

LOVETT

Crossing at Katy Fulshear



PROPERTY

- Walmart Supercenter, TJMaxx, Ross, LA Fitness, PetSmart, Ulta Cosmetics, Dollar Tree, 5 Below
- 3 of the **top 10 fastest growing subdivisions** in the country within the trade area
- 30% projected growth in **5 years**

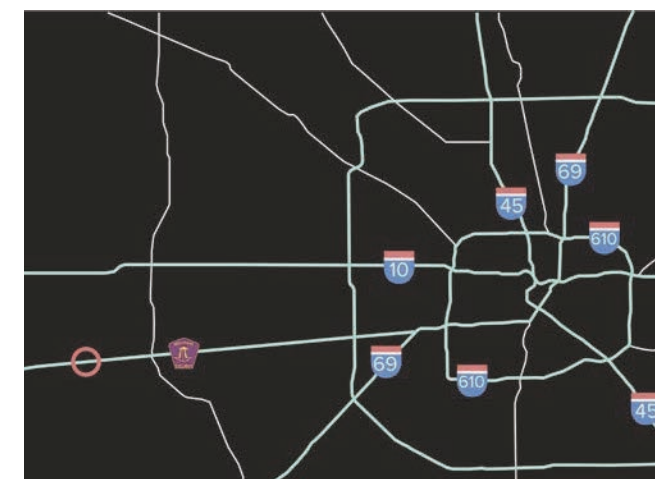
CONTACT

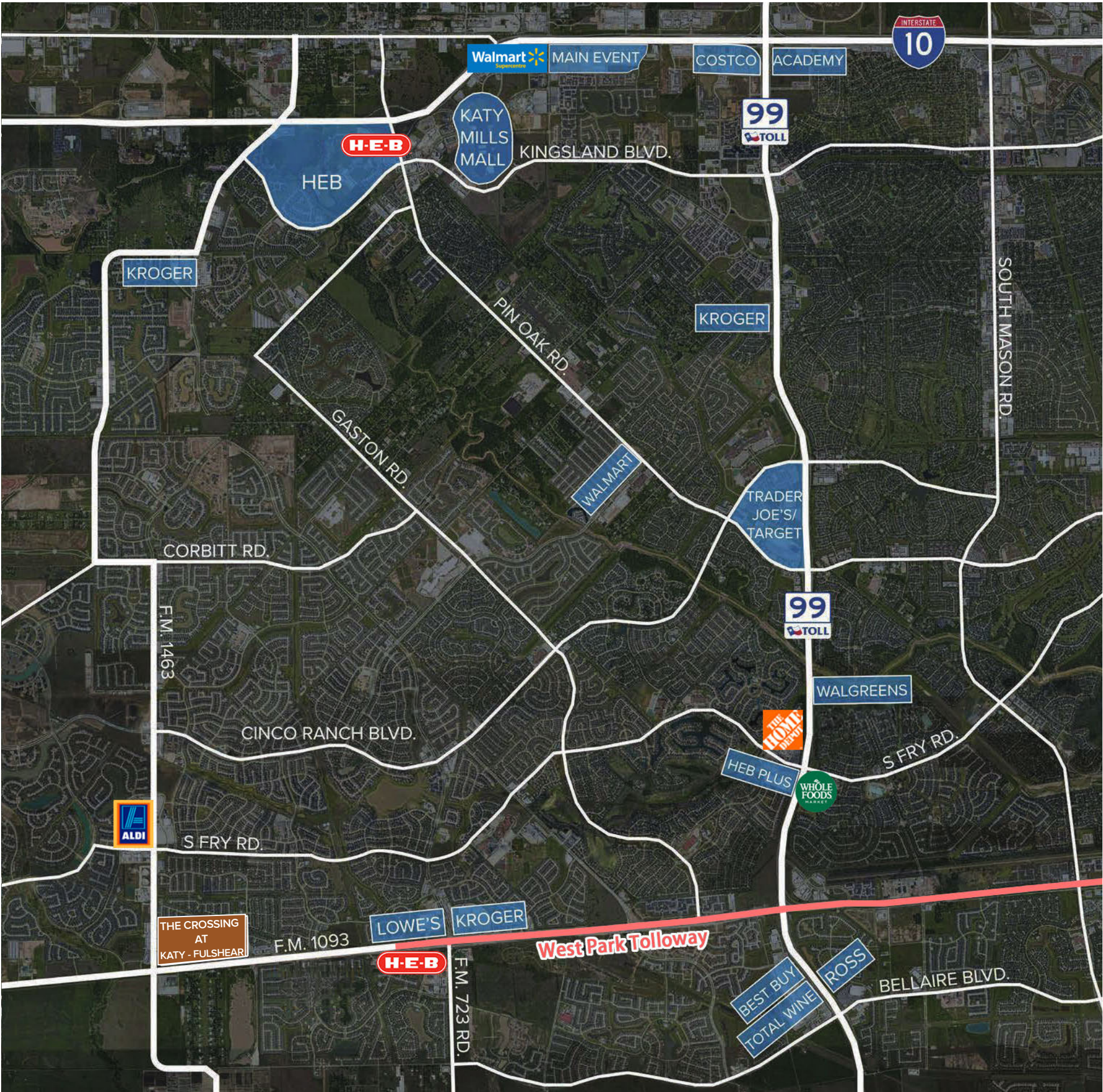
Liz Jacob
(832) 553-6000
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ADDRESS

