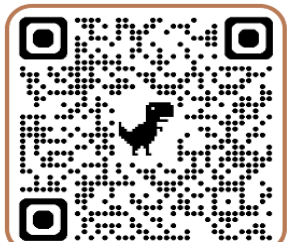


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Office Condo Development Information Package

Sales Office: (832) 449-8635 | Website: www.forumonfulshearbend.com | steve@whavenrealty.com

Listed and marketed by West Haven Realty LLC | IABS and Consumer Protection Notice available upon request and by link below.



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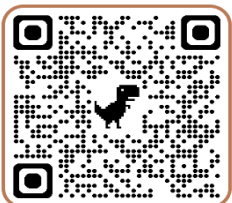
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Project Summary

Own your own office in one of the fastest growing communities in Texas...

The Forum on Fulshear Bend is a master-planned office condominium development located within Cross Creek Ranch in Fulshear, Texas. The project encompasses approximately 3.4 acres and is designed to deliver a scalable, ownership-based commercial solution tailored to professional service providers, medical users, and small businesses seeking long-term stability in a high-growth corridor.

The development will consist of multiple freestanding buildings configured under a commercial condominium regime. Each unit will be individually owned, with shared governance and maintenance protocols. The site plan has been optimized for visibility, accessibility, and parking efficiency, with direct access to both FM 1463 and Fulshear Bend Drive as well as proximity to thousands of residential rooftops and major retail anchors.



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Project Site

3.416 acre commercial tract (Fulshear, Texas)

Platted as part of Cross Creek Ranch (a Johnson Development)

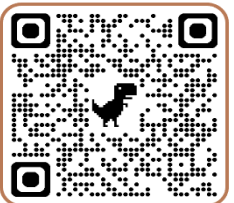
- HEB anchored retail center is located directly across Fulshear Bend Drive
- Jordan High School (Katy ISD) located across Fulshear Bend Drive
- Multiple other retail centers in close proximity (restaurants, retail, medical)

Project is “shovel ready” (all utilities delivered to site)

- Off-site storm water detention provided (Cross Creek Ranch master plan)

Reciprocal utility, access & signage agreements secured

- Existing access driveways to FM 1463 & Fulshear Bend Drive
- Access to Monument Signage on FM 1463 & Fulshear Bend Drive

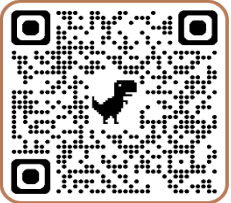


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Site Plan (Rendering)



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Development Plan

- 37 Office Condos
- 7 Buildings (approx. 6,000 sq. ft.) – 5 units / Building
- 1 Building (approx. 2,400 sq. ft.) – 2 units

