

Fulshear, TX



*Fort Bend County's
Premier Address*

Welcome

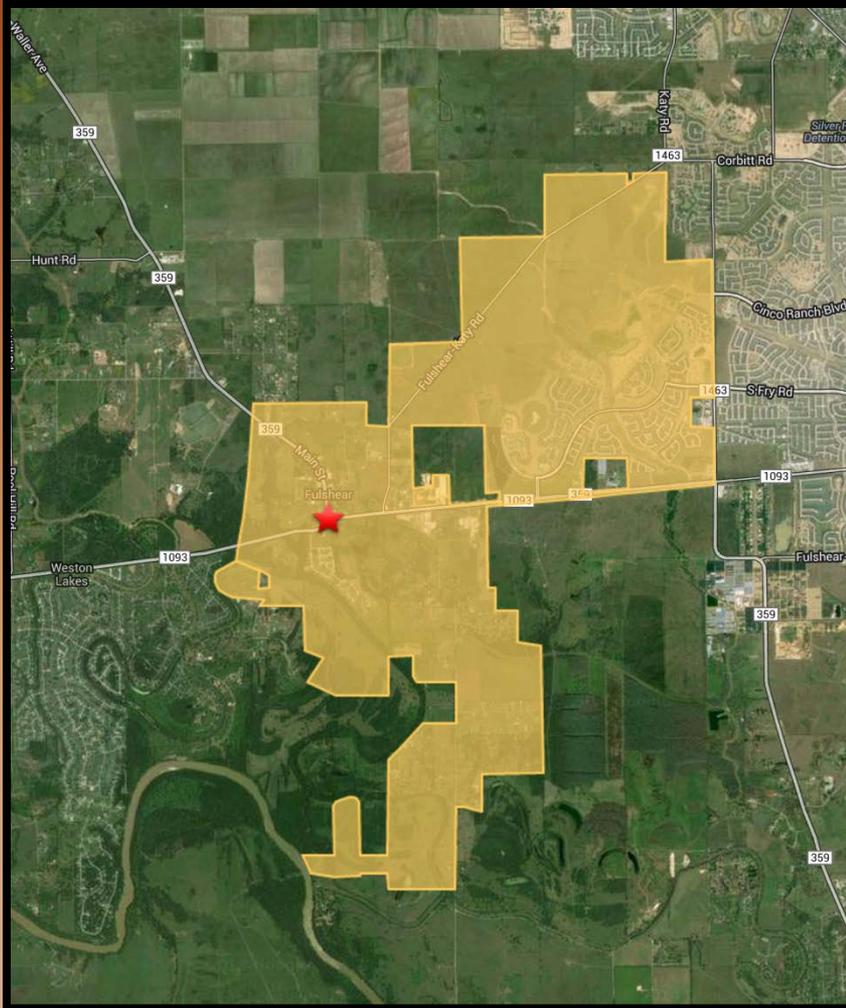


Mayor Thomas "Tommy" C. Kuykendall, Jr., P.E. was first elected to office in May 2010 and is currently serving his 3rd term.

He has modeled his service to Fulshear and guides his daily decisions as Mayor on the slogan "*Fulshear deserves the best*".

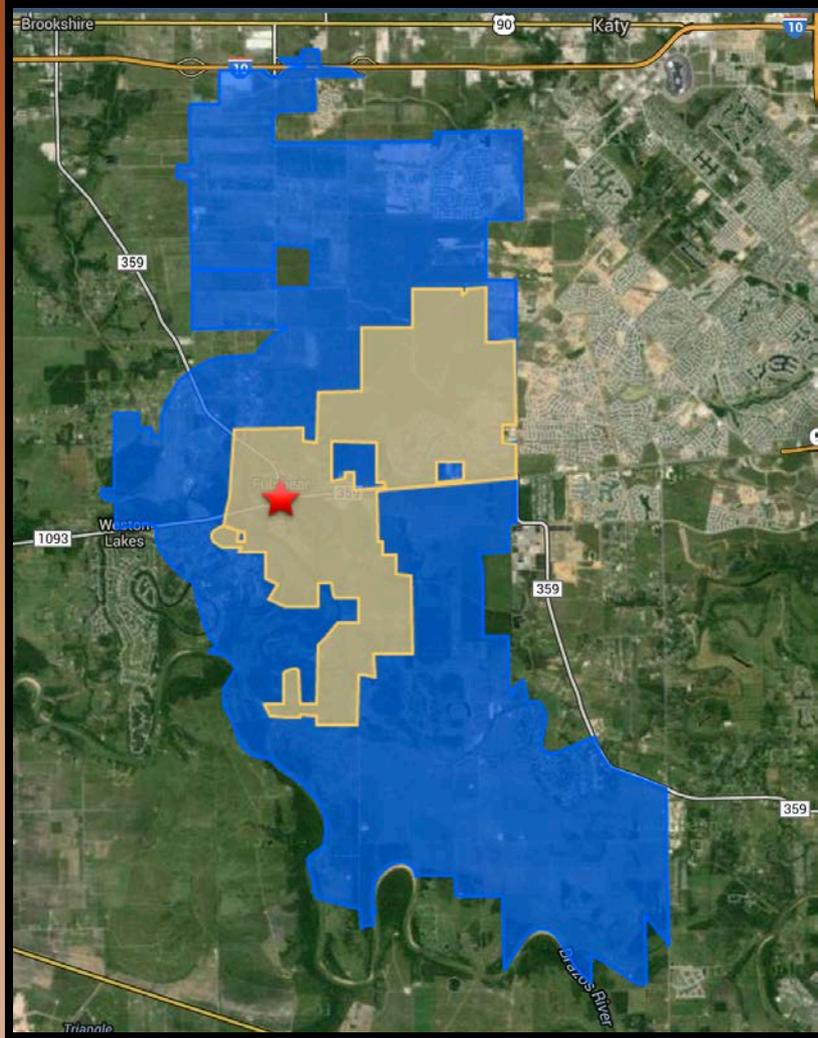


City Limits & ETJ



Fulshear's city limits encompass 33,280 acres of prime realty located 35 miles from downtown Houston and just 30 minutes outside of the 610 Loop. Fulshear's current population is approx. 8,012 a 900% increase over an 8 year period.

City Limits & ETJ

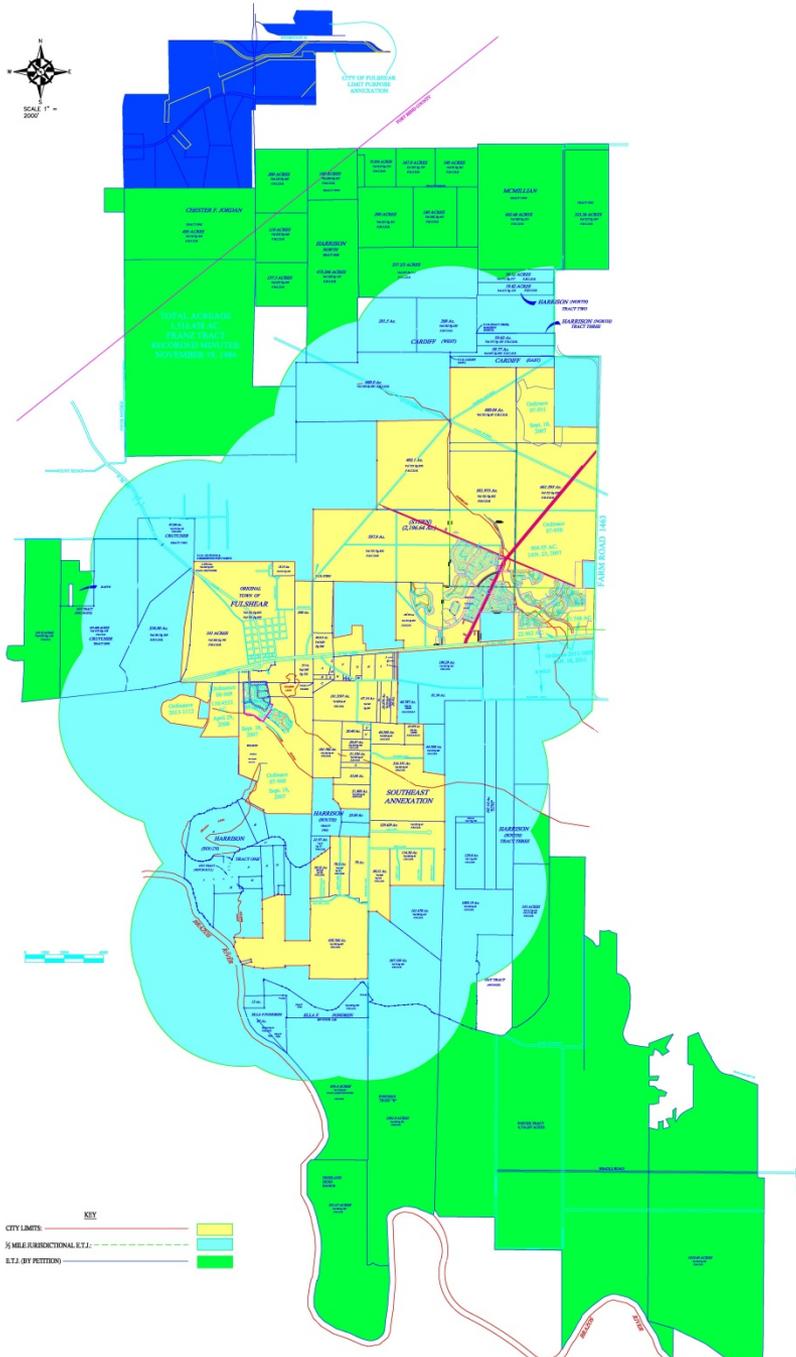


Spanning approximately 50 square miles, Fulshear has one of the largest ETJ's of general law cities within Texas which ensures the growth and expansion of this community in years to come.

Regional Growth



- According to the Lamar CISD annual survey:
- 2 out of 4 '*Epicenters of Growth*' in this survey lay within either the City of Fulshear or its ETJ;
- one other epicenter is on the border of our ETJ.
- Fulshear ETJ could have up to 50,000 residents in 2020.



