	311	346	343	341	341	344	347
G01		ETJ	1,761	1,782	1,800	1,818	1,836	1,854	1,873	1,892	1,911	1,930	1,949
H01	5	CL	777	801	838	862	869	876	884	893	902	911	920
H02	3	CL	531	536	541	546	551	557	563	569	575	581	587
H03	3	CL	520	658	736	809	881	942	983	983	984	987	991
H04	2	CL	0	0	0	190	443	691	874	893	887	886	890
H05	3	CL	19	117	412	579	646	656	648	646	647	650	653
H06	2	CL	935	996	1,033	1,040	1,043	1,046	1,050	1,055	1,060	1,065	1,070
H07	2	CL	745	749	753	757	761	765	769	773	777	781	785
H08	2	CL	281	309	327	328	329	330	331	333	335	337	339
H09	4	CL	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
H10	4	CL	484	491	498	505	513	521	529	537	545	553	561
H11	5	CL	348	355	362	369	376	384	392	400	408	416	424
H12	5	CL	399	407	415	423	431	440	449	458	467	476	486
H13	4	CL	149	152	155	158	161	164	167	170	173	176	180
H14	3	CL	0	0	297	630	787	771	755	745	742	742	742
H15	3	CL	0	29	182	427	680	918	1,130	1,201	1,190	1,185	1,185
H16	3	CL	571	577	583	589	595	601	607	613	619	625	631
H17	2	CL	0	23	72	159	244	288	294	291	289	289	290
H18	2	CL	134	135	136	137	138	139	140	141	142	143	144
H19	1	CL	0	63	268	532	806	1,074	1,338	1,505	1,525	1,509	1,499
H20	1	CL	400	584	825	1,287	1,872	2,384	2,907	3,467	4,097	4,749	5,285
H21		ETJ	0	0	0	0	0	0	0	0	0	0	0
I01		ETJ	0	0	0	0	90	381	833	1,522	2,336	3,339	4,349
J01		X	345	363	386	412	434	453	472	491	513	529	545
J02		ETJ	167	167	170	170	173	173	173	176	176	179	182
J03		ETJ	123	129	138	147	152	157	162	167	167	170	173
K01		ETJ	0	0	0	16	142	380	892	1,618	2,471	3,483	4,620
L01		ETJ	655	660	671	682	692	705	718	731	746	761	776
L02	1	CL	593	765	965	1,193	1,417	1,653	1,904	2,170	2,437	2,673	2,840
L03	1	CL	3	39	104	264	421	587	671	742	764	801	805
L04	1	CL	327	327	327	335	358	381	419	475	535	602	668
L05		ETJ	31	31	31	31	31	46	66	98	150	207	278
L06		X	20	26	37	48	59	72	85	98	114	129	144
M01		ETJ	0	0	0	0	0	0	0	0	0	0	0

PROJECTED POPULATION BY YEAR
FULSHEAR JURISDICTION AND SINGLE MEMBER DISTRICTS



Area	Oct. 2016	Oct. 2017	Oct. 2018	Oct. 2019	Oct. 2020	Oct. 2021	Oct. 2022	Oct. 2023	Oct. 2024	Oct. 2025	Oct. 2026
City	8,521	9,438	11,174	13,498	15,758	17,729	19,526	20,998	22,325	23,766	25,060
ETJ	12,274	13,816	15,675	18,136	21,138	24,784	29,342	34,816	41,061	47,892	54,813
City + ETJ	20,795	23,254	26,849	31,634	36,896	42,513	48,868	55,814	63,386	71,658	79,873
Outside ETJ	819	846	897	1,058	1,323	1,768	2,441	3,212	4,136	5,089	6,060
SINGLE MEMBER DISTRICTS											
District 1	1,628	2,083	2,794	3,929	5,228	6,536	7,835	9,148	10,411	11,768	12,963
District 2	2,095	2,212	2,321	2,611	2,958	3,259	3,458	3,486	3,490	3,501	3,518
District 3	1,641	1,917	2,751	3,580	4,140	4,445	4,686	4,757	4,757	4,770	4,789
District 4	1,633	1,663	1,693	1,724	1,756	1,789	1,822	1,856	1,890	1,924	1,960
District 5	1,524	1,563	1,615	1,654	1,676	1,700	1,725	1,751	1,777	1,803	1,830

City of Fulshear Population Projections (City and ETJ combined)

