



# CROSS CREEK RANCH

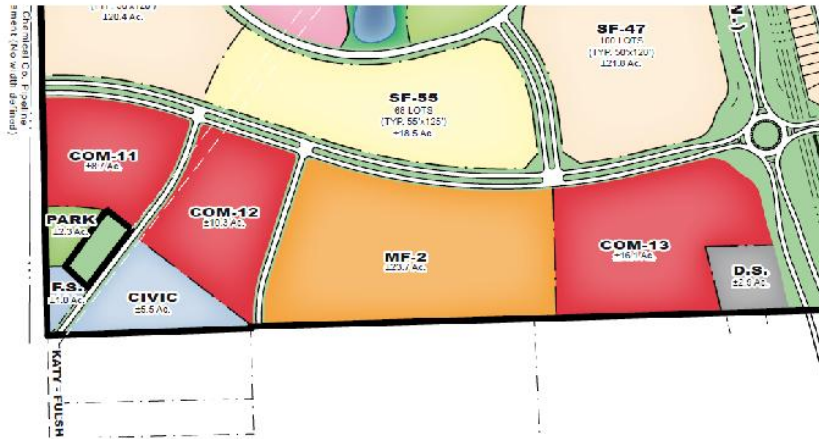
## Area of DMA Katy Area

[View Larger Map](#)



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# Com-13 Cross Creek Ranch

Commercial land located at the intersection of the entrance of the future Fulshear Bend Blvd. and Katy Fulshear Parkway.

## LOCATION

Future Texas Heritage Parkway & Fulshear Bend Drive

## ACREAGE

16.1 acres

## DEMOGRAPHICS

Population (2016 Estimate)  
1 Mile Radius: 12,187  
3 Mile Radius: 51,199  
5 Mile Radius: 105,820

## LAND USE

Retail  
Grocer

## Average HHI (2016 Estimate)

1 Mile Radius : \$184,490  
3 Mile Radius : \$182,647  
5 Mile Radius : \$172,805

## Traffic Counts (Cars per Day)

Future Texas Heritage Parkway & Fulshear Bend Drive: 12,600

## TAXING ENTITIES INCLUDE

City of Fulshear, Fort Bend County Drainage, Fort Bend County, Katy ISD/Lamar ISD, MUD 171

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.