




# Fulshear


A community worth investing in



## Fulshear, Texas – A community worth investing in

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**About Fulshear, Texas** Fulshear is located in Fort Bend County, Texas. It is located just 40 minutes west of Houston, Texas. The city limits stretch across approximately 10 square miles of beautiful landscape ranging from rolling terrain dotted with century old hardwoods, grassy prairie land, and serene lowlands along the banks of the Brazos River.

Primarily a farm and ranch community with a growing commercial district, Fulshear offers residents a relaxed country lifestyle and the convenience of being just seven miles from major shopping, dining and entertainment venues. Fulshear is Fort Bend County's premier address featuring the highest per capita income and educational attainment in the area. Fulshear is rich in history, unique in landscape, and is located only 20 minutes from the Katy Houston area.

Despite its close proximity to the fourth most populous city in the United States (Houston), Fulshear has remained virtually untouched in terms of development


**The history of Fulshear** Fulshear was incorporated in 1977. It remained a very small town until the early 2000s; that is when Fulshear began to see explosive growth. In just over a decade (from 2003 to 2015) the population grew from a mere 400 residents to approximately 8,000. That's a population increase of 80-120% yearly.

Fulshear's current state Fulshear's downtown district currently has a handful of restaurants, a single breakfast/dessert/coffee business 'Essence House Café' and two gas stations.

The residents of Fulshear have occupations focused on management, science and service- most of which require higher learning. Therefore it was inevitable for Fulshear to add two high schools to the town. One of them, the Churchill Fulshear High School, has already been built and opened recently.

The median household income of Fulshear's residents is \$126,782 in 2015 (\$55,775 U.S./ \$55,653 TX). The city is primarily families and retired residents getting away from the dense population of Houston. However, as the previous five years have shown an exponential increase in population, Fulshear will soon become the dense suburbs of Houston's City Center and will likely house many working professionals.

Room for growth - Fulshear's extraterritorial jurisdiction Fulshear's city limits encompass 8.15 sq miles of prime realty. However, Fulshear offers room for expansion with its 40 square miles of extra territorial jurisdiction (ETJ). ETJ is the legal ability of a government to exercise authority beyond its



This 40 square miles of ETJ will provide room for a population increase of up to 50,000 residents by 2020.

The expensive real estate in Katy, and crowded metropolis of Houston, has pushed many residents west into Fulshear. Given its relatively close commute, and Houston's continued sprawl into outlying areas, Fulshear's growth is expected to continue.

Due to recent developments in Houston's City Center, the most western part of Houston, it now only takes 25-30 minutes to commute from Fulshear's downtown to City Center.

### **Houston Texas and its epicenter of growth**

Houston, Texas was named as America's fastest growing city in 2015 with a 14.5% population growth projected from 2015 to 2020 (from just under 6.5 million to an estimated 7.5 million residents). This increasing population means the city's density will rise as well, especially in the projected 'epicenters of growth'. Of these epicenters of growth, one is located in the city of Fulshear, one is in its ETJ and one on the border of its ETJ.

As you can see, Fulshear is becoming and will continue to be a popular city for companies and commuting professionals. It is not surprising that some companies already plan to expand to Fulshear and become a part of Fulshear's development process.

