

# Marcel Gardens ±31,950 SF For Lease

NEC FM 1093 & Skyline Rd.  
Fulshear, TX 77441

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# Property Overview

- ❖ Marcel Gardens will have excellent visibility off FM 1093 and located at the NEC of Skyline Dr.
- ❖ Direct rear access to 6k homes, Cross Creek Ranch master-planned community
- ❖ Conveniently, located between FM 1463 and the newly non-signal lighted intersected, Texas Heritage Pkwy.

## Cross Creek Ranch:

- ❖ ~53k homes (10k future homes) within a 10-minute drive
- ❖ Eight schools within 2 miles of the future site, with a student population over ~10k
- ❖ Ivy Kids, townhomes, 55+ up multi-family complex, St. Faustina Catholic Church are in the immediate vicinity.
- ❖ 10-minute drive north to Interstate 10 and a few minutes more to newly built Empire West Class A Business Park on the northside of I-10; 6M SF industrial / distribution center / business park users such as Amazon, Ross Dress For Less, Igloo, future Tesla and many more, creating thousands of new job opportunities in the market.

## Property will offer:

- ❖ 7 building options, provided below, to be subdivided per tenants use and size requirement:
- ❖ Bldg A (32,400 SF)
- ❖ 1st floor: Atelier hair salon suites
- ❖ 2nd floor: APEX executive office suites
- ❖ **Bldg B (14,500 SF) - Retail user**
- ❖ Bldg C (21,000 SF) – Committed Fitness user
- ❖ **Bldg D (16,450 SF) – Restaurant(s) and retailer users**

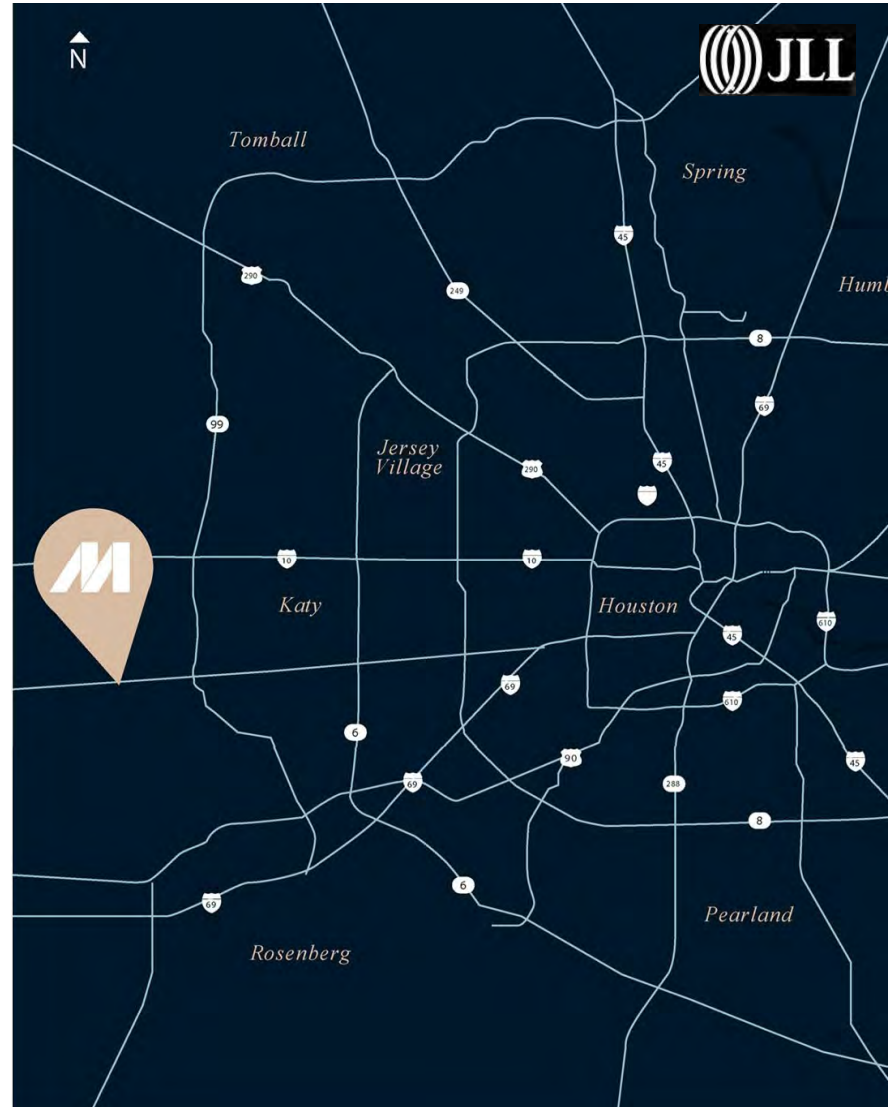
## Features:

- ❖ Total project size ±89,000 SF
- ❖ Parks: 346
- ❖ Shared grease trap provided
- ❖ Each space will have a rear patio which opens up to the garden in the center and access to side-walking paths that connect to all buildings surrounding the garden. Marcel Gardens will draw the community in to gather, shop, and relax.

Delivery Date: 1Q2025

Pricing: Call Broker

Strong Tenant Improvement Allowance



## Estimated population

1-miles	2-miles	3-miles
<b>13,147</b>	<b>101,176</b>	<b>256,614</b>



## Number of households

1-miles	2-miles	3-miles
<b>4,324</b>	<b>31,905</b>	<b>80,286</b>



## Average household income

1-miles	2-miles	3-miles
<b>\$136,049</b>	<b>\$137,829</b>	<b>\$129,845</b>



## Median age

1-miles	2-miles	3-miles
<b>35.4</b>	<b>35.0</b>	<b>34.8</b>



## Area traffic counts

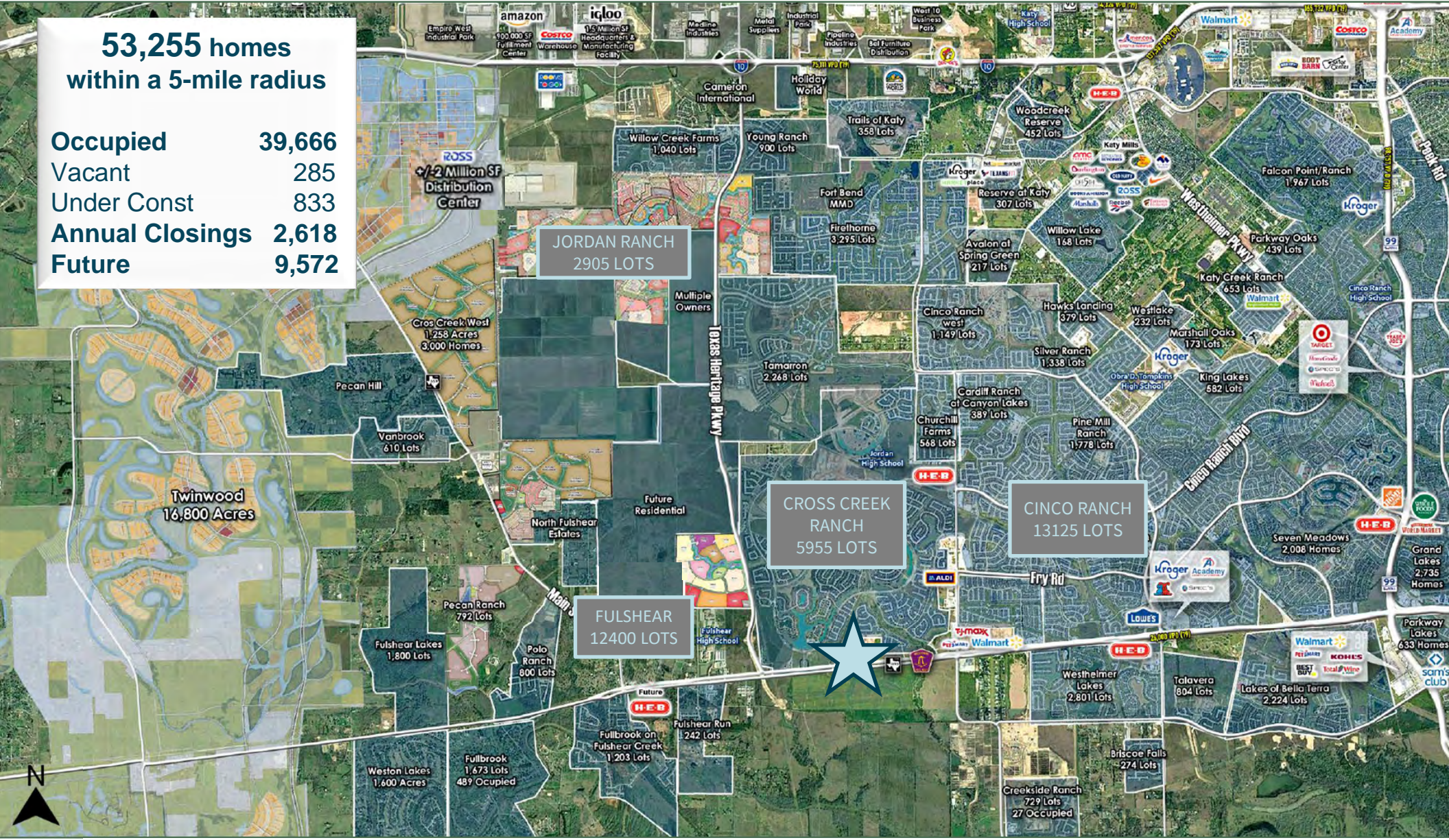
<b>42,927 VPD</b>	<b>16,680 VPD</b>
Grand Parkway at Site	FM 1093 Rd, east of Grand Parkway

