

FOR LEASE

Gateway 359 Retail · Suite 300
5430 FM 359 South
Brookshire (Fulshear), TX 77423 · Fort Bend County

GATEWAY 359 RETAIL

±1,743 SF shell suite — retail · medical / dental · office · personal service

A blank-canvas suite in a brand-new center — *in booming Fulshear.*

±1,743 SF of move-in-ready shell space in **Gateway 359 Retail**, a 2023 Class-A neighborhood center anchored by **Anytime Fitness** and fronting FM 359. Delivered as a clean shell ready for your build-out — an ideal fit for a medical or dental practice, boutique retailer, salon or spa, office, or personal-service user chasing Fulshear's affluent, fast-growing rooftops.

WHY SUITE 300

-  **Brand-new 2023 construction**
Class-A brick/stucco center — modern systems, new parking, minimal wear. Move in and build to suit.
-  **Traffic-driving co-tenancy**
Alongside Anytime Fitness, Shipley Do-Nuts, Pizza Hut, Grand Liquor, Monaco Nails & a postal store.
-  **FM 359 frontage & parking**
Direct visibility on FM 359 with 84 on-site spaces (4.82 / 1,000 SF) — easy access and ample parking.
-  **Flexible blank-canvas shell**
±1,743 SF open shell — configure reception, treatment/exam rooms, offices, retail floor or a kitchen.
-  **Explosive-growth trade area**
3-mile population up 454% since 2020, with affluent household incomes of \$170K–\$184K within five miles.
-  **New rooftops & schools**
±8,273 new homes across 5 master-planned communities, plus a new Lamar CISD campus opening ±1 mi in 2027.

THE CENTER — 8 SUITES · ONE AVAILABLE

Anytime Fitness anchor	Monaco Nails salon	Shipley Do-Nuts QSR	Devasya postal	SUITE 300 AVAILABLE ±1,743 SF	Grand Liquor package	Pizza Hut QSR	Suite 800 leasing
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Representative layout — Suite 300 (±1,743 SF) available now; contact broker for the current site plan.

\$29.00 / SF · NNN

±1,743 SF · Suite 300 · shell delivery
below new-construction asking (~\$35/SF)

THE SPACE

Available	±1,743 SF · Suite 300
Dimensions (approx.)	±22' frontage × ±80' deep
Lease rate	\$29.00/SF NNN (+ est. CAM)
Delivery	Gray shell · TI negotiable
Ceiling	High open metal-building shell
Center	Gateway 359 Retail · 2023 · sprinklered
Parking / zoning	84 spaces · unincorporated (flexible use)

THE TRADE AREA

#2

Fulshear — fastest-growing city in the U.S.

\$170–184K

avg. household income within 5 miles

+454%

3-mile population growth since 2020

±8,273

new homes · 5 master-planned communities

Build your business *in Fulshear's path of growth.*Kris Bender · Realty 1 Partners
kbender@r1partners.com · 256-698-8199
6510 FM 359 Rd S #100, Fulshear, TX 77441

Rate quoted is NNN and subject to change; lease subject to owner approval. Suite ±1,743 SF; dimensions approximate (≈±22' × ±80') and subject to field verification and demising. Information believed reliable but not guaranteed. © Realty 1 Partners.