

DPEG Gardens For Lease

NEC FM 1093 & Skyline Rd. Fulshear, TX 77441

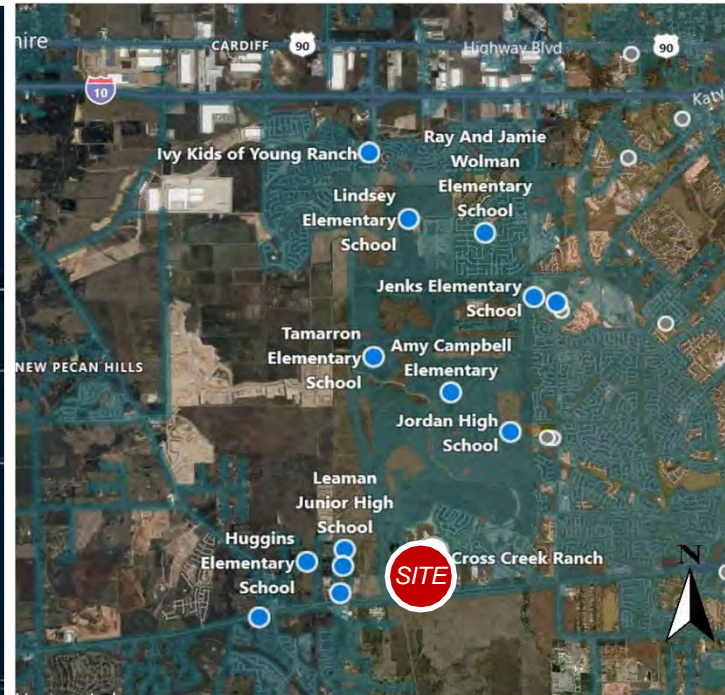
2,003 SF & 14,364 SF (will subdivide)

[Google Map Link](#)

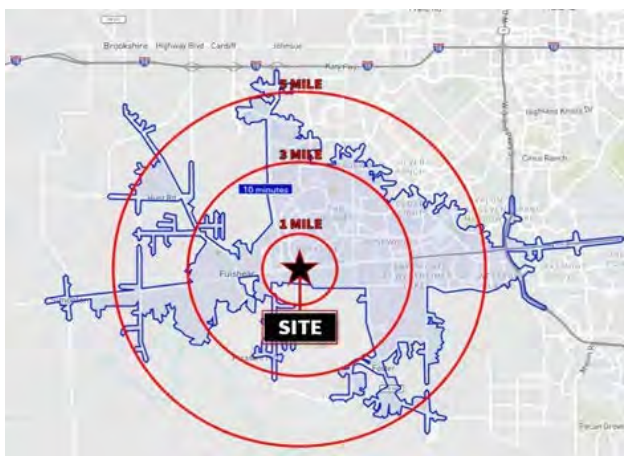


Property Overview & Demographics

Size	55,723 SF GLA(gym not included) 4 Buildings Total - 1-2 story building	
Details	<ul style="list-style-type: none"> • Join ArchoFit Gym & Celebree Day School • All spaces have rear access to interior courtyard and/or patio • Shell space; depths from 68" – 90" • Shared grease traps • 329 parks – 276 parks required 	
Economics	Building A - 2 nd 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