# Residential Aerial



**53,255 homes**  
within a 5-mile radius

<b>Occupied</b>	<b>39,666</b>
<b>Vacant</b>	<b>285</b>
<b>Under Const</b>	<b>833</b>
<b>Annual Closings</b>	<b>2,618</b>
<b>Future</b>	<b>9,572</b>



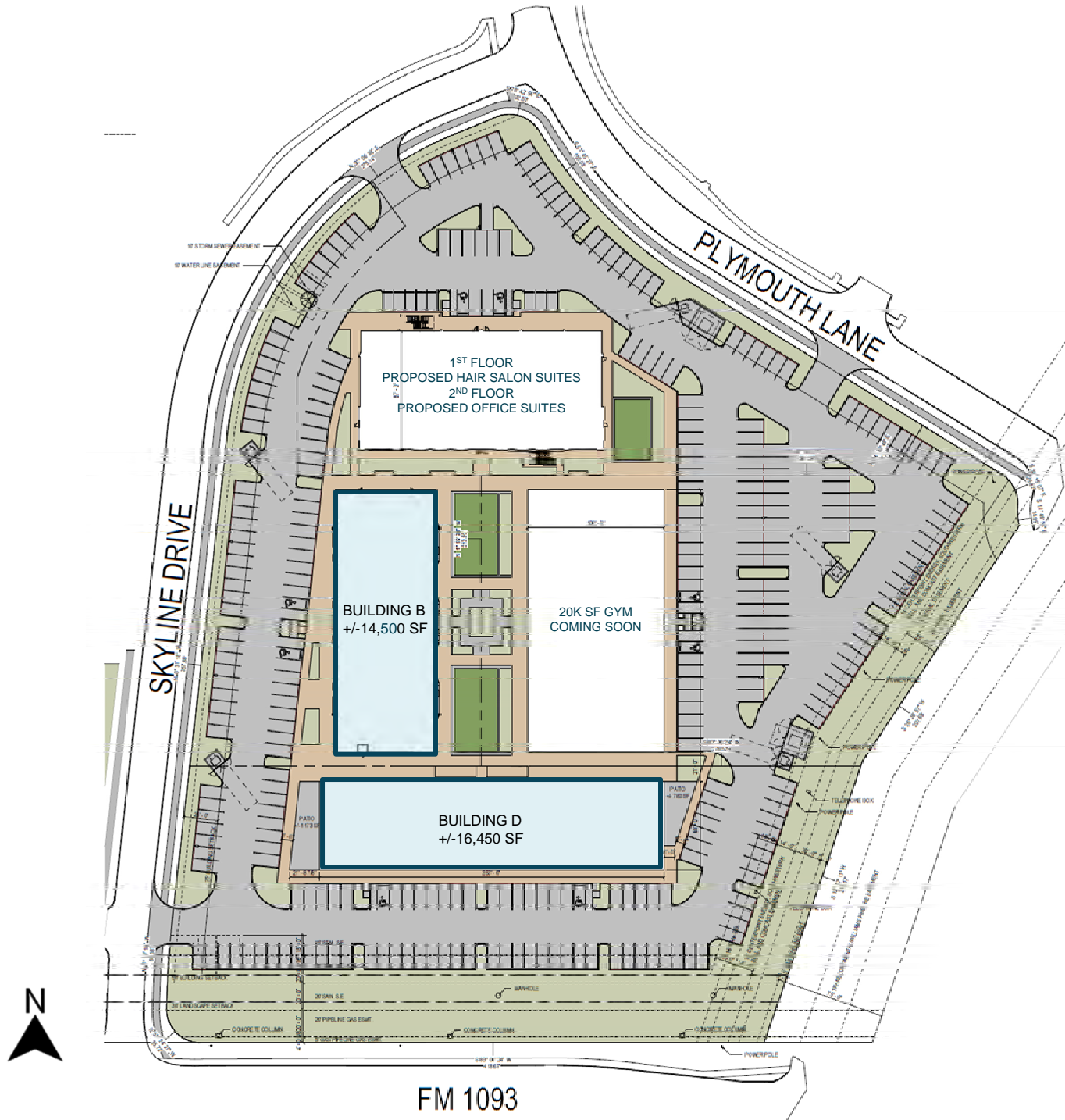
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# Location

