


CROSS CREEK RANCH RETAIL II

FULSHEAR, TX



 28840 FM 1093 Rd, Fulshear, TX 77441

 Watch Video

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Cross Creek Retail - Phase II

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AREA OVERVIEW

- Demographics
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An aerial photograph of a coastal city, likely San Diego, showing a large harbor with a marina, a city grid, and a prominent waterway. The image is overlaid with a semi-transparent blue filter. A white rectangular box is centered on the image, containing the text 'INVESTMENT OVERVIEW' in bold white capital letters.

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

THE OFFERING

Sands Investment Group is pleased to exclusively offer for sale Cross Creek Ranch II, located at 28840 FM 1093 Road in Fulshear, TX, a top-tier investment market in the Houston MSA. The property was recently constructed in 2024 and is strategically located at the entrance to the best-selling Cross Creek Ranch master-planned community at the corner of FM 1093 and TX Heritage Pkwy. Situated in a high-growth market with affluent demographics, the property benefits from an unmatched consumer base, replaceable rents, long term leases and contractual rent bumps ensure steady income growth.

Property Summary

Street Address	28840 FM 1093 Rd
City, State, Zip	Fulshear, TX 77441
County	Fort Bend
Lot	1.88 AC
Building	16,971 SF
Parking Spaces:	83
Year Built:	2024

Pricing Summary

Price	Market / Unpriced
Cap:	Market / Unpriced
NOI:	\$594,626
Price Per SF:	Market / Unpriced
Occupancy:	100%
WALT:	7.43 Years



EXECUTIVE SUMMARY



Investment Highlights

- ✓ **Brand New Class A Construction Completed in 2024:** Favorable rents with a weighted average below \$35 PSF, offering a more sustainable basis compared to competing Houston MSA product achieving rents in the \$45 PSF range.
- ✓ **Highly Affluent Demographics:** Average household incomes exceeding \$210K and average home values approaching \$600K within the surrounding trade area.
- ✓ **Strategically Positioned Between Major Master-Planned Communities:** Located between Cross Creek Ranch (7,000 homes) and the newly announced Hines master-planned community projected to deliver approximately 8,000 homes at full build-out.
- ✓ **Service-Oriented Tenant Mix:** Attractive roster featuring established food & beverage, medical/wellness, and fitness concepts designed to drive recurring daily traffic.
- ✓ **High-Growth Submarket Fundamentals:** Area has experienced approximately 56% population growth since 2020, supporting continued retail demand.
- ✓ **Strong Visibility & Accessibility:** Frontage along Westpark Tollway with traffic counts exceeding 52,000 VPD and ongoing major four-lane expansion improving connectivity to Central Houston. Positioned strategically at the intersection of FM 1093 & Texas Heritage Pkwy.