KEY

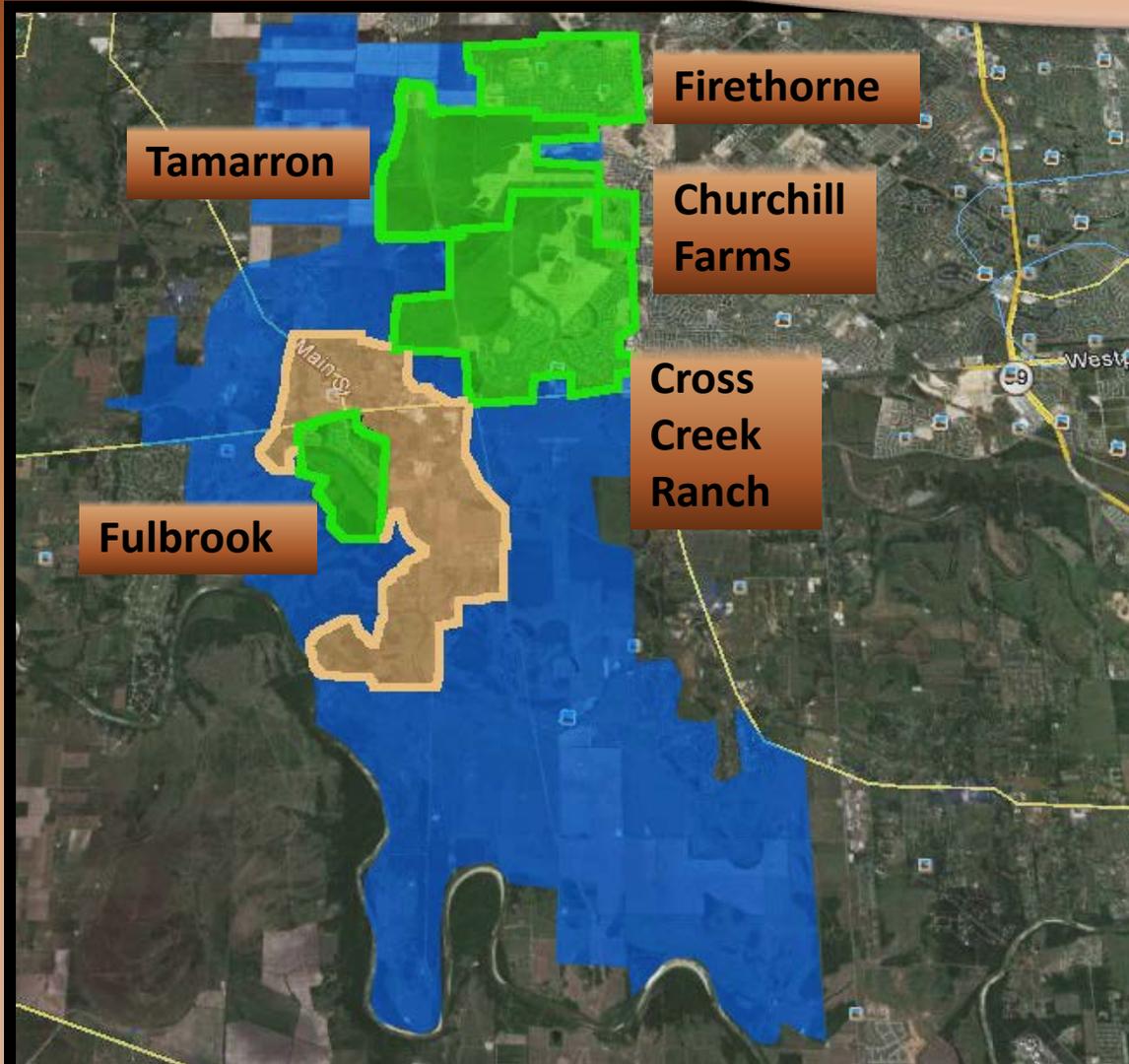
CITY LIMITS: ————

1/2 MILE JURISDICTIONAL E.T.J.: ————

E.T.J. BY PETITION: ————



Current Master Planned Communities

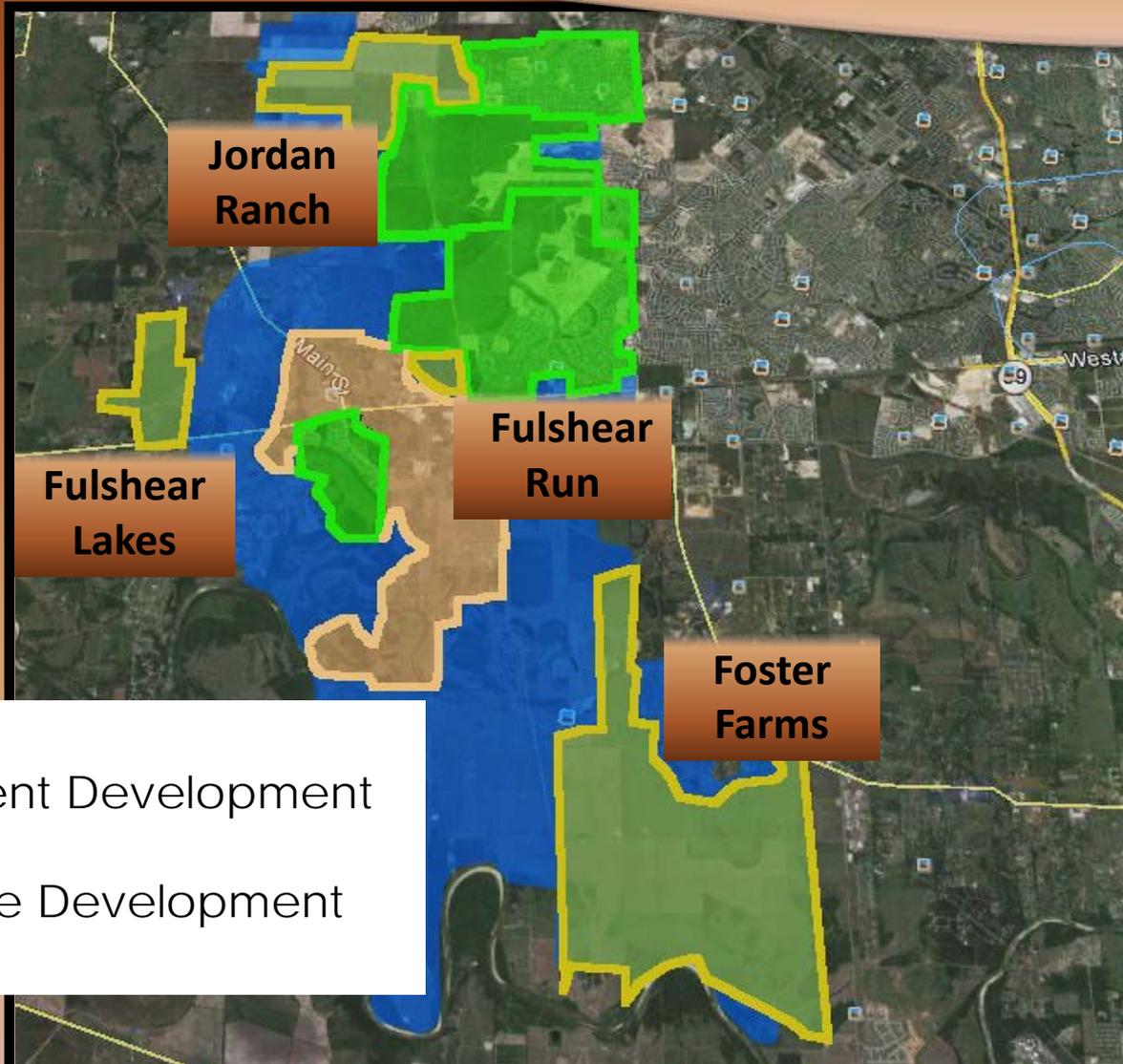




Current Homes Total: 5,138

Development	Build Out	Average Home Sale Price	2014 Sales	YTD Sales '15	PTD Sales	Future Homes	Projected Population
Firethorne 1,400 Ac.	2016	\$375,000	368	167	2,512	3,400	10,880
Cross Creek Ranch 3,200 Ac.	2022	\$378,000	412	167	2,255	5,800 est.	18,560
Fulbrook at Fulshear Creek 670 Ac.	2022	\$450,000	155	56	210	1,203	3,850
Churchill Farms 207 Ac.	2015	\$336,874	510	17	500	637	2,038
Tamarron	2022	\$200- 800,000	0	90	90	2,300 SF 300 MF	8,320

Master Planned Communities



 Current Development

 Future Development

Future Development



Development	Start Date	Build Out	Price Point	Future Homes	Projected Population
Silvestri/Jordan Ranch 1,300 Ac.	TBD	TBD	TBD	3,163 SF	10,121
Sam Yager/Fulshear Lakes 500+ Ac.	2015	2020	\$325,000	1,800 SF 600 MF	7,680
DHK/Fulshear Run 287 Ac.	Fall 2014	2020	Half Acre \$450-700 One Acre \$600-1mil	250 SF 480 MF	2,336

Continuing Growth



"[The] Katy-Fulshear submarket continues to perform as one of the nation's top sellers for new homes"

– Douglas Goff, COO, Johnson Development Corp.

"We continue to see prices appreciate and that's attractive to homebuyers."

– Andrew Franklin, RE/MAX

"Today, developers and investors come to Fulshear weekly requesting information on opportunities."

