

SHOPS AT CROSS CREEK

- KATY, TEXAS -



North Facing Aerial

LOCATED DIRECTLY ACROSS THE STREET FROM WALMART SUPERCENTER



Site Plan



SURROUNDING RETAIL



FM 1463 RD | 37,992 VPD



Investment Highlights

**THRIVING
DEMOGRAPHICS**

**INCREASED
DEVELOPMENT
OF PLANNED
COMMUNITIES**

**GROWING
POPULATION
AND INCREASED
HOUSING STARTS
IN THIS
SUBMARKET**

**BENEFIT OF
WALMART
ANCHOR WITHOUT
RESTRICTIONS**

**BELOW
MARKET RENTS**



Growing Population & Home Starts

GROWING POPULATION

71.80%

POPULATION GROWTH 2010-2023
(1-MILE RADIUS)

Projected to increase 7.81% in next 5 years

76.72%

POPULATION GROWTH 2010-2023
(3-MILE RADIUS)

Projected to increase 12.38% in next 5 years

67.07%

POPULATION GROWTH 2010-2023
(5-MILE RADIUS)

Projected to increase 13.88% in next 5 years

NEW HOME START STATS

- » West/Northwest Submarket had 6,537 New Home Starts in 2023 which was 18.3% of all of Houston's new home starts
- » New home starts in this area increased 11.2% from 2022
- » Katy had 2,883 Starts in 2023 and was ranked #2
- » Fulshear had 1,056 Starts in 2023 and was ranked #11

MASTER-PLANNED COMMUNITY RANKINGS NATIONALLY

Top 50 US Master-Planned Communities:

- » 3rd: Sunterra (#1 ranked in Texas)
- » 14th: Tamarron
- » 46th: Cane Island
- » 47th: Elyson
- » 50th: Jordan Ranch