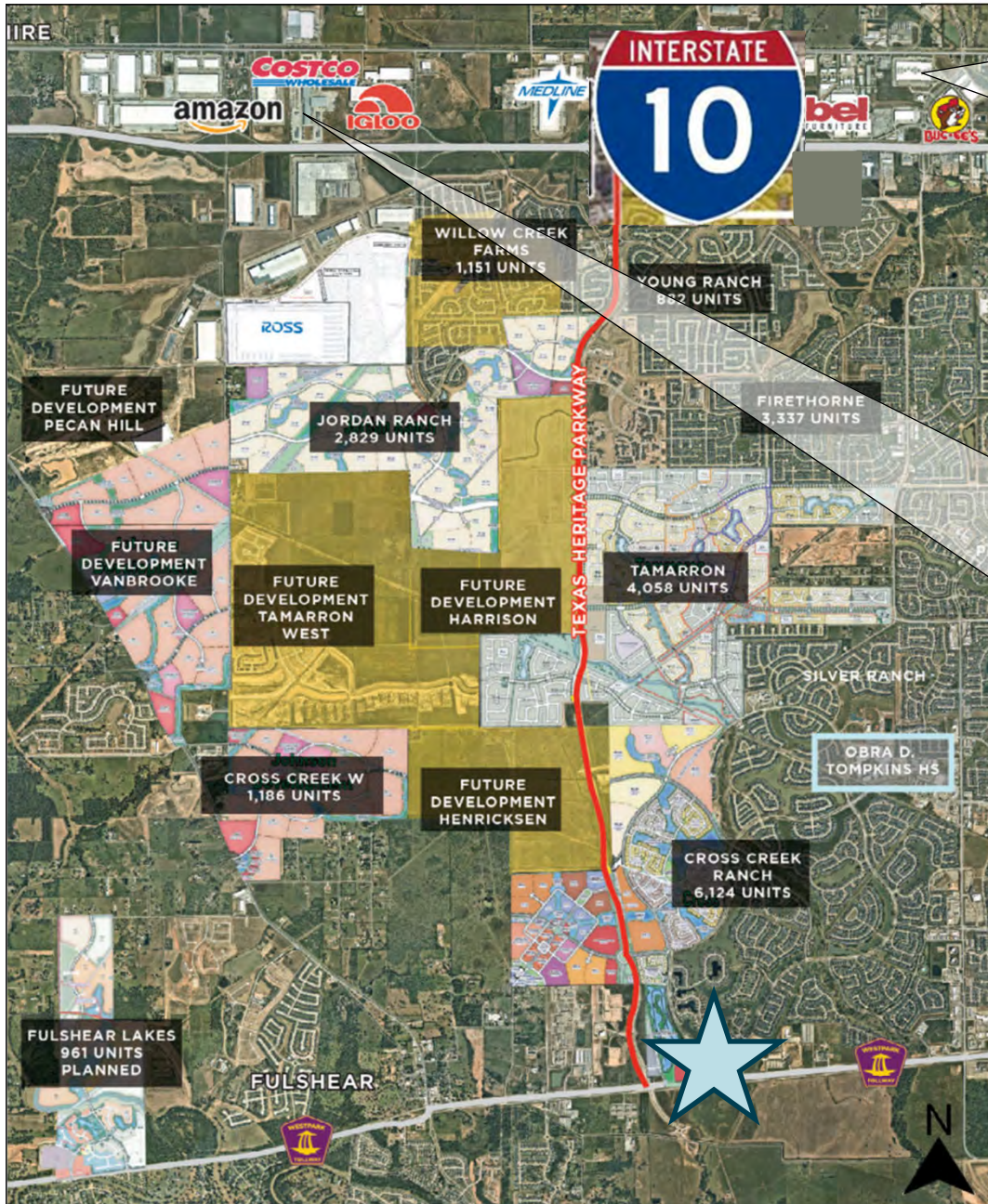


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# Site Plan



# Future Housing & Employment Aerials



**Empire West Business Park**  
~4000 EMPLOYEES & Growing

