

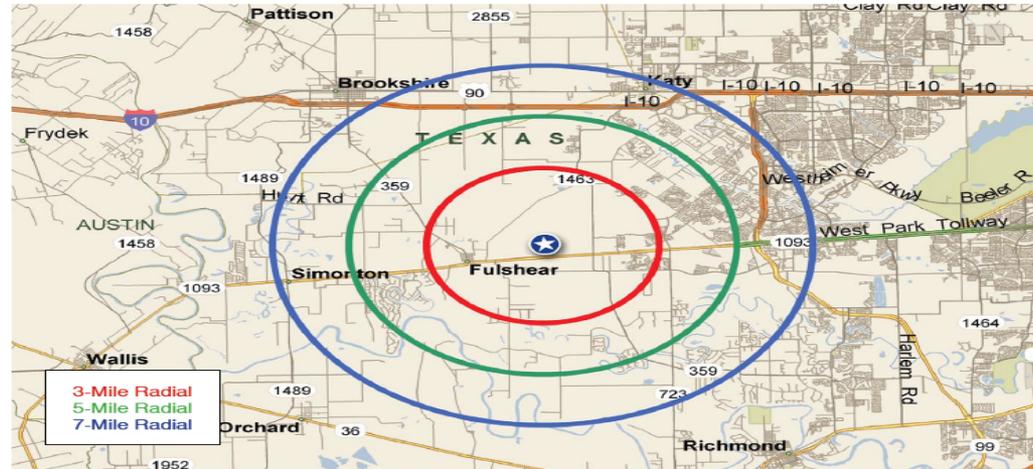
FIND YOUR FUTURE IN



FULSHEAR, TEXAS

THE CUSTOMER BASE YOU WANT

2011 Retail Market Profile | Fulshear, Texas



2011 Estimated Demographics	Fulshear	3-Mile Radial	5-Mile Radial	7-Mile Radial
Population	2,626*	8,717	27,382	60,690
Projected Population Growth (2011-2016)	20.40%	18.63%	19.06%	19.32%
Race Classification				
White	64.75%	79.42%	78.07%	79.53%
Black or African American	17.41%	8.34%	9.23%	6.42%
Other	17.84%	12.24%	12.70%	14.05%
Hispanic Origin	22.39%	13.70%	13.74%	11.64%
Average Household Income	\$112,807	\$116,803	\$116,207	\$125,416
Per Capita Income	\$38,277	\$38,409	\$38,559	\$40,572
Median Age	40.69	38.09	38.65	37.43
Projected Household Growth (2011-2016)	23.87%	21.97%	22.24%	22.18%
Associates Degree and Above	41.12%	37.73%	37.98%	46.78%

Sources: Nielsen Claritas 2011 | TXDOT | U.S. Census Bureau | The Retail Coach, LLC
 *826 (Number of Water Meters) x 3.18 persons per household = 2,626



Cheryl Stalinsky, Economic Development Director
 City of Fulshear
 Fulshear, TX
 Tel: 281-346-1796
 Cell: 281-202-5566
 Web: www.fulshear.tx.gov



