

OBLIQUE

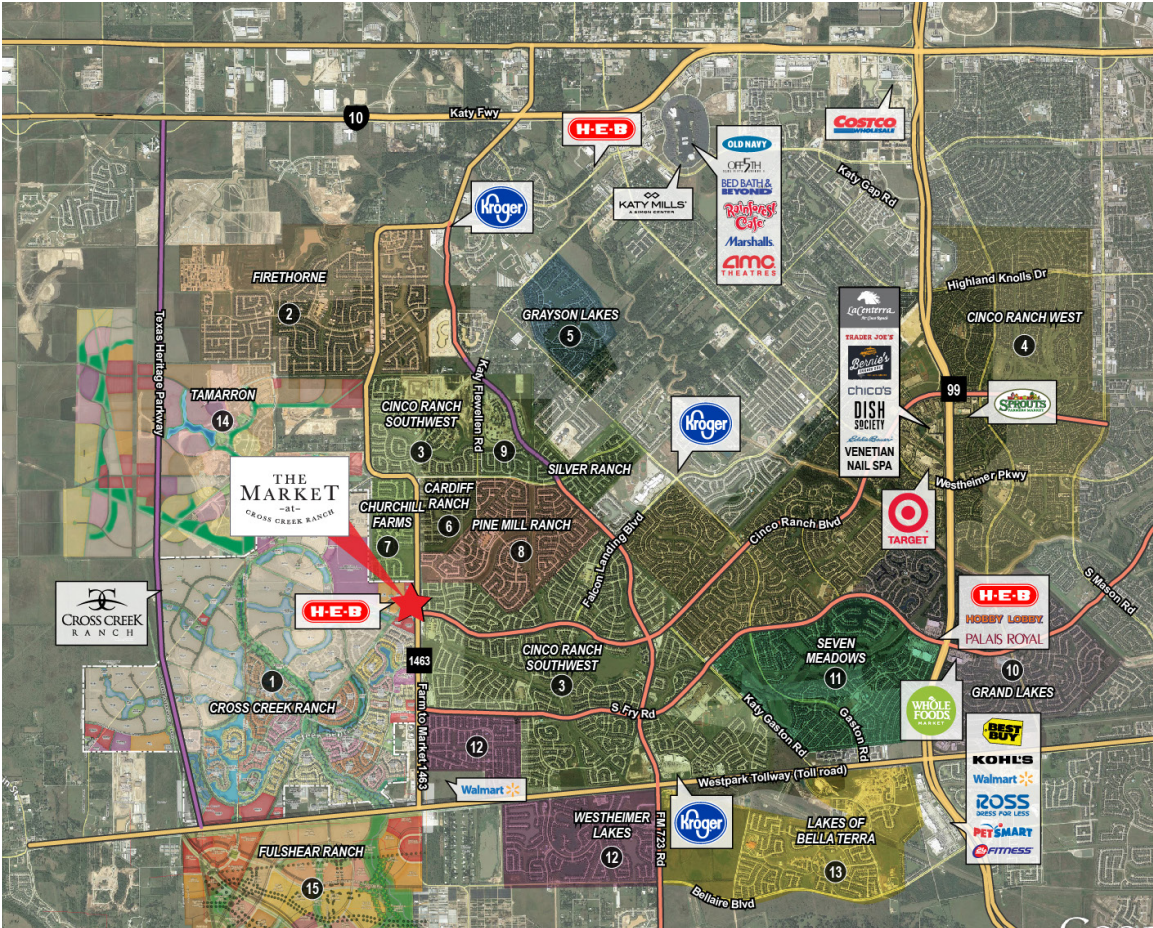


SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1	First Watch	3,515 SF	11	Lapels	1,193 SF	21	Maple Street Biscuit Co.	2,932 SF	P4	Chase Bank	0.82 AC
2	The Joint	1,726 SF	12	Cell CER	1,057 SF	22	Cheba Hut	2,319 SF	P5	Jack in the Box	0.69 AC
3	Urban Bird Hot Chicken	2,158 SF	13	Leo's Kitchen	1,057 SF	23	Momo Gifts	1,020 SF	P6	Regions Bank	0.94 AC
4	Coco's Crepes	1,327 SF	14	MOD Pizza	2,988 SF	24	Woof Gang Bakery	1,937 SF	P7	Bank of America	0.70 AC
5	Venetian Nails	4,173 SF	15	Leslie's Pool Supply	2,702 SF	25	Vision Source	1,800 SF			
6	Massage Heights	2,845 SF	16	Memorial Hermann	2,876 SF	26	De Lash and Brow	1,216 SF			
7	Postal Plus	1,137 SF	17	Available	3,400 SF	27	Plada	2,428 SF			
8	Twin Liquors	3,405 SF	18	Teahouse	1,368 SF	P1	Valvoline	0.97 AC			
9	Pacific Dental	2,870 SF	19	Rooster's	1,440 SF	P2	Salad & Go (Future)	1.04 AC			
10	Great Clips	1,171 SF	20	Orange Theory Fitness	3,011 SF	P3	Sonic	1.08 AC			



MARKET OVERVIEW



MIXED USE DEVELOPMENT

H-E-B anchored shopping center situated at the entrance to Johnson Development's Cross Creek Ranch master planned community. "Located in Fulshear, Texas, just west of Katy and Houston in Fort Bend County, Cross Creek Ranch is served by the highly acclaimed Katy and Lamar Consolidated Independent School Districts."

DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est. Population	16,981	89,097	159,242
Est. Households	5,299	28,215	51,033
Est. Median Household Income	\$154,629	\$151,228	\$145,864
Daytime: Number of Employees	1,607	10,173	32,049
Adj. Daytime Demos Age 16 Yrs+	6,444	35,684	77,723

AREA HOME COUNT

#	Project Name	Prj. Homes	Acres
1	Cross Creek Ranch	7,332	3,200
2	Firethorne	3,337	1,400
3	Cinco Ranch Southwest	2,373	2,838
4	Cinco Ranch West	14,000	8,074
5	Grayson Lakes	871	325
6	Cardiff Ranch	391	162
7	Churchill Farms	550	209
8	Pine Mill Ranch	1,778	585
9	Silver Ranch	1,338	-
10	Grand Lakes	1,618	1,250
11	Seven Meadows	2,008	1,050
12	Westheimer Lakes	2,801	879
13	Lakes of Bella Terra	2,096	-
14	Tamarron	3,979	-
15	Fulshear Ranch	4,000	2,335
Total		46,099	24,330

AREA KISD SCHOOLS



- "Katy ISD continues to be a fast growth district and is increasing by well over 2,000 students per year"
- "With over 76,000 students attending 64 campuses and more than 25,000 more students expected to enroll within the decade"
- "Katy ISD is a flourishing suburban school district that encompasses 181 square miles in southeast Texas. Its eastern boundaries stretch to Houston's energy corridor approximately 16 miles west of downtown Houston and extend along Interstate 10 to a few miles west of the city of Katy."
- Katy ISD includes 64 campuses including 40 elementary schools, 17 Junior High Schools, and 7 high schools and a career technology center.
- Katy ISD Junior High School #16 and High School #9 to be located directly behind The Market at Cross Creek Ranch. The two schools will jointly serve 3,400 students and represent more than a \$250 million investment by Katy ISD into the Cross Creek Masterplan.