Low-, Moderate-, and High-Growth Scenarios



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Low										
Population	23,138	26,312	30,210	34,313	37,837	41,538	44,651	47,540	52,310	55,911
% Growth	0.11	0.14	0.15	0.14	0.10	0.10	0.07	0.06	0.10	0.07
Growth	2,343	3,174	3,898	4,103	3,524	3,701	3,113	2,889	4,770	3,601
Moderate										
Population	23,254	26,849	31,634	36,896	42,513	48,868	55,814	63,386	71,658	79,873
% Growth	0.12	0.15	0.18	0.17	0.15	0.15	0.14	0.14	0.13	0.11
Growth	2,459	3,595	4,785	5,262	5,617	6,355	6,946	7,572	8,272	8,215
High										
Population	23,370	27,252	32,583	38,741	45,489	54,243	63,070	72,894	85,273	95,848
% Growth	0.12	0.17	0.20	0.19	0.17	0.19	0.16	0.16	0.17	0.12
Growth	2,575	3,882	5,331	6,158	6,748	8,754	8,827	9,824	12,379	10,575

City of Fulshear Age and Race/Ethnicity Estimates
2015 Five-Year American Community Survey



Age	Total	Percent
Under 5 Years	221	6.7%
5 to 17 Years	899	27.2%
18 to 24 Years	166	5.0%
25 to 34 Years	349	10.6%
35 to 54 Years	1,125	34.1%
55 to 74 Years	482	14.6%
75 Years and Over	58	1.8%

Race and Ethnicity	Total	Percent
Black/African-American	278	8.4%
Native American	5	0.2%
Asian	164	5.0%
White	2,084	63.2%
Hispanic	536	16.2%
Two or More Races	176	5.3%
Other	57	1.7%

Source: U.S. Census Bureau

City of Fulshear Age Group Estimates and Projections
2015 Five-Year American Community Survey



Age Group	2015		2017		2021	
	Estimate	%	*Estimate	%	**Projection	%
Under 5 Years	221	6.7%	632	6.7%	1,124	6.3%
5 to 17 Years	899	27.2%	2,571	27.2%	4,486	25.3%
18 to 24 Years	166	5.0%	474	5.0%	1,182	6.7%
25 to 34 Years	349	10.6%	998	10.6%	2,126	12.0%
35 to 54 Years	1,125	34.1%	3,218	34.1%	5,409	30.5%
55 to 74 Years	482	14.6%	1,379	14.6%	2,969	16.7%
75 Years and Over	58	1.8%	166	1.8%	431	2.4%
All Age Groups	3,300		9,438		17,729	

