



SIZE

24,188 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
11,834	78,556	168,215
Households		
3,296	22,688	50,365
Median HH Income (\$)		
145,100	153,604	149,813

MAJOR TENANT(S)

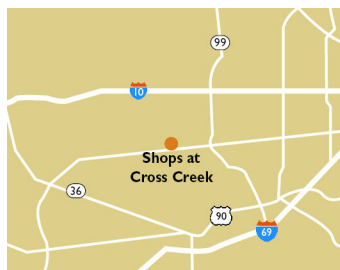
Yen Flushear
Firehouse Subs
Avis Budget Car

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

6630 FM 1463 Road | Fulshear, TX 77441

PROPERTY HIGHLIGHTS

- Community shopping center located at the intersection of FM 1093 and FM 1463
- Tenants include Yen Fulshear, Rightway Dental, Marvelous Clinic, Firehouse Subs and Avis Budget Car
- Population exceeds 78,500 and a three-mile radius with an average household income greater than \$173,100

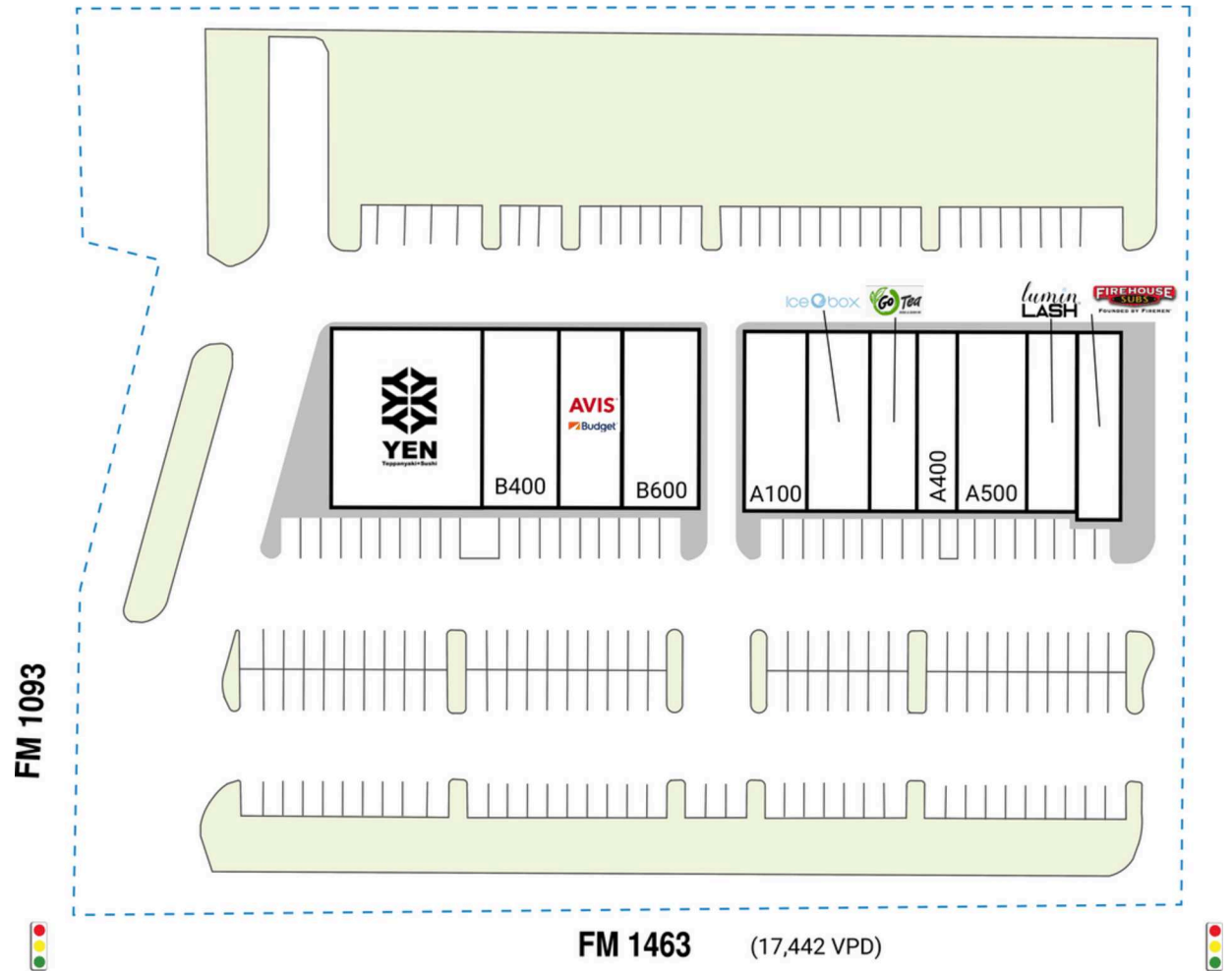


SHOPS AT CROSS CREEK

6630 FM 1463 Road | Fulshear, TX 77441

SPACE	TENANT	SQ. FT.
A100	Joy Love Burger	1,800 SF
A200	Icebox Cryotherapy	1,980 SF
A300	GOTEA	1,200 SF
A400	The Third Sister	1,800 SF
A500	Cardio Clinic	2,520 SF
A700	Lumin Lash	1,662 SF
A800	Firehouse Subs	1,900 SF
B100	Yen Flushear	5,595 SF
B400	Chic Nail Lounge	1,546 SF
B500	Avis Budget Car	1,305 SF
B600	Rightway Dental	2,880 SF
TOTAL SQ. FT.		24,188

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

SHOPS AT CROSS CREEK

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Nov 13, 2024



Latitude: 29.697252

Longitude: -95.846801

Shops at Cross Creek Fulshear, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	11,834	78,556	168,215
	2028 Projected Population	14,343	93,059	198,217
	2010 Census Population	2,929	17,462	53,524
	2000 Census Population	44	1,054	5,831
	1990 Census Population	34	690	2,944