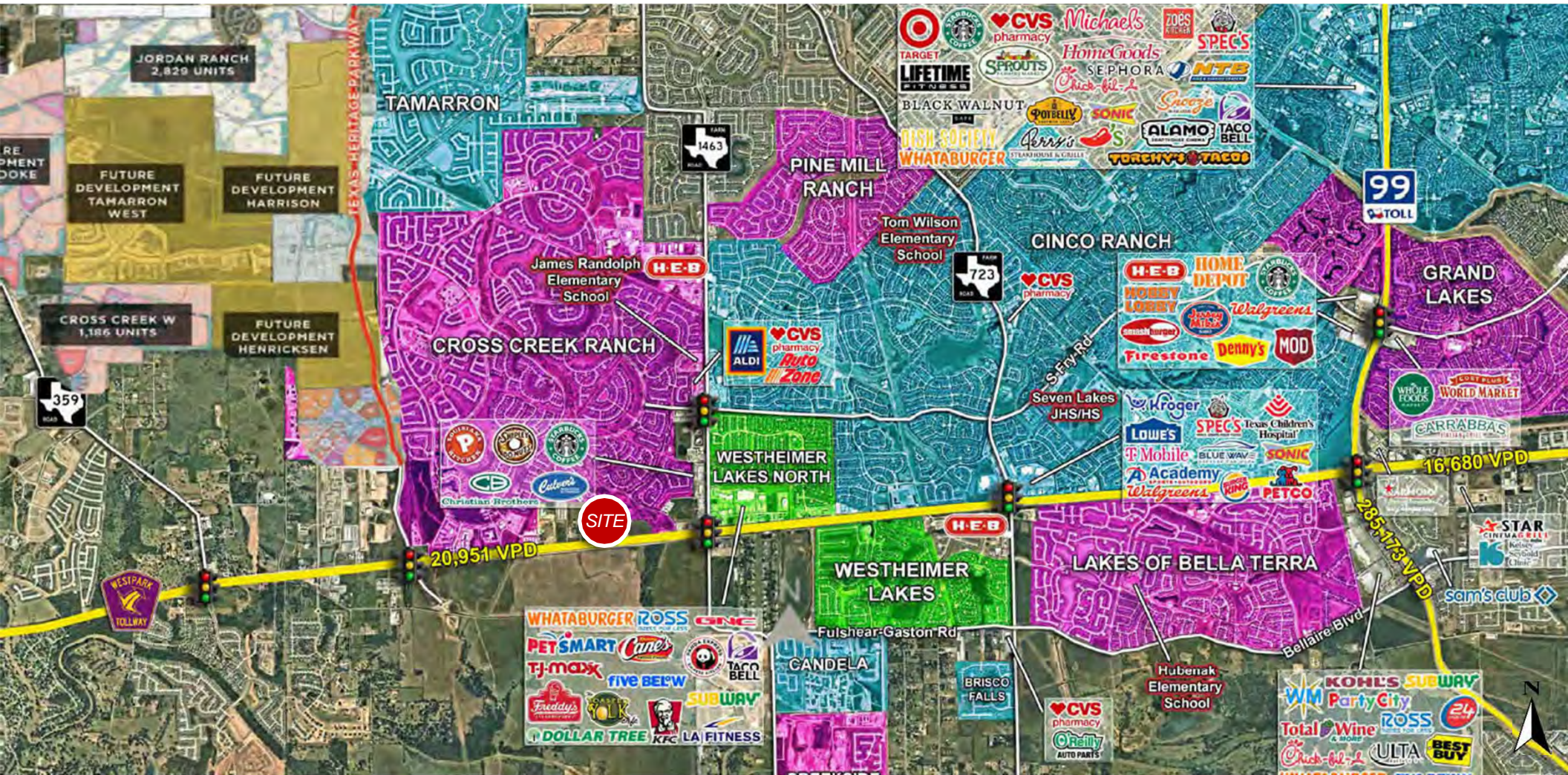
10,150 Students



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

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

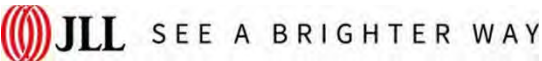
12 min: Bella Terra (Grand Pkwy & FM 1093)
 17 min: Katy Mills Mall (Grand Pkwy & I-10)
 20 min: Westchase Business Park (16M SF)
 23 min: Sugar Land (Hwy 6 & Hwy 59)
 26 min: Galleria Business Park (28M SF)
 26 min: Memorial City Business Park (1.8M SF)