– Lisa McCay, Vice-President for Public Sector Sales, Buxton Analytics

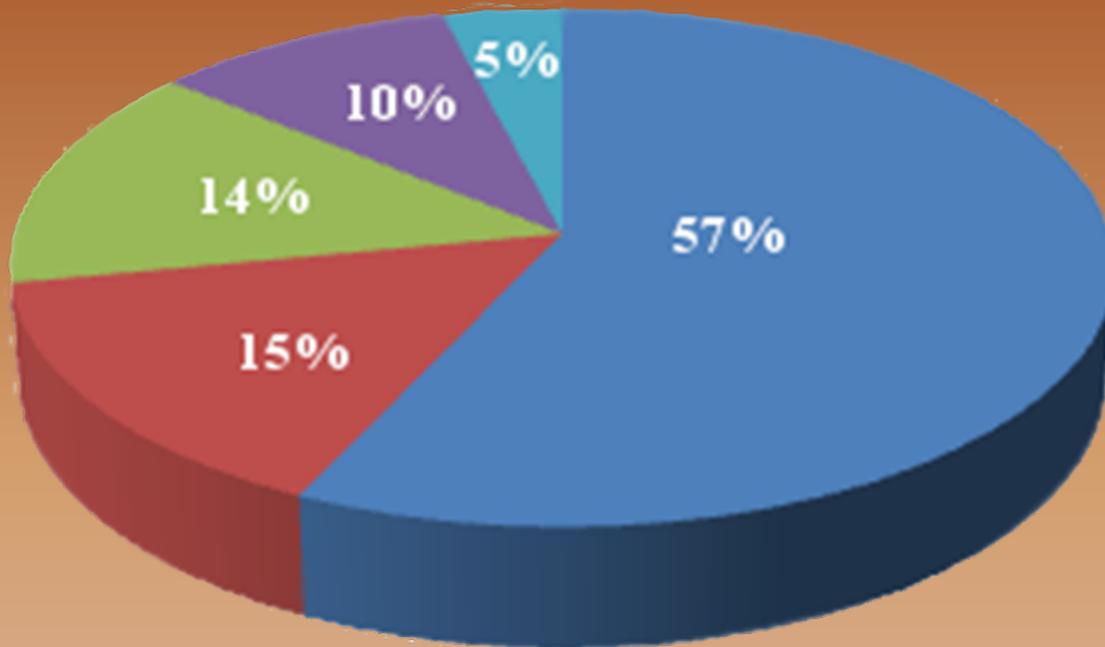
Tamarron Grand Opening



Demographic Insights



OCCUPATIONS

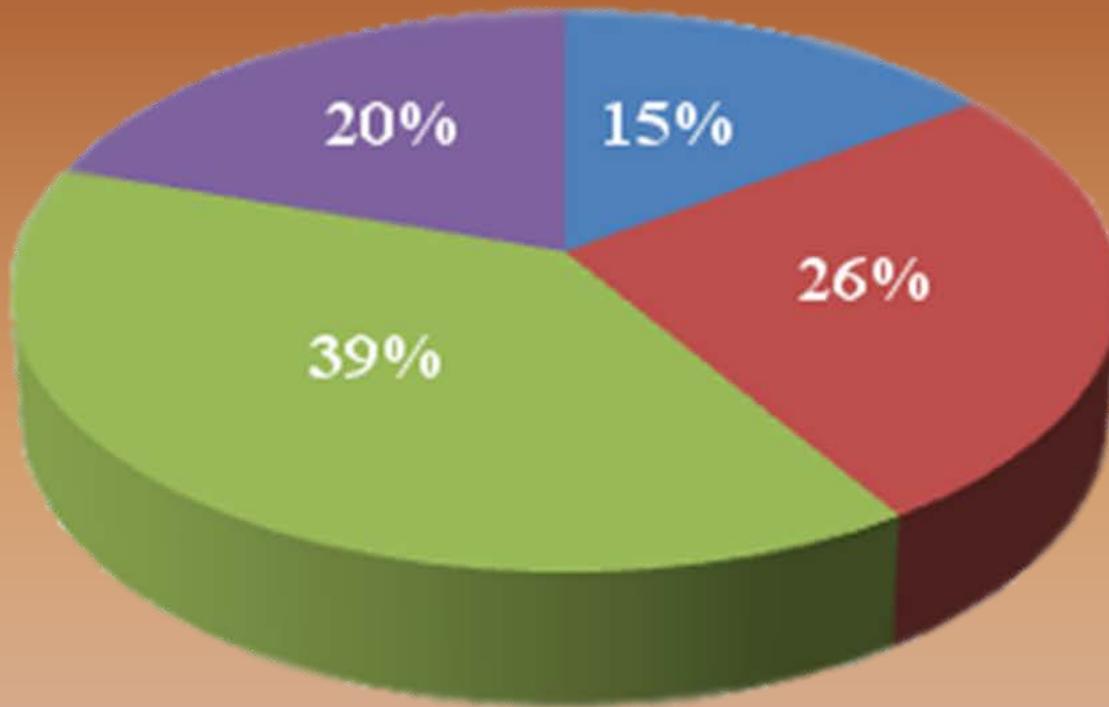


-  Business, Science, Arts, & Management
-  Service Sector
-  Sales & Office
-  Natural Resources, Construction, Maintenance
-  Production, Transportation, Material Moving

Demographic Insights

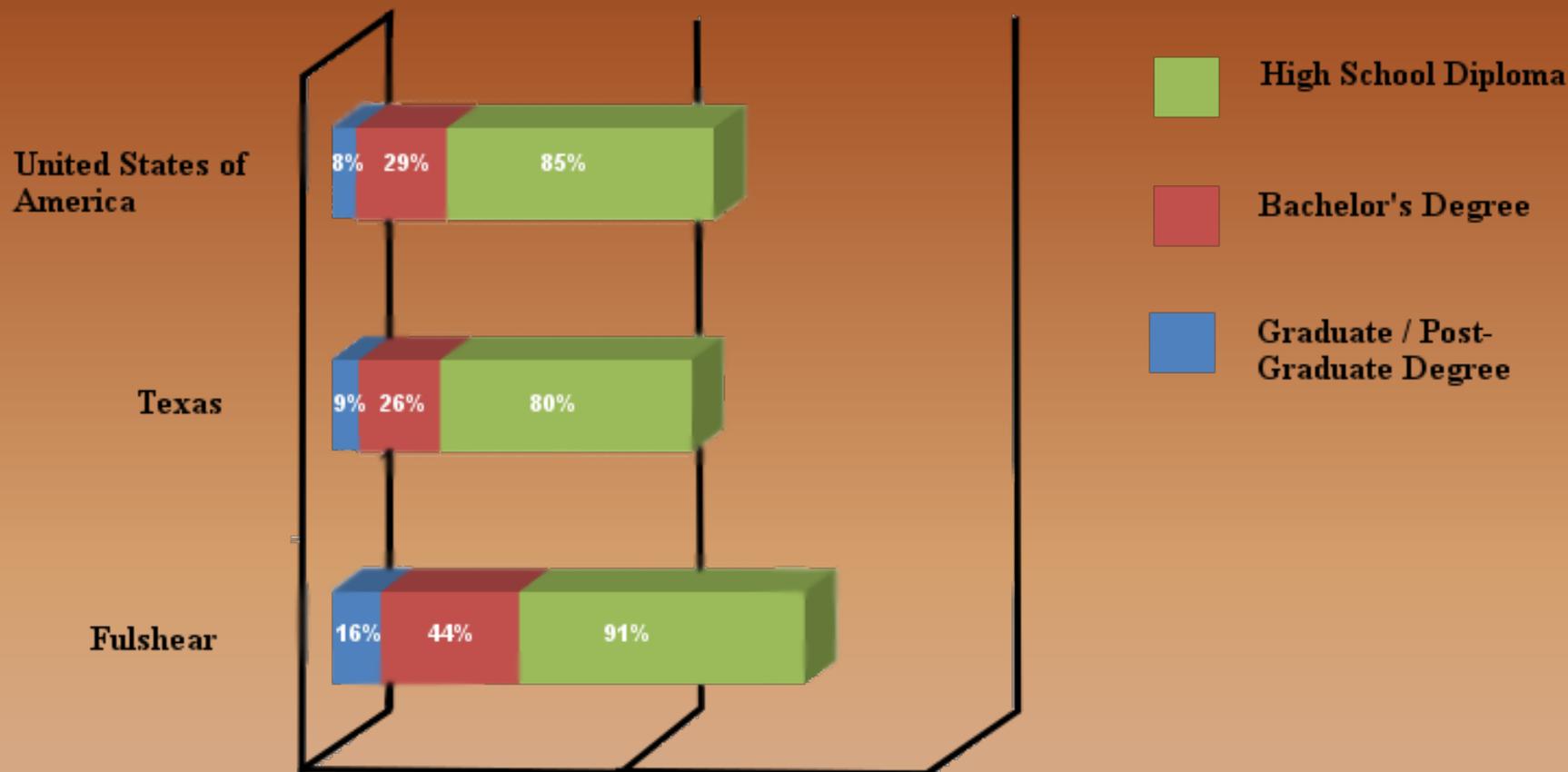


COMMUTING DISTANCE

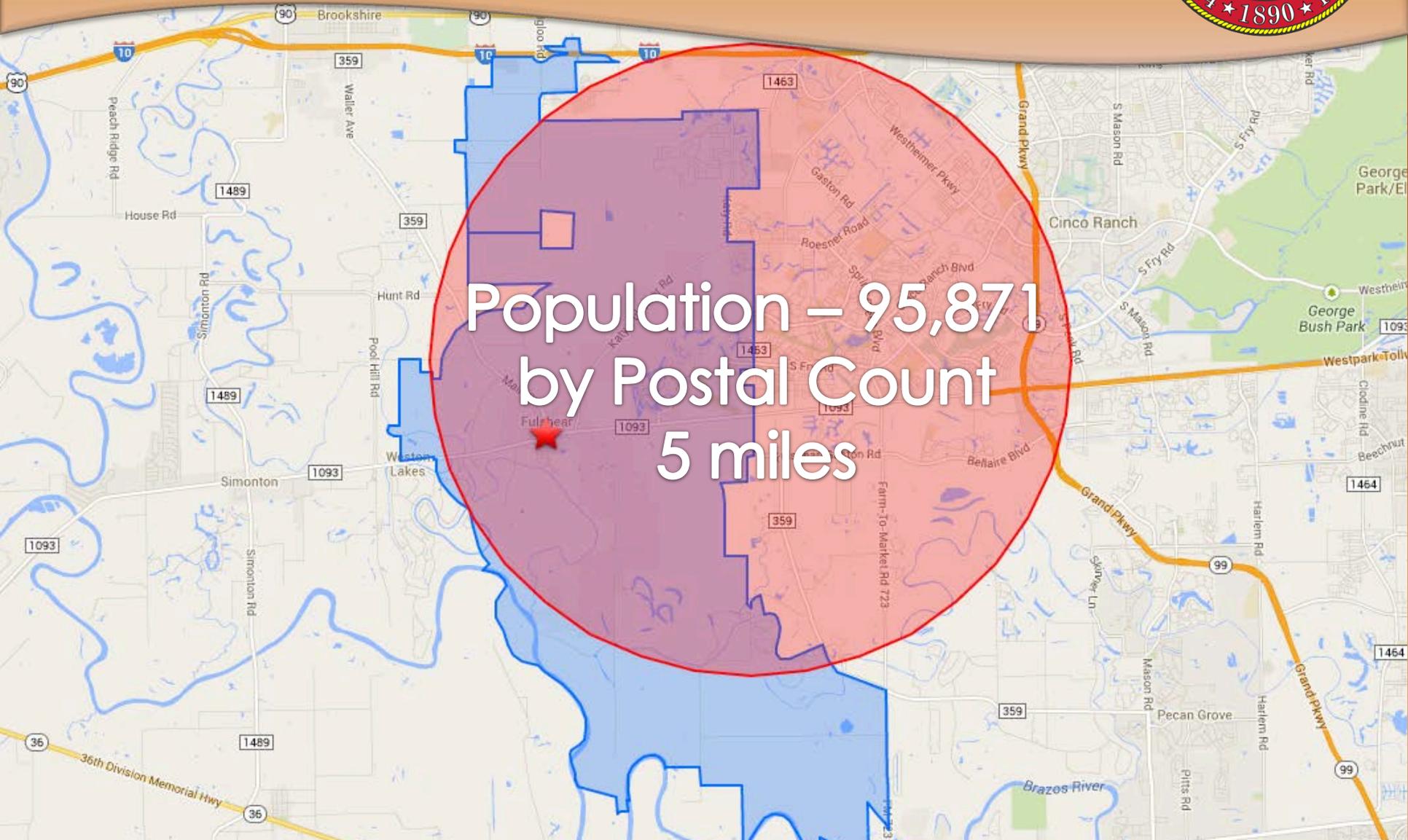


-  **50+ Mile Commute**
-  **25-50 Mile Commute**
-  **11 - 24 Mile Commute**
-  **10 Mile or Less Commute**