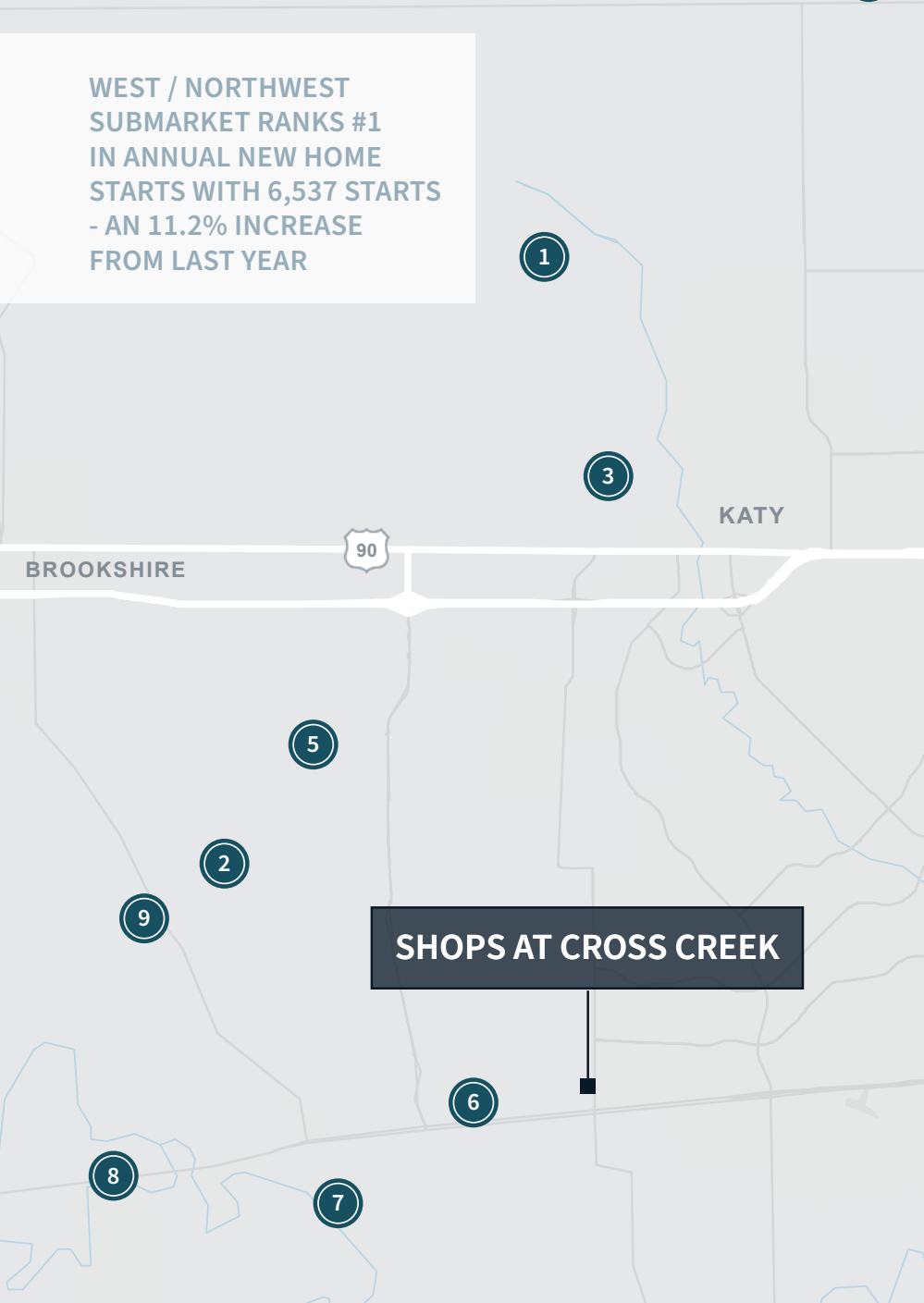


Katy & Fulshear Area

Master Planned Communities

4

WEST / NORTHWEST
SUBMARKET RANKS #1
IN ANNUAL NEW HOME
STARTS WITH 6,537 STARTS
- AN 11.2% INCREASE
FROM LAST YEAR



1 SUNTERRA

- Katy, Texas
- 2,303-acre community with approximately 7,000 homes as well as pools, parks, lakes and playgrounds

2 TAMARRON

- Katy, Texas
- Will include over 4,000 homes and an amenity center with pools, fitness centers, fields, lakes and trails

3 CANE ISLAND

- Katy, Texas
- 1,100 acre community includes restaurants, pools, gym as well as parks and trails

4 ELYSON

- Katy, Texas
- 6,000 homes planned in the community
- 400 acres of commercial available in Elyson

5 JORDAN RANCH

- Fulshear, Texas
- Resort-style swimming pool and lazy river, with tennis courts and fields as well as walking trails

6 CROSS CREEK RANCH

- Fulshear, Texas
- 3,200 acres with more than 45 miles of trails and 650 acres of lakes and parks

7 FULLBROOK ON FULSHEAR CREEK

- Fulshear, Texas
- 11.7 square miles with scenic surroundings and a lakeside lifestyle

8 WESTON LAKES

- Fulshear, Texas
- 1,600 acres with an 18-hole championship golf course and a country club

9 VANBROOKE

- Pattison, Texas
- 500 homes, amenity lakes, trails and landscaped areas

JLL Contacts

INVESTMENT ADVISORY

RYAN WEST

Senior Managing Director

+1 713.852.3535

ryan.west@jll.com

JOHN INDELLI

Senior Director

+1 832.547.1970

john.indelli@jll.com

GIANNA NEW

Analyst

+1 914.980.0134

gianna.new@jll.com

DEBT ADVISORY

MICHAEL JOHNSON

Managing Director

+1 713.852.3474

michael.johnson@jll.com

MICHAEL KING

Director

+1 713.852.3476

michaelj.king@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027

www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2024. Jones Lang LaSalle IP, Inc. All rights reserved.

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$20.9 billion, operations in over 80 countries and a global workforce of more than 103,000 as of December 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.