



# Marcel Gardens For Lease

4,479 SF (will subdivide) & 14,364 SF 2nd Floor

NEC FM 1093 & Skyline Rd.

Fulshear, TX 77441

[Google Map Link](#)

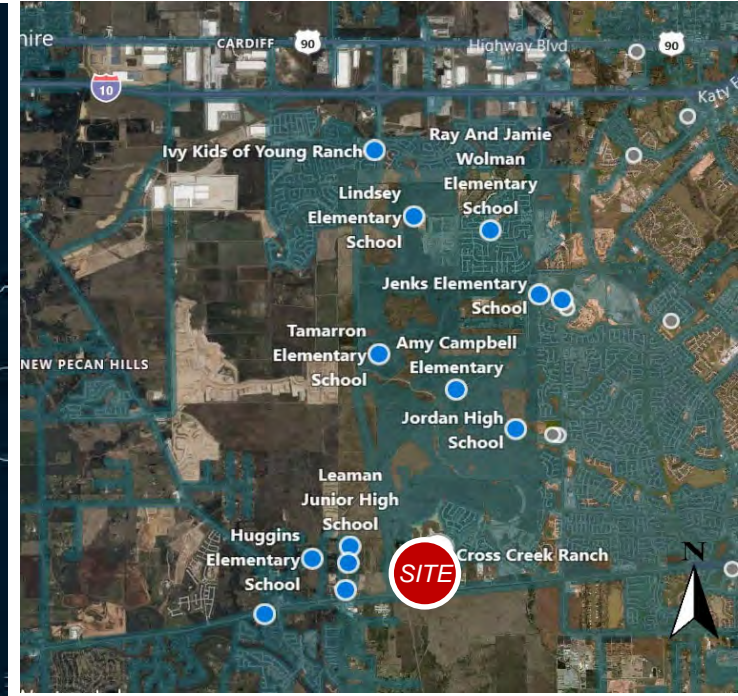
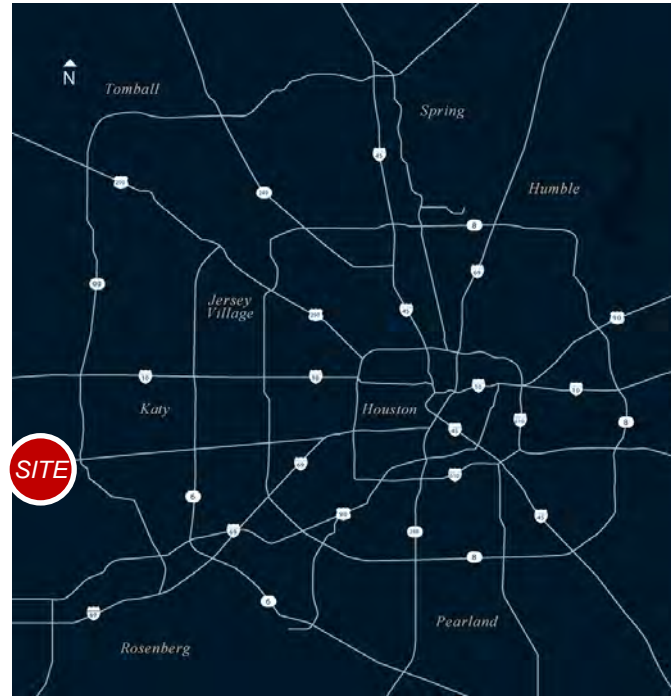
 **JLL** SEE A BRIGHTER WAY