Phase I & I-A

Land Acquisition

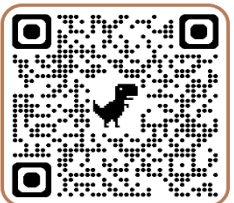
Site Development

4 Buildings (approx. 6,000 sq. ft.) – 20 condo units

Phase II

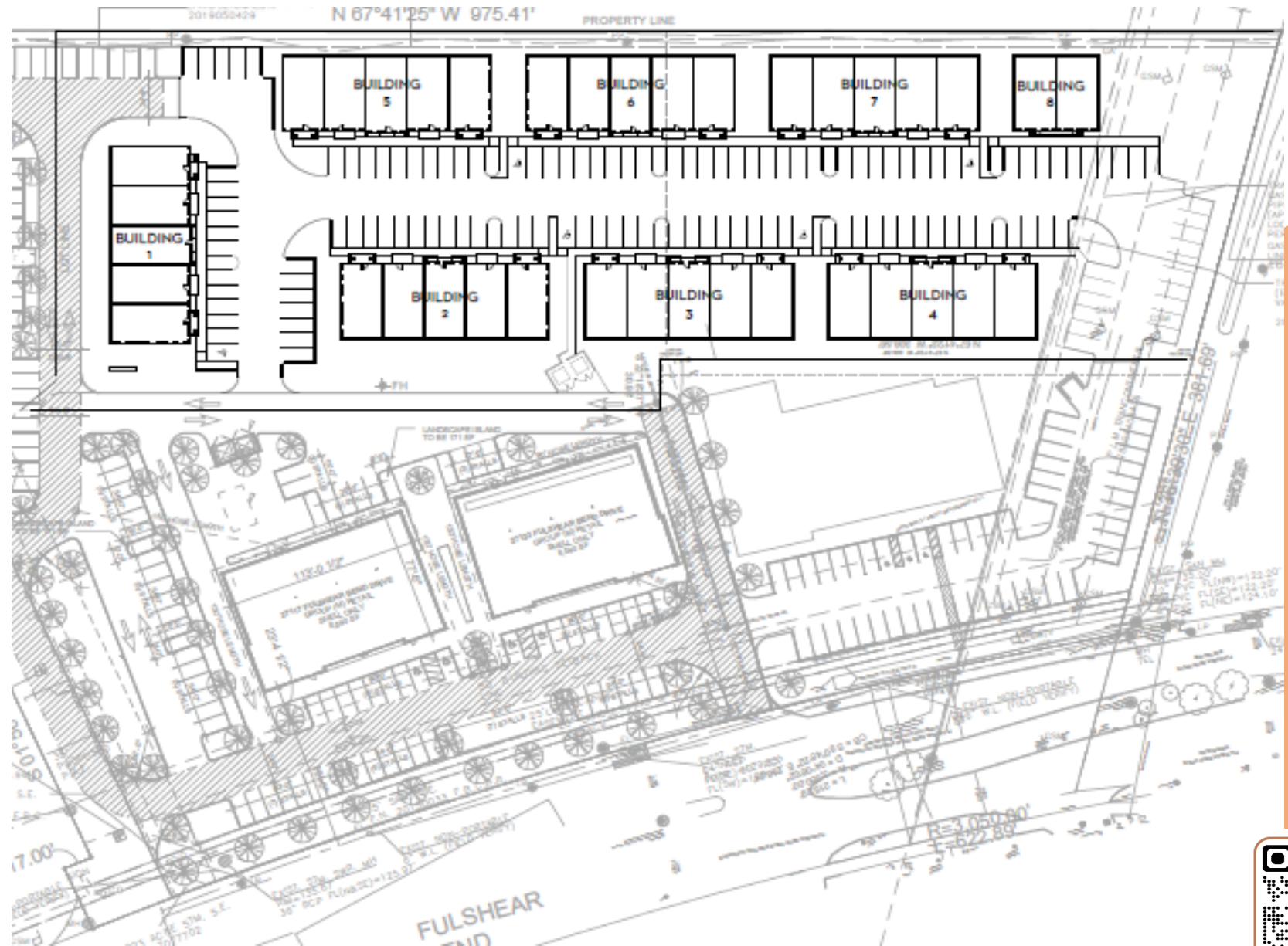
3 Buildings (approx. 6,000 sq. ft.) – 15 condo units

1 Building (approx. 2,400 sq. ft.) – 2 condo units



Site Plan

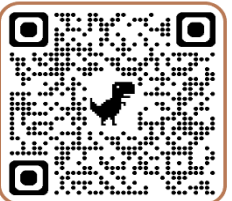
7 Buildings (6,000 sq. ft.)
1 Building (2,400 sq. ft.)