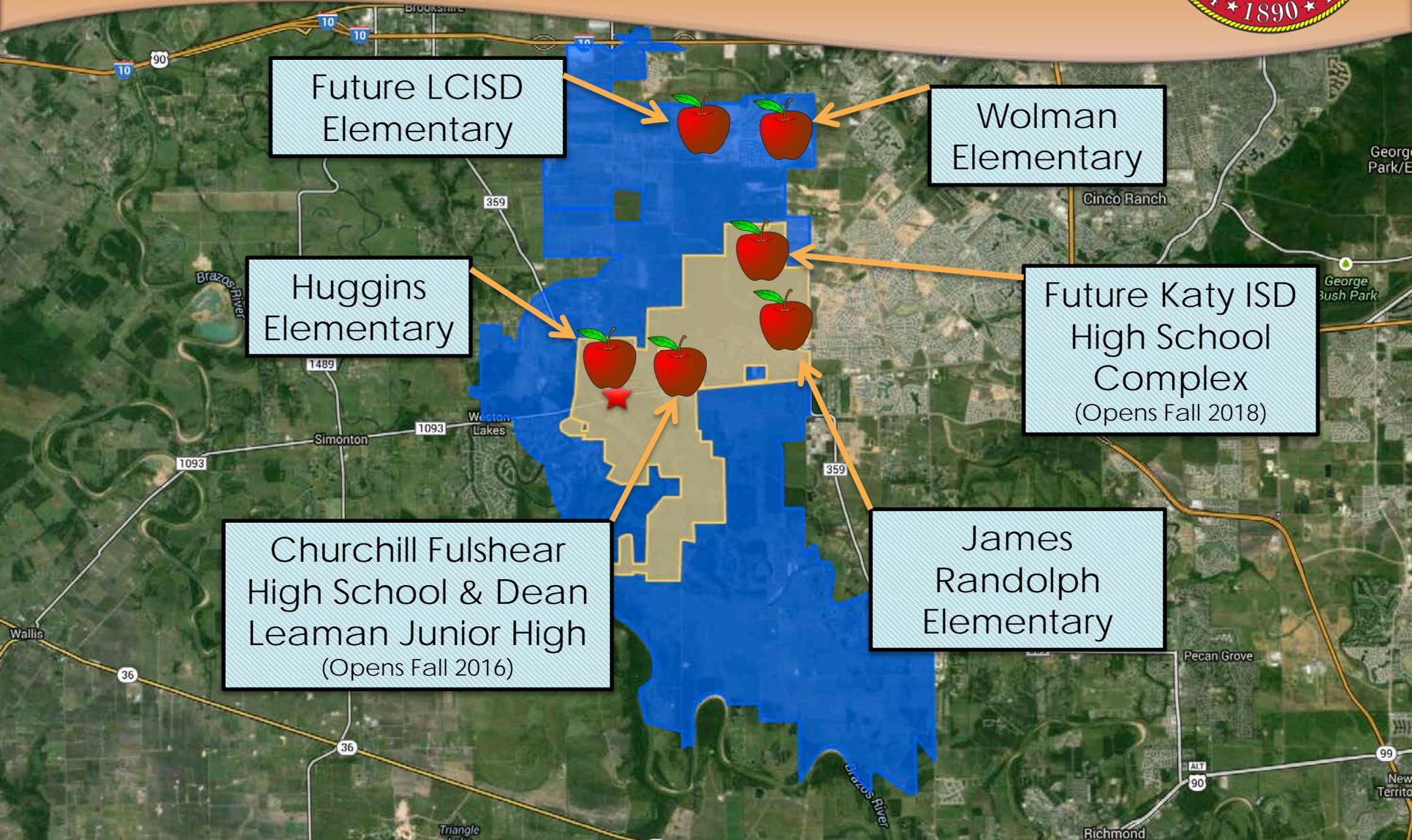
Demographic Insights



Active Population



Education



Future LCISD
Elementary

Wolman
Elementary

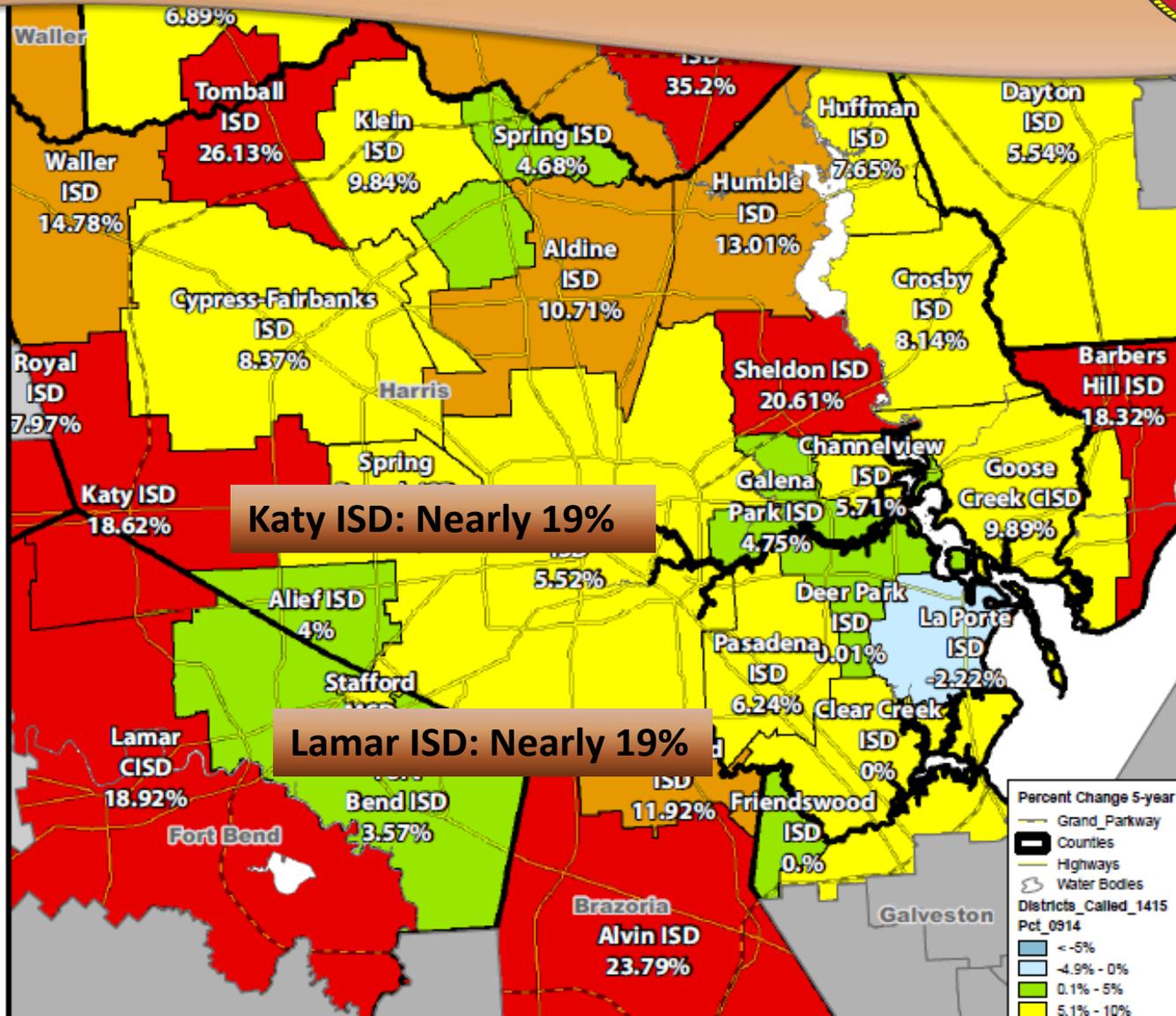
Huggins
Elementary

Future Katy ISD
High School
Complex
(Opens Fall 2018)

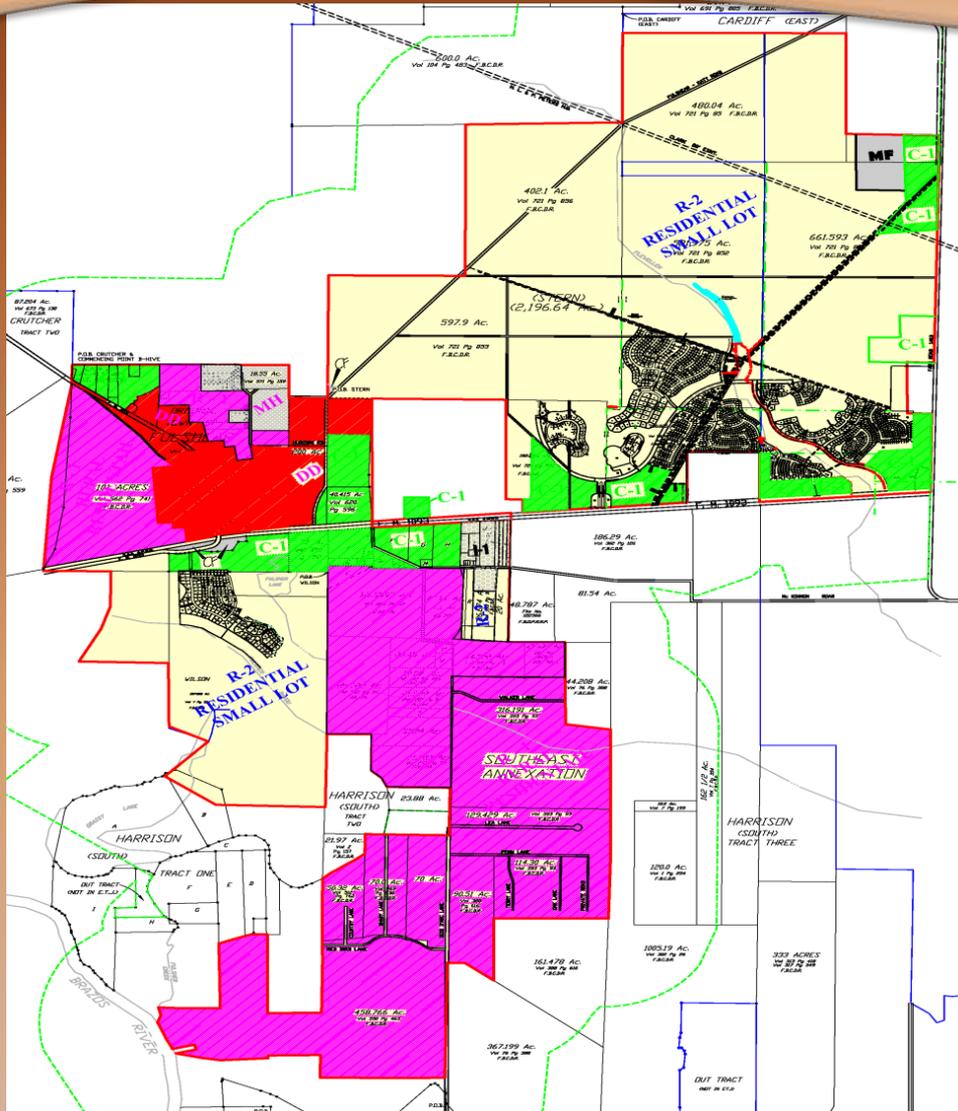
Churchill Fulshear
High School & Dean
Leaman Junior High
(Opens Fall 2016)