  
MARCEL

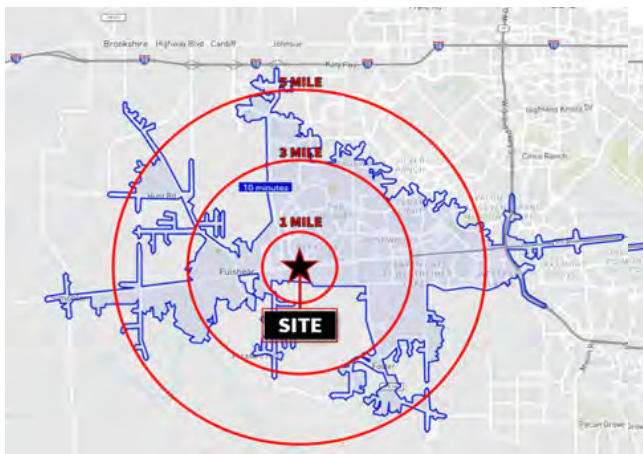


# Property Overview & Demographics

<b>Size</b>	55,723 SF GLA (gym not included) 4 Buildings Total - 1: 2 story building	
<b>Details</b>	<ul style="list-style-type: none"> <li>Join ArchoFit Gym &amp; Celebree Day School</li> <li>All spaces have rear access to interior courtyard and/or patio</li> <li>Shell space; depths from 68" – 90"</li> <li>Shared grease traps</li> <li>329 parks – 276 parks required</li> </ul>	
<b>Economics</b>	Building A - 1 <sup>st</sup> Floor:	\$32.00 psf/yr
	Building A - 2 <sup>nd</sup> Floor:	\$28.00 psf/yr
	Building B:	\$34.00 psf/yr
	Building D:	\$36.00 psf/yr
	Est. NNN (2025):	\$10.00 psf/yr
	TIA (starting):	\$40.00 psf/yr



**10,150 Students**



**15% growth in the last 5yrs**

	1 mile	3 miles	5 miles
Estimated daytime population	2,898	33,430	97,467
Estimated population growth % (2028)	8.51%	3.87%	3.67%
Estimated households	1,209	13,317	41,024
Estimated median household income	\$143,153	\$152,595	\$147,987

