

FULSHEAR MAIN ST PAD SITE

HUGGINS ELEM
893 STUDENTS

HUGGINS DRIVE EXPANSION

HUGGINS DRIVE

1.599 AC
AVAILABLE



FUTURE
RESIDENTIAL

FULSHEAR JUNCTION
251 HOMES

FULSHEAR
FIRE STATION

UNITED STATES
POSTAL SERVICE

JUSTICE OF
THE PEACE

CANVAS ON
FOUNDER'S HILL
160 HOMES



FM-359 & HUGGINS, FULSHEAR, TX 77441

MAIN STREET
COMMERCIAL PARTNERS



ACE Hardware

Domino's

DRY CLEANERS

> FULSHEAR DEMOGRAPHICS

TOTAL POPULATION

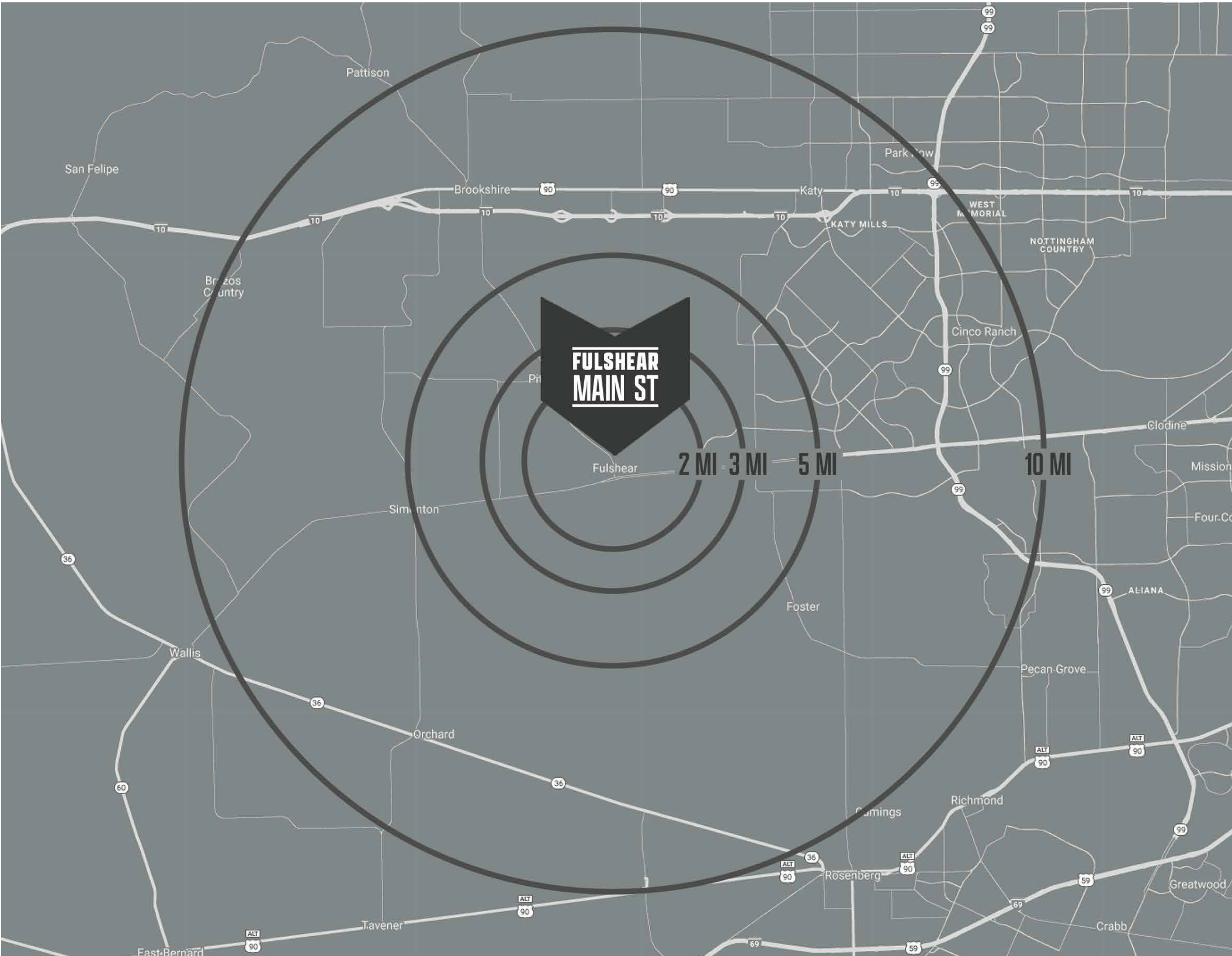
YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2025	13,522	33,517	115,692	343,248