James
Randolph
Elementary

School Growth

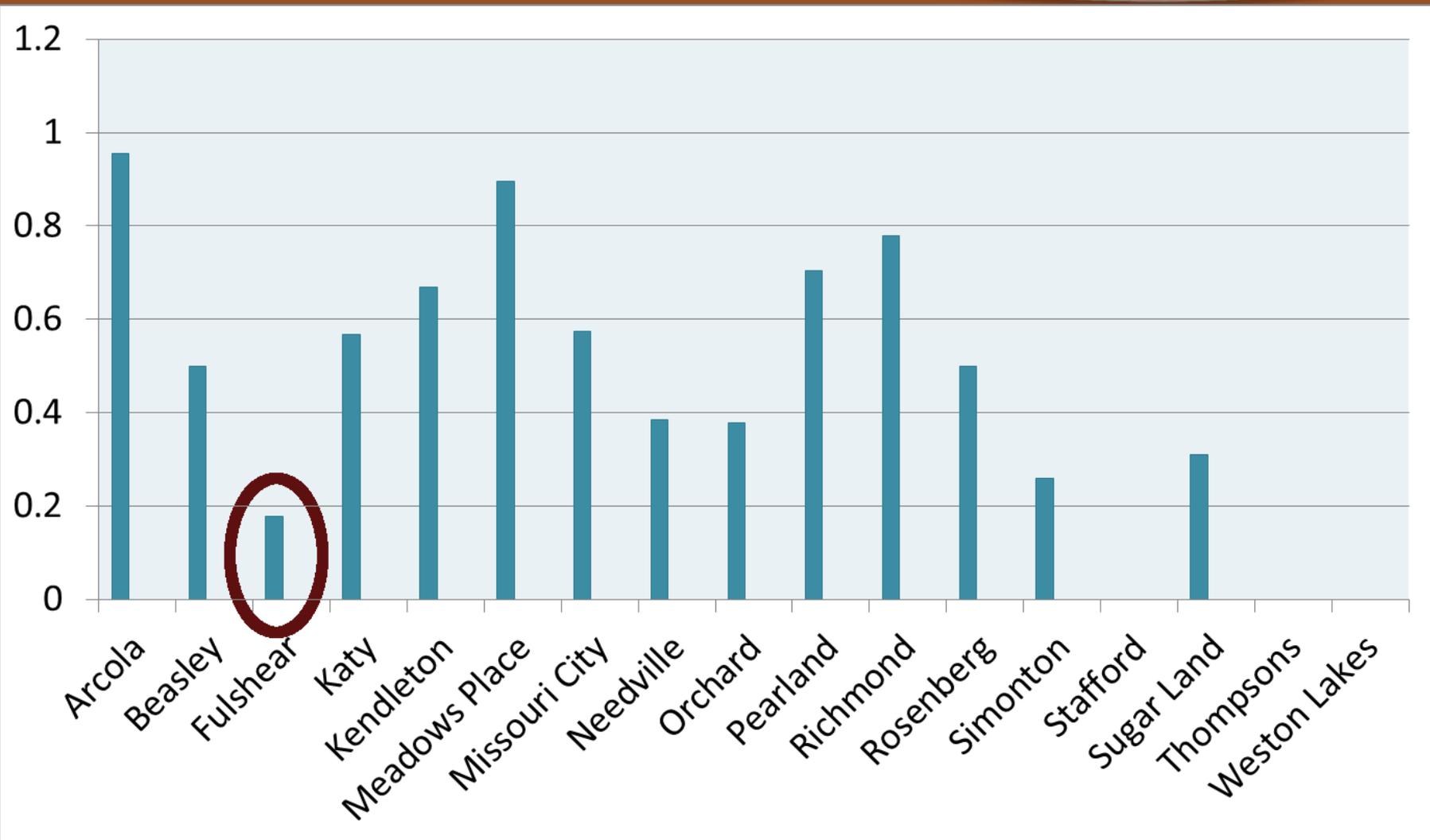


Zoning



-  Commercial
-  Mixed Use
-  Residential Lots
-  Rural Residential
(1 Acre)

Ad Valorem Tax Rate



Mobility

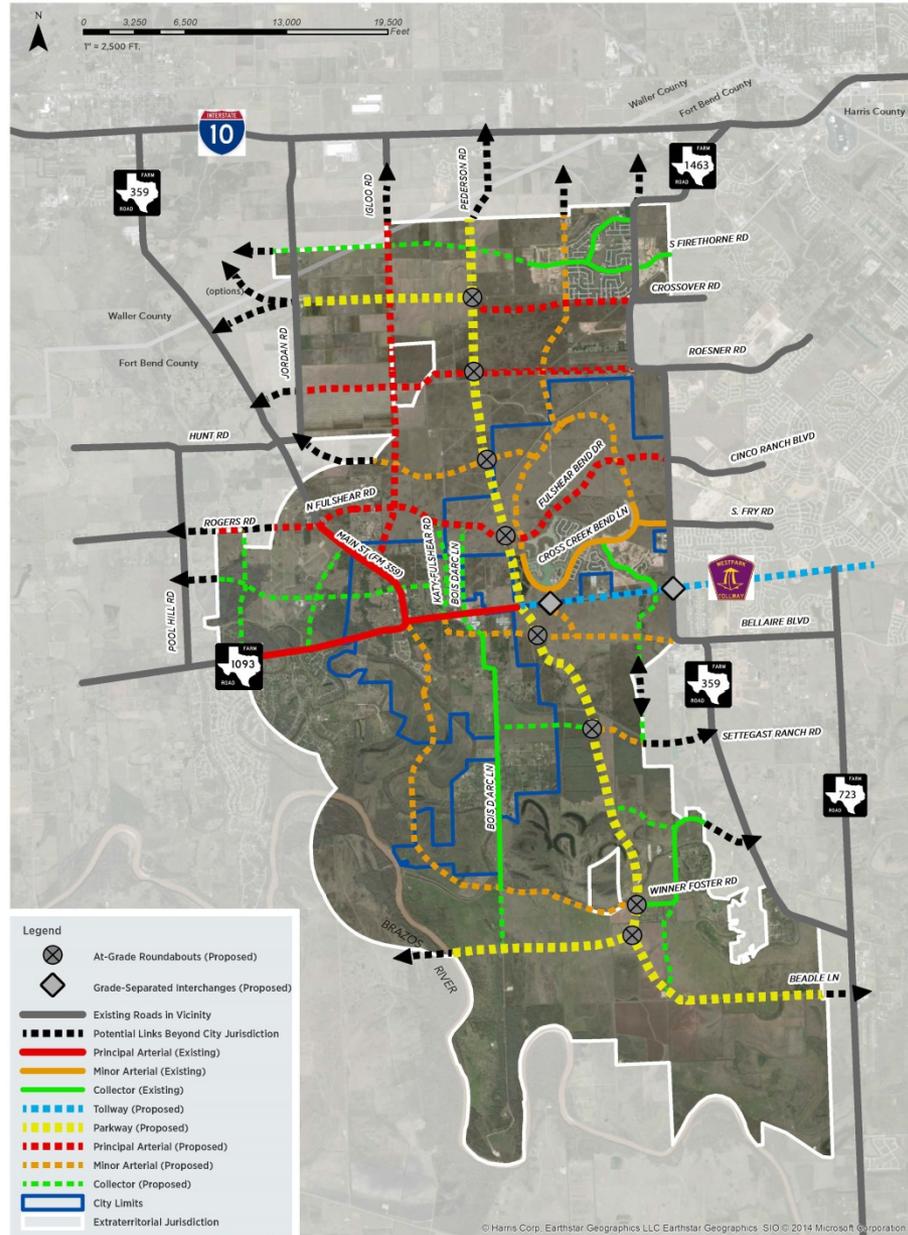


Figure 3.1
MAJOR THOROUGHFARE PLAN

NOTE: The Thoroughfare Plan shows general alignments for existing and planned roadways. The Plan is a guide for general transportation planning and right-of-way preservation and acquisition. While the Plan alignments indicate planned roadway extensions, connections and improvements, actual alignments are subject to change based upon design and implementation considerations.

Any future extension of the Westpark Tollway, beyond the pending construction of an extension to a point just west of Cross Creek Ranch Boulevard, will depend upon area development trends and associated traffic growth, as well as funding availability. Additionally, the potential alignment of any further extension will be subject to detailed planning and design.

The City of Fulshear has no jurisdiction over roadway planning and alignments outside its ETJ.

