

DPEG Gardens For Lease

NEC FM 1093 & Skyline Rd. Fulshear, TX 77441

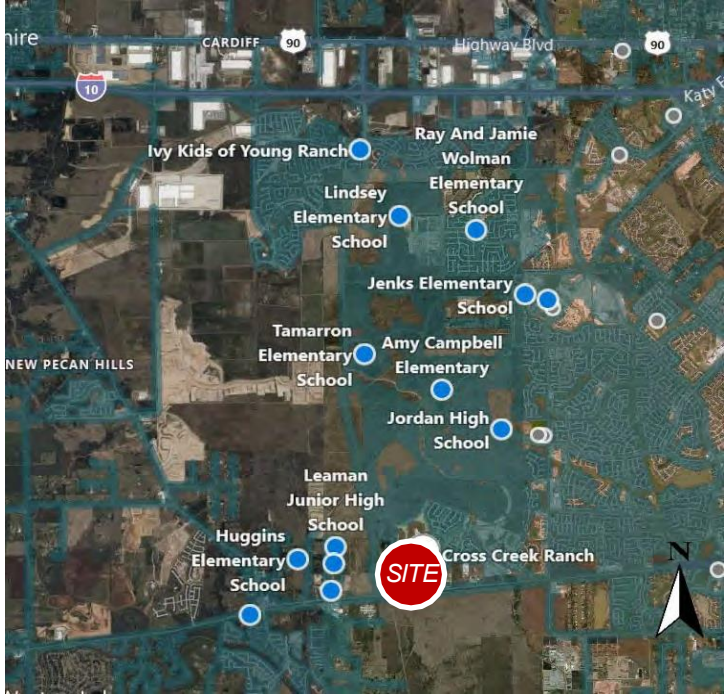
2,003 SF Endcap & 14,364 SF 2nd Floor (will subdivide)

[Google Map Link](#)

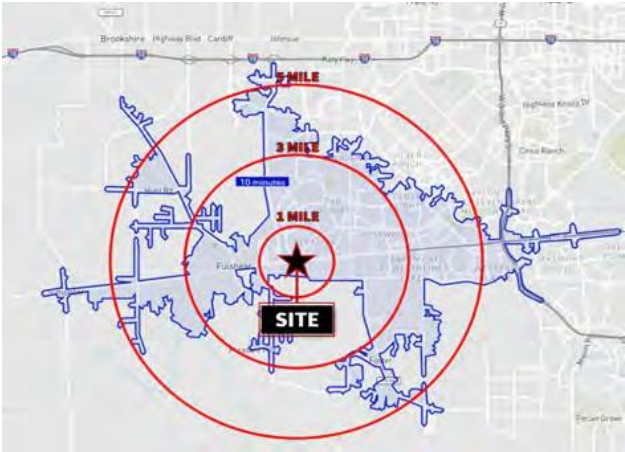


Property Overview & Demographics

Size	55,723 SF GLA (gym not included) 4 Buildings Total - 1 - 2 story building
Details	- 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