## A quick statistical look at Fulshear

Here you'll find a summary of Fulshear's statistical information

### General information

City incorporation 1977

Area 8.15 sq mi

Extra Territorial Jurisdiction 40 sq mi

### Population

2003: 400

2010: 1,134

2013: 5,000

2015: 8,012

### By age (median age 38.4)

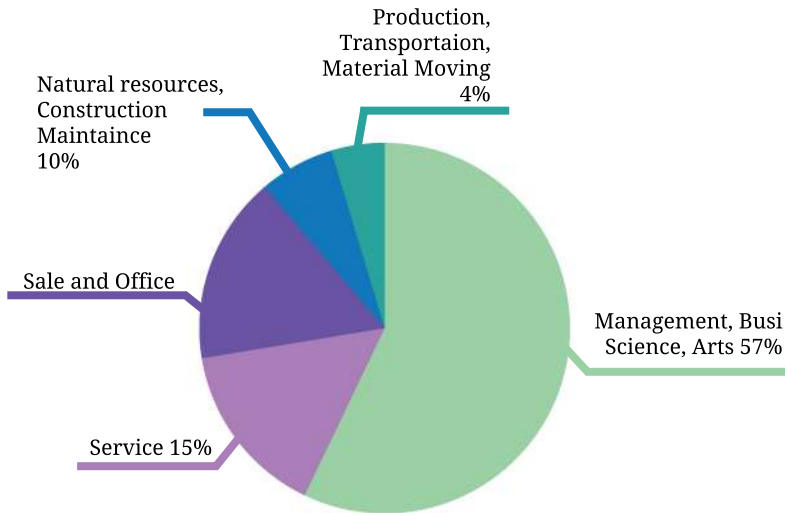
0 - 14: 23.9%

15 - 34: 21.5%

35 - 54: 33.1%

55 - 74: 18.5%

75+: 3%



Unemployment rate  
2.8%

Per Capita Income (2015)  
\$46,561

Estimated Per Capita Income (2020)  
\$53,054

Education 3 Elementary Schools ( 1 in planning)  
1 High School ( 1 in planning)

Population by race/ethnicity  
 White alone: 73.8%  
 Black alone: 15.8%  
 Other alone: 4.9%  
 American Indian alone: 2%  
 Asian alone: 2%  
 Hispanic Origin 17.4%

Income and housing units by value 2015:  
Households by income (base: 1,377)

<\$15,000 - \$24,999 **7.9%**  
\$25,000 - \$49,999 **5.7%**  
\$50,000 - \$99,999 **10.8%**  
\$100,000 - \$149,999 **38.2%**  
\$150,000 - \$199,999  
23.5% \$200,000+ **13.9%**

Average household income (2015) \$142,432

Estimated average household income (2020) \$162,392 (2,169 households)

Housing unit summary: **1,495 total**

Owner occupied **83.5%**  
Renter occupied **8.7%**  
Vacant **7.8%**

2015 owner occupied housing units by value (total 1,248)

<\$50,000 - \$199,999  
5.9% \$200,000 - \$299,999  
25.4% \$300,000 - \$399,999  
26.6% \$400,000 - \$499,999  
17.2% \$500,000 - \$749,999  
19.1% \$750,000 - \$999,999  
3.2% \$1,000,000+ 2.6%

Average home value \$423,097

Estimate average home value (2020) \$491,330 (total 1,958)

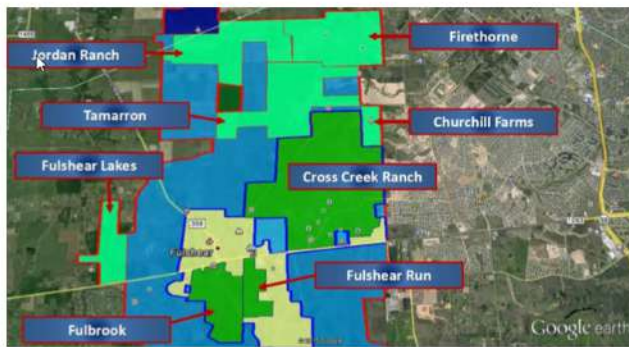
## Fulshear's expansion plans

Communities Fulshear not only has space for expansion but also a plan on how to use its ETJ. The following two pictures are an insight of Fulshear's current look and future communities.

Current look



Future communities



## Communities' projections

The following is a chart about the different communities' projections.