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Project Timeline

Site Development Begins	May 2026
Site Development Complete	July 2026
Building Construction Begins (Phase I & I-A)	July 2026
Delivery of Completed Units (Phase I & I-A)	November 2026 - February 2027
Building Construction Begins (Phase II)	December 2026
Delivery of Completed Units (Phase II)	April – June 2027



Exterior Elevation (Rendering)

Modern ranch style elevations blend with the surrounding Cross Creek Ranch community



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Exterior Elevation (Rendering)

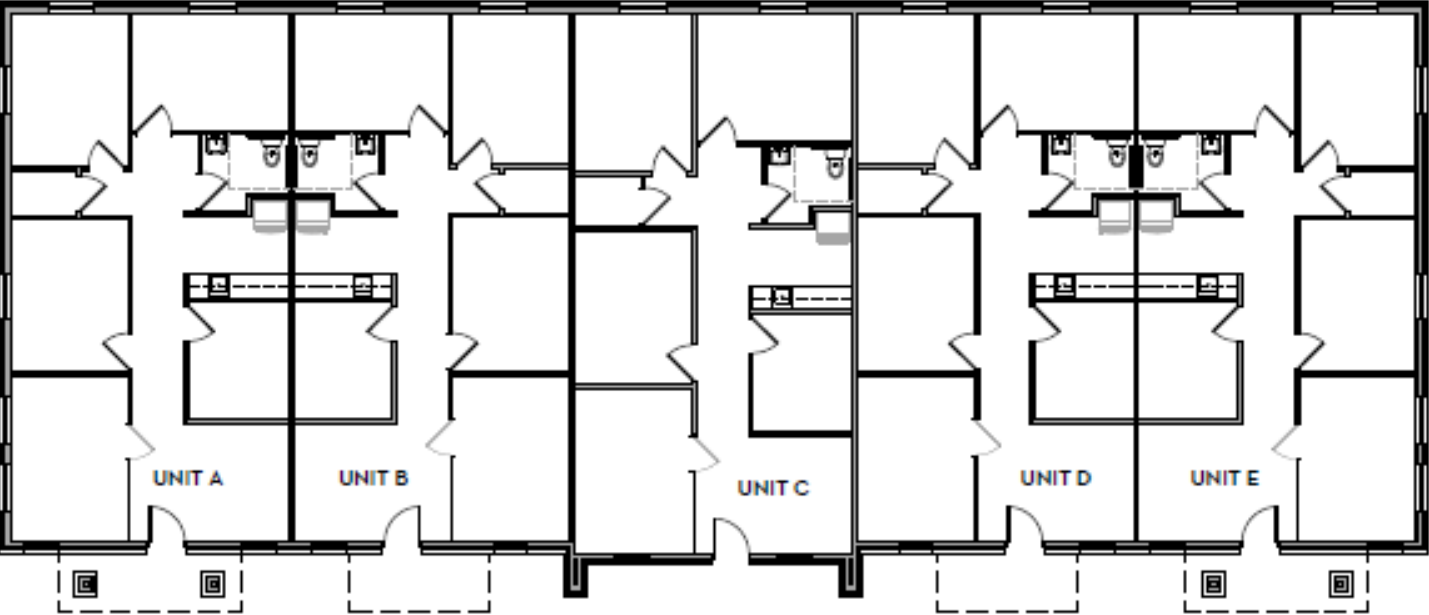
Modern ranch style elevations blend with the surrounding Cross Creek Ranch community