IN ONE OF TEXAS' FASTEST GROWING MARKETS

PROPERTIES AVAILABLE



IN PRIME SPOTS ALONG THE LEADING EDGE OF
GROWTH

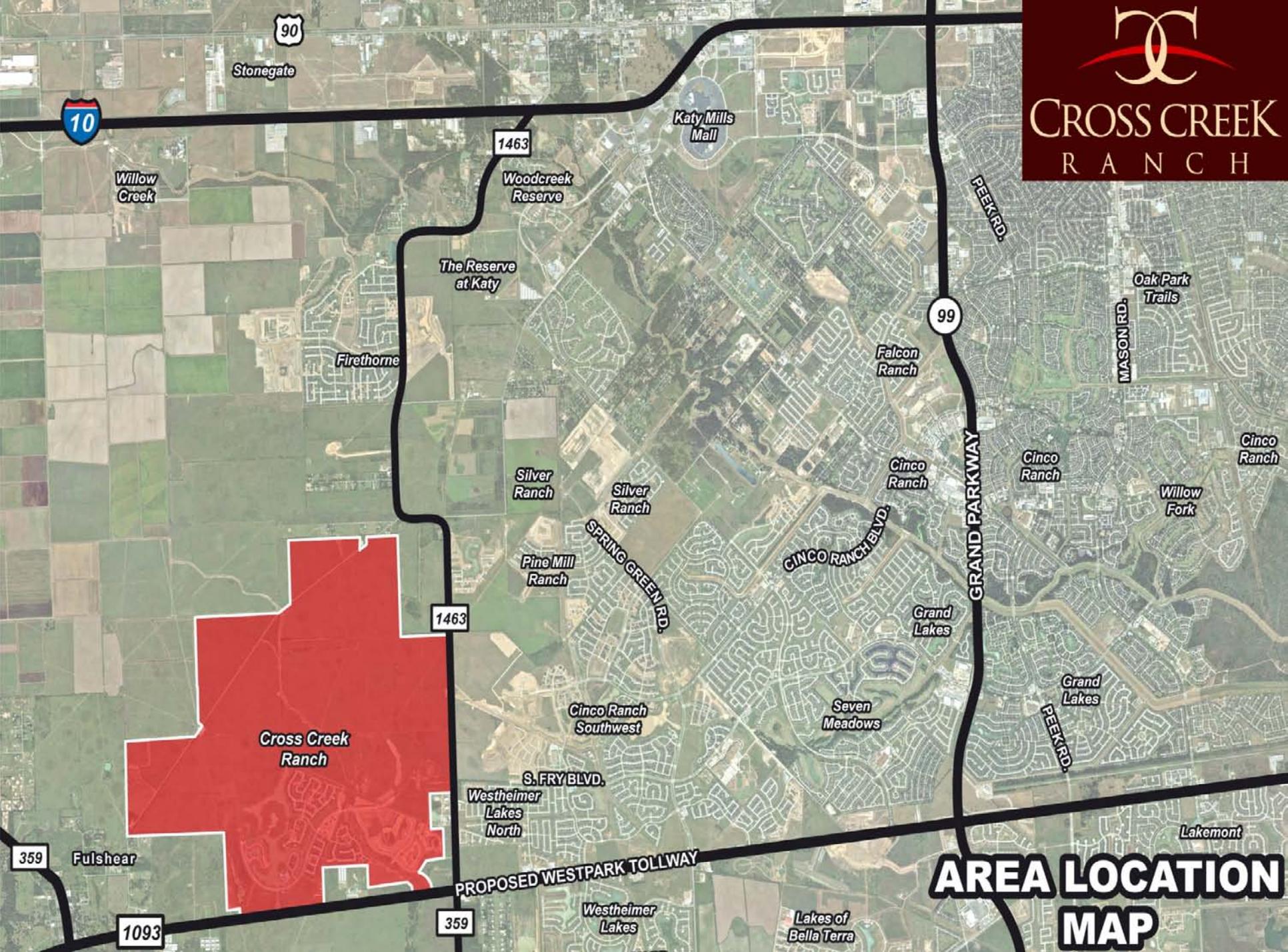


CROSS CREEK

R A N C H



CROSS CREEK RANCH



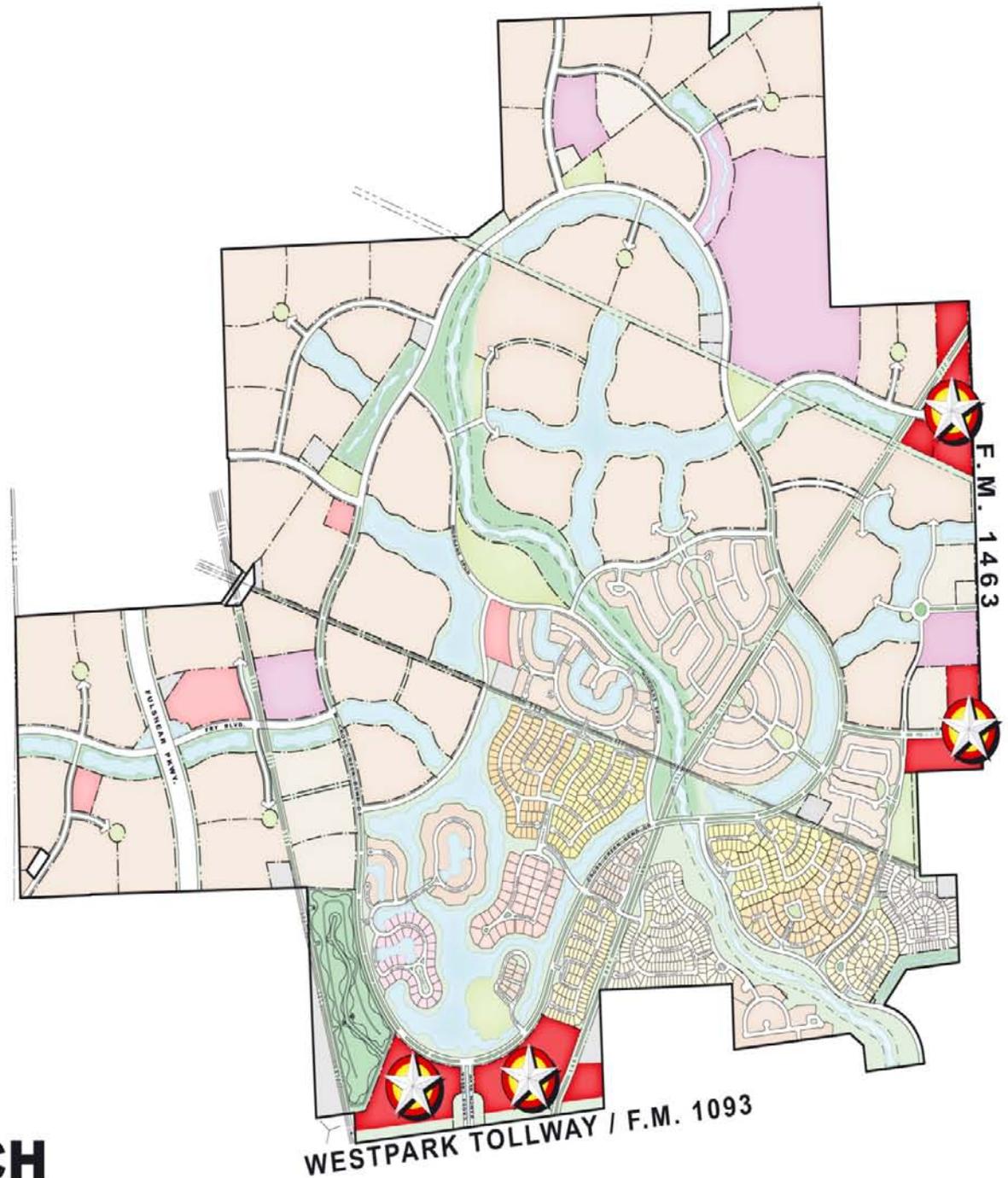
AREA LOCATION MAP

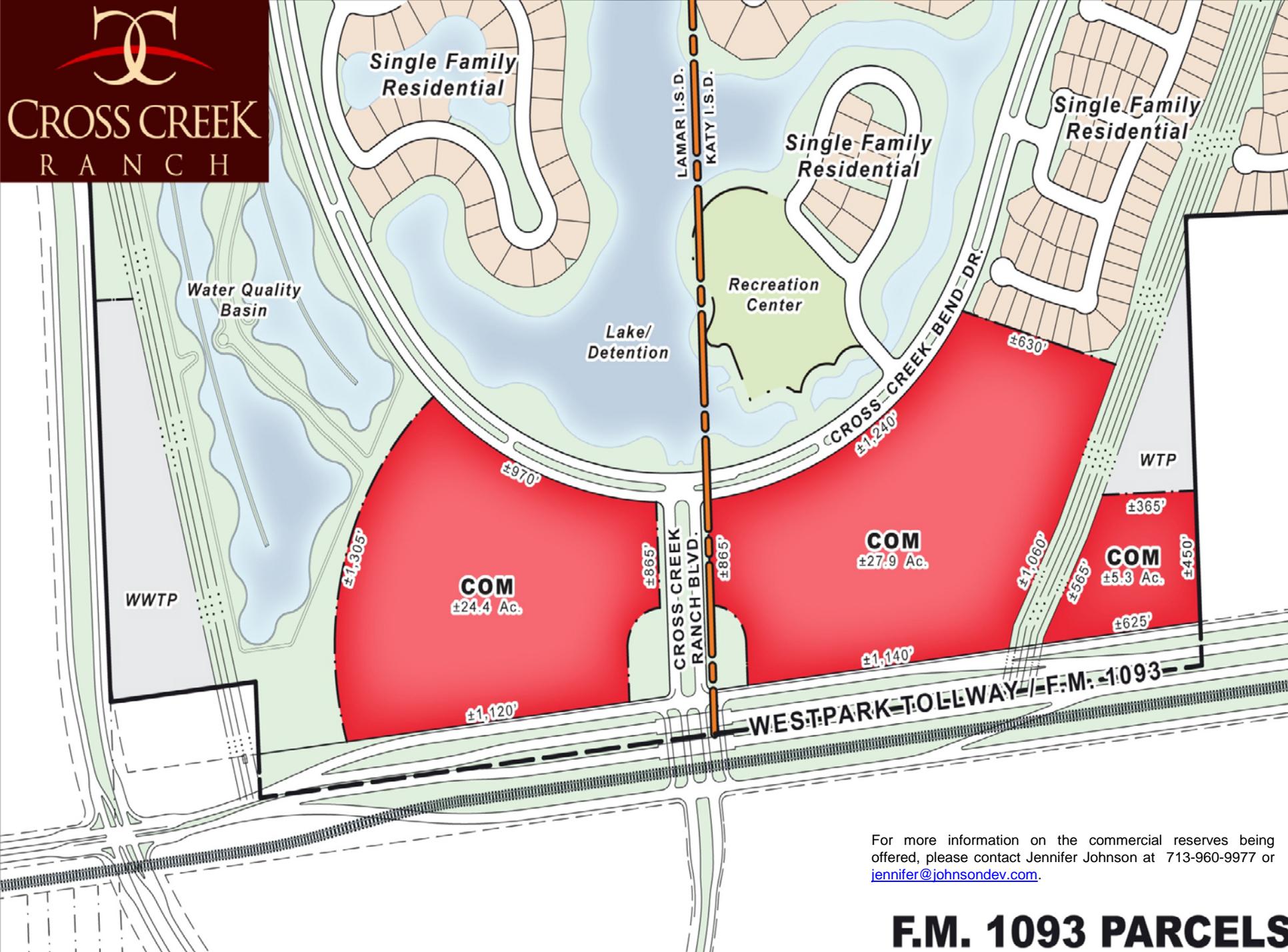


Located in the highly active North Fort Bend County and popular Energy Corridor West of Houston, Cross Creek Ranch is currently home to over 550 families. Nestled in the City of Fulshear, the 3,200 acre Master Planned Community of Cross Creek Ranch offers new home buyers a great choice of Houston's best 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 was recently acquired by Johnson Development and is well on it's way to becoming the premier Master Planned Community in the Greater West Houston Area. In fact Cross Creek Ranch was GHBA's Master Planned Development of the year in 2011.

