



# Marcel Square

## ±13,084 SF For Lease

NEQ FM 1093 & Cross Creek Ranch Blvd.  
 Fulshear, TX 77441

Rachael Keener  
 Vice President  
 +1 713 888 4074  
 Rachael.Keener@jll.com

Emily Durham  
 Senior Vice President  
 +1 713 212 6520  
 Emily.Durham@jll.com

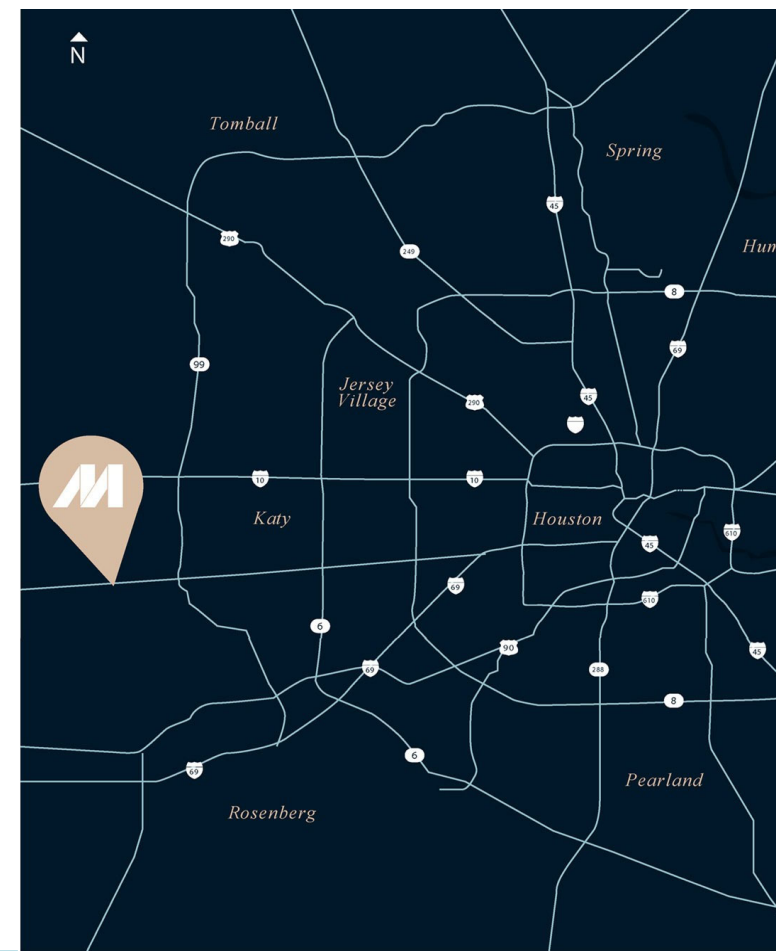
# Property Overview

The ±18,000 SF Marcel Square is located at the NWC of FM 1093 & Skyline Dr. just east of the lighted intersection into Cross Creek Ranch master planned community. The site has great rear access to Cross Creek Ranch and excellent visibility off FM 1093. Conveniently located between FM 1463 & the newly completed Texas Heritage Pkwy the main north and south arteries from FM 1093 to I-10.

All users welcome - come join El Barrio Cantina & Tequila Bar - the new go-to neighborhood tavern. Atmosphere to have an energetic interior design, fresh Tex-Mex inspired flavors which will open to the community late 2023. The center is overparked with 92 spaces for all tenants' customers convince. Retail, townhomes, Ivy Kids, 55 +up multi-family complex, and about 14k homes (18k at completion) surrounds this future retail shopping center.

Strong Tenant Improvement Allowance package to be provided by aggressive Landlord, starting at \$50.00psf.