**Phase I: 3 buildings 1M SF over 300 Acres**  
**Phase II: 6 buildings 50k SF (1M SF foot-prints) Class A Industrial Tesla (coming soon)**

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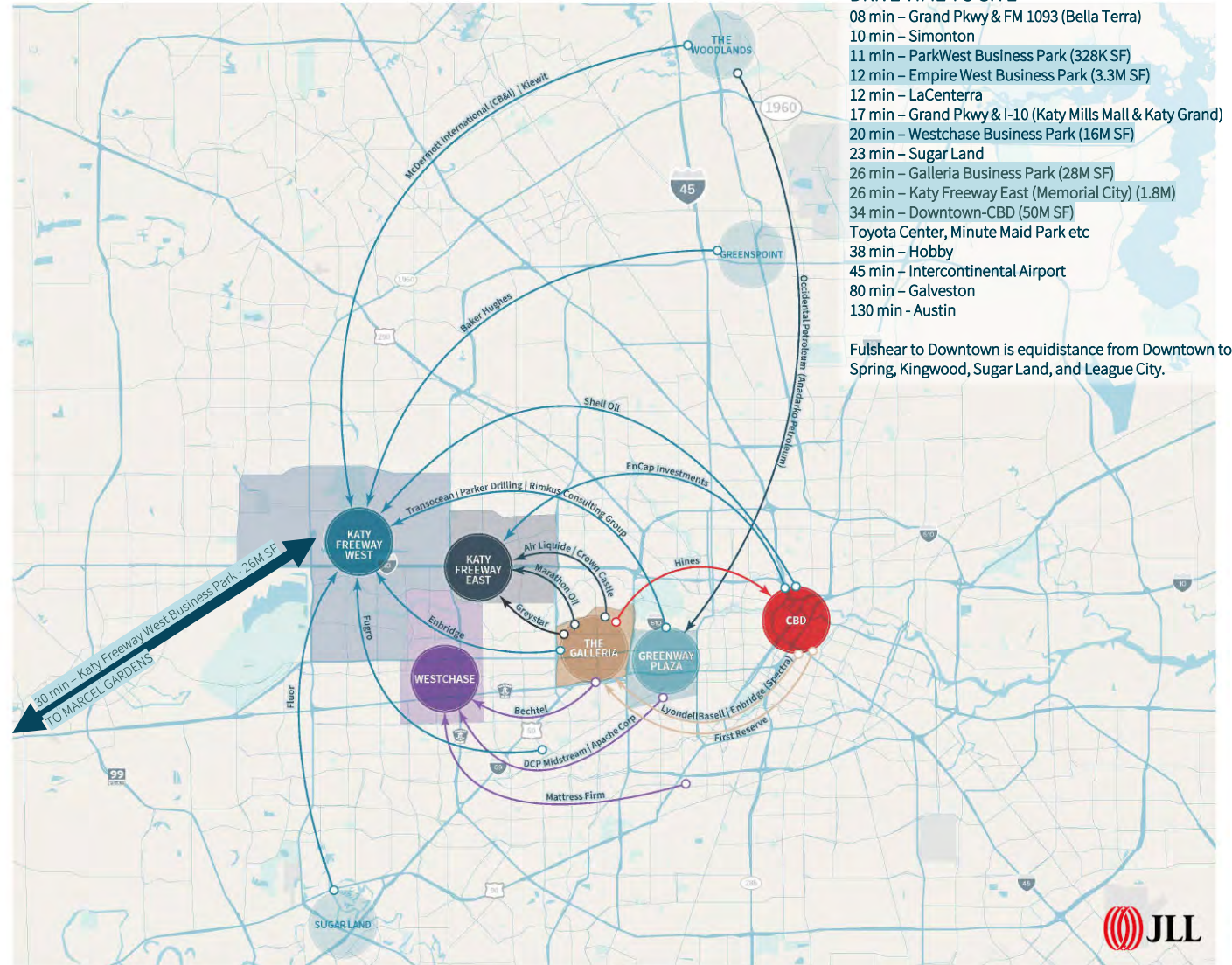
# Employment & Drive Time Map