FINANCIAL SUMMARY - RENT ROLL

Suite #	Tenant Name	Size (SF)	% of GLA	Lease Start	Lease End	Rent/SF	Monthly Base Rent	Annual Base Rent	Lease Type	Expense Reimbursement	
1	Jeremiah's Italian Ice	1,400	8.25%	Mar-25	Feb-35	\$37.74	\$4,403	\$52,836	NNN	NNN (7% CONTROLLABLE CAM CAP) + MGMT	
					Mar-27	\$38.49	\$4,491	\$53,886			
					Mar-28	\$39.26	\$4,580	\$54,964			
					Mar-29	\$40.05	\$4,673	\$56,070			
					Mar-30	\$40.85	\$4,766	\$57,190			
					Mar-31	\$41.67	\$4,862	\$58,338			
					Mar-32	\$42.50	\$4,958	\$59,500			
					Mar-33	\$43.35	\$5,058	\$60,690			
					Mar-34	\$44.22	\$5,159	\$61,908			
					Option 1	Mar-35	Feb-40	2% Annual Rent Increases			
					Option 2	Mar-40	Feb-45	2% Annual Rent Increases			
2	Luxe Tanning Plus	2,262	13.33%	Aug-25	Jul-30	\$35.00	\$6,598	\$79,170	NNN	NNN + MGMT + 20% CAM AF	
					Aug-26	\$35.88	\$6,763	\$81,161			
					Aug-27	\$36.77	\$6,931	\$83,174			
					Aug-28	\$37.69	\$7,105	\$85,255			
					Aug-29	\$38.63	\$7,282	\$87,381			
					Option 1	Aug-30	Jul-35	FMV (Not to Exceed 112% of Previous Year's Rent)			
3	Bodyworks	1,309	7.71%	Apr-26	Mar-36	\$35.00	\$3,818	\$45,815	NNN	NNN + MGMT + 20% CAM AF	
					Mar-27	\$35.88	\$3,914	\$46,967			
					Mar-28	\$36.77	\$4,011	\$48,132			
					Mar-29	\$37.69	\$4,111	\$49,336			
					Mar-30	\$38.44	\$4,193	\$50,318			
					Mar-31	\$39.21	\$4,277	\$51,326			
					Mar-32	\$40.00	\$4,363	\$52,360			
					Mar-33	\$40.80	\$4,451	\$53,407			
					Mar-34	\$41.61	\$4,539	\$54,467			
					Option 1	Apr-36	Mar-41	Fair Market Value			
4	Serene Head Spa and Lash	1,700	10.02%	May-25	May-30	\$34.00	\$4,817	\$57,800	NNN	NNN (8% CONTROLLABLE CAM CAP) + MGMT + 20% CAM AF	
					Option 1	May-30	May-40	2.5% Annual Rent Increases			

FINANCIAL SUMMARY - RENT ROLL

Suite #	Tenant Name	Size (SF)	% of GLA	Lease Start	Lease End	Rent/SF	Monthly Base Rent	Annual Base Rent	Lease Type	Expense Reimbursement		
5	Berkeley Eye Institute	2,800	16.50%	Apr-26	Mar-33	\$35.00	\$8,167	\$98,000	NNN	NNN + MGMT + 4% CAM AF		
					Apr-27	\$35.88	\$8,372	\$100,464				
					Apr-28	\$36.77	\$8,580	\$102,956				
					Apr-29	\$37.69	\$8,794	\$105,532				
					Apr-30	\$38.63	\$9,014	\$108,164				
					Apr-31	\$39.60	\$9,240	\$110,880				
					Apr-32	\$40.59	\$9,471	\$113,652				
					Option 1	Apr-33	Mar-38	<i>FMV (Not to Exceed 110% of Previous Year's Rent)</i>				
					Option 2	Apr-38	Mar-43	<i>FMV (Not to Exceed 110% of Previous Year's Rent)</i>				
6	Budokan Martial Arts	2,500	14.73%	Jan-25	Dec-31	\$32.96	\$6,867	\$82,400	NNN	NNN (6% CONTROLLABLE CAM CAP) + MGMT + 20% CAM AF		
					Jan-27	\$37.15	\$7,740	\$92,875				
					Jan-28	\$38.26	\$7,971	\$95,650				
					Jan-29	\$39.41	\$8,210	\$98,525				
					Jan-30	\$40.59	\$8,456	\$101,475				
					Jan-31	\$41.81	\$8,710	\$104,525				
					Option 1	Jan-32	Dec-36	<i>3% Annual Rent Increases</i>				
7	Lupe's Mexican Cafe	5,000	29.46%	Jan-25	Jan-35	\$34.00	\$14,167	\$170,000	NNN	NNN + MGMT + 20% CAM AF		
					Jan-28	\$37.15	\$15,479	\$185,750				
					Jan-29	\$38.26	\$15,942	\$191,300				
					Jan-30	\$39.41	\$16,421	\$197,050				
					Jan-31	\$40.59	\$16,913	\$202,950				
					Jan-32	\$41.81	\$17,421	\$209,050				
					Jan-33	\$43.07	\$17,946	\$215,350				
					Jan-34	\$44.36	\$18,483	\$221,800				
Total Leasable Area (SF)		16,971	Total Units 7	Totals/Averages		\$34.53	\$48,835	\$586,021				
Occupancy		16,971	100.00%									
Vacancy		0	0.00%									