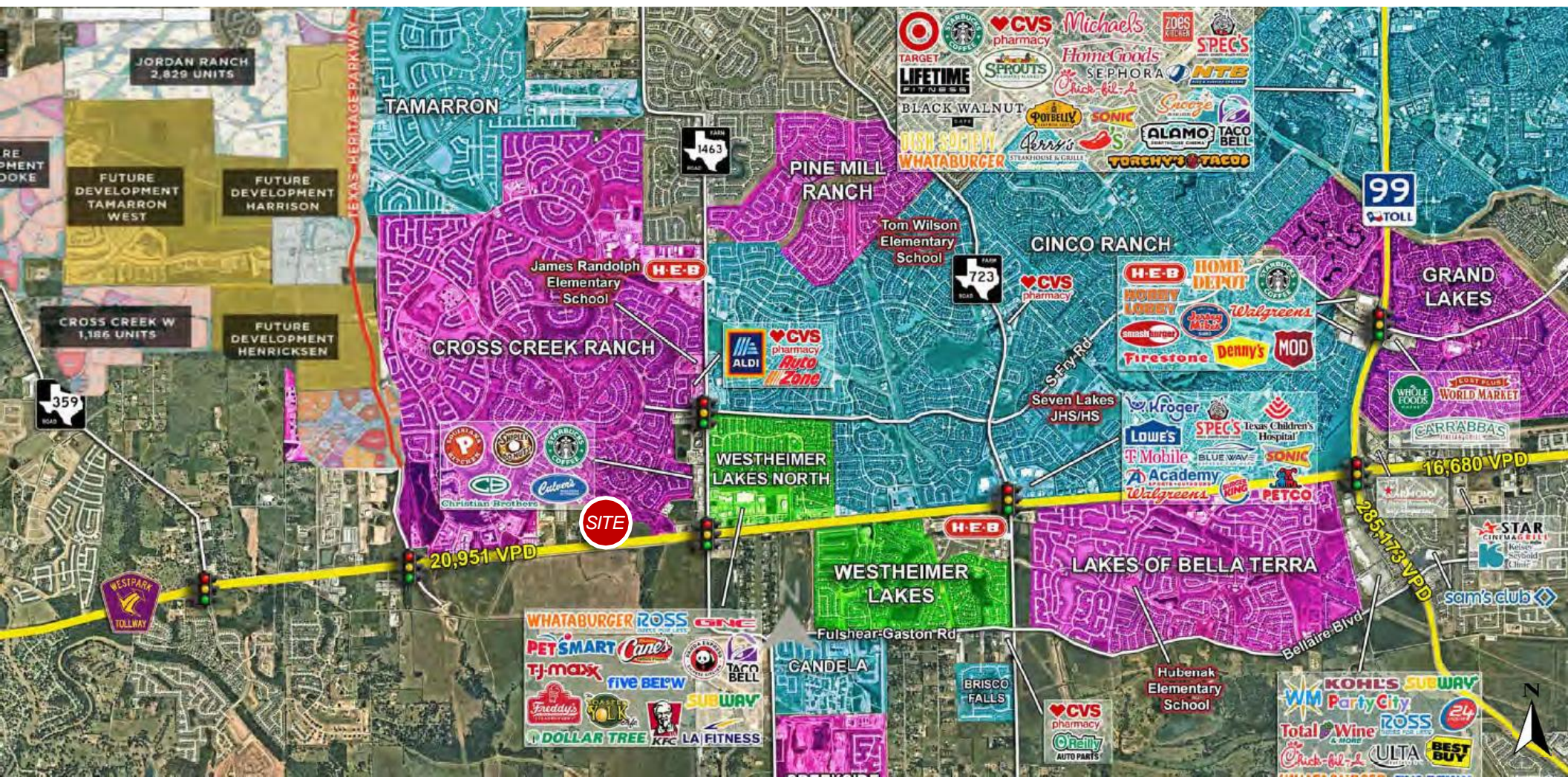
10,150 Students



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



Site Plan

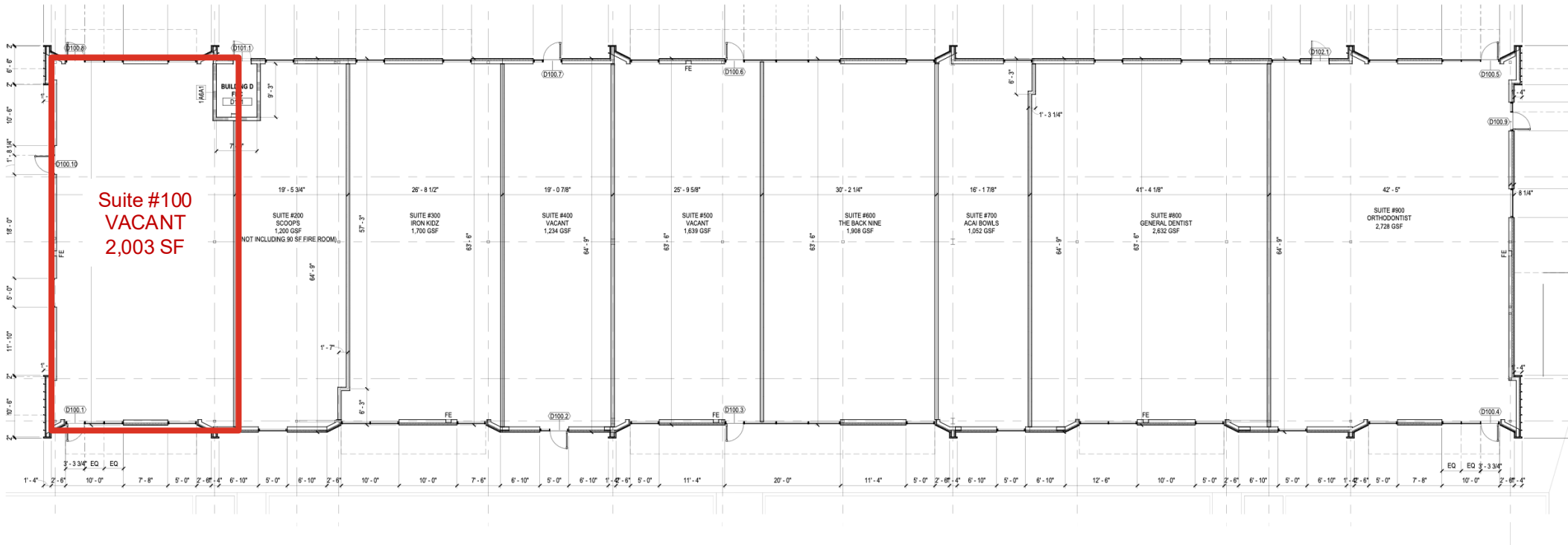
