

FOR SALE

±52,000 SF on ±7 Acres
Crossing at Katy Fulshear

Chick-fil-A

TJ-maxx

Walmart

LAIFITNESS

CORNELIUS
NURSERY

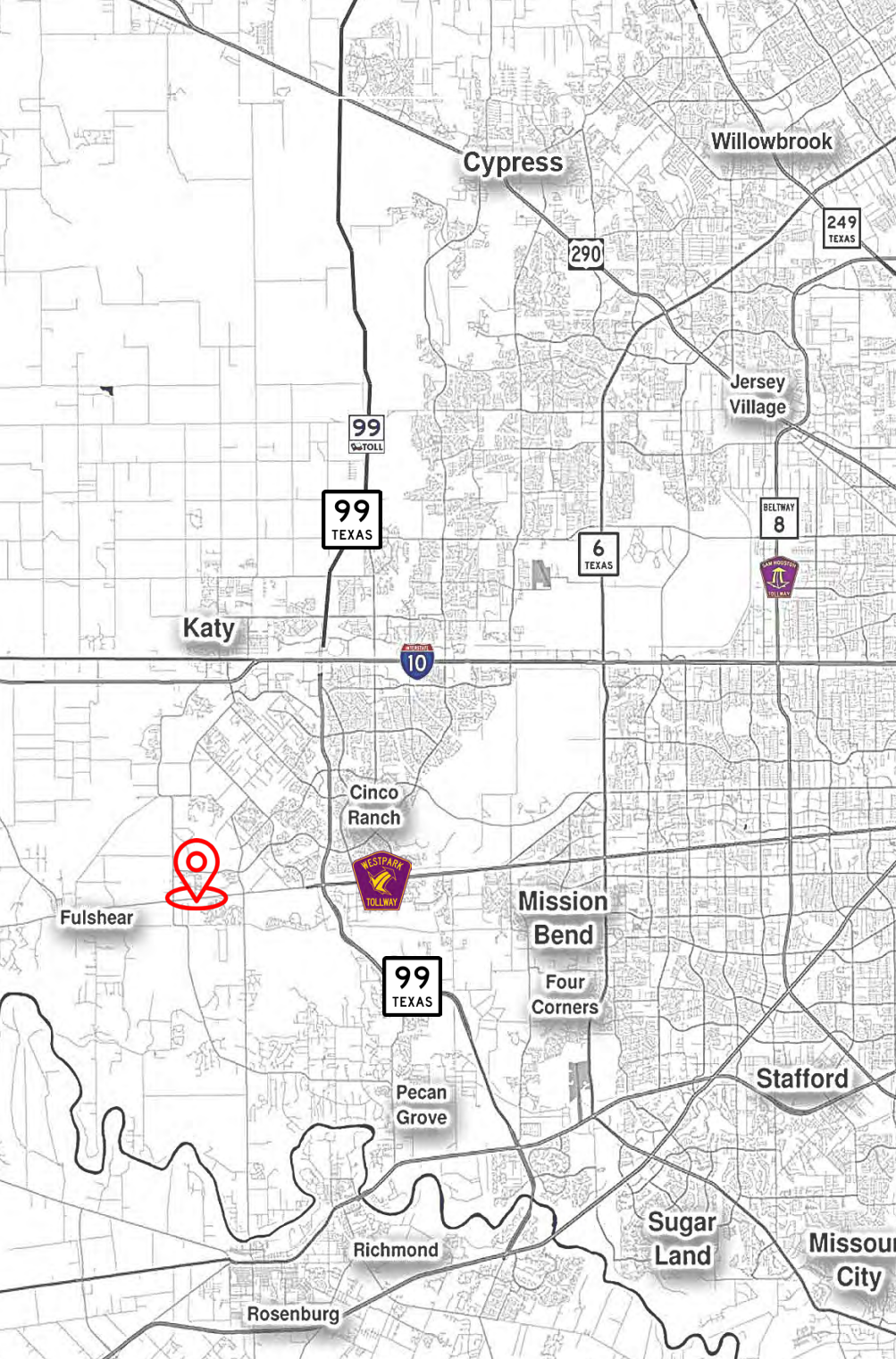
TACO
BELL

51,968 SF

7.07 Acres

Existing Theater or Re-Purpose Opportunity

NEWCOR



PROPERTY FEATURES

Size: 51,968 SF on 7.07 Acres

Parking: 485 Spaces (9/1,000)

Sale Price: Contact Broker

- Retail for Sale
- Operating Theater-Tenant is Month-to-Month
- Walmart Supercenter Anchored
- 3 Of Top Ten Growing Subdivisions In The County Within 3 Miles
- 30% Projected Growth In 5 Years

DO NOT DISTURB TENANT

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population	12,948	87,528	179,887
2029 Population Proj.	15,562	105,668	217,594
Daytime Population	1,969	7,993	22,594
2024 Households	3,712	25,585	54,488
Avg HH Income	\$154,214	\$162,943	\$161,419

TRAFFIC COUNTS	COLLECTION ST	CROSS ST	TRAFFIC VOL.
2022	FM 1093 Rd	Flewellen	8,926
2022	FM 1093	FM 1463	22,939
2020	TX 45;RM 620	FM 1463	20,951
2022	FM 1463 Rd	Corbitt Rd	4,834
2020	TX 45;RM 620	Corbitt Rd	17,042

CONTACT BROKER FOR ACCESS TO DOCUMENT VAULT

rob@newcorcre.com



SITE

Walmart
Save money. Live better.

LA FITNESS

ROSS
DRESS FOR LESS

TJ-maxx

PETSMART

DOLLAR TREE

AT&T

DuPont

TACO BELL

KFC

SPRING CREEK
BARBECUE

Freddy's
STEAKBURGERS

PANDA EXPRESS

FIVE BELOW

AMERICA'S BEST
CONTACT LENSES & EYEGLASSES

FM 1093 Rd

ULTA
BEAUTY

WELLS FARGO

GNC
Live Well

UPS

Jenny Holm

Sweet & Sassy

american family care
The Right Care. Right Now.

tropical CAFE

Wendy's

gfo

Chick-fil-A

Cane's
ORIGINAL FRIED CHICKEN

FM 1463 Rd