FINANCIAL SUMMARY

Income and Expense

Income		Price/SF
Base Rental Income	\$586,021	\$34.53
Reimbursement Income		
Real Estate Taxes	\$79,000	\$4.65
Property Insurance	\$17,930	\$1.06
CAM	\$41,853	\$2.47
Management & Admin Fee	\$30,768	\$1.81
Total Reimbursement Income	\$169,551	\$9.99
Effective Gross Revenue	\$755,572	\$44.52
Operating Expenses		
Real Estate Taxes	\$79,000	\$4.65
Property Insurance	\$17,930	\$1.06
CAM	\$41,853	\$2.47
Management Fee	\$22,163	\$1.31
Total Operating Expenses	\$160,946	\$9.48
Net Operating Income	\$594,626	



FINANCIAL SUMMARY

Lease Expiration Schedule

Suite #	Tenant Name	Size (SF)	% of GLA	Lease End	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35	Mar-36
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1	Jeremiah's Italian Ice	1,400	8.25%	Feb-35	-	-	-	-	-	-	-	-	1,400	-
2	Luxe Tanning Plus	2,262	13.33%	Jul-30	-	-	-	-	2,262	-	-	-	-	-
3	Bodyworks	1,309	7.71%	Mar-36	-	-	-	-	-	-	-	-	-	1,309
4	Serene Head Spa and Lash	1,700	10.02%	May-30	-	-	-	-	1,700	-	-	-	-	-
5	Berkeley Eye Institute	2,800	16.50%	Mar-33	-	-	-	-	-	-	2,800	-	-	-
6	Budokan Martial Arts	2,500	14.73%	Dec-31	-	-	-	-	-	2,500	-	-	-	-
7	Lupe's Mexican Cafe	5,000	29.46%	Jan-35	-	-	-	-	-	-	-	-	5,000	-
				Year Total	-	-	-	-	3,962	2,500	2,800	-	6,400	1,309
				Percent	0.00%	0.00%	0.00%	0.00%	23.35%	14.73%	16.50%	0.00%	37.71%	7.71%
				# of Tenants	0	0	0	0	2	1	1	0	2	1
				Total Square Feet Vacant	0	0	0	0	3,962	6,462	9,262	9,262	15,662	16,971
				Total Vacancy Percentage	0.00%	0.00%	0.00%	0.00%	23.35%	38.08%	54.58%	54.58%	92.29%	100.00%

An aerial photograph of an industrial and commercial district, featuring various buildings, parking lots, and roads. The image is overlaid with a semi-transparent blue filter. A white rectangular border is centered on the page, containing the text 'TENANT OVERVIEW'.

TENANT OVERVIEW

TENANT OVERVIEW



Jeremiah's Italian Ice is a fast-growing frozen dessert franchise known for its flavorful Italian ice, soft ice cream, and signature layered treat called the Gelati—a combination of Italian ice and creamy soft ice cream. Founded in 1996 in Orlando, Florida, the brand has built a loyal following by offering over 40 rotating flavors made with high-quality ingredients, creating a refreshing and customizable dessert experience. Jeremiah's stores are recognized for their vibrant, tropical-themed atmosphere and strong community engagement, and the company has expanded rapidly across the United States through franchising, becoming a popular destination for families and dessert lovers seeking a fun, refreshing treat.



