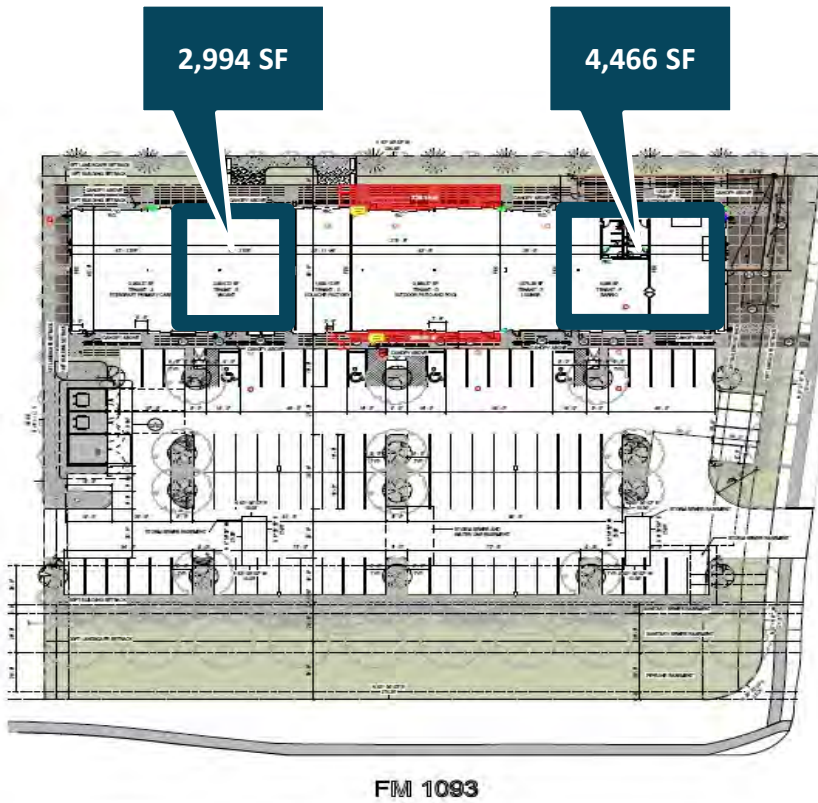


2,994 SF & 4,466 SF
Marcel Square

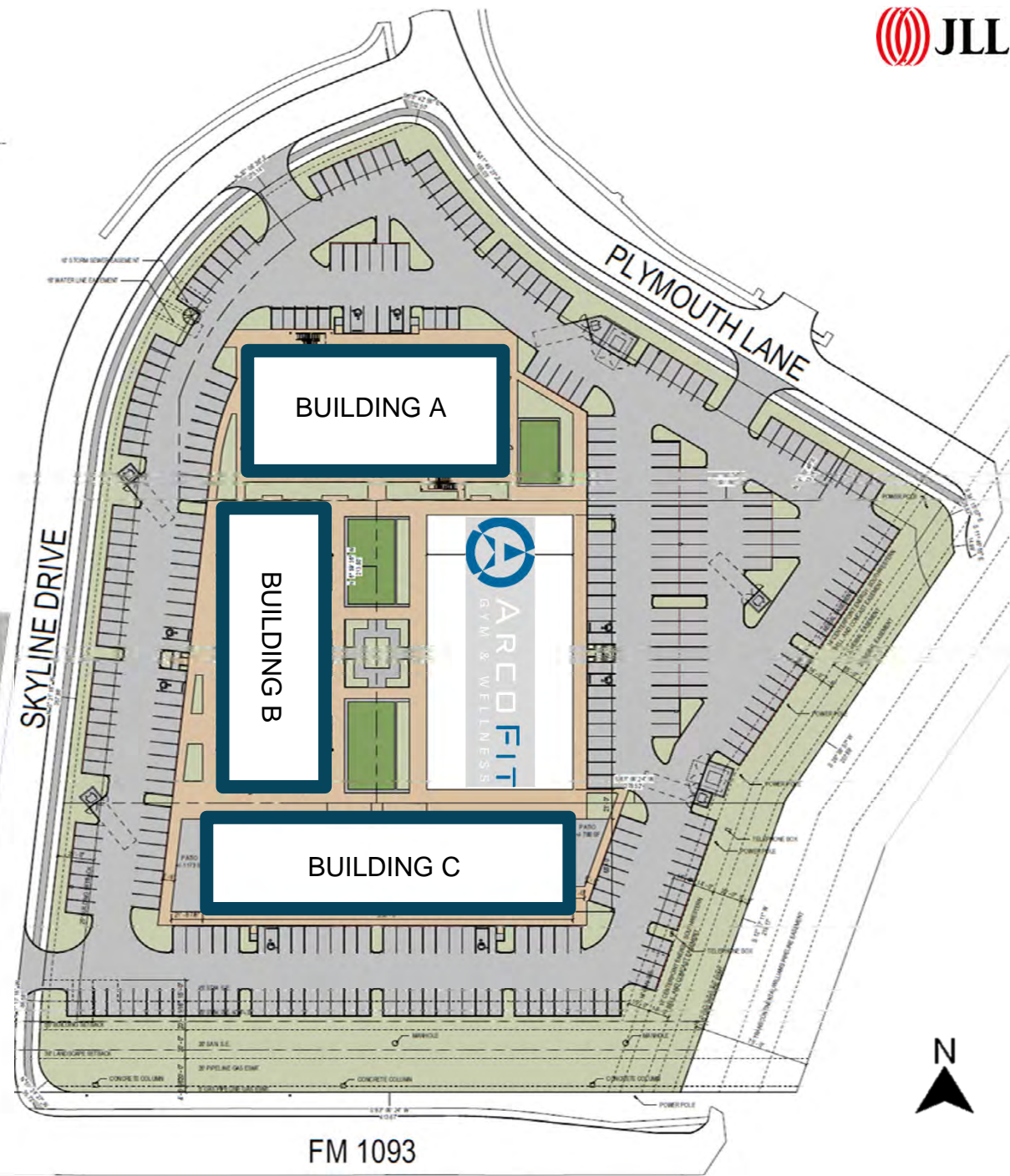
NWC FM 1093 & Skyline Rd.
Fulshear, TX 77441