Building A - 2nd Floor 14,364 SF (will subdivide)

Building C - ARCOFIT GYM

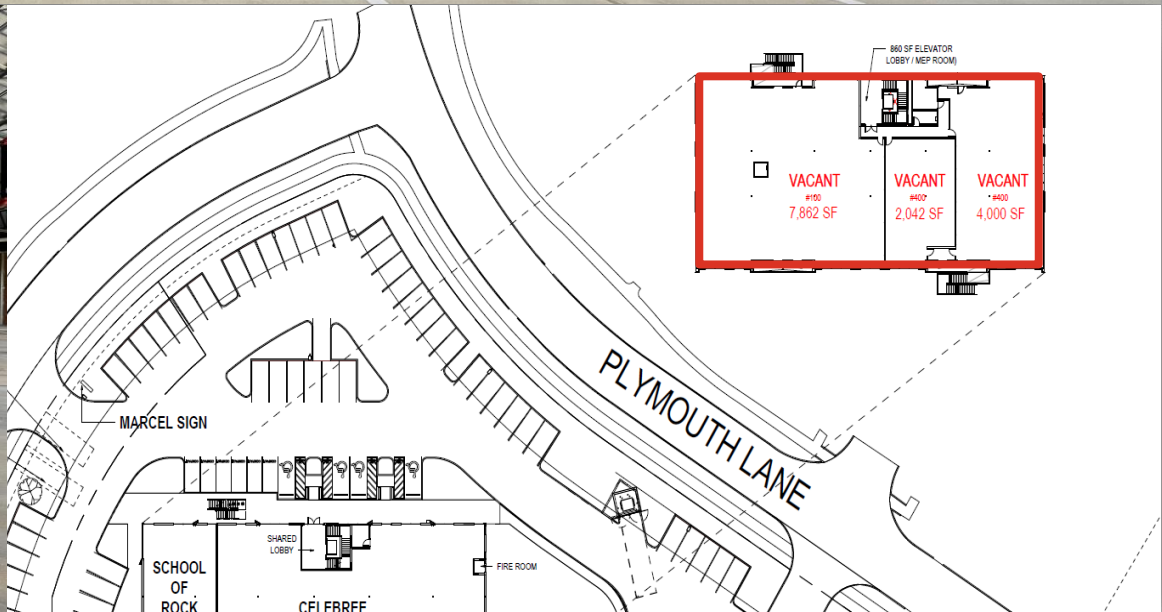
Building D - 2,003 SF & 1,639 SF Available