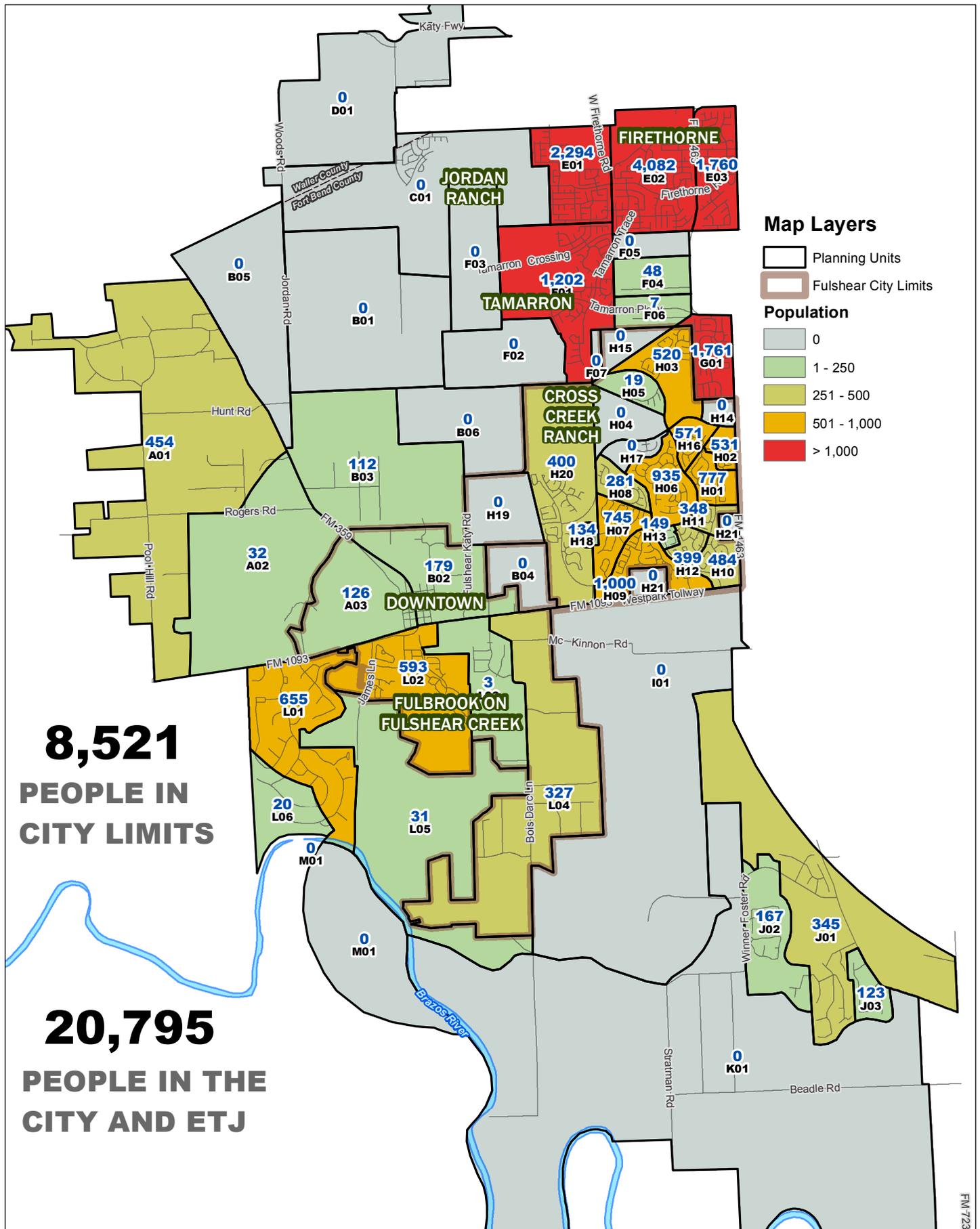
Source: U.S. Census

*Estimate is based off 2015 American Community Survey data

**PASA projection

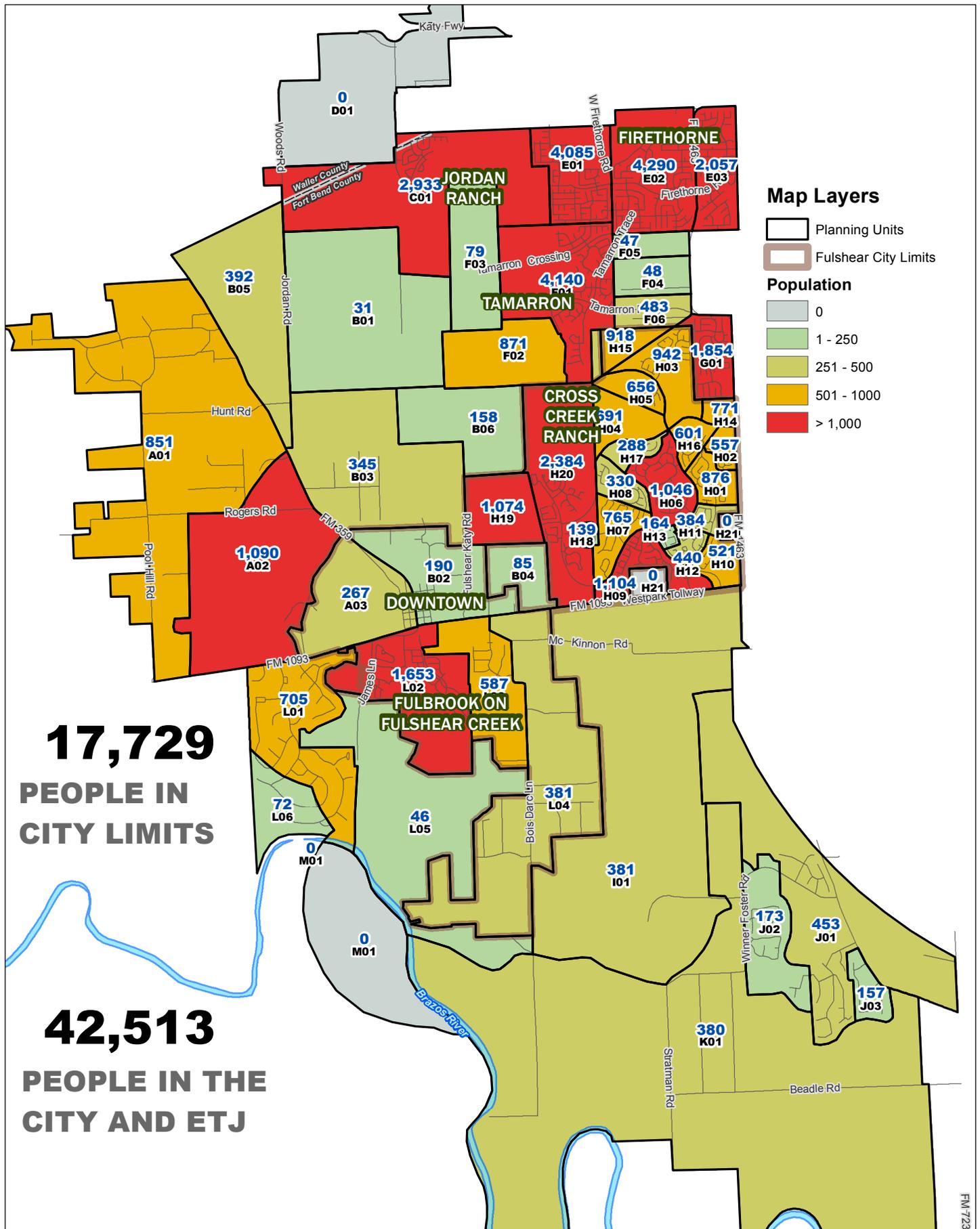