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

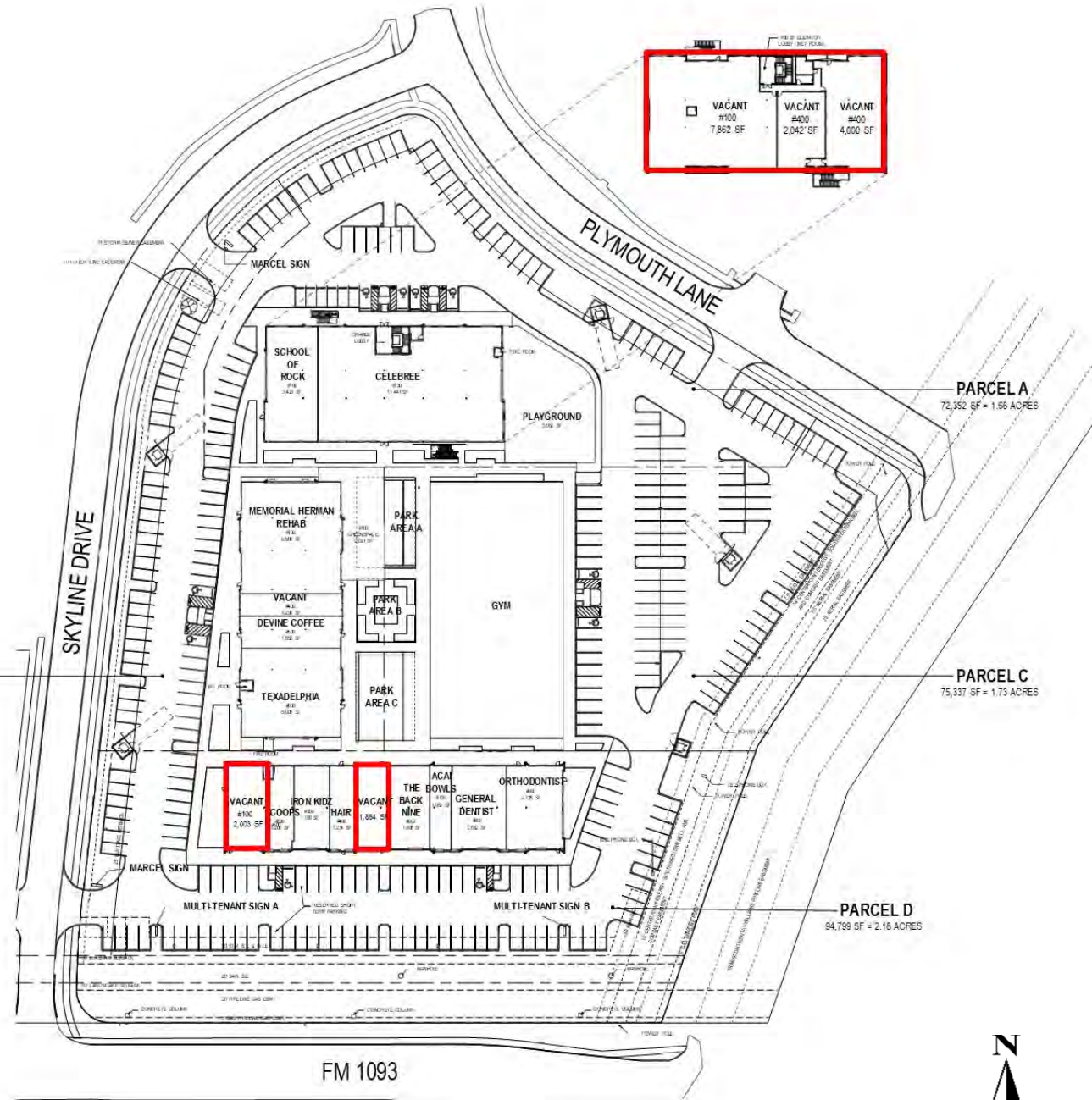
Close Up Aerial



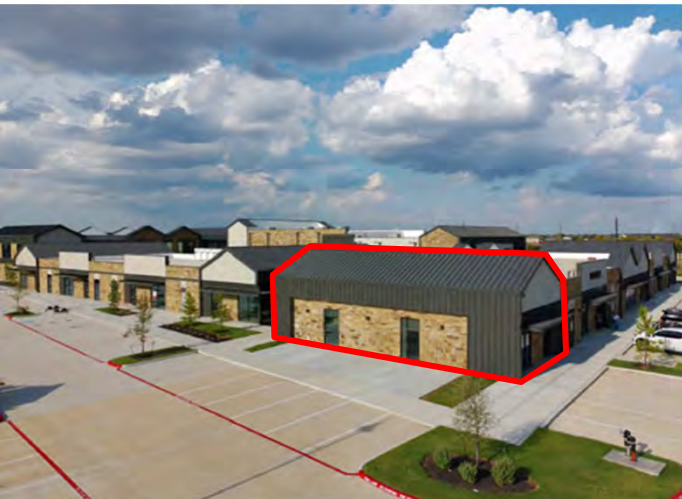
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Site Plan