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Floor Plan

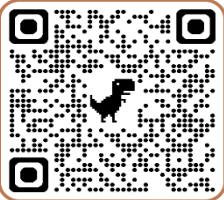
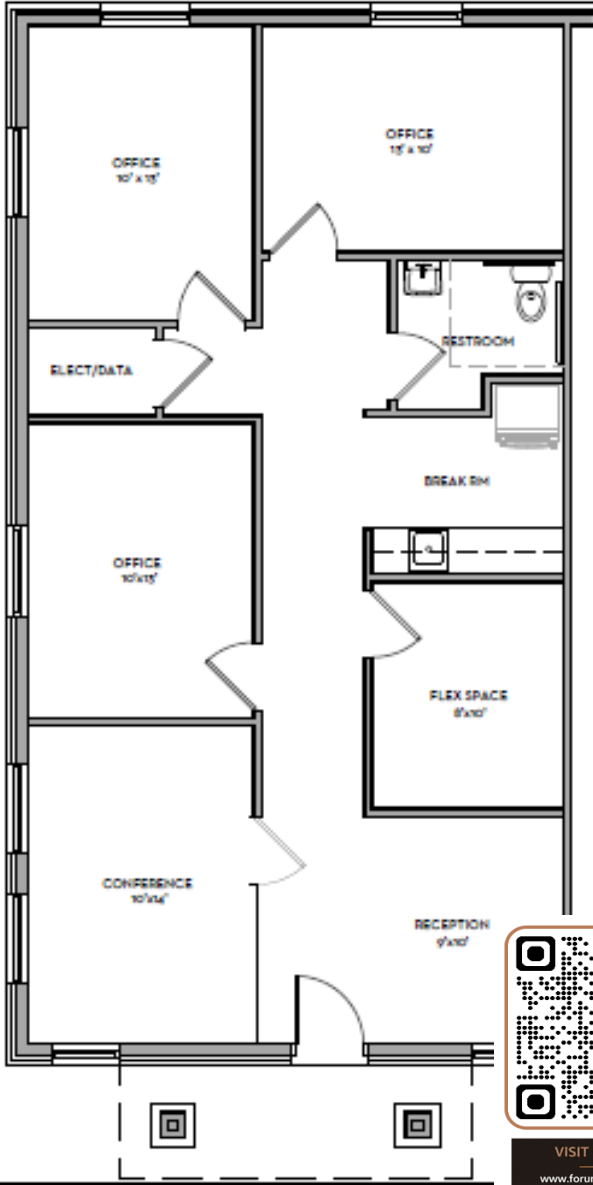


Unit Sizes (Conditioned Space)

Unit A	Unit B	Unit C	Unit D	Unit E
1,163	1,126	1,150	1,126	1,163

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Standard Office Floor Plan



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Fulshear Facts

2nd Fastest Growing City in the United States (2023) – Houston Chronicle

- Fastest Growing Wealthy Suburb in America (2024) – BankingRate.com
- Population Growth – 236% over 5 years (2018 – 2023)
- Median Household Income - \$178,398 (2023)
- Average Home Value - \$521,157

Growth Fueled by numerous Master Planned Communities

- Project Located in Cross Creek Ranch – 5,000 + homes (3,200 acres)

Katy ISD rated as the #1 district in the Houston area (2024)

- Jordan H.S. (enrollment 3,100 students) – ranks Top 5% in Texas academically

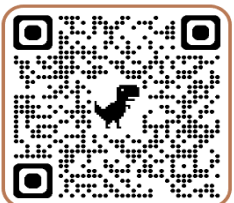
69% of Fulshear's population (over 25) has a Bachelor's degree (or higher)



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Why Own Instead of Lease?

- Build Equity – Own a business asset instead of paying rent.
- Stable Occupancy Costs – Greater predictability over time.
- Appreciation Potential – Benefit if commercial values increase.
- Customize Your Office – Design the space around your business.
- Greater Control – No landlord restrictions on your operations.
- Professional Image – Permanent office enhances your firm's credibility
- Potential Tax Advantages – Consult your tax advisor.



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Ideal Businesses

Medical

Physician
Chiropractor
Dental
Orthodontics
Physical Therapy
Counseling
Optometrist
Veterinarian

Professional

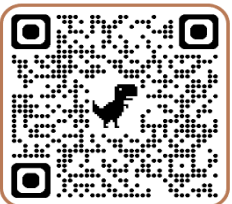
Attorney
Architectural
Engineering
Consulting
Accounting
Title Company
Surveyor