NEC F.M. 1093 & F.M. 1463
Katy, Texas 77494 & Richmond, Texas 77406

LOCATION





DEMOGRAPHICS

Radius	Population	\$/Household
1 mile	9,207	\$137,236
3 miles	61,543	\$150,371
5 miles	125,483	\$148,559

TRAFFIC COUNT2021

F.M. 1463	18,251 AADT
F.M. 1093	32,610 AADT

AREA AMENITIES

Marshalls	AMC Theater	Bass Pro Shops
Bed Bath & Beyond	Costco	Academy
HEB	Kroger	Walmart
Sprouts	Lifetime Fitness	Trader Joe's
Office Depot	Michaels	CVS Pharmacy
Target	Whole Foods	Walgreens
The Home Depot	Hobby Lobby	Specs
Lowe's	ROSS	PetSmart

WELLS FARGO

PETSMART for the love of pets. **DOLLAR TREE**

ROSS DRESS FOR LESS®

TJ-maxx®

Walmart*
WALMART SUPERCENTER
C-180-SQR-QR
G.L.A. = 197,482 S.F.
T.B.A. = 195,140 S.F.
P.F.E. = 134 S.F.

TRACT C WALMART
(21.61 AC. AC)

LA FITNESS
LA FITNESS
37,030 SQ. FT.

Available Future
28,825 SF building

THEATER TRACT E
(7.07 AC.)

1.21 Acres
Available future
2- 4,684SF bldgs
w/ Drive Thru

Available 1.12 Acres

TRACT A
(6.02 AC.)

TRACT B
(5.714 AC.)
INCLUDING B-2
& B-3

OP 1 (1.12 AC.)
REST. 6k SF

OP 2 (1.13 AC. AC)

DRIVE TRACT
(1.87 AC.)

OP 3 (1.11 AC)

OP 4 (2.90 AC. AC)

OP 5 (1.495 AC.)

OP 6 (0.42 AC.)

OP 7 (1.35 AC.)

OP 8 (0.93 AC.)

OP 9 (1.20 AC.)

OP 10 (1.41 AC.)

OP 11 (1.54 AC.)

OP 12 (0.94 AC.)

OP 13 (0.90 AC.)

OP 14 (0.83 AC.)

OP 15 (0.69 AC.)

OP 16 (0.93 AC.)

10,735 SF
Future
Retail

Available 1,575 SF

Pad Available
0.93 Acres

THRIVE DRIP SPA

TestoThera

adrian's

ups

QUICK FIX

tropical CAFE

GNC LIVE WELL.

Jersey Mike's SUBS

ofc american family care

Sweet & Sassy

ELATION PHYSICAL THERAPY™

Kyodai Liquor

Chick-fil-A

Canoe's CHICKEN FINGERZ

smart financial

SHERWIN WILLIAMS.