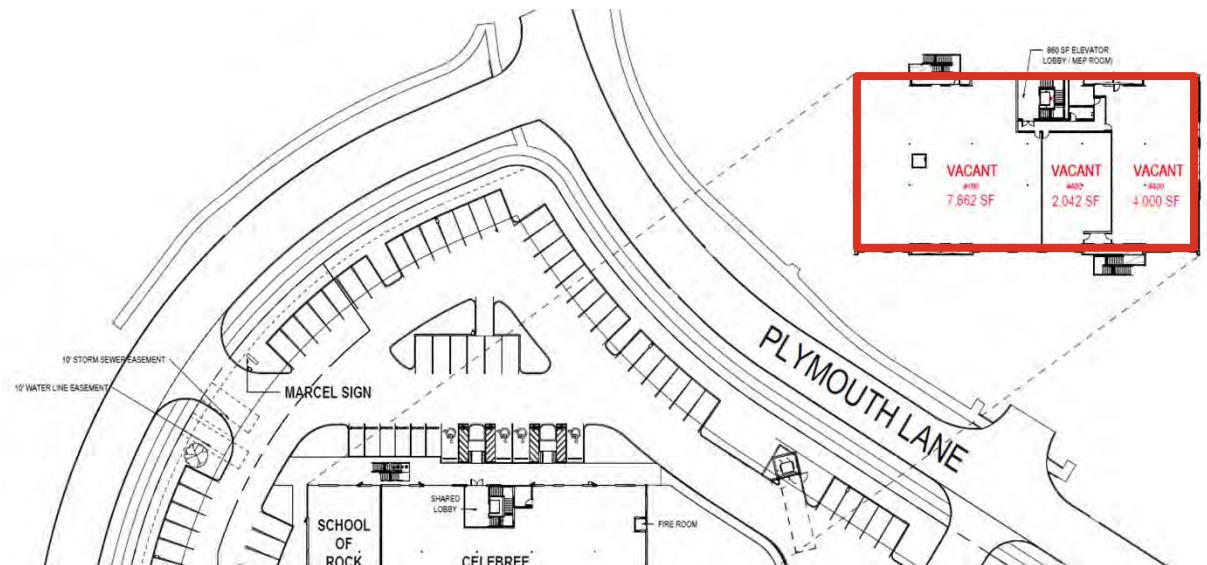
- Building A - 2nd Floor 14,364 SF (will subdivide)
- Building C - ARCOFIT GYM
- Building D - 2,003 SF & +/-3,000 Available