FUTURE TOTAL POPULATION

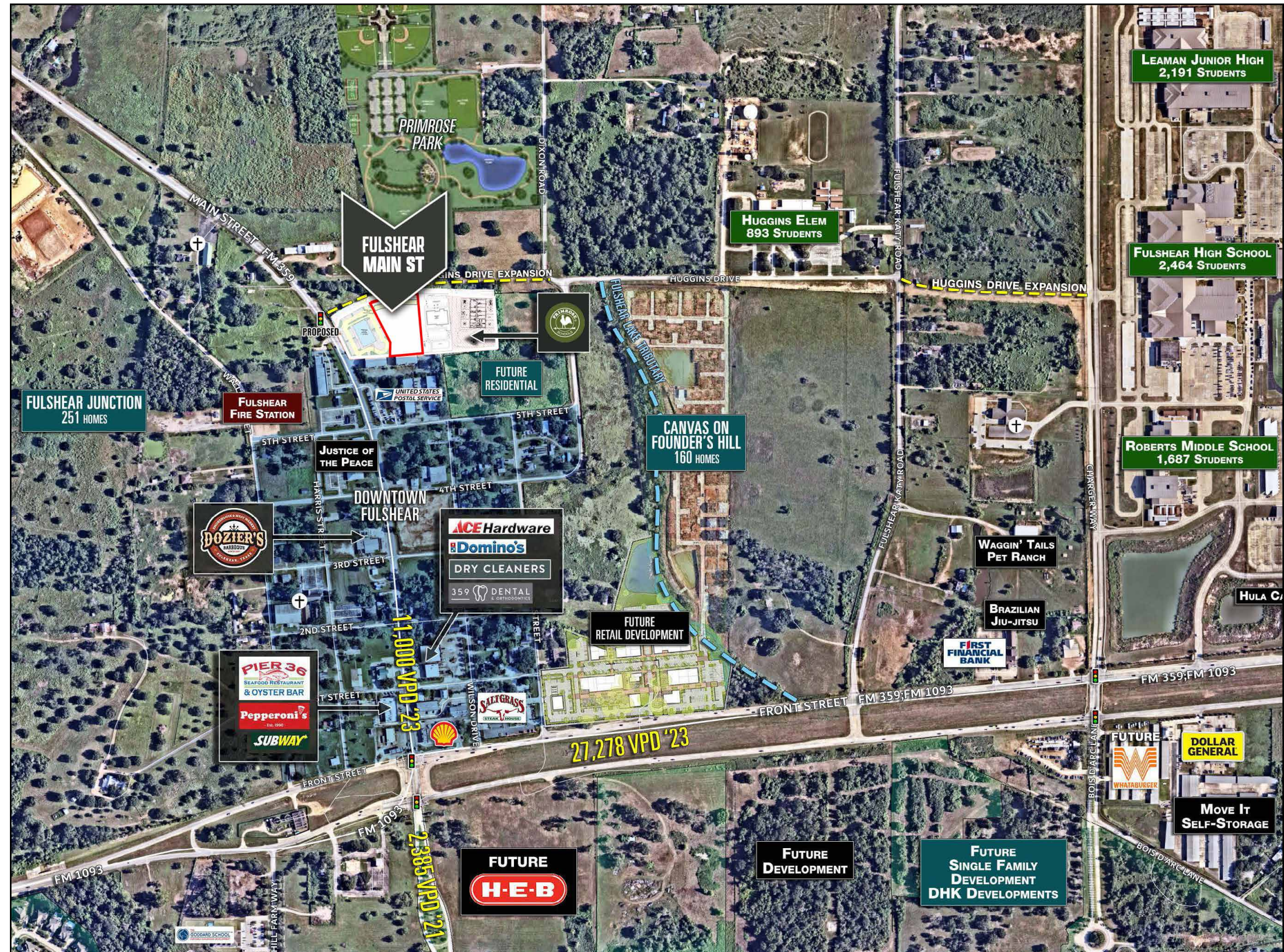
2030 TOTAL POPULATION	2 MILES	3 MILES	5 MILES	10 MILES
	17,209	41,803	136,316	386,064

MEDIAN HOUSEHOLD INCOME

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2025	\$154,871	\$158,974	\$158,456	\$135,975



- › Pad site available at FM-359 & Huggins Rd
- › Located in Downtown Fulshear across from Primrose Park and Fulshear school systems
- › In close proximity to proposed HEB and Fulshear Marketplace, a mixed-use development
- › All utilities are available and no detention required
- › Available:
 - ›› 1.599 AC For Sale