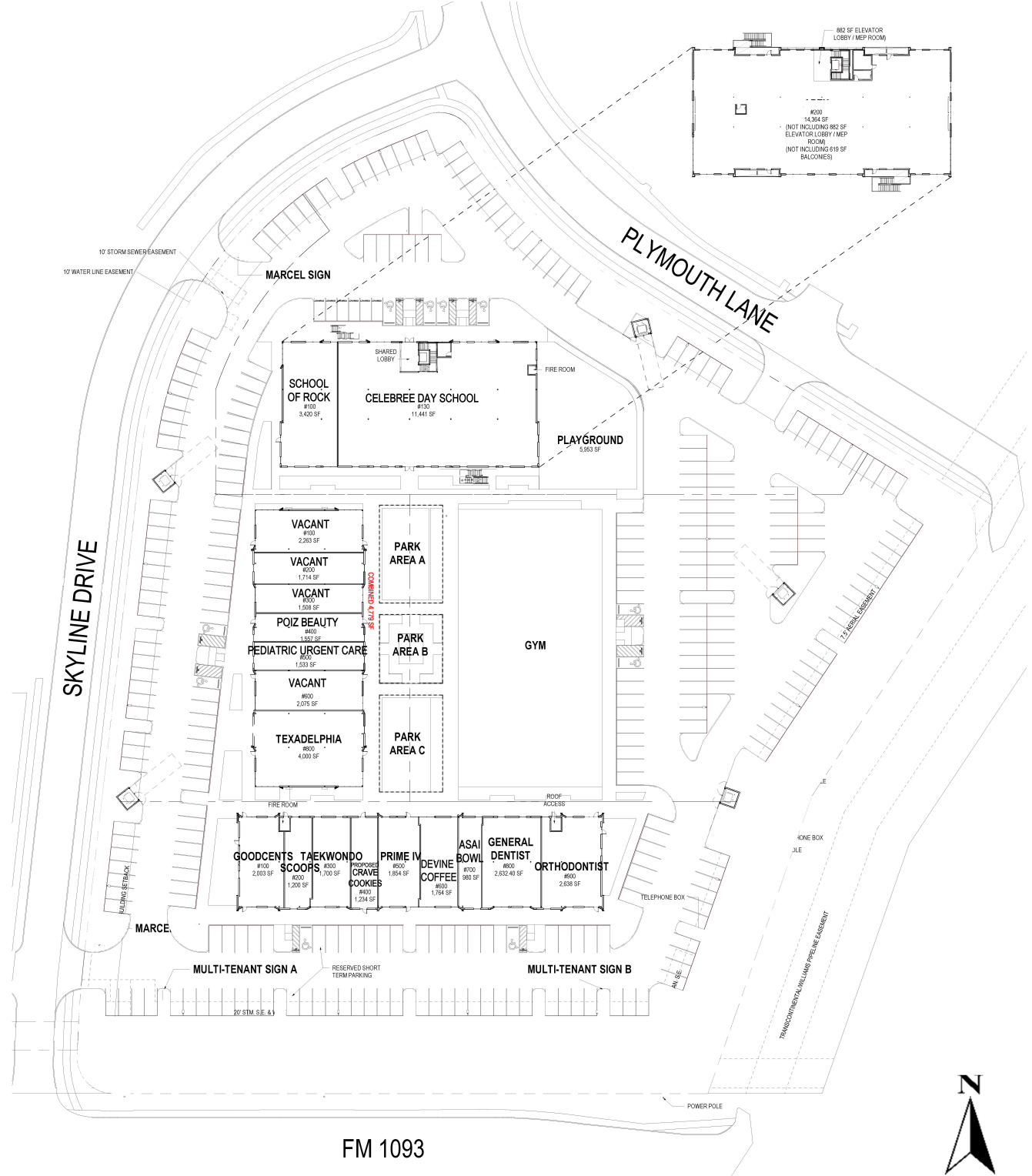
# Site Plan

Building A - 14,364 SF 2ND Floor (will subdivide)

Building B - 4,779 SF (will subdivide)