Financial

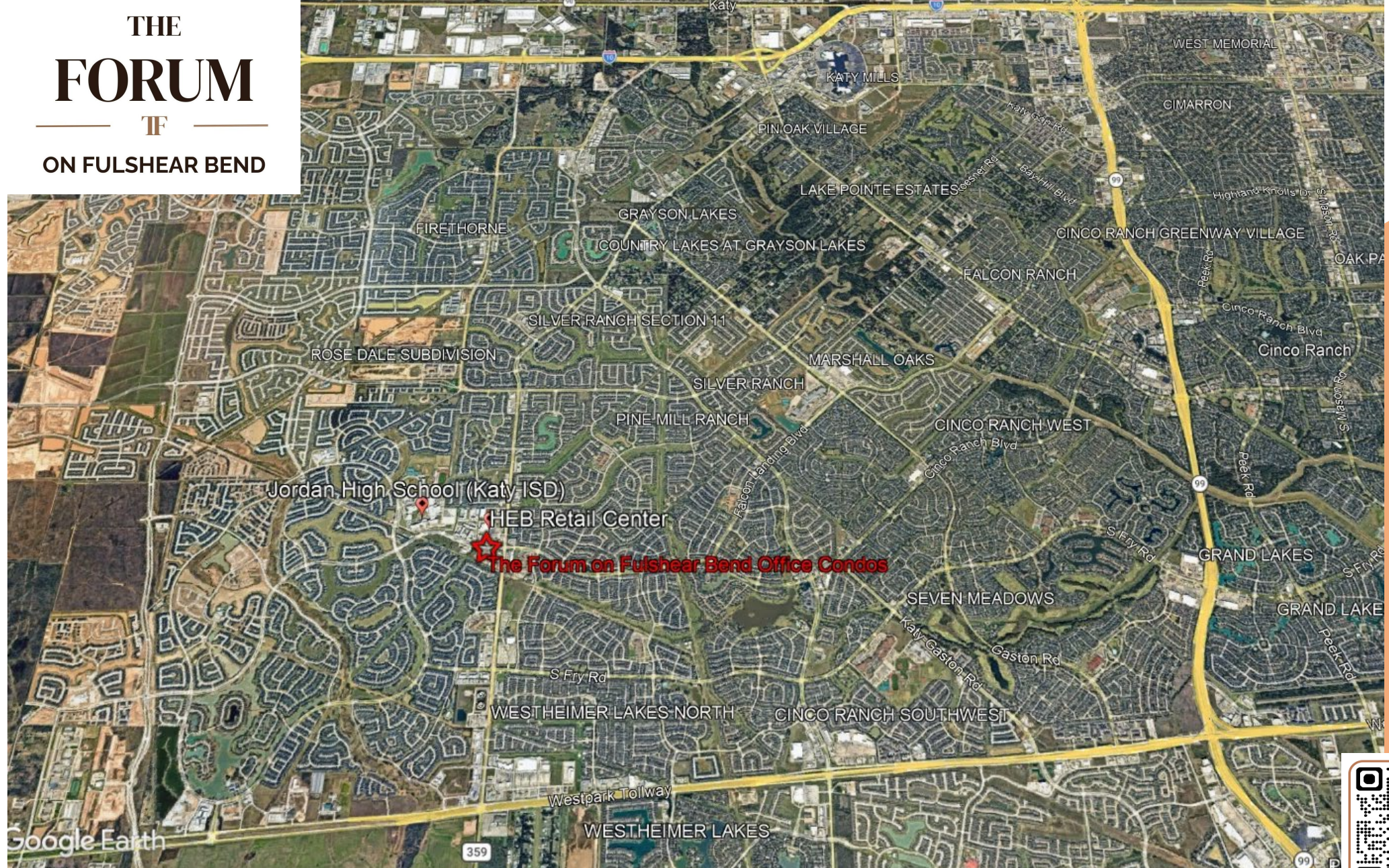
Insurance
Wealth Management
Retirement Planning
Mortgage
Appraisal Services
Bookkeeping

Business Services

Real Estate Brokerage
Staffing Services
Payroll Services
Technology
Advertising
Marketing