FUTURE ROLLEMUP TAQUITOS
1,589 SF

TOASTED YOLK CAFE

verizon

MATTRESS FIRM

Villaggio Dental

SportClips HAIRCUTS

WHATABURGER

Swig

PANDA EXPRESS CHINESE KITCHEN

SPRING CREEK BARBEQUE

Freddy's BROKEN GUSTARD STEAKBURGERS®

Quick Quack CAR WASH

TACO BELL

EXPRESS OIL CHANGE

TIRE ENGINEERS

ULTA BEAUTY

AMERICA'S BEST CONTACTS & EYEGLASSES

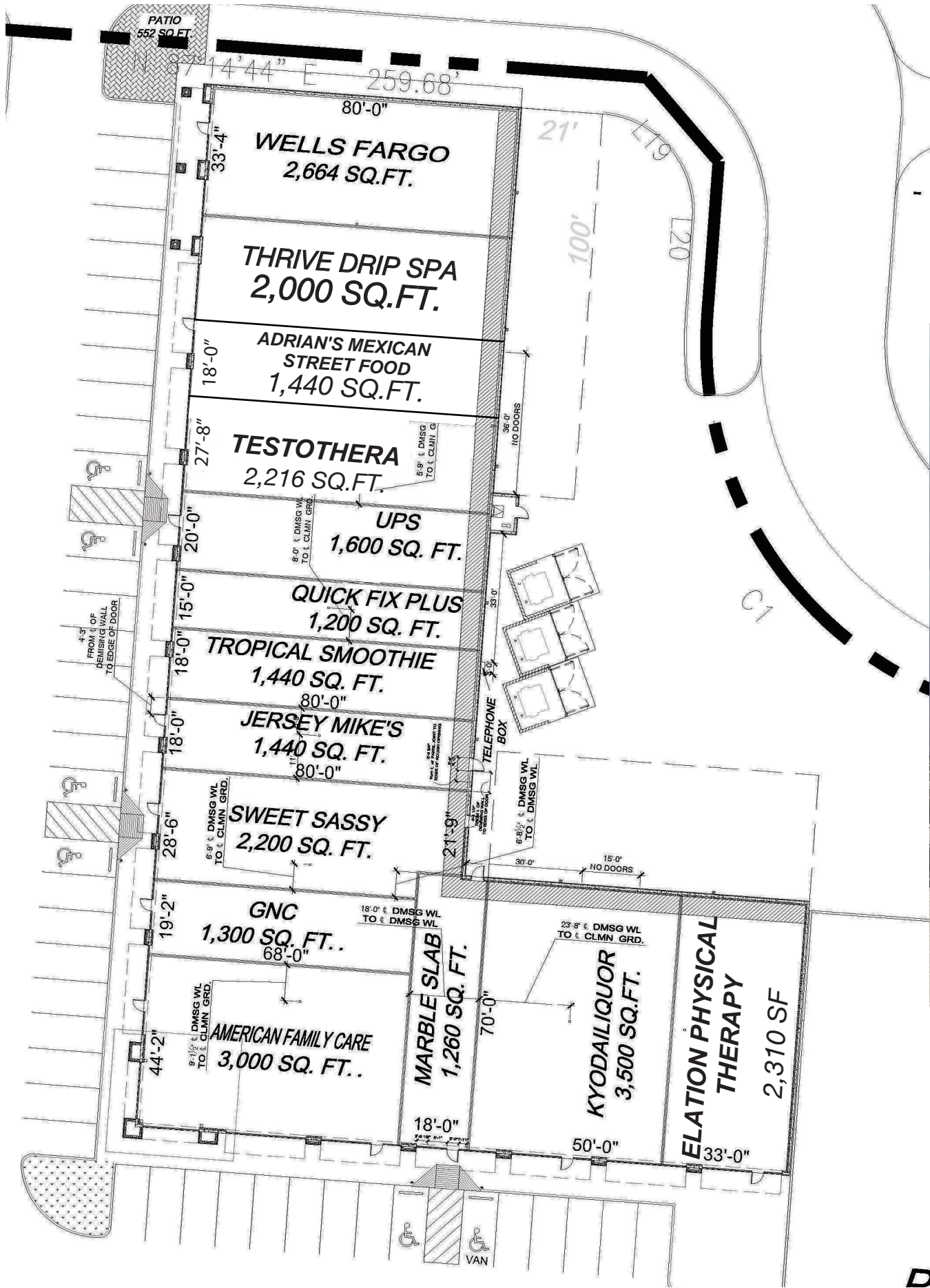
FIVE BEL'W

KFC