Number of locations:	150+
Website:	www.jeremiahsice.com

Type:	Private
Annual Revenue:	\$265 Million (est)



Berkeley Eye Center is a leading comprehensive eye care provider headquartered in Houston, Texas, offering a full range of ophthalmology and optometry services including routine eye exams, LASIK vision correction, cataract surgery, glaucoma treatment, and advanced retinal care. Founded more than 60 years ago, the practice has grown into one of the largest eye care networks in the region, operating more than 25 clinics, optical centers, and surgery facilities across Texas. With a team of experienced ophthalmologists, optometrists, and medical professionals, Berkeley Eye Center serves hundreds of thousands of patients annually while combining advanced medical technology with full-service optical retail offerings, making it a prominent regional healthcare provider and a strong traffic-driving tenant in medical and retail centers. Today, Berkeley Eye Center includes 19 ophthalmologists and 33 optometrists, including Retina Specialists and doctors who specialize in cornea, dry eyes, specialty contact lens fittings and more.

Number of locations:	25+
Website:	www.berkeleyeye.com

Type:	Private
Annual Revenue:	\$85 Million (est)

TENANT OVERVIEW



Lupe's Mexican Cafe is a casual Tex-Mex restaurant known for serving traditional Mexican and Tex-Mex cuisine in a relaxed, family-friendly environment. The menu features a variety of popular dishes such as fajitas, enchiladas, tacos, burritos, and grilled specialties, along with appetizers like queso, nachos, and guacamole, typically served with classic sides including rice, refried beans, and fresh tortillas. Emphasizing fresh ingredients and authentic flavors, the restaurant aims to provide a welcoming dining experience with generous portions and a diverse menu that also includes seafood dishes, soups, salads, and lunch specials, making it a popular choice for both everyday dining and group gatherings.



Number of locations:	2
Website:	www.lupesmexicancafe.com

Type:	Private
Annual Revenue:	\$1.8 Million (est)



Budokan TX is a martial arts training academy specializing in traditional Japanese Karate-Do, focused on developing discipline, confidence, and physical fitness for students of all ages. The dojo offers structured programs for kids, teens, and adults that emphasize respect, teamwork, perseverance, and personal growth alongside martial arts training. In addition to karate classes, Budokan provides programs such as after-school training, day camps, and women's self-defense courses designed to build real-world confidence and safety awareness. With experienced black-belt instructors and a curriculum rooted in traditional karate principles, Budokan aims to create a supportive community where students strengthen their bodies, minds, and character while progressing through belt levels and martial arts training.

Number of locations:	2
Website:	www.budokantx.com

Type:	Private
Annual Revenue:	N/A

An aerial photograph of a property, likely a residential or commercial development, is shown with a semi-transparent blue overlay. A white rectangular box with a thin border is centered on the image, containing the text 'PROPERTY OVERVIEW' in a bold, white, sans-serif font. The background shows a mix of buildings, parking lots, and open fields, with a road or highway running diagonally across the scene.

PROPERTY OVERVIEW

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Address:	28840 FM 1093 Rd, Fulshear, TX 77441
Cross Streets:	FM 1093 Rd & Texas Heritage Pkwy
Gross Leasable Area:	16,971 SF
Site Area:	1.88 AC
Number of Buildings:	1
Occupancy:	100%
Year Built Renovated:	2024
Parcel Number:	0050-00-000-0406-901
Zoning:	Commercial
Parking Ratio:	4.88/1,000 SF
Traffic Counts:	
<i>FM 1093</i>	52,201 Cars Per Day
<i>Texas Heritage Pkwy</i>	17,442 Cars Per Day