## West Houston Migration

2023	LyondellBasell 314,000 SF	Matress Firm 56,000 SF	Fugro 75,000 SF
	Kiewit +106,000 SF	Fluor 308,200 SF	
2022	Bechtel 285,300 SF	Greystar 34,000 SF	First Reserve 15,000 SF
	Baker Hughes 130,000 SF	Enbridge 298,000 SF	Apache Corporation 332,000 SF
2021	EnCap Investments 38,000 SF		
2020	Parker Drilling 50,500 SF	Rimkus Consulting Group 50,400 SF	
2019	Crown Castle 210,000 SF	Kiewit 171,300 SF	Occidental Petroleum*
	DCP Midstream 86,700 SF		
2018	Marathon Oil 440,000 SF	Hines 188,000 SF	McDermott International*
	Transocean 300,900 SF		
2017	Shell Oil 1,450,000 SF	Enbridge*	
2015	Air Liquide 222,000 SF		

\*Company consolidation to West Houston following an acquisition



Source: JLL Research

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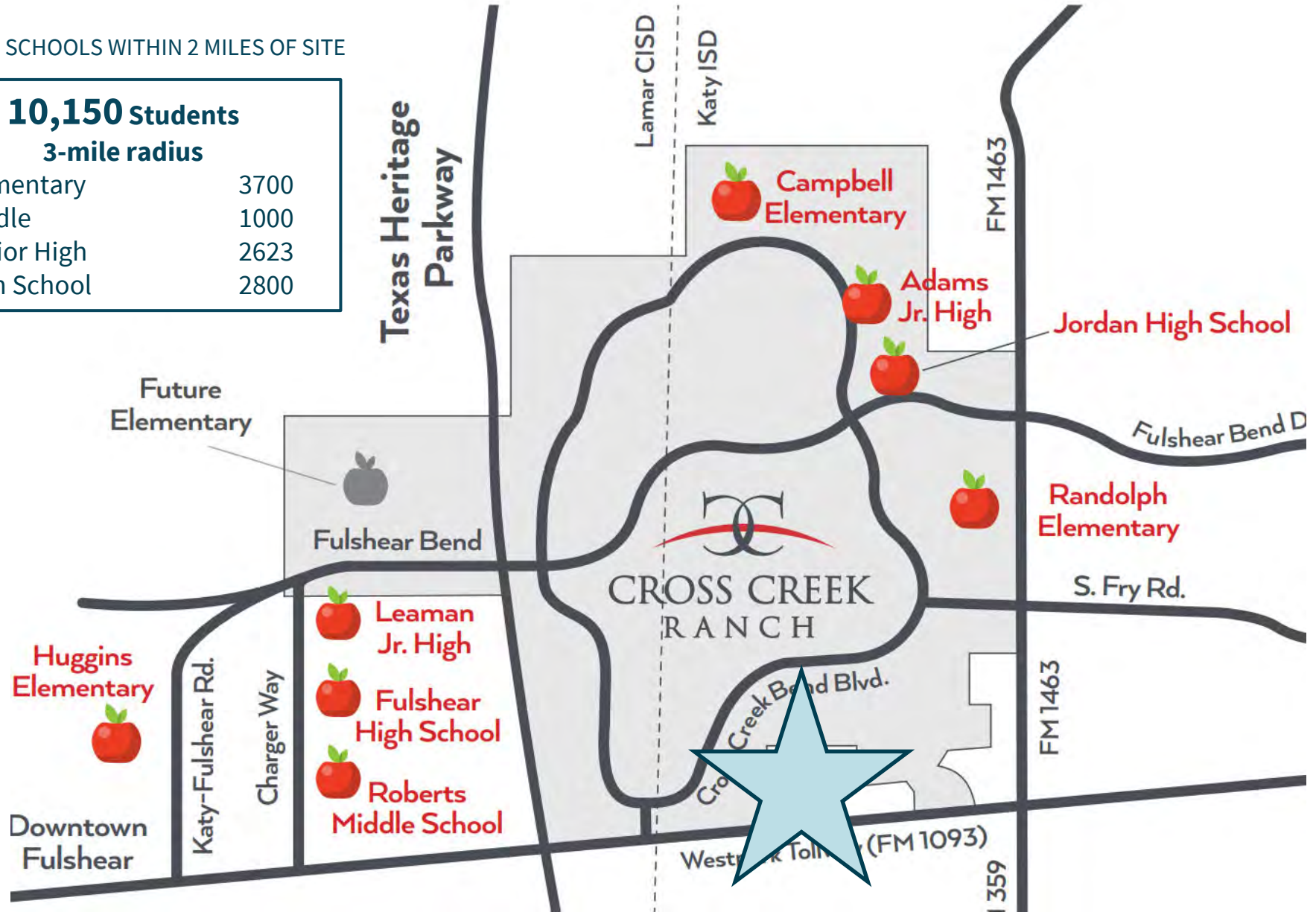
# School Map & Student Count

# 8

SCHOOLS WITHIN 2 MILES OF SITE

**10,150 students**  
3-mile radius

Elementary	3700
Middle	1000
Junior High	2623
High School	2800







# Rendering



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# Rendering



## MARCEL GARDENS - BUILDING B

**MATERIAL BOARD BLDG B**

1 CCR BLEND DAKOTA BROWN ASHLAR  
 2 SOLARBAN R77 (2) CLEAR + CLEAR GLASS  
 3 CORRUGATED METAL PANEL  
 4 FLAT METAL PANEL