Population Estimates by Planning Unit

October 2016



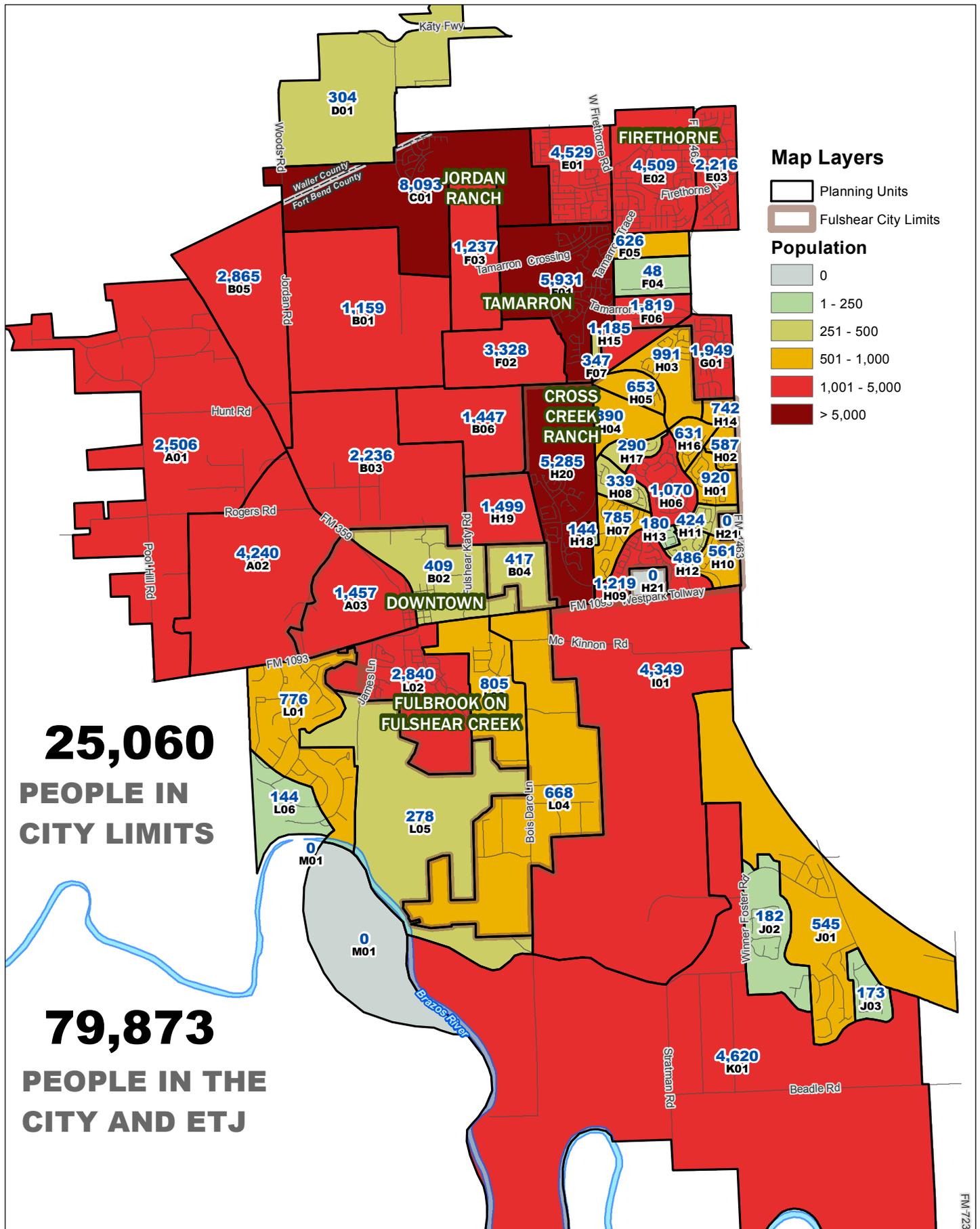
Projected Population in 2021

by Planning Unit



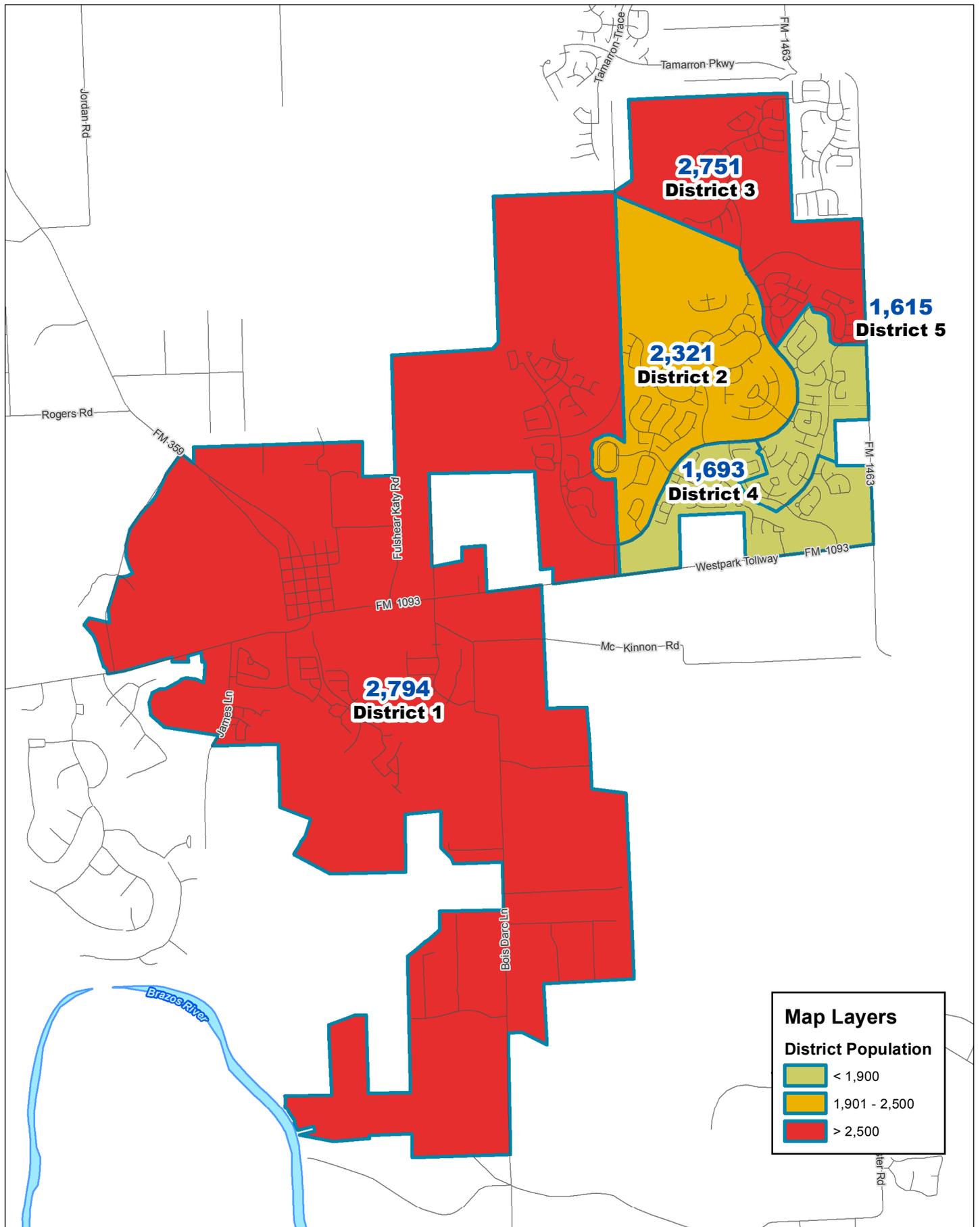
Projected Population in 2026

by Planning Unit



Population Projections 2018

Single Member Districts



Population Projections 2020

Single Member Districts