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Vice President
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Marcel Square



Marcel Gardens

Location



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Property Overview

- ❖ Marcel Square will have excellent visibility off FM 1093 and located at the NEC of Skyline Dr.
- ❖ Direct rear access to 6k homes, Cross Creek Ranch master-planned community; ~53k homes (10k future homes) within a 10-minute drive
- ❖ Eight schools within 2miles of the future site, with a student population over ~10k
- ❖ 10-minute drive north to Interstate 10 and a few minutes more to newly built Empire West Class A Business Park on the northside of I-10; 6M SF industrial / distribution center / business park users such as Amazon, Ross Dress For Less, Igloo, future Tesla and many more, creating thousands of new job opportunities in the market.

8 Schools within a 2-mile radius
10,150 Students

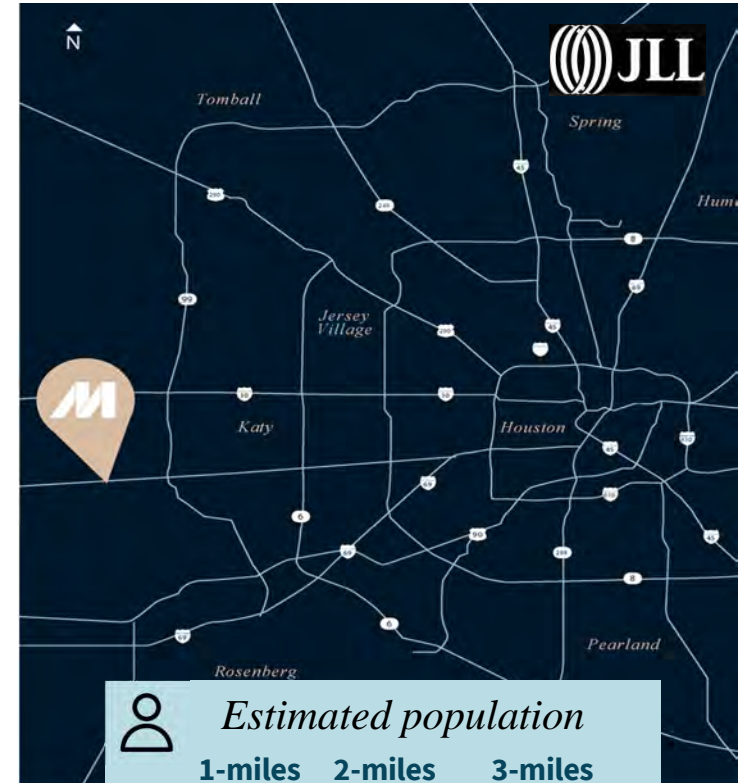
Elementary	3700
Middle	1000
Junior High	2623
High School	2800



Delivery Date: 1Q2025

Pricing: Call Broker

Strong Tenant Improvement Allowance



	<i>Estimated population</i>		
	1-miles	2-miles	3-miles
	13,147	101,176	256,614

	<i>Average household income</i>		
	1-miles	2-miles	3-miles
	\$136,049	\$137,829	\$129,845

	<i>Number of households</i>		
	1-miles	2-miles	3-miles
	4,324	31,905	80,286

	<i>Area traffic counts</i>	
	42,927 VPD	16,680 VPD
	Grand Parkway	FM 1093 Rd, East of Grand Parkway