	Historical Annual Growth 1990 to 2000	2.75%	4.33%	7.07%
	Historical Annual Growth 2000 to 2010	52.03%	32.41%	24.82%
	Estimated Annual Growth 2010 to 2023	10.69%	11.56%	8.68%
	Projected Annual Growth 2023 to 2028	3.92%	3.45%	3.34%
	Median Age	34.7	35.8	36.7
Households	Q4 2023 Estimated Households	3,296	22,688	50,365
	2028 Projected Households	4,004	26,962	59,470
	2010 Census Households	893	5,341	16,649
	2000 Census Households	17	375	1,987
	1990 Census Households	11	241	1,012
	Historical Annual Growth 1990 to 2000	4.85%	4.51%	6.97%
	Historical Annual Growth 2000 to 2010	48.71%	30.43%	23.69%
	Estimated Annual Growth 2010 to 2023	9.96%	11.09%	8.38%
	Projected Annual Growth 2023 to 2028	3.97%	3.51%	3.38%
	Population per Household	3.59	3.46	3.34
Population by Race	White	37.6%	38.9%	42.2%
	Black or African American	7.5%	9.1%	9.1%
	Asian & Pacific Islander	26.6%	24.9%	22.3%
	Other Races	5.0%	4.6%	4.5%
	Hispanic Population	23.4%	22.4%	21.8%
Income	Average Household Income	\$158,835	\$173,123	\$171,876
	Median Household Income	\$145,100	\$153,604	\$149,813
	Per Capita Income	\$44,289	\$50,016	\$51,483
Education (Age 25+)	Elementary	4.1%	2.1%	1.7%
	Some High School	3.8%	1.6%	1.5%
	High School Graduate	10.0%	9.3%	9.6%
	Some College	19.8%	14.7%	15.1%
	Associates Degree Only	4.1%	4.5%	5.7%
	Bachelors Degree Only	34.7%	36.9%	38.9%
	Graduate Degree	23.6%	31.0%	27.6%
Business	Number of Businesses	150	792	2,028
	Total Number of Employees	1,276	7,805	20,677
	Employees per Business	8.49	9.86	10.20
	Residential Population per Business	78.75	99.21	82.95

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.