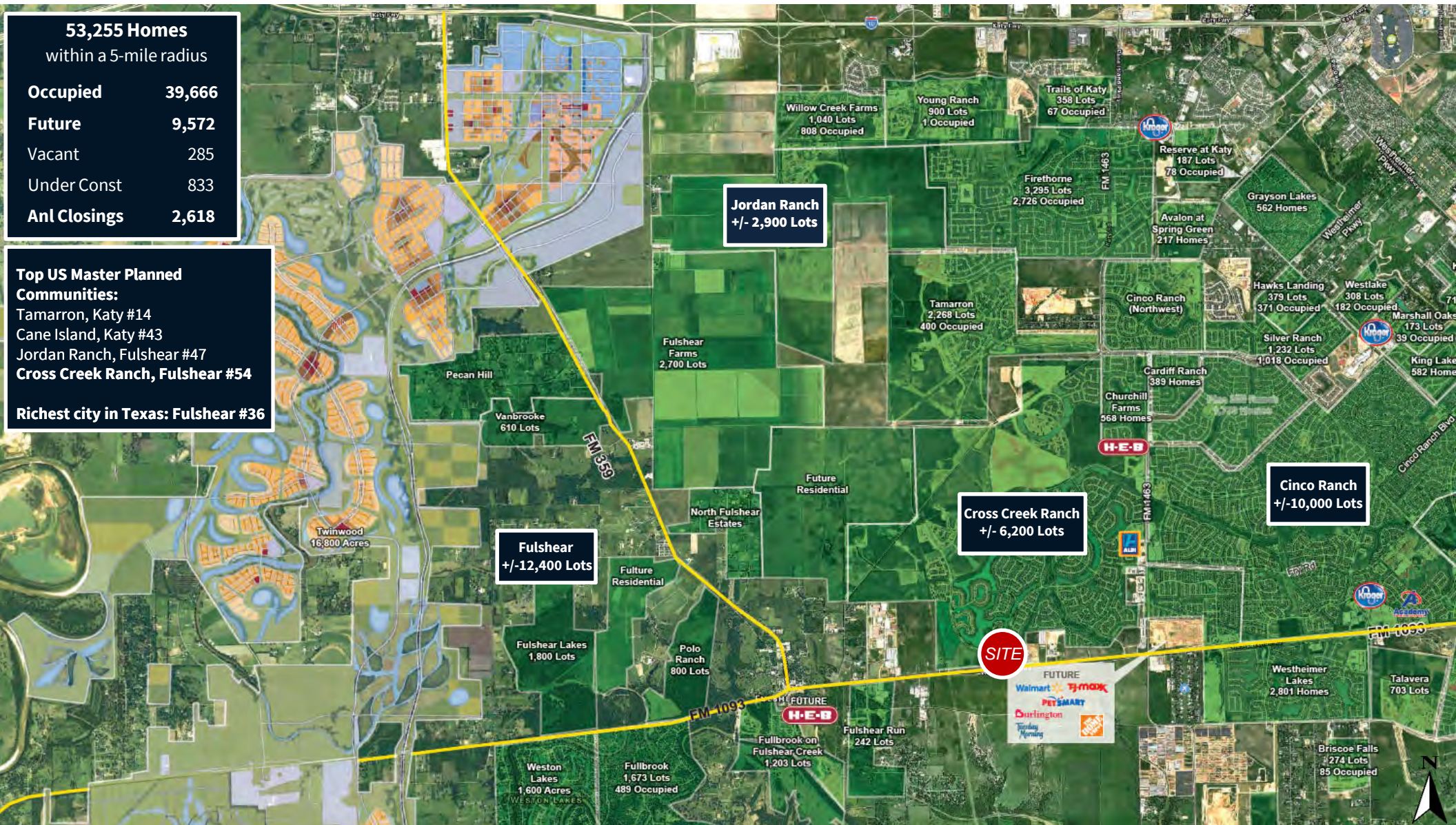
Building C - ARCOFIT GYM

Building D - 100% occupied



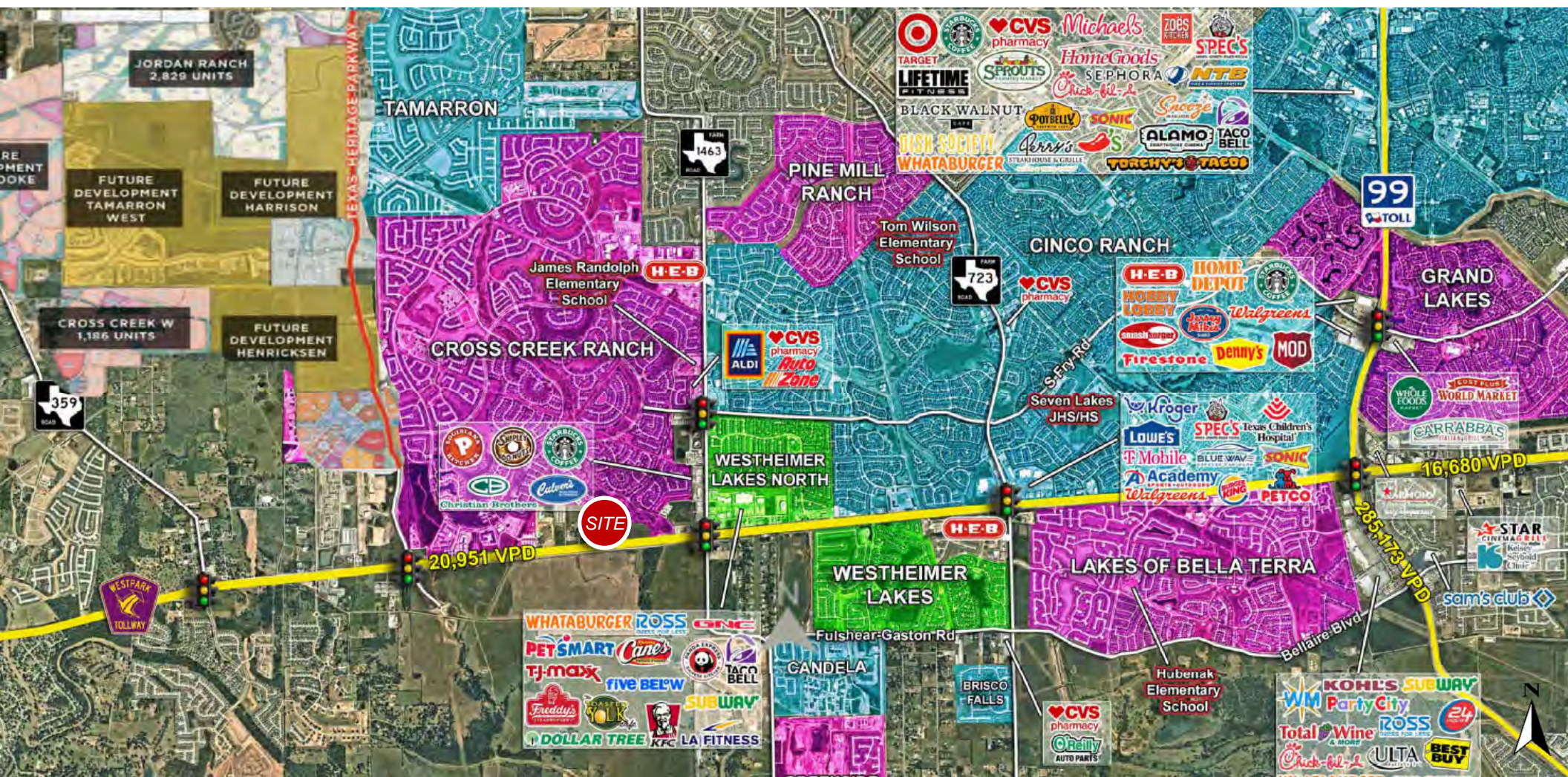


# Residential Aerial





# Market Aerial



**Fulshear Sit-Down Restaurants:**  
Hacienda Real, Saltgrass, Local Table, Molina's, The Social Sports Bar, Victor's Mex Grill, Pier 36 Seafood, Neca's Mexican, Orleans Seafood

**Cinco Ranch Sit-Down Restaurants:**  
Vida Maricos, Bombshells, Pearl & Vine, Bar Louie, Little Woodrow's, Mo's Irish Bar, Gringos, Whiskey Cake, Local Table, Lupe Tortilla

**DRIVE TIME TO SITE**  
03 min: Walmart Center  
05 min: Fulshear  
10 min: LaCenterra  
10 min: Simonton  
11 min: ParkWest Business Park (328K SF)  
12 min: Empire West Business Park (3.3M SF)

**DRIVE TIME TO SITE**  
12 min: Bella Terra (Grand Pkwy & FM 1093)  
17 min: Katy Mills Mall (Grand Pkwy & I-10)  
20 min: Westchase Business Park (16M SF)  
23 min: Sugar Land (Hwy 6 & Hwy 59)  
26 min: Galleria Business Park (28M SF)  
26 min: Memorial City Business Park (1.8M SF)

**DRIVE TIME TO SITE**  
34 min: Downtown-CBD/Toyota Center & Minute Maid  
38 min: Hobby Airport  
45 min: Intercontinental Airport  
80 min: Galveston  
130 min: Austin