For more information on the commercial reserves being offered, please contact Jennifer Johnson at 713-960-9977 or jennifer@johnsondev.com.

OVERALL MAP OF CROSS CREEK RANCH





For more information on the commercial reserves being offered, please contact Jennifer Johnson at 713-960-9977 or jennifer@johnsondev.com.

F.M. 1093 PARCELS



Katy I.S.D.
School Site

Multi-Family
Residential

Park

Single Family
Residential

Recreation
Center

Detention

CINCO RANCH BLVD.

CROSS CREEK BEND DR.

Lake/
Detention

Single Family
Residential

Single Family
Residential

±500'
±240'

COM
±6.4 Ac.

±865'

±800'

±1,200'

COM
±8.9 Ac.

±1,000'

±760'

±375'

±460'

COM
±4.2 Ac.

±500'

COM
±8.4 Ac.

±975'

±470'

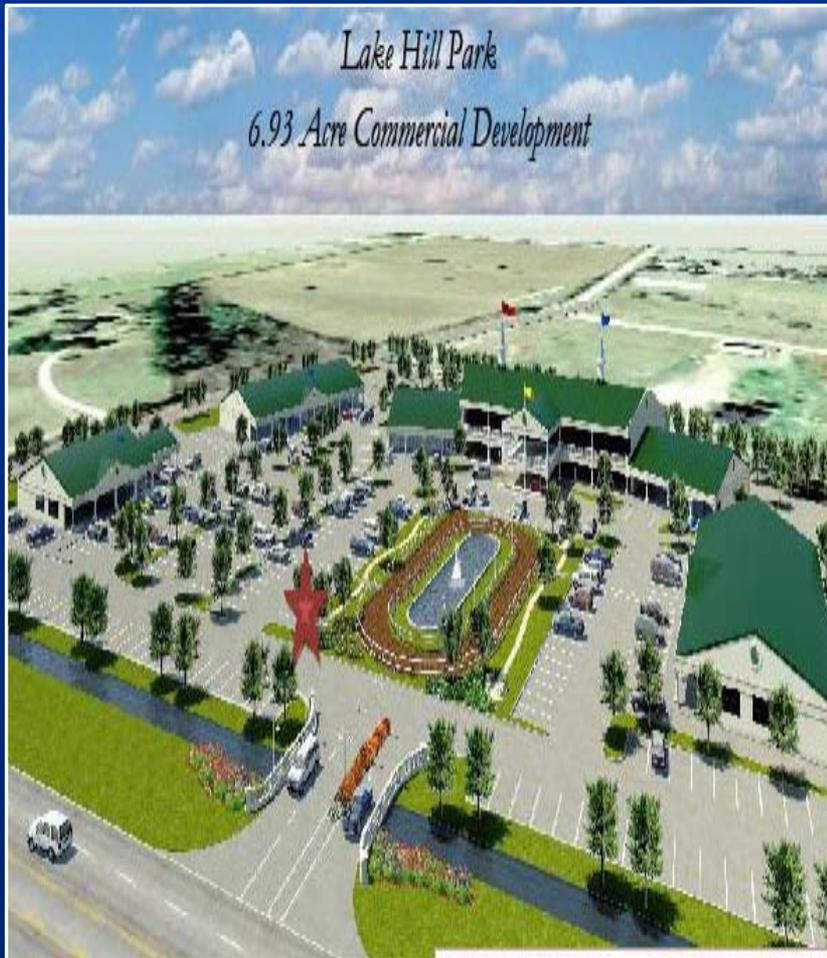
±720'

F.M. 1463

For more information on the commercial reserves being offered, please contact Jennifer Johnson at 713-960-9977 or jennifer@johnsondev.com.