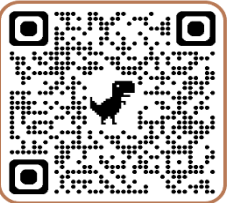
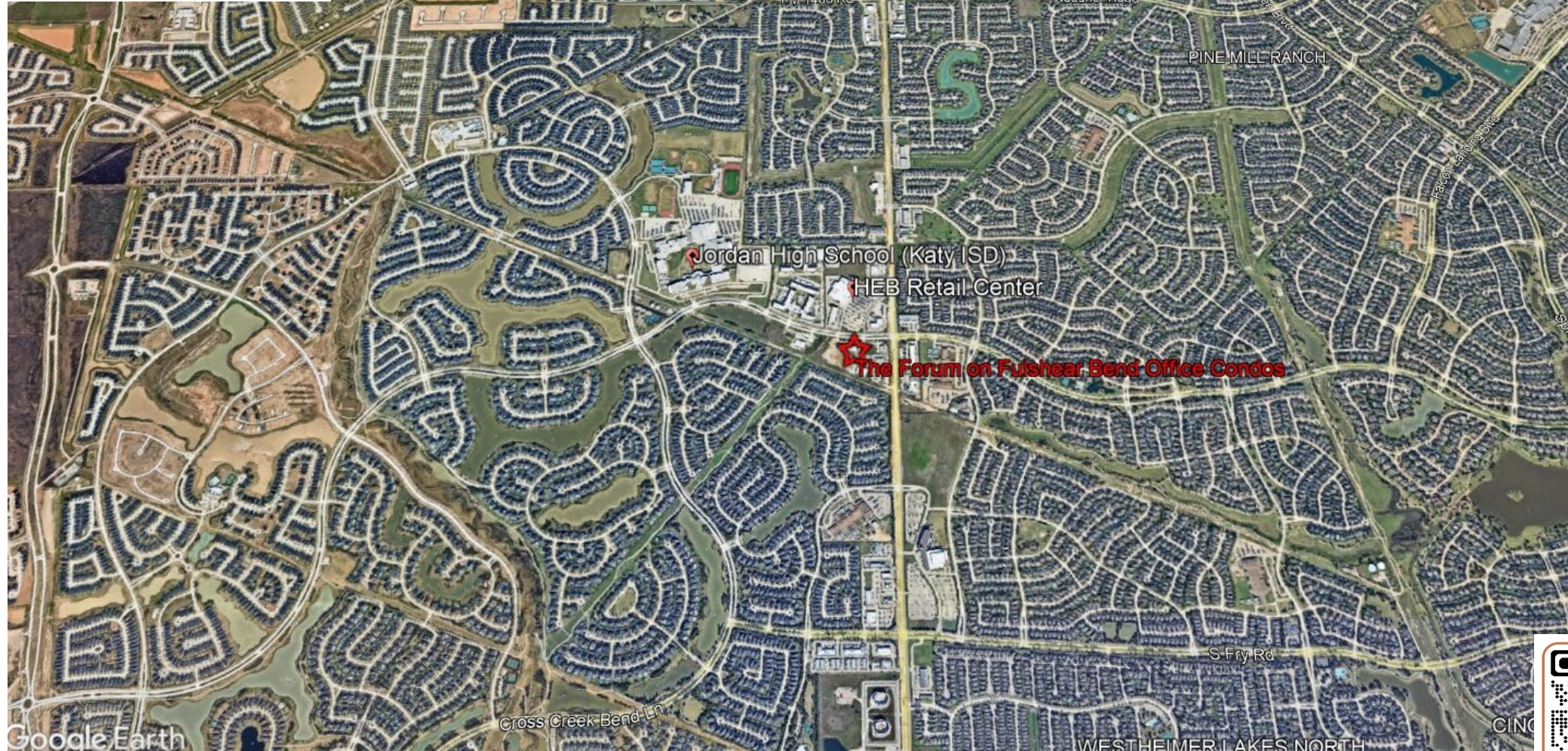