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



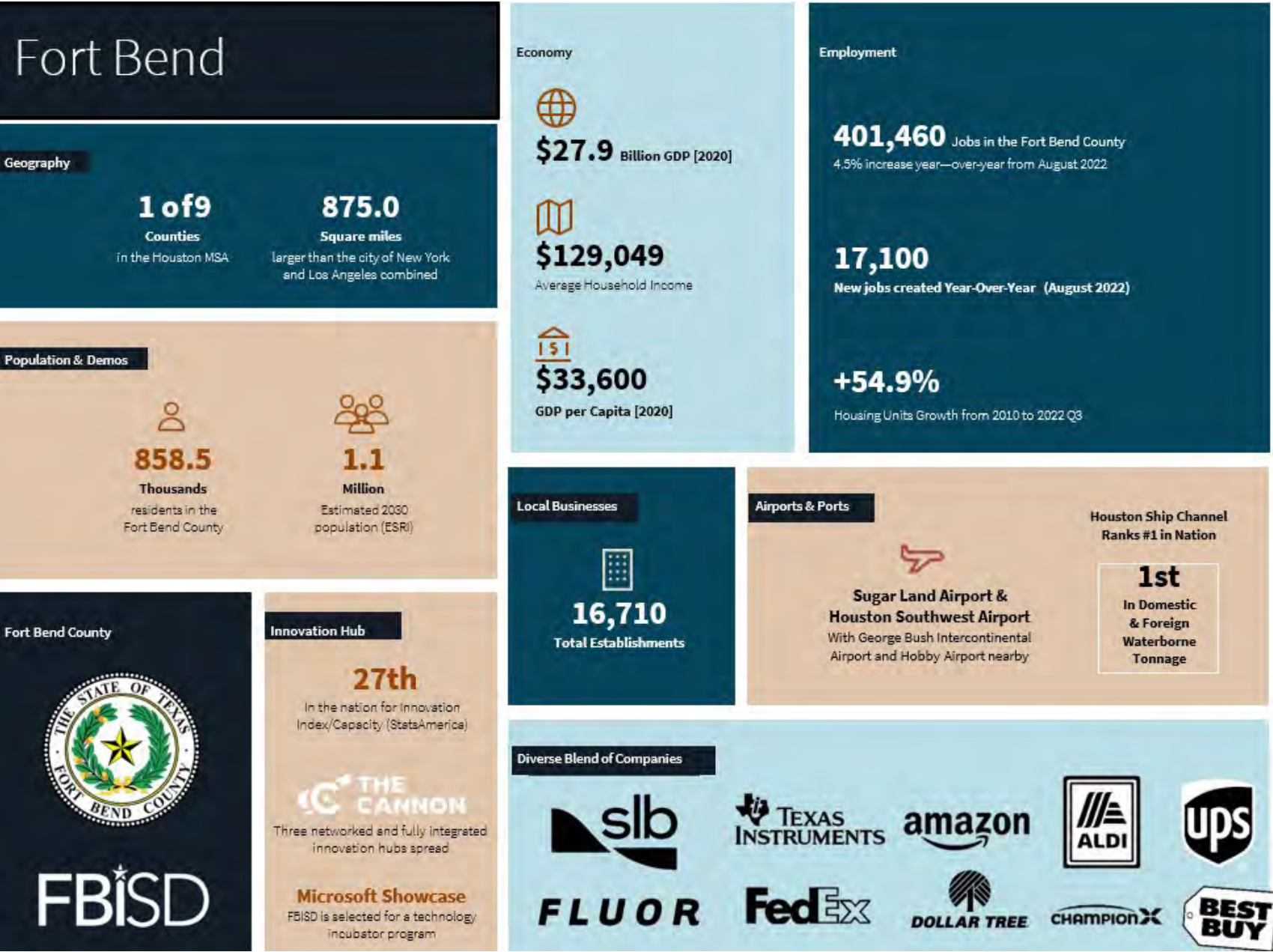
## Close Up Aerial



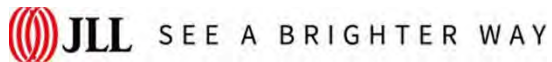
Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.



# At a Glance



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.



FOR MORE INFORMATION, PLEASE CONTACT

**Rachael Keener**



Vice President  
[JLL](#)  
[Rachael.Keener@jll.com](mailto:Rachael.Keener@jll.com)  
+1 713 888 4074  
+1 832 423 0432

**Matthew Nemry**



Associate  
[JLL](#)  
[Matthew.Nemry@jll.com](mailto:Matthew.Nemry@jll.com)  
+1 713 243 3341  
+1 713 779 6129