FM 1093 Expansion



Proposed FM 1093
Expansion @
Downtown

McCann Carole
Ann et al

City of
Fulshear

Fulshear Land
Investment
Partners Ltd

LAKE HILL
FARM WAY

Fulshear Land
Investment
Partners

FM 359

WILSON D

SYMS S

Metro

Harrison
Don

Huckel
John

Multiple
Owner

Fulshear
John

Fulshear Land
Investment
Partners Ltd

Land
Investment
Partners Ltd

DANNE

FM 1093 Expansion



PRELIMIA



Crobtree Janis

George R. Wood Jr.
Testamentary
By Will Trust

Gordon
Winter

FM 1093 WESTPARK EXTENSION
SCHEMATIC RE-DESIGN
METRO 100' ROW ALTERNATIVE
DANNENBAUM ENGINEERING CORPORATION
OCTOBER 2013

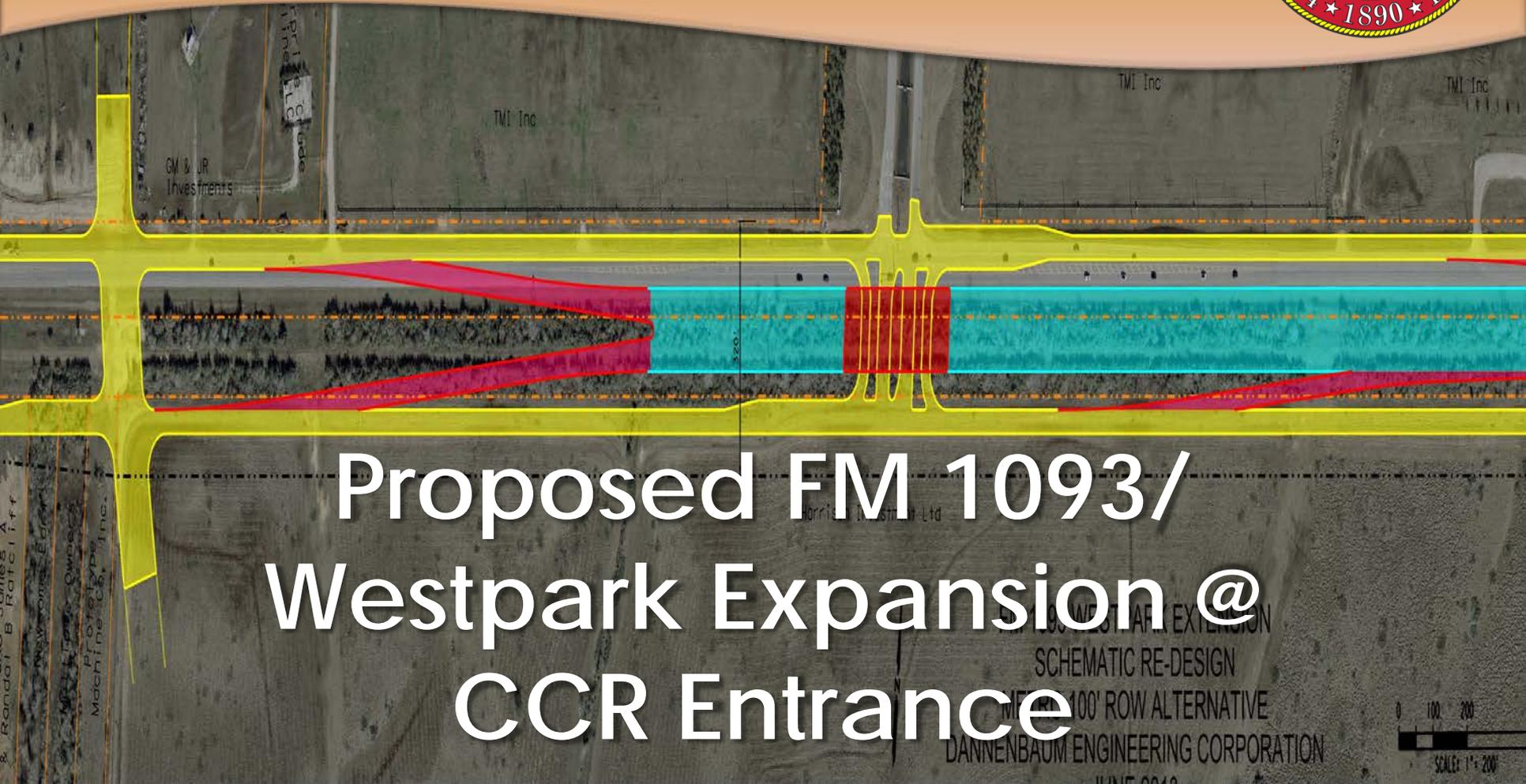


FM 1093 Expansion



Proposed FM 1093
Expansion @ Bois
D'Arc

FM 1093 Expansion



Proposed FM 1093/ Westpark Expansion @ CCR Entrance

SCHEMATIC RE-DESIGN
DANNENBAUM ENGINEERING CORPORATION
11.15.2010

FM 1093 Expansion



Proposed FM 1093/
Westpark Expansion @
FM 1463

New Businesses/Developments



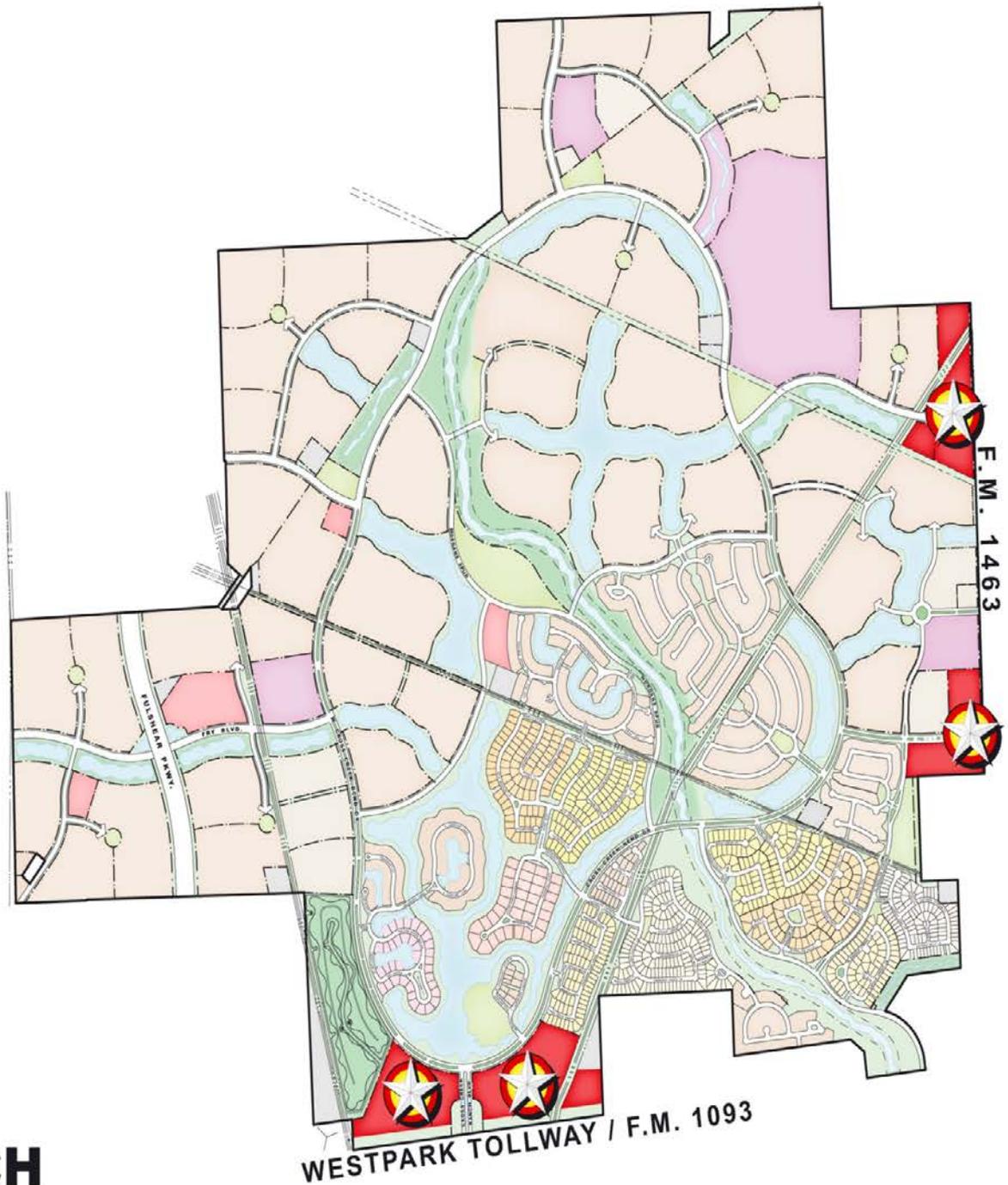
- FM 1463 and Fulshear Bend (Cinco Ranch Blvd.)
 - The Market at Cross Creek Ranch developed by Read King
 - HEB
 - Additional 199,000 SF of surrounding retail
 - 442 apartments
- FM 1463 & Fry Rd.
 - CVS Pharmacy
 - Children's Lighthouse
 - Cross Creek Commons, developed by New Quest
 - CCR Ventures, 10 Acre Tract with 20K SF lots of interest
- FM 1463 (just North of FM 1093)
 - Shops at Cross Creek, 24,000 SF
 - Will host Fulshear's first Starbucks Coffee location
- FM 1093
 - Two medical office buildings including multiple practices
 - .795 acre site for sale, build to suit.
- I-10 & Woods Rd.
 - Pointe West Business Park (Industrial), 900 Acres for sale



Located in the highly active north Fort Bend County and popular Energy Corridor west of Houston, Cross Creek Ranch is currently home to over 550 families. Nestled in the City of Fulshear, the 3,200 acre Master Planned Community of Cross Creek Ranch offers new home buyers a great choice of Houston's best builders and home sites. New home price ranges start from the \$170's to over \$1 million in seven different product types with 13 builders. Cross Creek Ranch is a project of Trendmaker Homes and Development. It opened in May of 2008 and is well on it's way to becoming the premier master planned community in the greater west Houston area.