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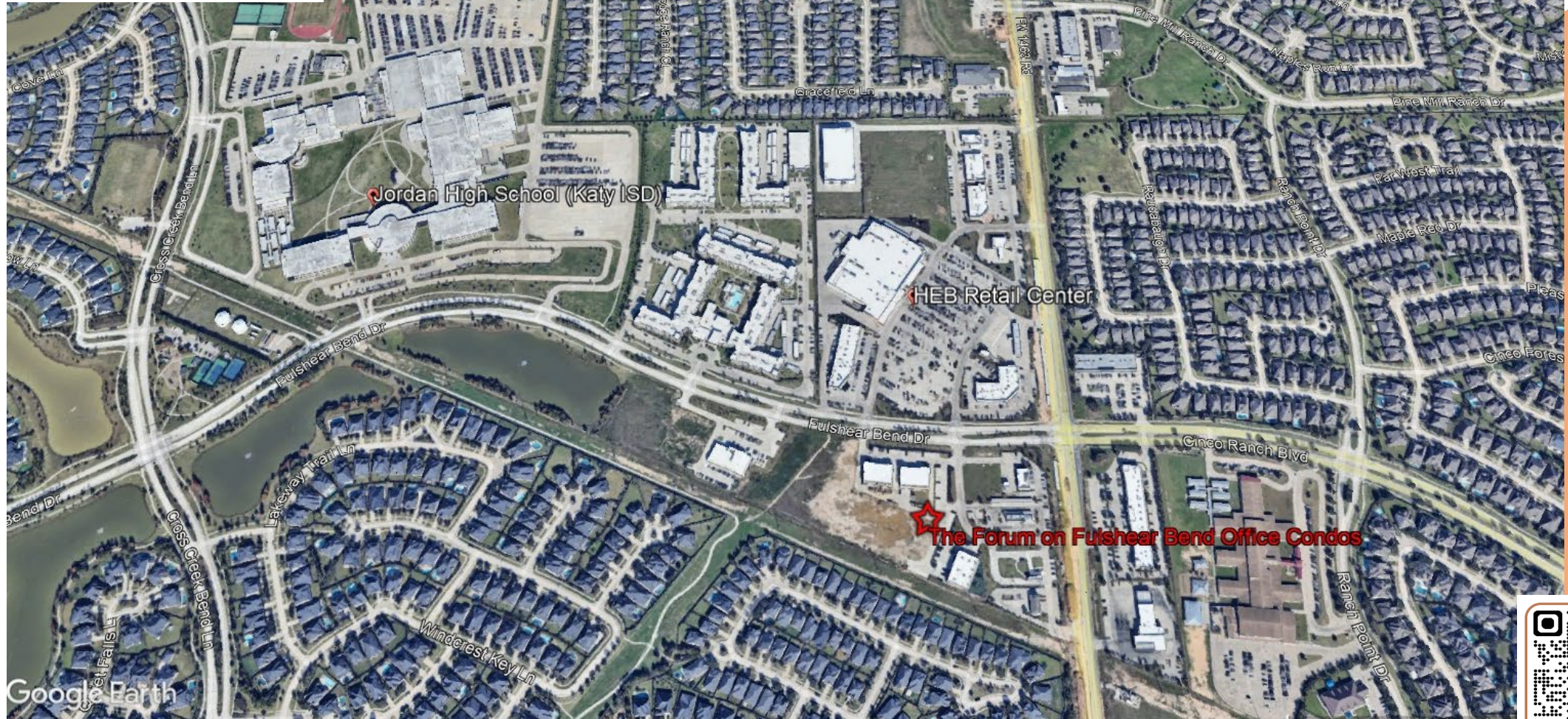
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Contact & Important Notices

The Forum on Fulshear Bend

Sales Office: (832) 449-8635

Website: www.forumonfulshearbend.com

Email: steve@whavenrealty.com

Property Address: 27111 Fulshear Bend Drive, Fulshear, TX 77441

Brokerage Information

Listed and Marketed by West Haven Realty LLC

Broker: Shannon Bowen, Broker

Texas Broker License No. 0709046

Sales Agent: Steve Reichardt, REALTOR®

Texas Sales Agent License No. 853510

Texas Real Estate Commission notices:

[Information About Brokerage Services \(IABS\)](#)

[Consumer Protection Notice](#)

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