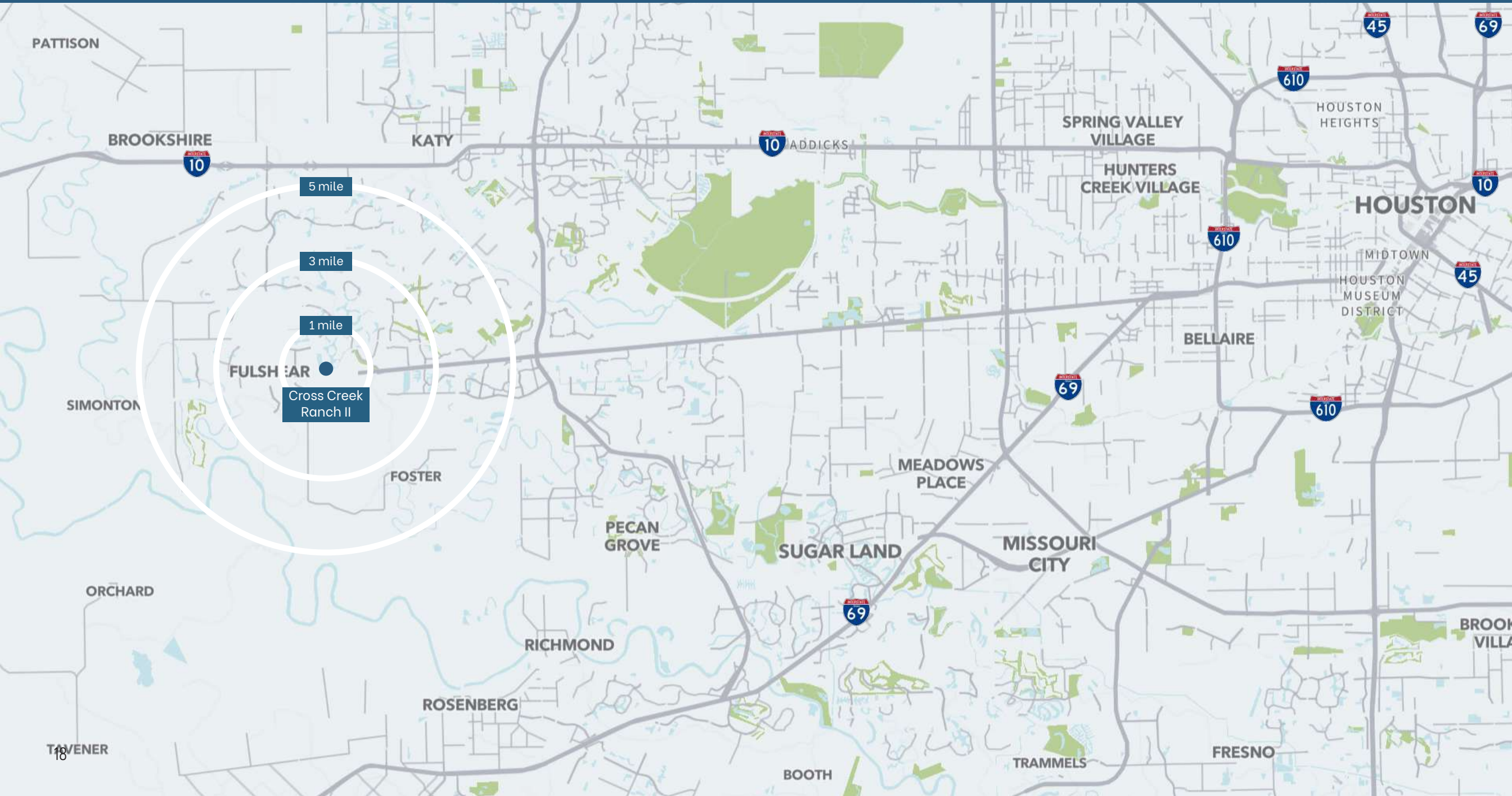
PROPERTY IMAGES



PROPERTY IMAGES



LOCATION MAP



AERIALS



Joe M. Adams
Junior High School

Jordan
High School



Fred and Patti Shafer
Elementary School

Cross creek
ranch park



Alders
Cross Creek

The Argonne
Apartments

CROSS CREEK
RANCH II



(52,201 VPD)

AERIALS



New Hine's Master-Planned Community
3,000 AC | 8,000 Homes



(52,201 VPD)

Texas Heritage Parkway (17,442 VPD)