Community	Build Out	Avg. Home Sale Price	Future Homes	Projected Population
Firethorne 1,400 Ac.	2016	\$375,000	3,400	10,880
Cross Creek Ranch 3,200 Ac.	2022	\$378,000	5,800 est.	18,560
Fullbrook at Fulshear Creek 670 Ac.	2022	\$450,000	1,203	3,850
Churchill Farms 207Ac.	2015	\$336,874	637	2,038
Tamarron	2022	\$200,000-800,000	2,300 SF/300 MF	8,320
Jordan Ranch 1,300 Ac.	2026	\$290,000-800,000	3,163	10,121
Fulshear Lakes 500+ Ac.	2020	\$325,000	1,800SF/600MF	7,680
Fulshear Run 287 Ac.	2020	Half Ac. \$450-700,000 One Ac \$600-1,000,000	250SF/480MF	2,336

SF = single family MF = more families



## Infrastructure

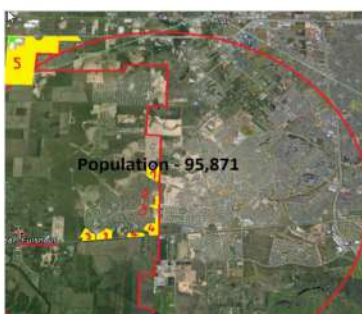
Bigger communities and a higher population require a better infrastructure. In order to help accommodate this, FM 1093 will undergo construction to carry four lanes in the future. The Farm to Market Road 1093 (FM 1093) is a 50.476-mile farm-to-market road. It begins in Eagle Lake and heads east to Interstate 610 in Houston. A farm-to-market road indicates roadways that are part of the state's system of secondary and connecting routes, built and maintained by the Texas Department of Transportation (TxDOT).

Construction will start in early 2017 and is expected to take a little more than two years. At the same time Fulshear hopes to extend its main street. The extension of the main street is important as it will ensure fluent traffic into and out of Fulshear.



Fulshear's economic growth With the potential of a drastically rising population, some businesses have already expressed their interest in investing in Fulshear's development.

Currently, the main area in development is the Cross Creek Ranch, which can be found next to Cinco Ranch (provides 14,000 homes). This is a first and also safe step towards investing in Fulshear. The following image demonstrates the population within a certain area in Fulshear and Cinco Ranch combined and the ongoing and upcoming construction plans (Cinco Ranch is on the right)



- 1 - Read King + HEB Market
- + 199,000 SF of surrounding retail
- 2 - New Quest 10 acres
- 3 - CCR Ventures
- + CVS Pharmacy
- + Children's Lighthouse 10 acre

## Conclusion – Fulshear is worth investing in

As you can see, with Houston's explosive growth, as well as Fulshear's decade plus of continuous growth, it would be foolish to think the trend will end now. Indeed it looks as if the growth trend will in fact continue and make Fulshear a booming center of economic and population growth.

The focus for development should first be set on Cross Creek Ranch. Here the average home sale price is \$378,000 and it has a projected population of 18,560. It is an epicenter of growth within Fulshear and surroundings.

Trends show a week-over-week increase of 1% in average listing price on real estate and a -8% drop in median rent per month in Fulshear. The drop in median rent comes with bigger communities being built, with the purpose of renting homes. This leads to a competition between real estate agencies.

But the real indicator of a rising economic prosperity, and an increasing demand on real estate in Fulshear, is the 1% week-over-week increase in average listing prices. In numbers, the average home sale price of \$378,000 in Cross Creek Ranch can increase by \$15,000 to \$393,000 within one month. One example of why the average home sale price keeps rising is the 55-plus community that is being built in Cross Creek Ranch. This community provides the city with 736 homes at prices up to \$450,000. This is a project of the Johnson Development Corp. It gives elderly parents the opportunity to live near job centers, like Houston, and their adult children.

The grocery store chain H-E-B has also expressed their interest in opening a store in Fulshear in fall 2017. It will be one of many new businesses that are being built along the FM 1463 corridor stretching from FM 1093 to I-10. Development also includes a Memorial Hermann Urgent Care clinic.

**The result of a growing population or Houston's implosion?** Simply put, Cinco Ranch next to Fulshear has lost expansion potential and Houston is too crowded for many people, so they decide to move to a suburban area. Therefore, just like the expansion of FM 1093, the increasing number of new businesses is a response to a rising population in Fulshear. But the expansion will not end with Cross Creek Ranch, it is only one small step in the right direction.

Fulshear and potential investors need to act now to ensure they can meet the demand of Houston's growing population and in turn, attract residents to this beautiful growing town. An opportunity like this only comes once in a lifetime and it would be a shame to miss out.