For more information on the commercial reserves being offered, please contact Joel Marshall at 281-675-3206 or joel.mashall@trendmakerhomes.com

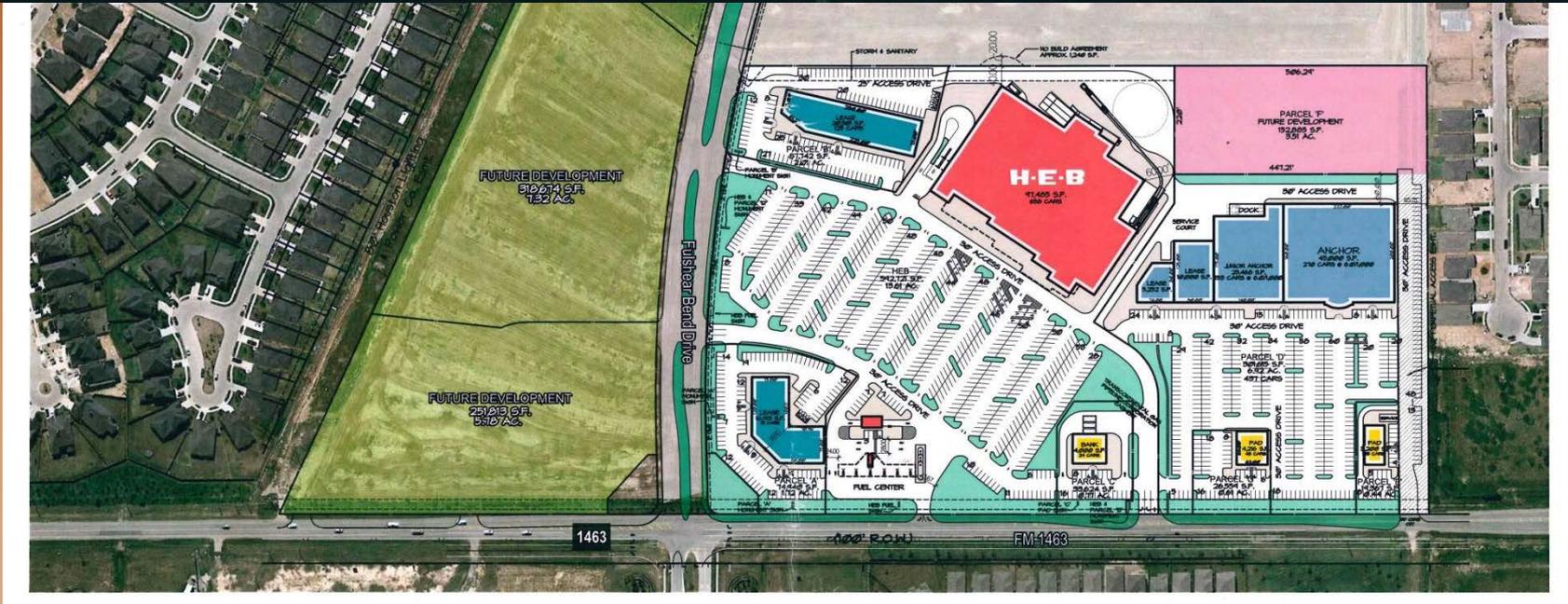
OVERALL MAP OF CROSS CREEK RANCH



CCR Ventures



The Market at Cross Creek Ranch

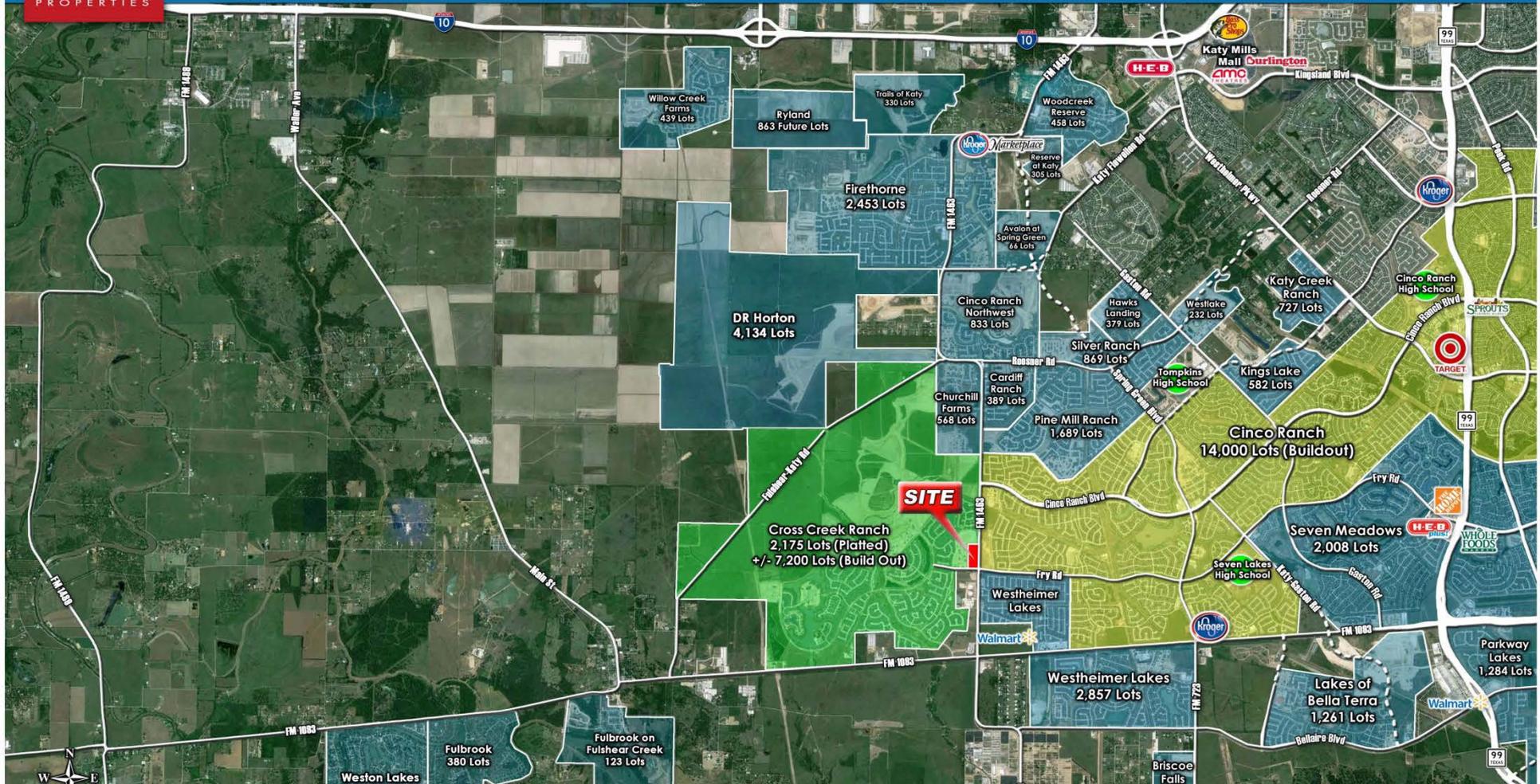


HEB will anchor this development with an additional 199,000 SF of retail developed by Read King.

Cross Creek Commons



FM 1463 & Fry Rd - Fulshear, Texas



Cross Creek Commons



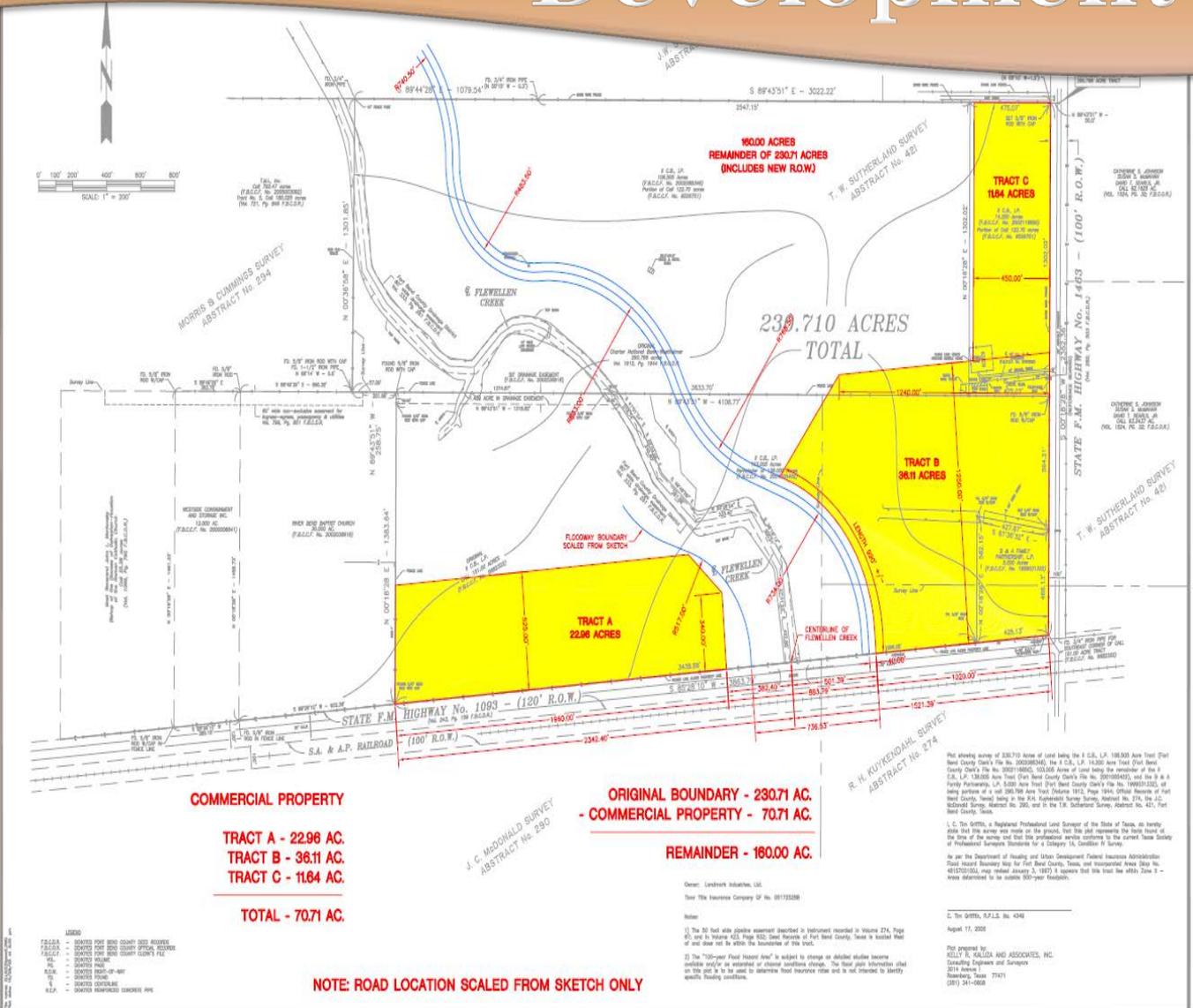
Entrance to the 3,200 acre master community of Cross Creek Ranch in Fulshear

- Located directly across from the Second Baptist Fort Bend campus opening Spring 2015
- 25,000 SF Retail Center

Rachel Keener, rkeener@newquest.com, 281-477-4313

Bob Conwell, bconwell@newquest.com, 281-477-4324

Landmark Southern Development



COMMERCIAL PROPERTY

**TRACT A - 22.96 AC.
TRACT B - 36.11 AC.
TRACT C - 11.64 AC.**

TOTAL - 70.71 AC.

