



CROSS CREEK TOWN CENTER

A MARCEL DEVELOPMENT



MARCEL IS AN INTEGRATED COMMERCIAL REAL ESTATE FIRM
SPECIALIZING IN THE DEVELOPMENT, CONSTRUCTION, AND
MANAGEMENT OF SUPERLATIVE DESTINATIONS.

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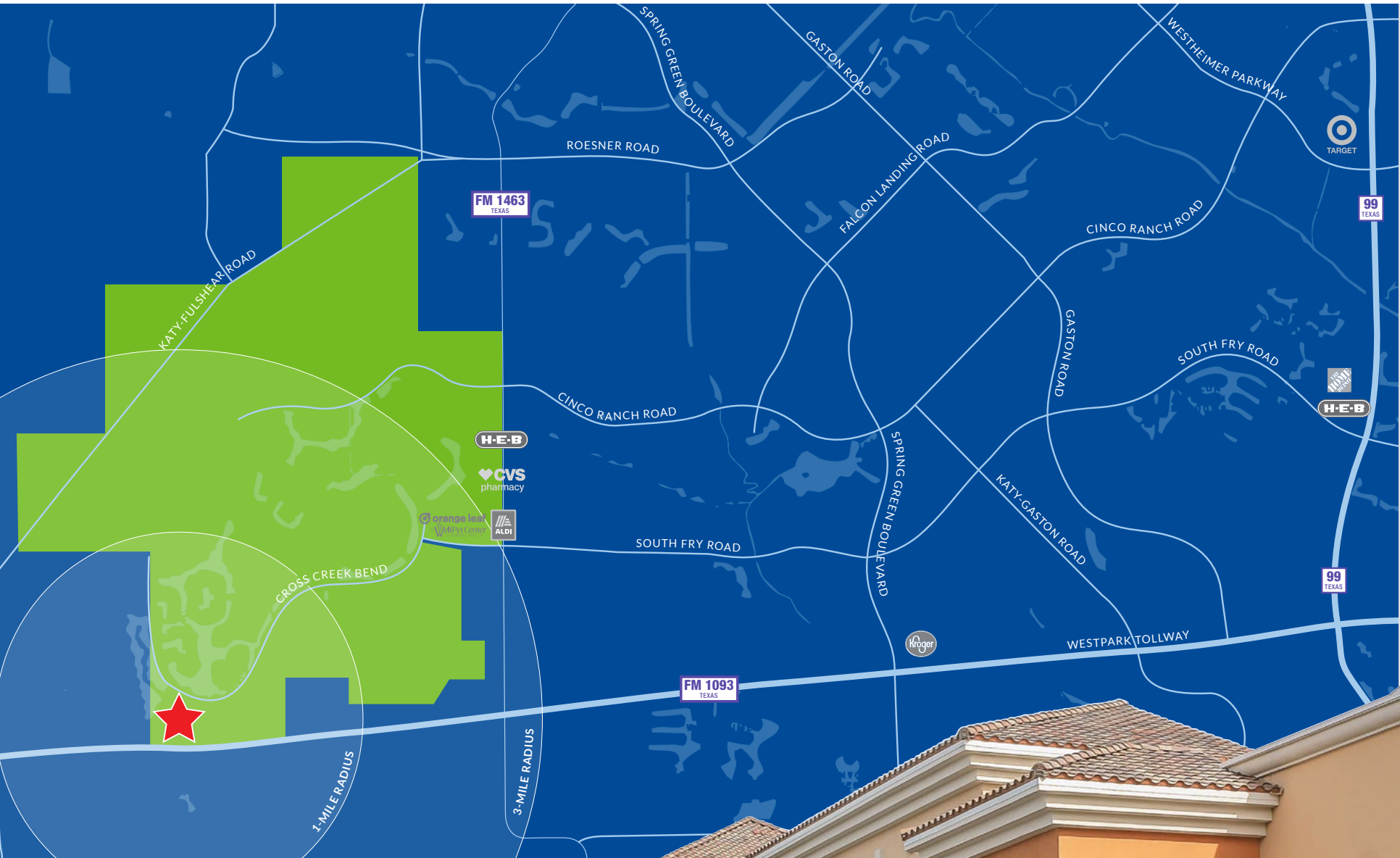
CROSS CREEK AND SURROUNDING COMMUNITIES