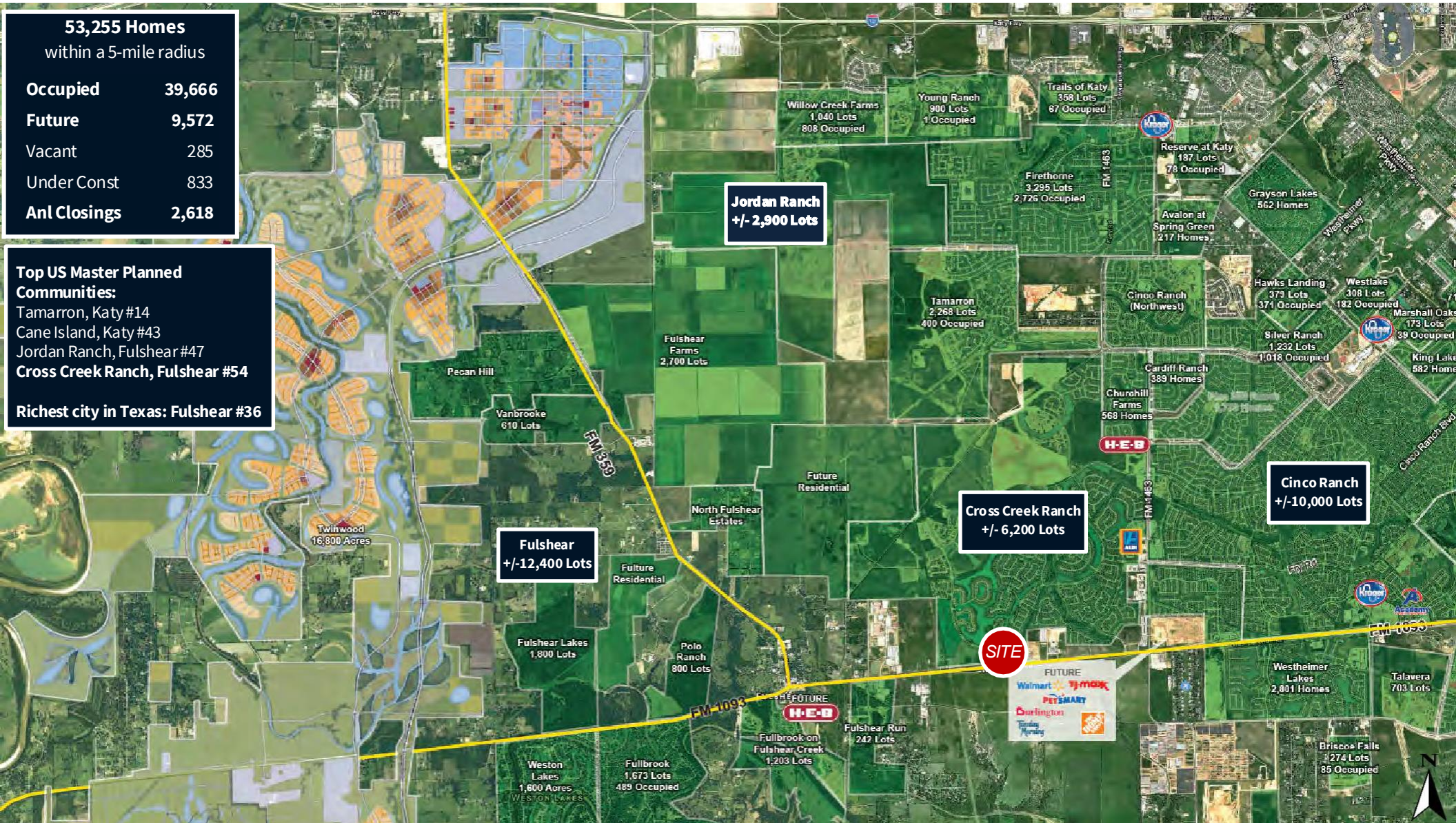
Bldg D LOD



Bldg A - 2nd Floor LOD



Residential Aerial



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)

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

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

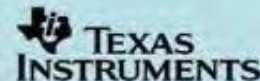
1st

In Domestic
& Foreign
Waterborne
Tonnage

Diverse Blend of Companies

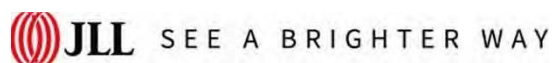


FLUOR



FedEx





FOR MORE INFORMATION, PLEASE CONTACT

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