**CINCO RANCH BLVD. &
F.M. 1093 PARCELS**

LAKE HILL PARK



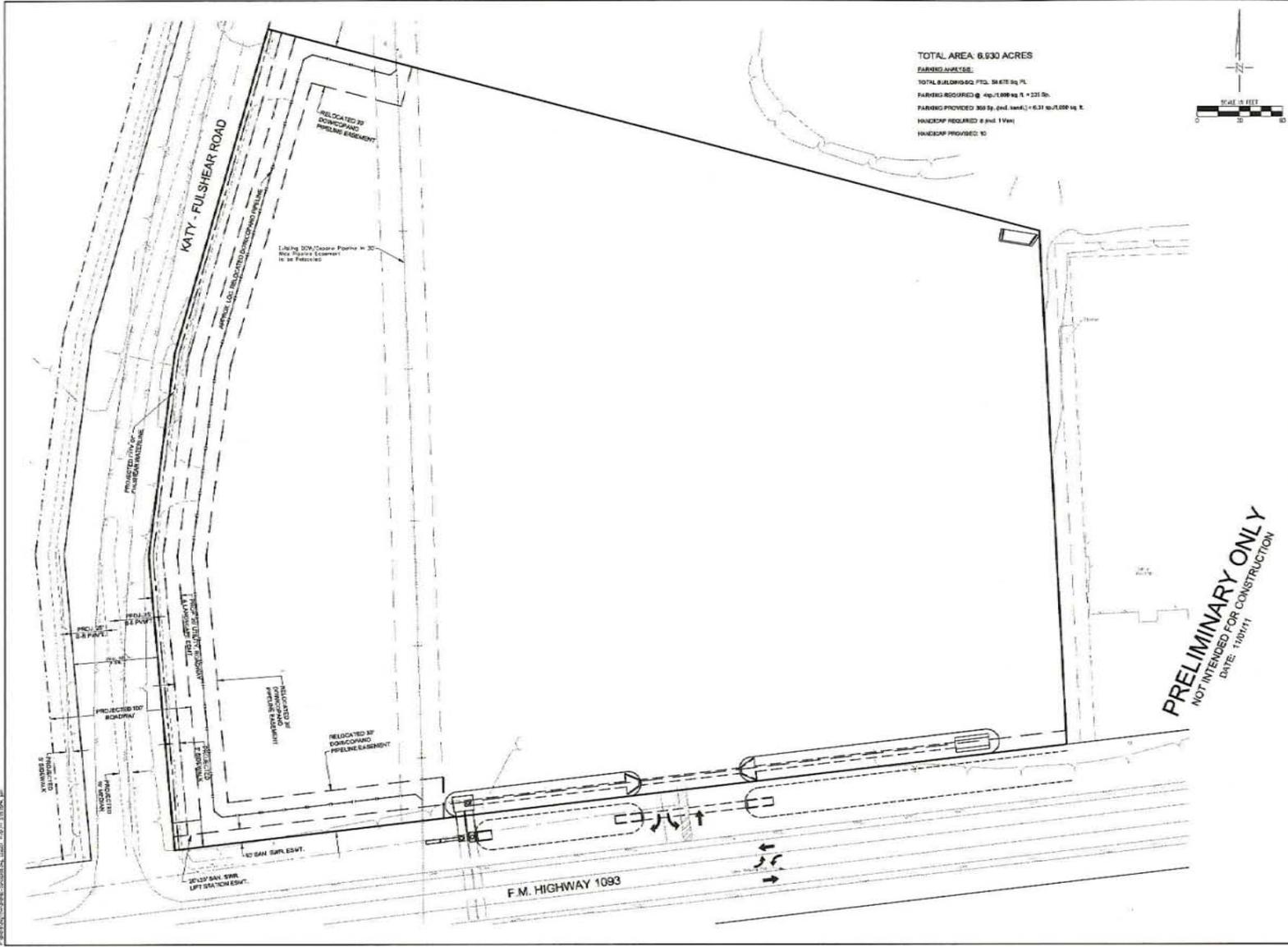
The 6.93 acre site is located on the north east corner of FM 1093 and Katy Fulshear Road, just minutes from the Grand Parkway and the West Park Toll road.

Pad sites or parcels are available for sale and future lease space is available.

The property is called Lake Hill Park and is planned for commercial development. The location is ideal for banks, restaurants, retail, medical/professional, educational, etc.

For more information, please contact:

First Lakehill Development, Ltd.
Attn: Rea Berry
19500 Park Row, Houston Texas 77084
Phone 281-579-7300



TOTAL AREA: 6,630 ACRES
 EXISTING UTILITIES:
 TOTAL SUBCROSSING TOTAL: 28,675 sq. ft.
 FURNISHING REQUIRED @ 1 sq. ft./100 sq. ft. = 227 sq. ft.
 FURNISHING PROVIDED: 268 sq. ft. (100% @ 1.00 sq. ft./100 sq. ft.)
 HANDICAP REQUIRED @ 1 sq. ft./100 sq. ft.
 HANDICAP PROVIDED: 0