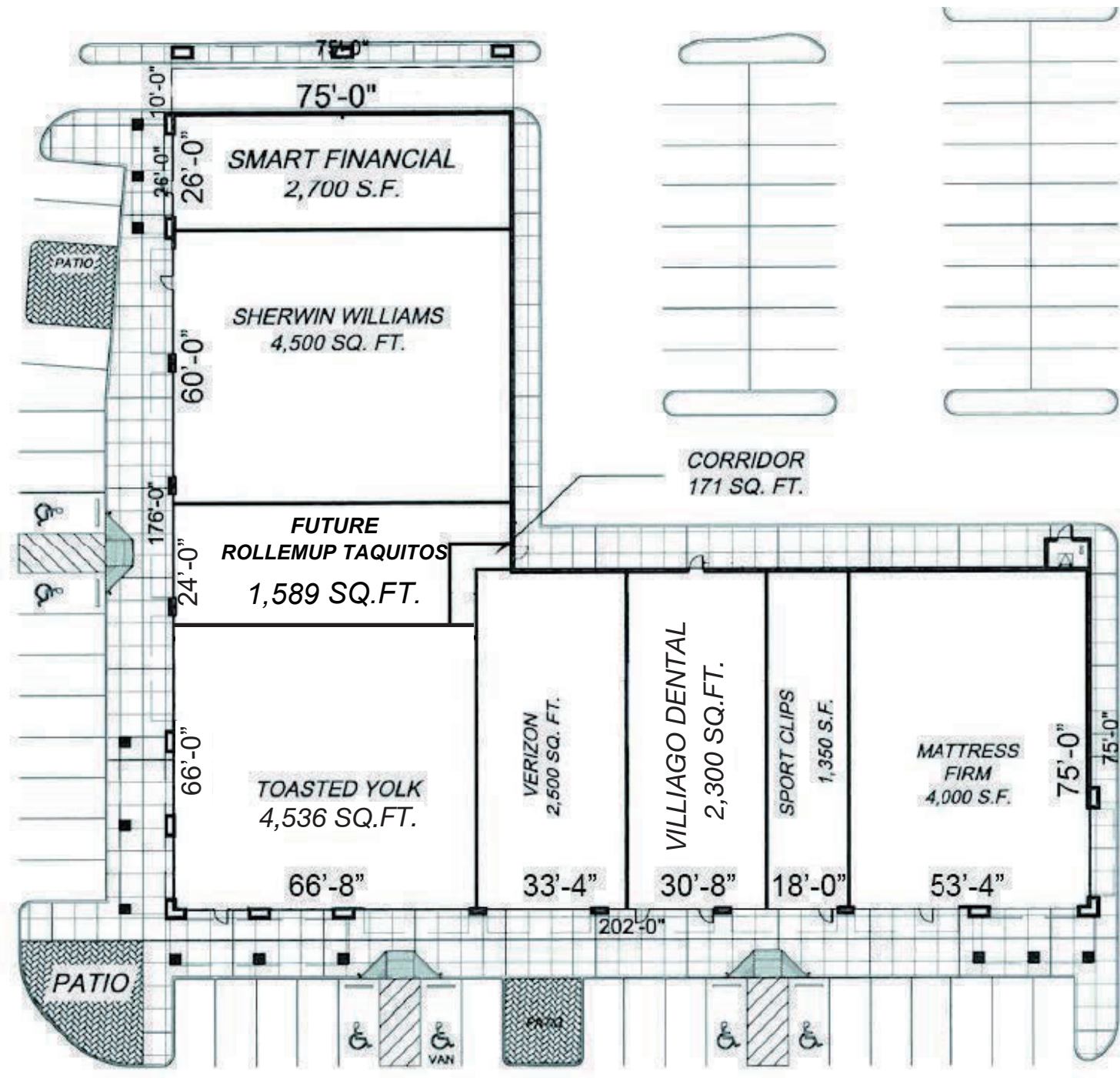
CORNELIUS NURSERY

Xscape THEATERS

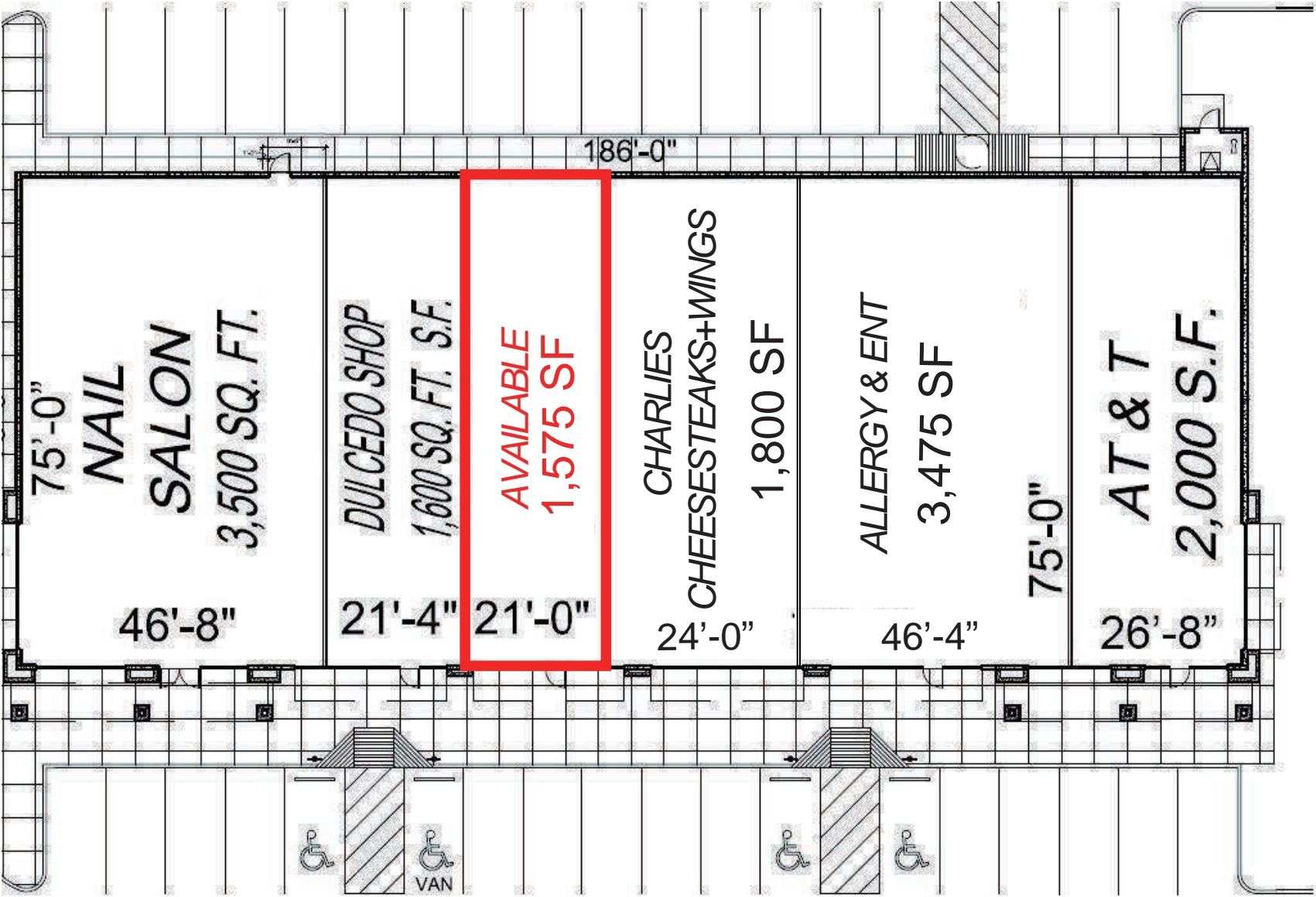
BUILDING 1 SITE PLAN