FM-359 & HUGGINS, FULSHEAR, TX 77441

> OBLIQUE AERIAL



Primrose
Park

FULSHEAR
MAIN ST

Dixon Rd

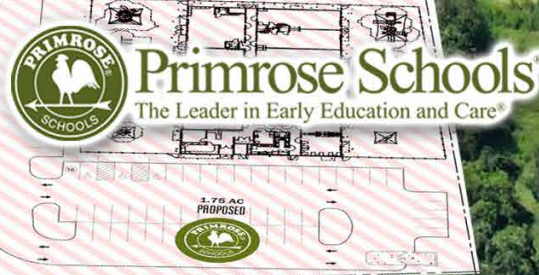
Proposed



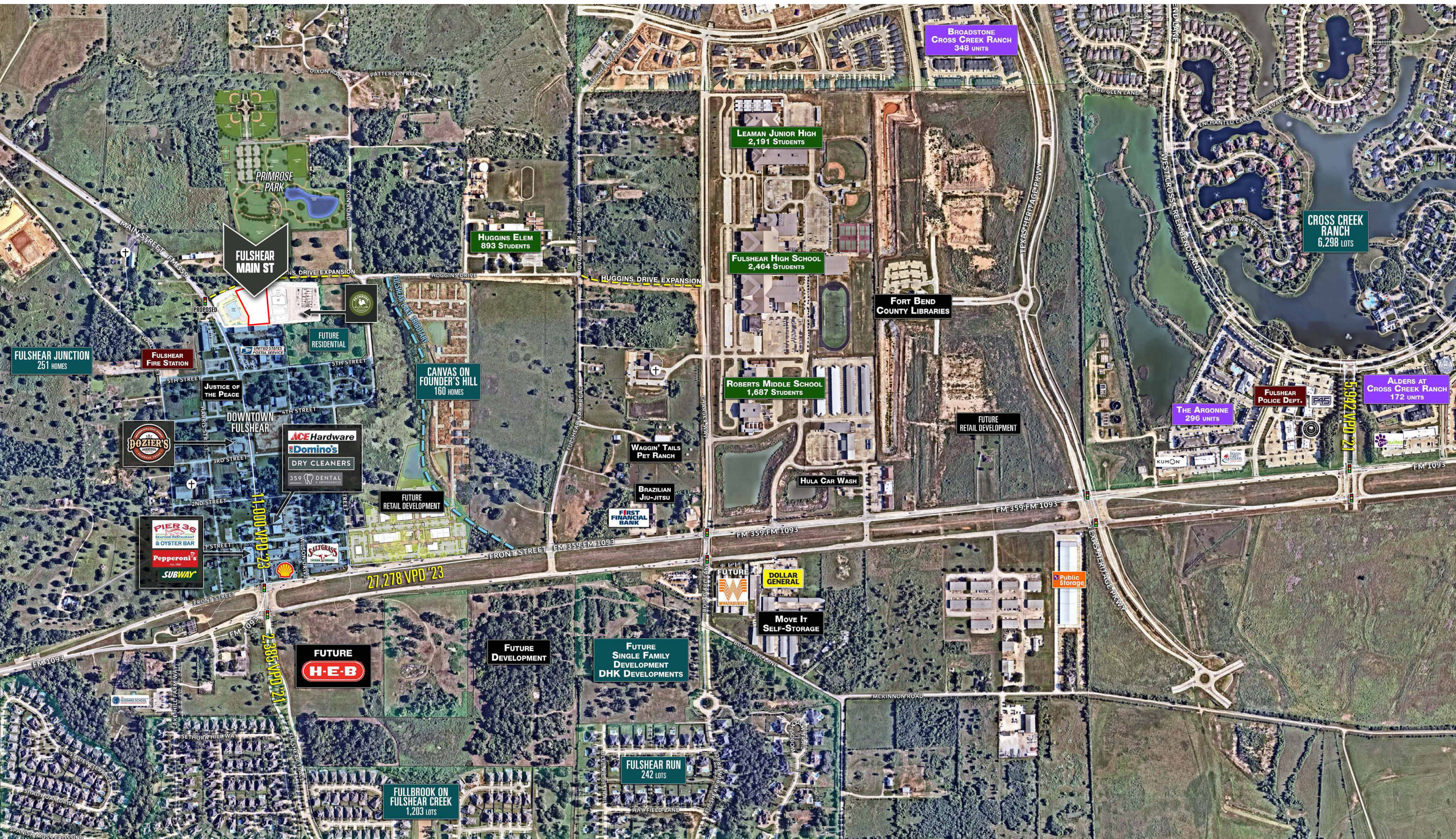
Future
Retail

1.599 AC
AVAILABLE

Huggins Dr - Now Complete



> INTERSECTION OVERVIEW



> SURROUNDED BY RESIDENTIAL



> SITE MAP

AVAILABLE 1.599 AC



FULSHEAR MAIN ST PAD SITE

FM-359 & HUGGINS, FULSHEAR, TX 77441

**1.599 AC
AVAILABLE**

Proposed



Huggins Dr - Now Complete

RETAIL SITE
1.46 AC
75 SPC @ 6.79/1,000 SF

Future
Retail

**CONNOR LYNCH
& BRETT LEVINSON**



281.768.8000



WWW.MAINSTCP.COM



MAIN STREET
COMMERCIAL PARTNERS



Primrose Schools
The Leader in Early Education and Care



INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless

authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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