**Pricing: mid \$30's psf/yr + estimated \$9psf/yr 2023 NNN**



## 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



## Estimated population

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



## Number of households

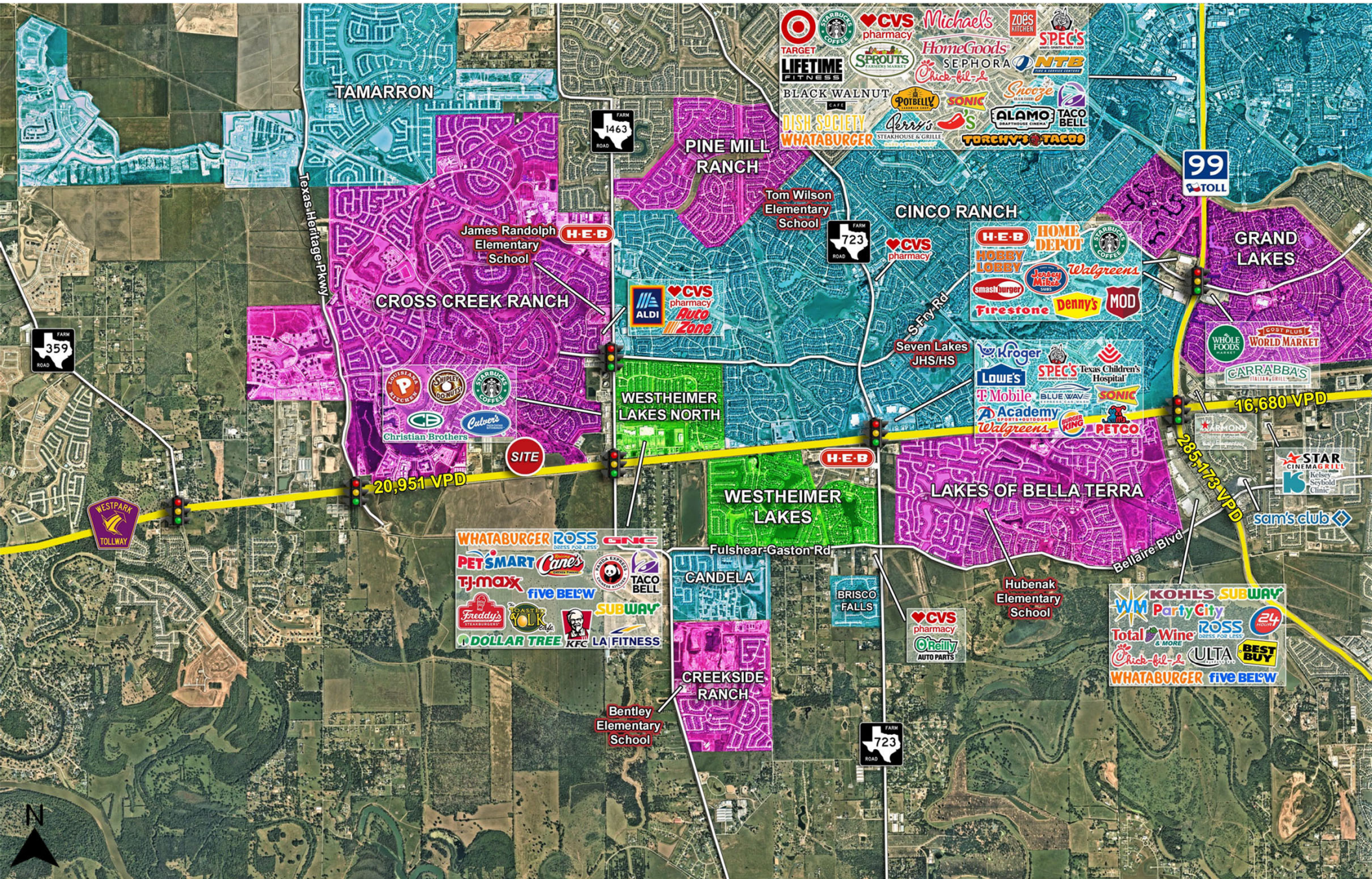
1-miles	2-miles	3-miles
<b>4,324</b>	<b>31,905</b>	<b>80,286</b>



## Average household income

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

# Location



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved.

# Site Plan



# Renderings





James Randolph Elementary School

Creek Cove Playground

Arbor Park

Pocket Park

Flewellen Creek Park

Filshear High School



Covey Trails Airport

# Thank you