DEMOGRAPHICS

- Over 5,800 homes with a projected population of 18,560 people
- Traffic Count
 - Westpark Tollway and FM 1463
 - 12,600 cars per day
- Ranked among the top selling 25 master planned communities.
- Average Home sales price is \$405,000 up to over \$1 Million
- Includes more than 40 miles of walking trails
- Westpark Tollway Expansion is in progress with over 12,600 cars per day
- Average Household Income
 - 1 mile radius: \$184,490
 - 3 mile radius: \$182,647
 - 5 mile radius: \$172,805
- % Growth 2018-2023
 - 1 mile radius: 38.93%
 - 3 mile radius: 37.40%





FOR MORE INFO CALL 281-363-1336



03 ABOUT CROSS CREEK
TOWN CENTER



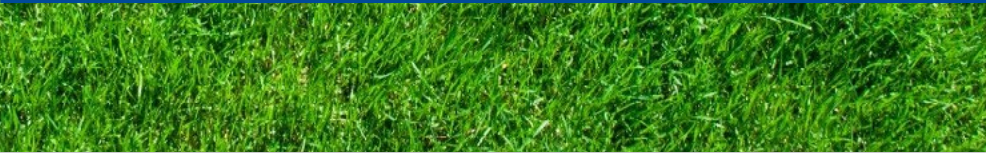
A PLACE TO
GATHER



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- ▶ Cross Creek represents a new kind of suburban development, one that integrates creative lifestyle amenities and offers a fresh take on the community retail experience.

A lush canopy of trees spreads over shops and restaurants, providing visitors a cool escape from the sun to walk, interact, and discover. Purposeful signage and wayfinding elements accentuate the open-air experience, which includes a special event and entertainment space, and a splash pad to delight the young.

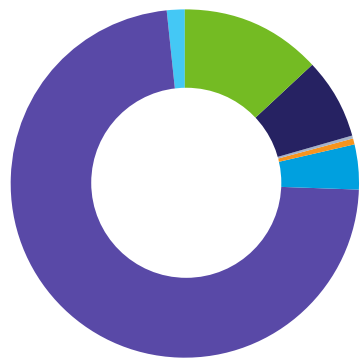


Population	1 Mile	2 Miles	3 Miles
2023 Projection	2,950	31,662	98,594
2018 Estimate	2,340	25,488	80,026
2010 Census	588	9,477	35,545
Growth 2018-2023	26.07%	24.22%	23.20%
Growth 2010-2018	319.35%	168.95%	125.14%

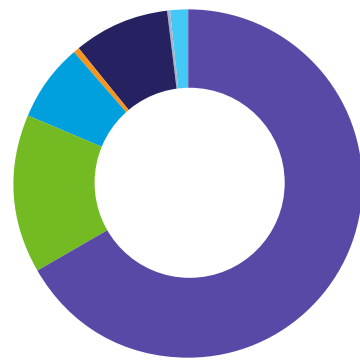
Households	1 Mile	2 Miles	3 Miles
2023 Projection	948	10,061	31,250
2018 Estimate	753	8,109	25,407
2010 Census	181	3,034	11,431
Growth 2018-2023	25.90%	24.07%	23.00%
Growth 2010-2018	316.02%	167.27%	122.26%
Owner Occupied	697 / 92.56%	7,296 / 89.97%	22,752 / 89.55%
Renter Occupied	56 / 7.44%	813 / 10.03%	2,654 / 10.45%

Race & Ethnicity

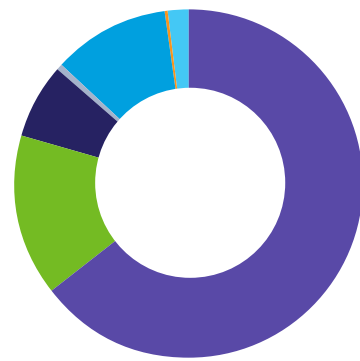
1 miles



3 miles



5 miles



■ White
 ■ Black
 ■ Hispanic
 ■ Asian
 ■ American Indian & Alaskan
 ■ Hawaiian & Pacific Island
 ■ Other Race