**ORIGINAL BOUNDARY - 230.71 AC.
- COMMERCIAL PROPERTY - 70.71 AC.**

REMAINDER - 160.00 AC.

NOTE: ROAD LOCATION SCALED FROM SKETCH ONLY

- 1. C.T. - CIVIL ENGINEER
- 2. S.D. - SURVEYOR
- 3. P.E. - PROFESSIONAL ENGINEER
- 4. L.S. - LICENSED SURVEYOR
- 5. M.S. - MEASUREMENTS
- 6. S.D. - SURVEYOR
- 7. S.D. - SURVEYOR
- 8. S.D. - SURVEYOR
- 9. S.D. - SURVEYOR
- 10. S.D. - SURVEYOR
- 11. S.D. - SURVEYOR
- 12. S.D. - SURVEYOR
- 13. S.D. - SURVEYOR
- 14. S.D. - SURVEYOR
- 15. S.D. - SURVEYOR
- 16. S.D. - SURVEYOR
- 17. S.D. - SURVEYOR
- 18. S.D. - SURVEYOR
- 19. S.D. - SURVEYOR
- 20. S.D. - SURVEYOR

Owner: Landmark Industries, LLC
 Title: The Investors Company of No. 01722288

Notes:
 1) The 70-foot wide (private) easement described in Instrument recorded in Volume 274, Page 67, and in Volume 455, Page 832, Land Records of Fort Bend County, Texas is located West of and does not affect the boundaries of this tract.

2) The "100-year Flood Hazard Area" is subject to change as detailed studies become available and/or as extended or changed conditions change. The flood plain information cited on this map is to be used to determine flood insurance rates and is not intended to identify specific flooding conditions.

C. T. O'NEIL, S.P.L.S. No. 4348
 August 11, 2026

Prepared by:
 KELLY M. KALUDA AND ASSOCIATES, INC.
 Consulting Engineers and Surveyors
 2014 Avenue
 Humble, Texas 77011
 (281) 341-0268



**HUNINGTON
PROPERTIES • INC**

FOR LEASE-RETAIL CENTER

The Shops at Cross Creek

NWC F.M. 1463 at Westpark Tollway/F.M. 1093 ■ Katy, Texas 77450

PROPERTY INFORMATION:

- Lot Size: 3.8 acres
- Space For Lease:
24,209 s.f.
- Rental Rate:
\$30.00-\$32.00/s.f.
- NNN: \$7.50/s.f.

DEMOGRAPHICS:

Average HH Income

- 2 mi. - \$128,916
- 3 mi. - \$130,202
- 5 mi. - \$131,913

Population

- 2 mi. - 6,853
- 3 mi. - 15,263
- 5 mi. - 55,411



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**HUNINGTON
PROPERTIES • INC**

www.hpiproperties.com

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Texas Town & City



FULSHEAR IS POSITIONED FOR GROWTH

By Lisa McCay
Vice President of Public Sector Sales, Buxton

The City of Fulshear, located just 20 minutes west of Houston, is a town with a rich history. Established in 1824, the community has a proud tradition of farming and ranching. For years, the quiet, tight-knit community remained relatively untouched by the population growth of the Houston metro area. But things changed drastically.

In the early 2000's, affluent Houston residents seeking a respite from the hectic pace of city life discovered Fulshear's hidden charm. Fulshear Community and Economic Development Director Cheryl Stalinsky

recalls that when she came to the city in 2006, there were approximately 900 residents. Today, the population is more than 8,000, nearly a 900% increase in eight years. In fact, Fulshear is currently the fastest growing community in Fort Bend County.

More growth is on the way, with 13 master planned developments either in process or coming under development agreement. At build-out, the city's population is projected to be 69,000.

With such rapid growth, Fulshear city

leaders suddenly faced questions about the city's future, specifically how to create a vibrant shopping and dining sector to support the needs of residents. The city was rich in land but needed to recruit retailers and developers willing to invest in new construction.

Local leaders were also concerned about recruiting the right type of retail to the city. They envisioned Fulshear as a community where "small town charm meets urban sophistication," and wanted to recruit retailers and restaurants that matched the lifestyles



of the city's affluent residents. The city even adopted the tagline, "Fort Bend County's Premier Address."

Finally, even though dramatic growth was taking place, the current rooftop count was still relatively small. Fulshear needed a way to show businesses the true potential of the city's trade area. The solution? Analytics.

While analytics have been used by retailers and other businesses since the early 1990s, their application for local governments was not immediately apparent. But over time, forward-thinking local governments began partnering with analytics firms to conduct in-depth analyses of consumers in their trade areas. The data-mining techniques yield insights into the "psychographics" of residents - how they spend their money, where they like to shop and dine, and their overall lifestyles. Analytics also provide insights into the buying power and preferences of people in the surrounding trade area, rather than just the political boundaries of the city. Ultimately, the results can be used to match the community with specific retailers and restaurants that will meet the needs and preferences of local consumers.

For the City of Fulshear, analytics helped confirm many observations about the retail potential of the city and its trade area. Armed with this validation, city leaders wasted no time putting the data to use.

Fulshear integrated the wealth of information into their presentations and marketing materials for prospective new businesses and began using the customer analytics on a daily basis to educate developers about the opportunities available in the community.

Fulshear also loaded portable thumb drives with a presentation that tells the story of the community in pictures and numbers, as well as statistics that are relevant to the business being recruited. The thumb drives have

become Fulshear's "calling card" and have proven to be effective tools in the economic development process.

Ultimately, the analytics have helped Fulshear sell an entire corridor of new retail development. Cheryl notes that the data-driven insights allow the city "to tell a story that you couldn't tell otherwise," a story that has proven to be extremely attractive to investors.

Today, developers and investors come to Fulshear weekly requesting information on opportunities. There are currently several retail developments in process and the city is welcoming not one, but two grocers that were recruited using the analytical approach. The largest retail center will be home to a 98,000 square foot H-E-B grocery store, with a surrounding 199,000 square feet of retail at the corner of Cinco Ranch Boulevard and FM1463, adjacent to the more than 3,200 acre Cross Creek Development.

Other businesses including Starbucks, Children's Lighthouse, Orange Leaf Yogurt, Community Coffee Shop, a well-known upscale restaurant, and several clothing and shoe retailers, have also been recruited.

While Fulshear's days as a small Texas town appear to be drawing to a close, city leaders are confident they are laying a solid foundation for a bright future. ★

EN·GI·NEER

Definition: /enjə ni(ə)r/
A trusted adviser concerned with applying scientific knowledge, mathematics and ingenuity to develop solutions for technical problems.

To learn more about selecting an engineer, go to:

www.tspe.org/QBS





Fulshear Area Chamber of Commerce

Photos provided by the
Fulshear Area Chamber of Commerce





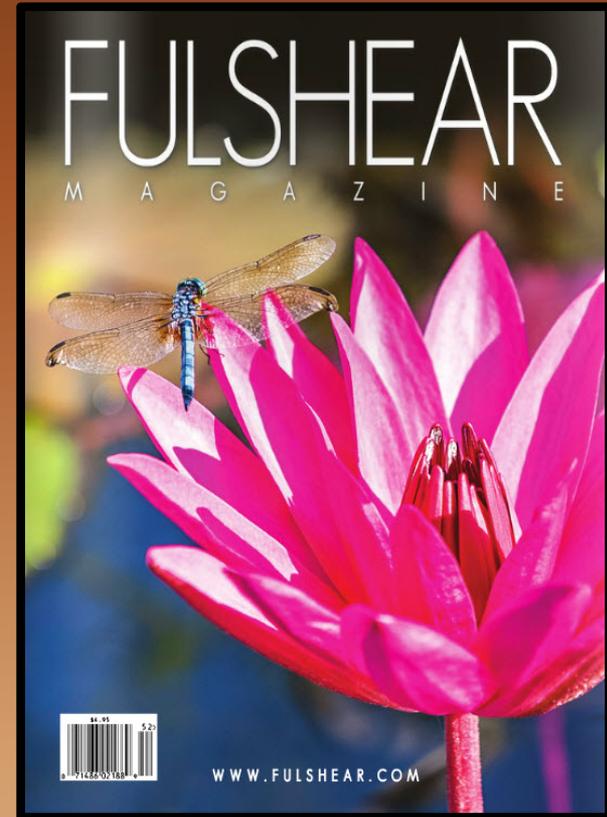
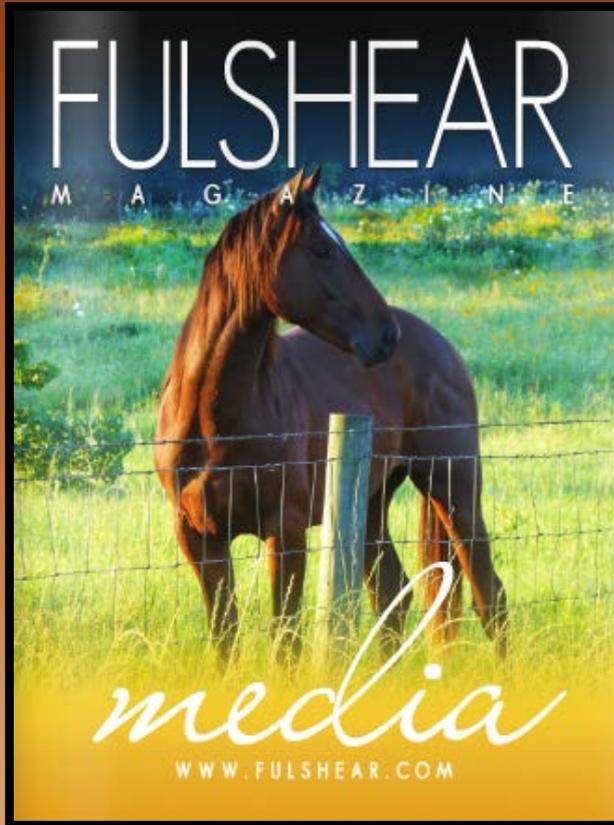
Fulshear Area

Chamber of Commerce



- **218 Members in the FACC**
 - Businesses from all over the Fulshear-Katy area.
 - Four levels of membership: \$250 - \$5,000.
- **Host three major community events:**
 - St. Patrick's Day Parade.
 - Fulshear Freedom Festival.
 - Festival of Lights.
- **Meetings held on First Wednesdays**
 - Held in Thrive Church at 7:30 AM.
 - 60-80 people usually in attendance.
 - <http://fulshearareachamber.chambermaster.com/>

Fulshear Magazine



For more information,
go to:

ISSUU.com

Contact Information



For more information, please visit:
www.fulsheartexas.gov

Or Contact:

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281-346-8805 Direct



We're on
Facebook!