**WEST ELEVATION | SKYLINE DRIVE FACING**

**MATERIAL PERCENTAGES:**

STONE	1280 SF	52.14%
METAL	1175 SF	47.86%



**EAST ELEVATION | CENTRAL GREEN SPACE FACING**

**MATERIAL PERCENTAGES:**

STONE	1280 SF	52.14%
METAL	1175 SF	47.86%



**NORTH ELEVATION | BLDG A FACING**

**MATERIAL PERCENTAGES:**

STONE	445 SF	68.77%
METAL	202 SF	31.23%

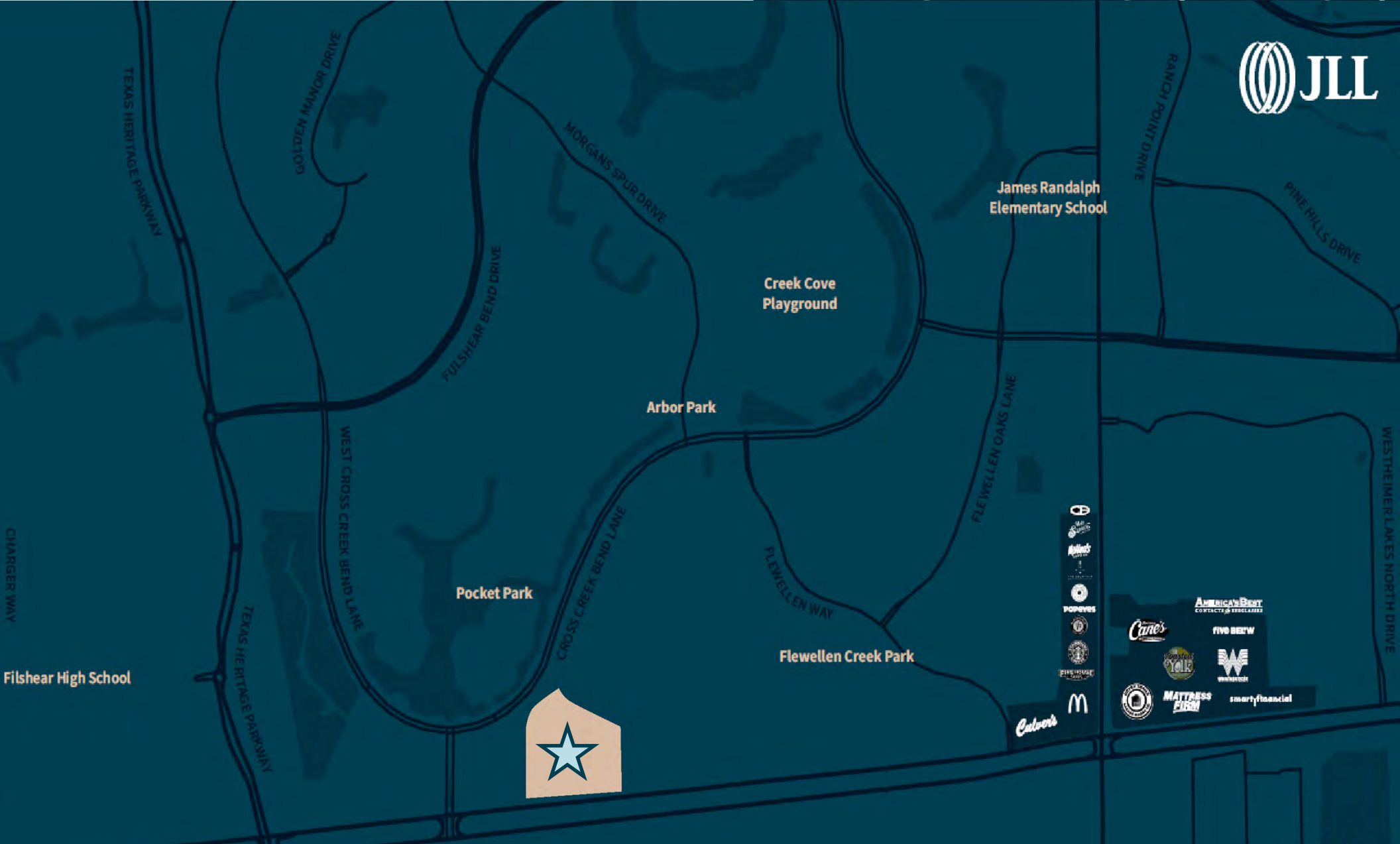
**WEST ELEVATION | BLDG D FACING**

**MATERIAL PERCENTAGES:**

STONE	740 SF	58.41%
METAL	65 SF	5.13%
STUCCO	462 SF	36.46%

### MATERIAL LEGEND

- 1 CCR BLEND DAKOTA BROWN ASHLAR
- 2 SOLARBAN R77 (2) CLEAR + CLEAR GLASS
- 3 CORRUGATED METAL PANEL
- 4 FLAT METAL PANEL



James Randolph Elementary School

Creek Cove Playground

Arbor Park

Pocket Park

Flewellen Creek Park



Covey Trails

Covey Trails Airport



# Thank you