Bldg D LOD



Bldg A 2nd Floor LOD



Residential Aerial

53,255 Homes
within a 5-mile radius

Occupied 39,666

Future 9,572

Vacant 285

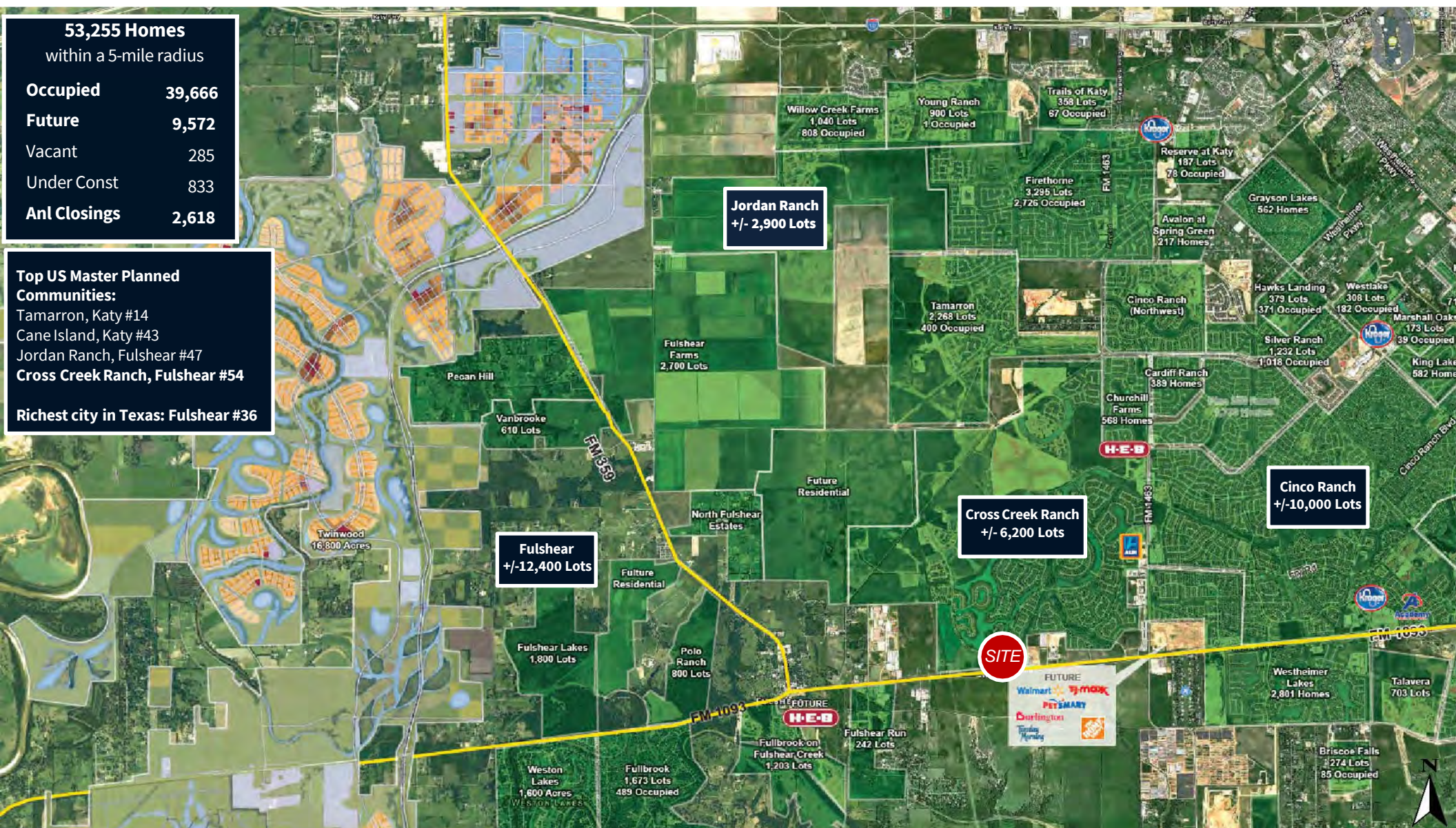
Under Const 833

Anl Closings 2,618

Top US Master Planned Communities:

- Tamarron, Katy #14
- Cane Island, Katy #43
- Jordan Ranch, Fulshear #47
- Cross Creek Ranch, Fulshear #54

Richest city in Texas: Fulshear #36



At a Glance

Fort Bend

Geography

1 of 9

Counties

In the Houston MSA

875.0

Square miles

Larger than the city of New York and Los Angeles combined

Population & Demos



858.5

Thousands

residents in the Fort Bend County



1.1

Million

Estimated 2030 population (ESRI)

Economy



\$27.9 Billion GDP [2020]



\$129,049

Average Household Income



\$33,600

GDP per Capita [2020]

Employment

401,460 Jobs in the Fort Bend County

4.5% increase year—over-year from August 2022

17,100

New jobs created Year-Over-Year (August 2022)

+54.9%

Housing Units Growth from 2010 to 2022 Q3

Local Businesses



16,710

Total Establishments

Airports & Ports



Sugar Land Airport & Houston Southwest Airport

With George Bush Intercontinental Airport and Hobby Airport nearby

Houston Ship Channel Ranks #1 in Nation

1st

In Domestic & Foreign Waterborne Tonnage

Fort Bend County



FBISD

Innovation Hub

27th

In the nation for Innovation Index/Capacity (StatsAmerica)



Three networked and fully integrated innovation hubs spread

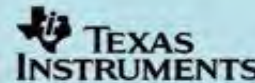
Microsoft Showcase

FBISD is selected for a technology Incubator program

Diverse Blend of Companies



FLUOR

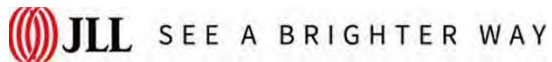


FedEx



CHAMPIONX





FOR MORE INFORMATION, PLEASE CONTACT

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