MATTHEWS™

27107 FULSHEAR BEND DR

Fulshear, TX 77494

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Former Daycare Leasing Opportunity

Leasing Brochure

SECOND-GEN DAYCARE (FORMER CHILDREN OF AMERICA)

FINANCIAL-PREMISE OVERVIEW

±10,000 SF	±5,000 SF	$37/SF + Est. NNN
Premise Size	Playground Size	Asking Rent

Investment Highlights

- **Purpose-Built Child Care Facility –** ±10,000 SF second-generation daycare facility with an efficient, purpose-built layout and a secured ±5,000 SF outdoor playground, significantly reducing tenant improvement costs and accelerating lease-up.
- **Premier Growth Corridor –** Strategically positioned along the FM 1463 corridor in Fulshear, ***one of the fastest-growing communities in the Houston MSA,*** benefiting from exceptional residential growth and increasing demand for childcare services.
- **Affluent Family Demographics –** Located ***within a high-income, family-oriented trade area*** where nearly 35% of residents are under 18 and homeownership exceeds 90%, creating ***strong long-term demand for early childhood education.***
- **Surrounded by Master-Planned Communities –** Serves the rapidly expanding ***Cross Creek Ranch, Jordan Ranch, Fulbrook, and surrounding master-planned developments***, providing a growing customer base of young families.
- **Flexible Repositioning Opportunity –** Ideal for a ***daycare operator, Montessori school, early learning center, or other educational user*** seeking a modern second-generation facility with existing child care infrastructure in place, minimizing conversion costs and time to occupancy.

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,792	119,156	234,660
Current Year Estimate	15,166	101,157	200,329
2020 Census	13,892	77,458	153,396
Growth Current Year-Five-Year	17.31%	17.79%	17.14%
Growth 2020-Current Year	9.17%	30.60%	30.60%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	5,122	37,020	75,433
Current Year Estimate	4,284	30,638	63,087
2020 Census	3,836	22,816	46,528
Growth Current Year-Five-Year	19.57%	20.83%	19.57%
Growth 2020-Current Year	11.68%	34.28%	35.59%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$236,750	$219,638	$210,007

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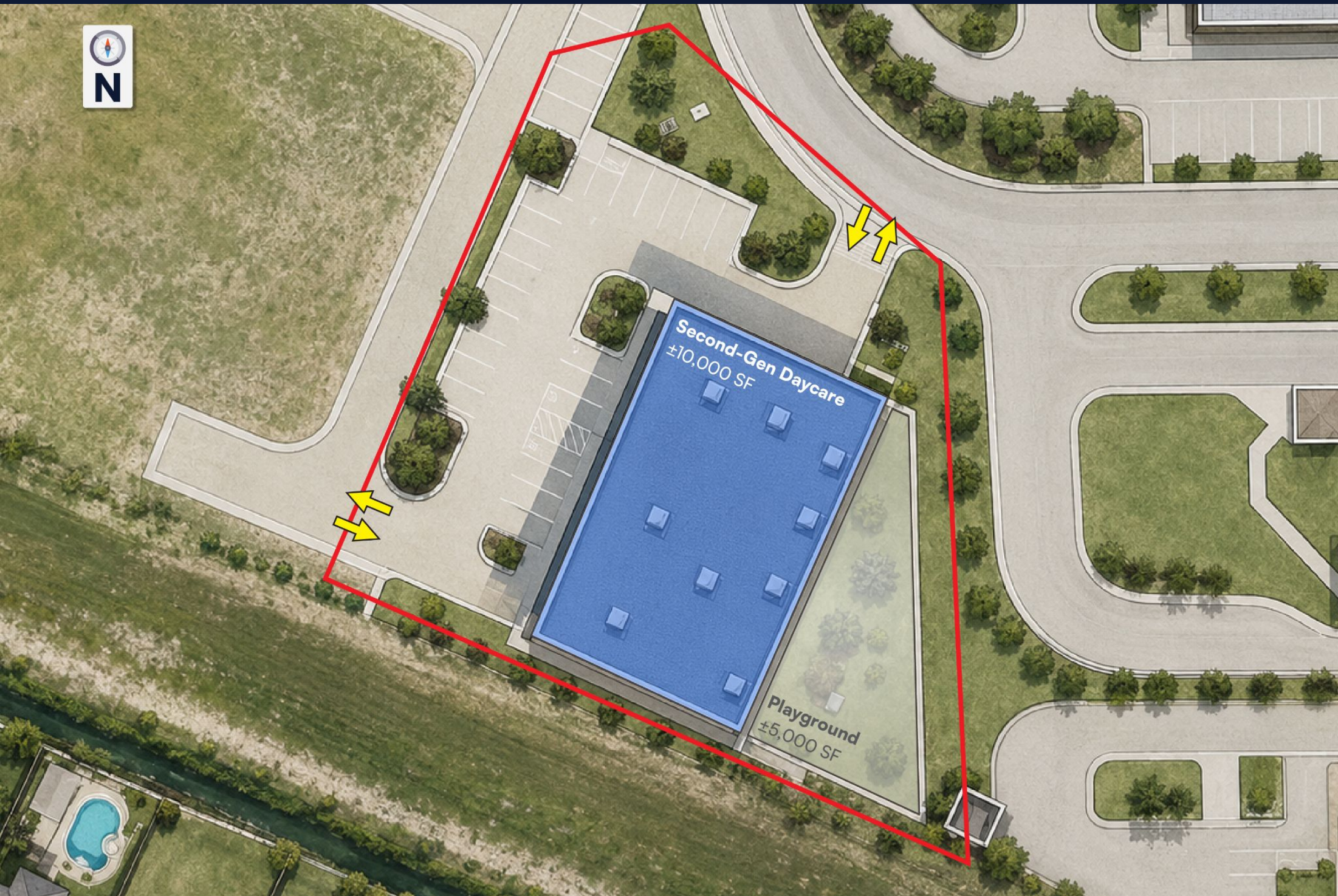
N
Second-Gen Daycare
±10,000 SF
Playground
±5,000 SF

27107 Fulshear Bend Drive
Fulshear, TX 77494

11-2-2015

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date

Regulated by the Texas Real Estate Commission — Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **27107 Fulshear Bend Drive, Fulshear, TX, 77494** ("Property"). It has been prepared by Matthews Real Estate Investment Services.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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