2018 Household Income	1 Mile	2 Miles	3 Miles
<\$25,000	48 / 6.37%	340 / 4.19%	880 / 3.46%
\$25,000-\$50,000	31 / 4.12%	425 / 5.24%	1,519 / 5.98%
\$50,000-\$75,000	40 / 5.31%	521 / 6.42%	1,767 / 6.96%
\$75,000-\$100,000	72 / 9.56%	920 / 11.34%	3,104 / 12.22%
\$100,000-\$125,000	118 / 15.67%	979 / 12.07%	2,623 / 10.32%
\$125,000-\$150,000	86 / 11.42%	995 / 12.27%	3,261 / 12.84%
\$150,000-\$200,000	135 / 17.93%	1,562 / 19.26%	4,830 / 19.01%
\$200,000+	223 / 29.61%	2,368 / 29.20%	7,422 / 29.21%
2018 Avg Household Income	\$170,558	\$171,070	\$170,681
2018 Med Household Income	\$144,621	\$146,858	\$146,542

2010

2018

2023



Median Age = 36 | Average Age = 33.6

Median Age = 37 | Average Age = 35.9

Median Age = 38 | Average Age = 37.6



Site = 10.47 Acres

Office

- A** Office/Medical Building — 27,000 ft² GLA

Restaurant / Retail

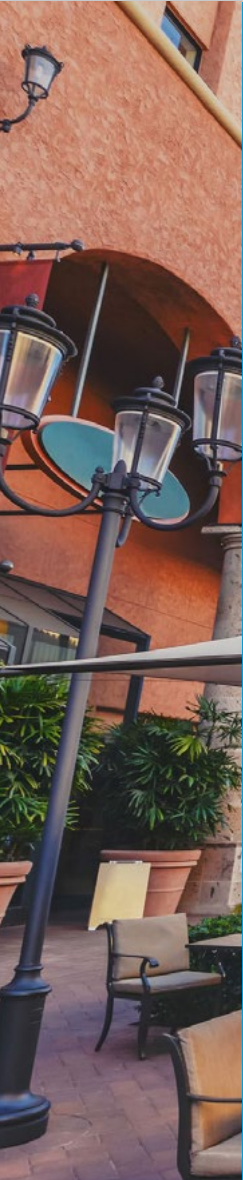
- B** Retail/Restaurant — 12,300 ft²
- C** Retail/Restaurant — 5,850 ft²
- D** Retail/Restaurant — 5,050 ft²
- E** Marquee Restaurant — 6,000 ft²
- F** Retail/Restaurant — 9,150 ft²
- G** Retail/Restaurant — 11,525 ft²

Total Retail/Restaurant — 49,875 ft²

Total Design Area — 76,875 ft²

Parking — 524 Spaces

RETAIL / RESTAURANT
& OFFICE / MEDICAL
OPPORTUNITIES





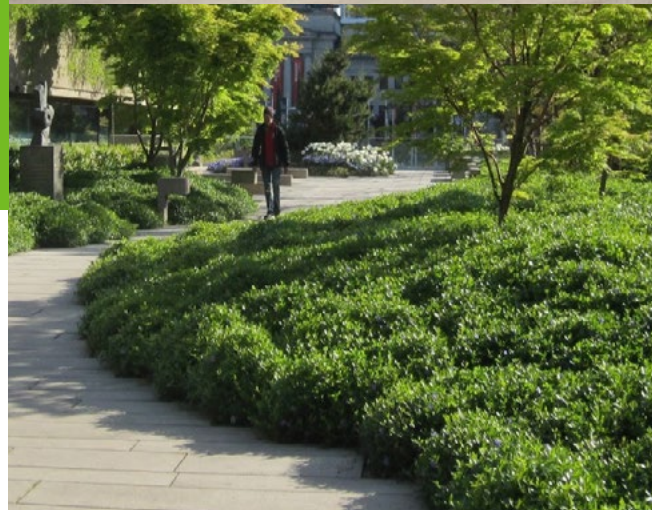
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09 CROSS CREEK
TOWN CENTER



GREEN SPACES
AND OUTDOOR
VENUES



ABOUT
MARCEL

- ▶ MARCEL is an innovative small cap commercial real estate firm. We focus on creating unique, transformative experiences in CRE development that improve the quality and richness of retail shopping, business, entertainment, and community living for our customers, partners, and tenants. Our specialty is smaller, neighborhood destination centers that create a transformational experience for the people who visit them.

We create exciting new opportunities with every project. MARCEL always considers the CRE experience through the eyes of the people, families, and communities who shop, work, and live in the spaces that we create.



MARCEL





MARCEL

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