Renderings



Renderings



Marcel Square

Cross Creek Commons

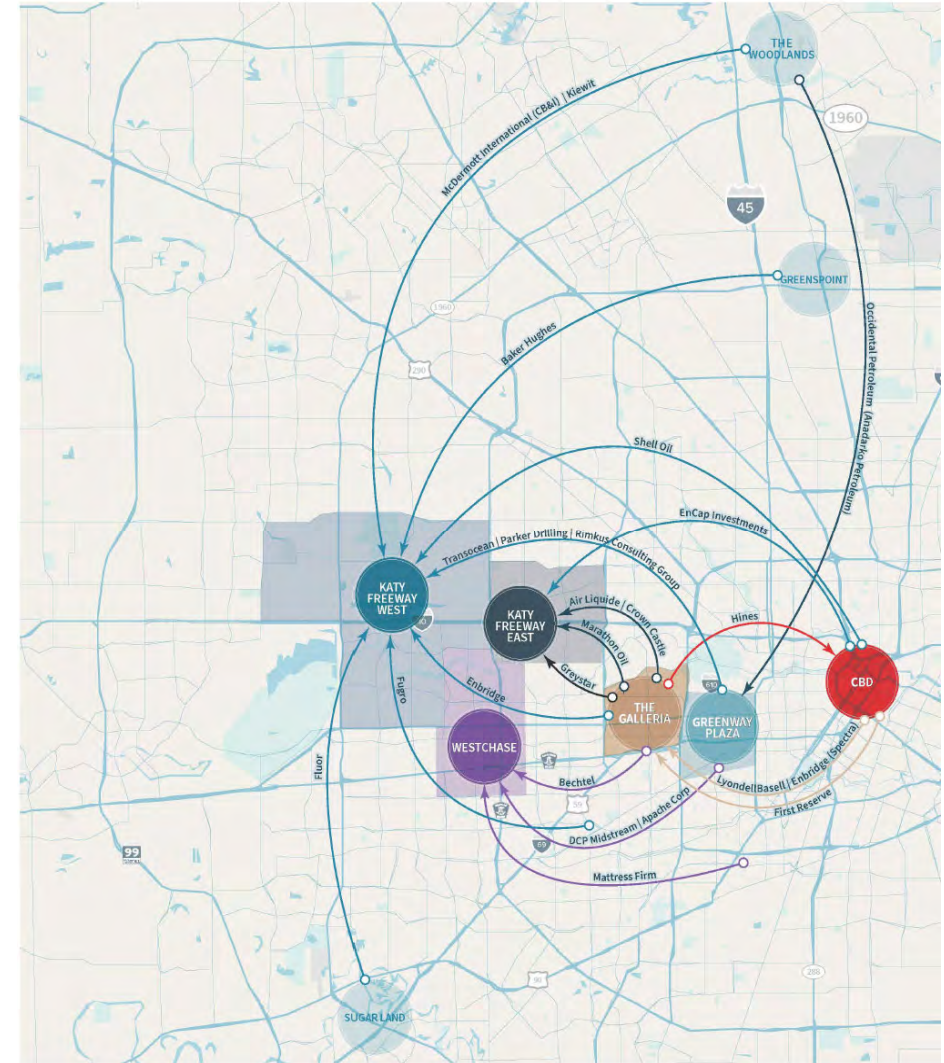
Marcel Gardens



Employment

West Houston Migration

2023	LyondellBasell 314,000 SF Kiewit +106,000 SF	Mattress Firm 56,000 SF Fluor 308,200 SF	Fugro 75,000 SF	2020	Parker Drilling 50,500 SF Rimkus Consulting Group 50,400 SF	
2022	Bechtel 285,300 SF Baker Hughes 130,000 SF	Greystar 34,000 SF Enbridge 298,000 SF	First Reserve 15,000 SF Apache Corporation 332,000 SF	2019	Crown Castle 210,000 SF DCP Midstream 86,700 SF	Kiewit 171,300 SF Occidental Petroleum*
2021	EnCap Investments 38,000 SF			2018	Marathon Oil 440,000 SF Transocean 300,900 SF	Hines 188,000 SF McDermott International*



Residential Aerial



DRIVE TIME TO SITE

08 min – Grand Pkwy & FM 1093 (Bella Terra)
 10 min – Simonton
 11 min – ParkWest Business Park (328K SF)
 12 min – Empire West Business Park (3.3M SF)
 12 min – LaCenterra
 17 min – Grand Pkwy & I-10 (Katy Mills Mall)
 20 min – Westchase Business Park (16M SF)
 23 min – Sugar Land
 26 min – Galleria Business Park (28M SF)
 26 min – Katy Freeway East (Memorial City) (1.8M)
 34 min – Downtown-CBD (50M SF)
 Toyota Center, Minute Maid Park etc
 38 min – Hobby
 45 min – Intercontinental Airport
 80 min – Galveston
 130 min – Austin

Fulshear to Downtown is equidistance from
 Downtown to: Spring, Kingwood, Sugar Land
 and League City.

53,255 homes
 within a 5-mile radius

Occupied	39,666
Future	9,572
Vacant	285
Under Const	833
Anl Closings	2,618





Thank you



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date