PRELIMINARY ONLY
 NOT INTENDED FOR CONSTRUCTION
 DATE: 1/20/11



Lake Hill Park

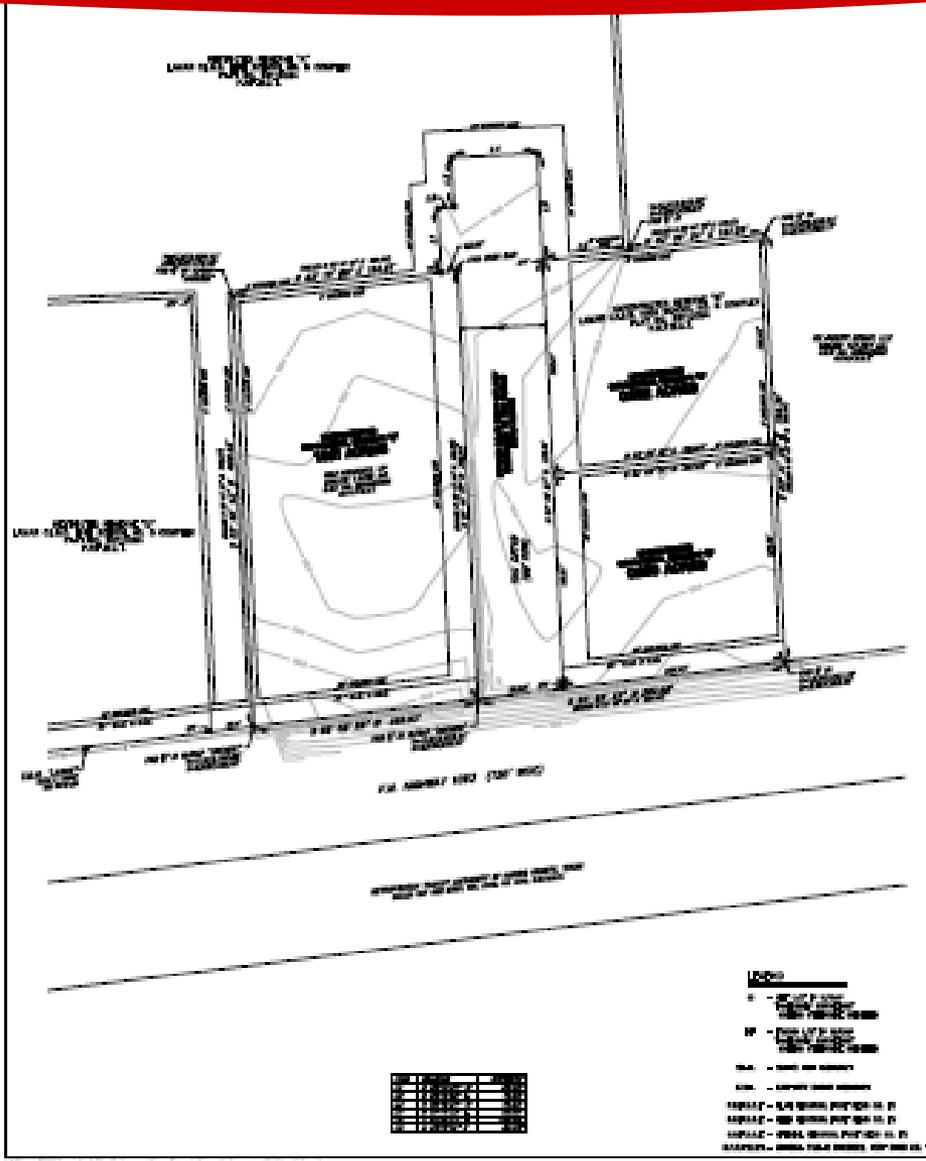
F.M. 1093 @ KATY-FULSHEAR ROAD
 DEVELOPED BY FIRST LANDMARK DEVELOPMENT, LTD.

CONCEPT - 08

DRAWN BY:	B.T.H.
CHECKED BY:	J.C.H.
DATE:	08/19/2010
SCALE:	1" = 30'
PROJECT:	XX

X-0.0

MGJ HOLDINGS, LP



Located conveniently on FM1093 on the Main Entry to Fulshear

This property sits on the North side of FM1093 and just south of the proposed LCISD high school and middle school site.

The three parcels consist of 1.921 acres, 0.952 acres and 0.950 acres.

Excellent location for restaurants and shopping.

Contact: Mike James
281-630-8740

Or Cheryl Stalinsky, Director
Economic Development
City of Fulshear
281-202-5566
cstalinsky@fulsheartexas.gov

LANDMARK SOUTHERN DEVELOPMENT

Landmark offers acreage for mixed-use development located at the highly travelled corner of FM1463 and FM1093 commencing at the eastern city limits of Fulshear. At the corner of the 70.71 acre tract, a Timewise gas station/convenience store, with an attached McDonald's, are scheduled for completion in early Summer 2012.

This corner connects Katy to the North, Richmond to the South, Hwy 99 to the East and Fulshear to the West. It is a high traffic intersection approaching 11,000 cars per day.