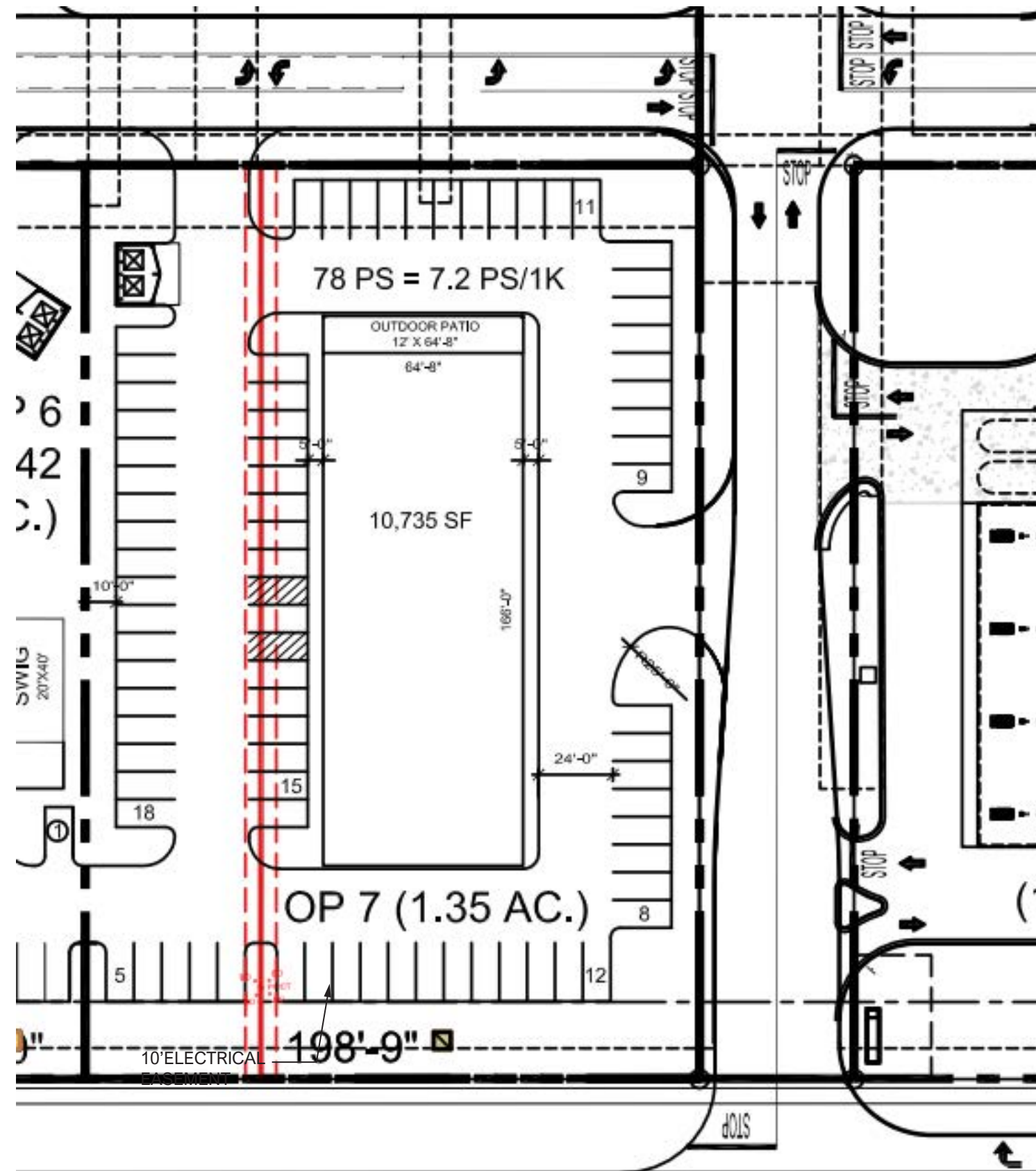


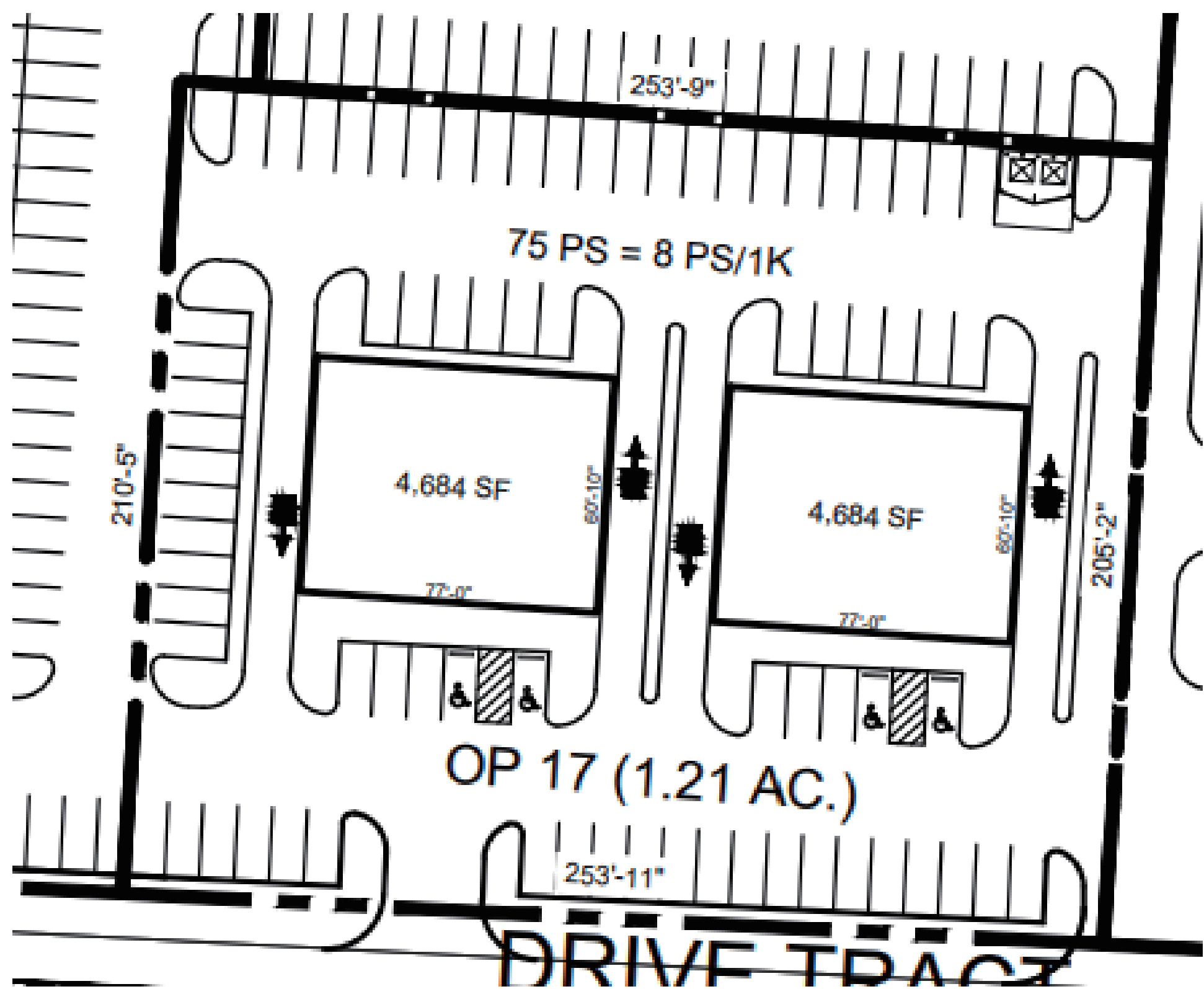
BUILDING 2 SITE PLAN



BUILDING 3 SITE PLAN







AERIAL VIEW