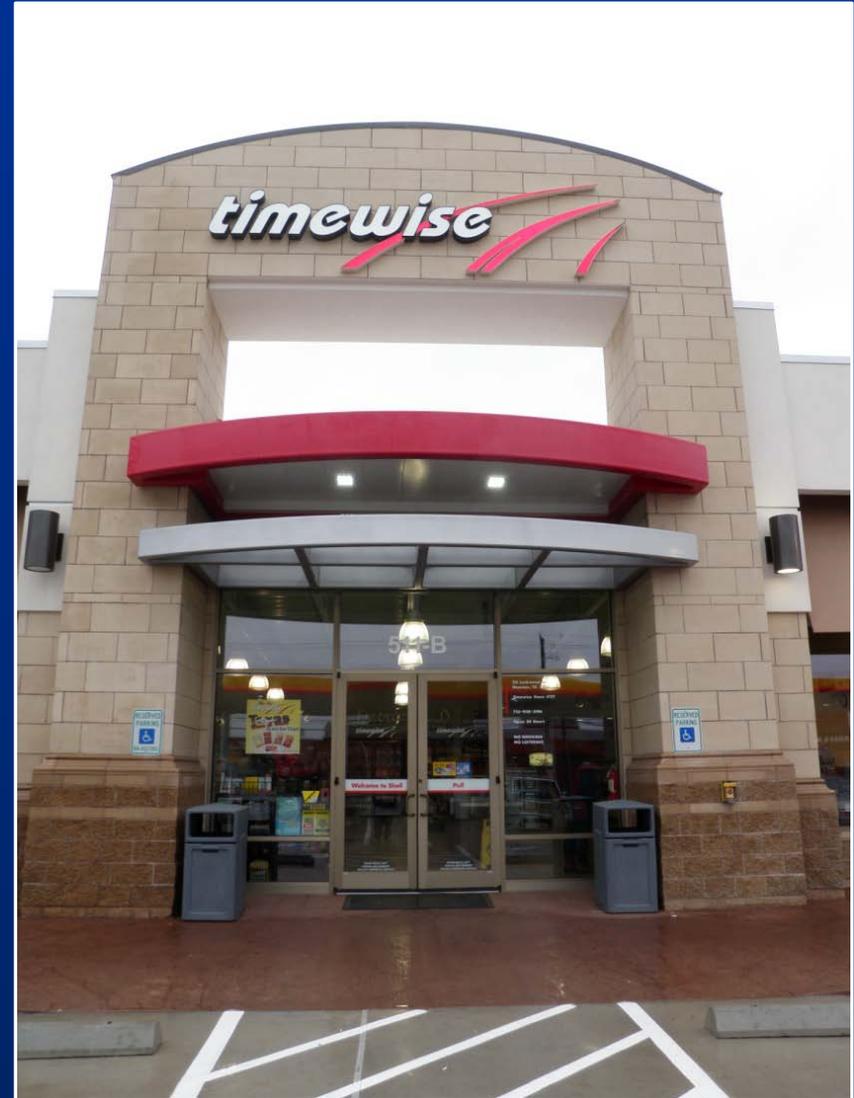
For more information, please contact:

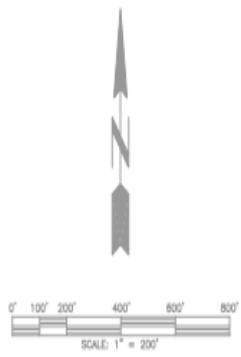
Tim C. McCamy

Office: 713-243-3414

Cell: 713-851-3900

tmccamy@landmarkindustries.com





MORRIS & CUMMINGS SURVEY
ABSTRACT No. 294

J.W. SCOTT SURVEY
ABSTRACT No. 321

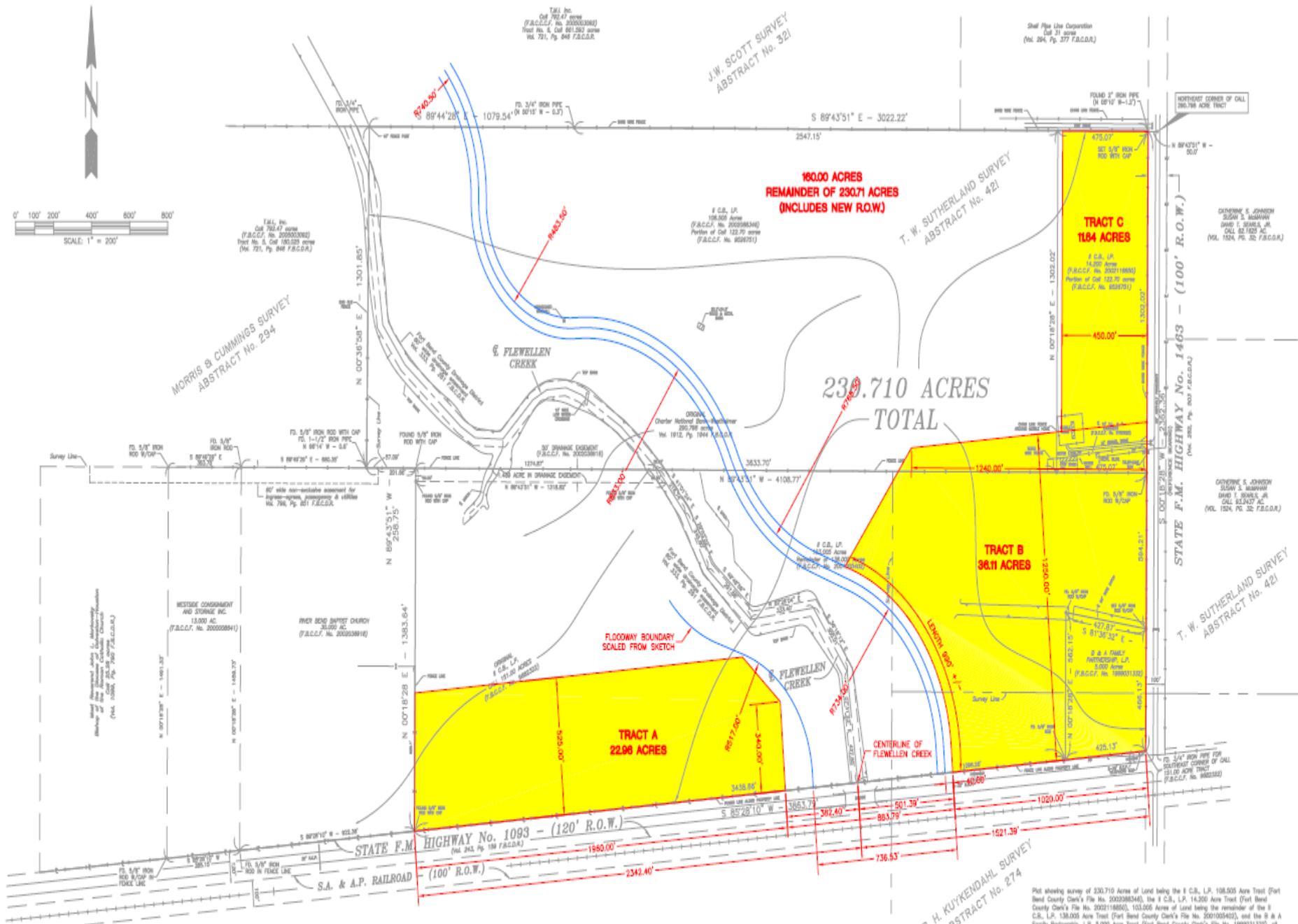
T. W. SUTHERLAND SURVEY
ABSTRACT No. 421

STATE F.M. HIGHWAY No. 1463 - (100' R.O.W.)

T. W. SUTHERLAND SURVEY
ABSTRACT No. 421

COMMERCIAL PROPERTY

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



Shell Pipe Line Corporation
Cat. 31 acre
(Vol. 294, Pg. 377 F.B.C.A.R.)

T.M.L. Inc.
Cat. 762.47 acre
(F.A.C.C.F. No. 202503306)
Tract No. 4, Cat. 183.223 acre
(Vol. 721, Pg. 846 F.B.C.A.R.)

I.C.B., L.P.
108,505 Acres
(F.A.C.C.F. No. 202503340)
Portion of Cat. 123.72 acre
(F.A.C.C.F. No. 4684791)

J.C.B., L.P.
5,330 Acres
(F.A.C.C.F. No. 202118600)
Portion of Cat. 123.75 acre
(F.A.C.C.F. No. 4684791)

CHARLES S. JOHNSON
SUSAN S. JOHNSON
DAVID I. JOHNSON, JR.
CALL BLEND AC.
(Vol. 1524, Pg. 32 F.B.C.A.R.)

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(Vol. 1524, Pg. 32 F.B.C.A.R.)

Plot showing survey of 230.710 Acres of Land being the I.C.B., L.P. 108,505 Acre Tract (Fort Bend County Clerk's File No. 20220285346), the J.C.B., L.P. 14,320 Acre Tract (Fort Bend County Clerk's File No. 202118600), 103,605 Acres of Land being the remainder of the I.C.B., L.P. 138,000 Acre Tract (Fort Bend County Clerk's File No. 2001005405), and the B & A Family Partnership, L.P. 5,000 Acre Tract (Fort Bend County Clerk's File No. 1999031332), of being portions of a soil 230.710 Acre Tract (Volume 1912, Page 1944; Official Records of Fort Bend County, Texas) being in the B.M. Sutherland Survey, Abstract No. 274, the J.C. McDonald Survey, Abstract No. 295, and the T.W. Sutherland Survey, Abstract No. 421, Fort Bend County, Texas.

L. C. Tim Griffin, a Registered Professional Land Surveyor of the State of Texas, do hereby

2 SURVEY
1990

FIND YOUR FORTUNE IN FULSHEAR

- 30% Year over Year Sales Tax Growth
- Vibrant Retail and Dining Atmosphere
- New Water/ Sewer lines opening 400+ acres for development along FM 1093
- Guided Growth focusing on Quality Development
- Retail Trade Gap Analysis available upon request



For more information please contact:
Cheryl Stalinsky, Community & Economic
Development Director
Office: 281-346-1796
Cell: 281-202-5566
cstalinsky@fulsheartexas.gov or visit:
www.fulsheartexas.gov