CROSS CREEK RANCH II

The Argonne Apartments
296 Units

Public Storage

iStorage

DOLLAR GENERAL
WHATABURGER

IRON ANTLER
THOMPSON
EKOSCAN
OSP

KUMON

BASKIN ROBBINS

RETAIL MAP



TAMARRON
4,200+ HOMES

CROSS CREEK RANCH
7,000 HOMES



CROSS CREEK RANCH
AMENITIES
ADVENTURE ISLAND POOL
FITNESS CENTER
POCKET PARK



CINCO RANCH
13,250+ HOMES

POLISHING POND &
BOARDWALK

CROSS CREEK TOWN CENTER

Alders Cross
Creek
172 Units

The Argonne
Apartments
296 Units

CROSS CREEK
RANCH II

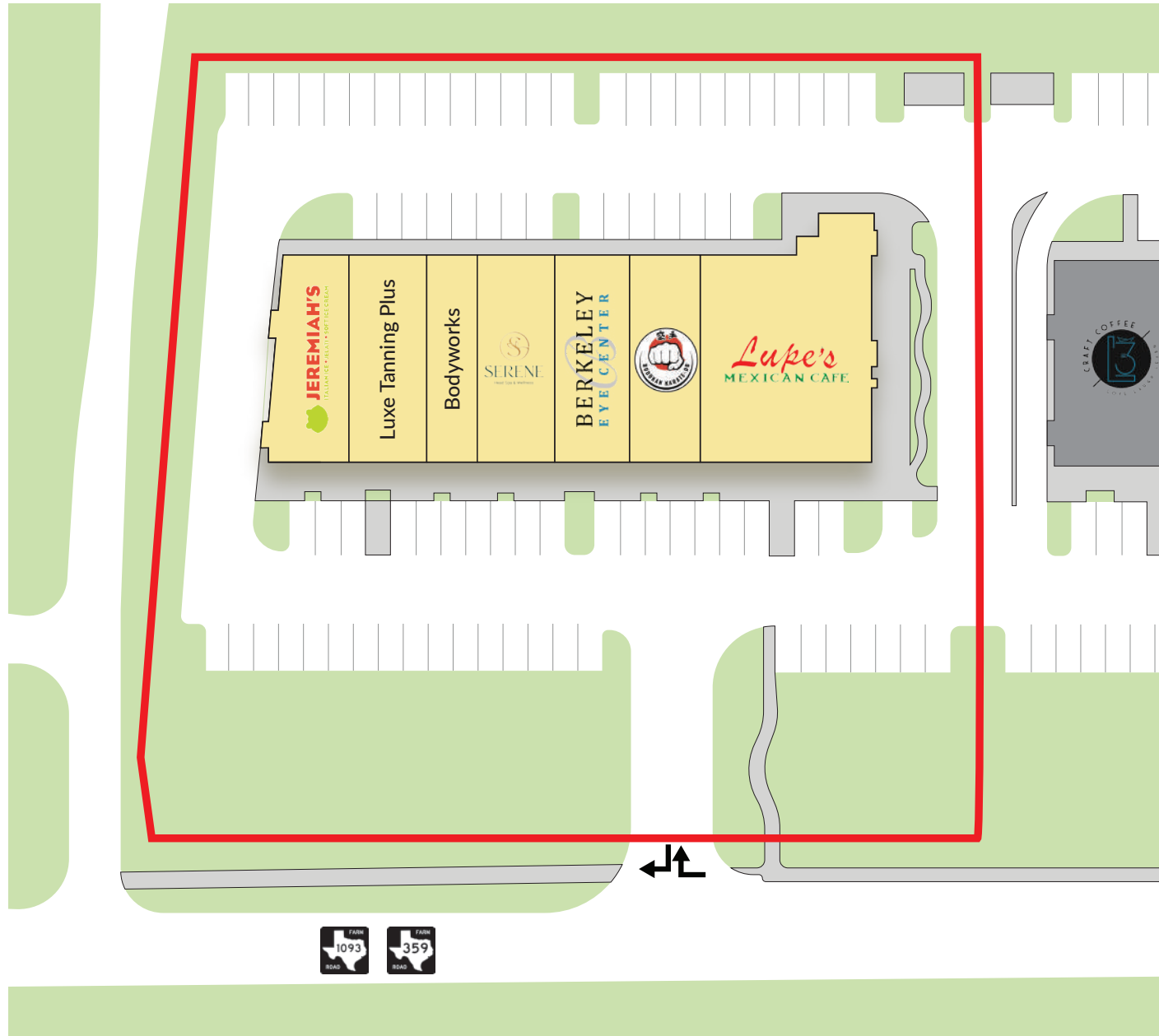
Cross Creek
Ranch I

POLISHING POND &
BOARDWALK

FM 1093/WESTPARK TOLLWAY (52,201 VPD)
MAJOR 4-LANE EXPANSION UNDERWAY

NEW HINES MASTER
PLANNED COMMUNITY
3,000 AC | 8,000 HOMES

SITE PLAN

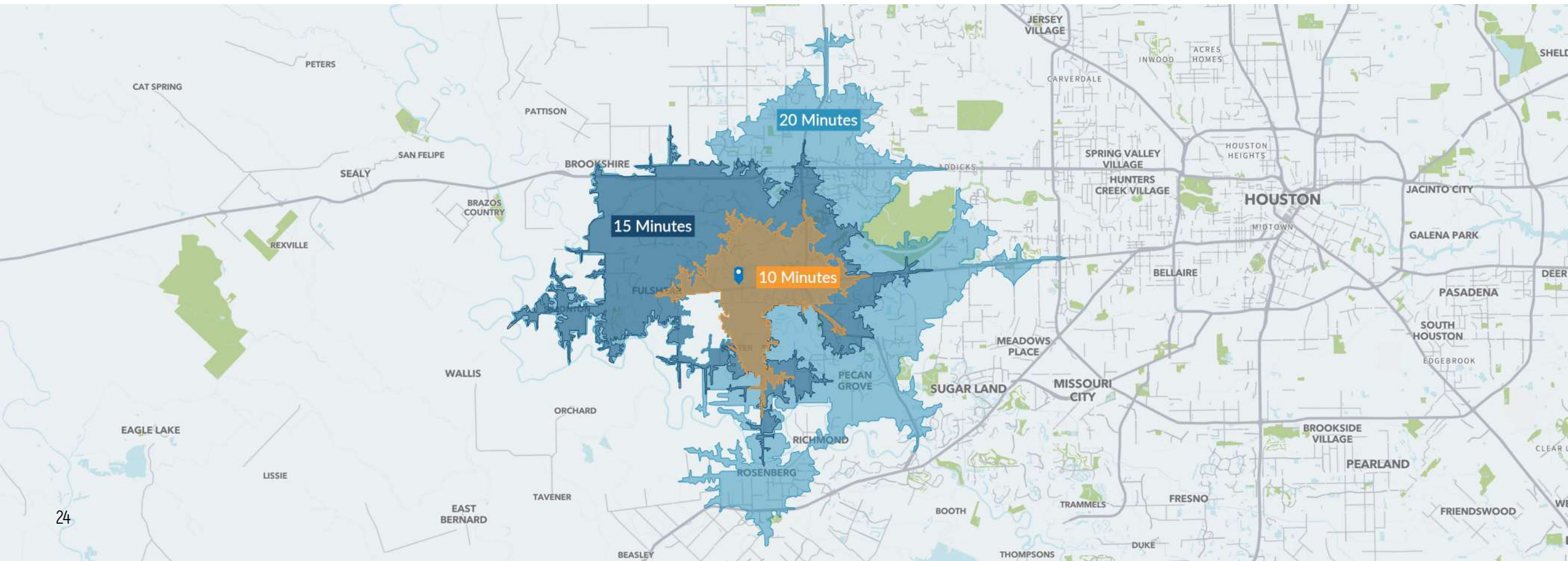
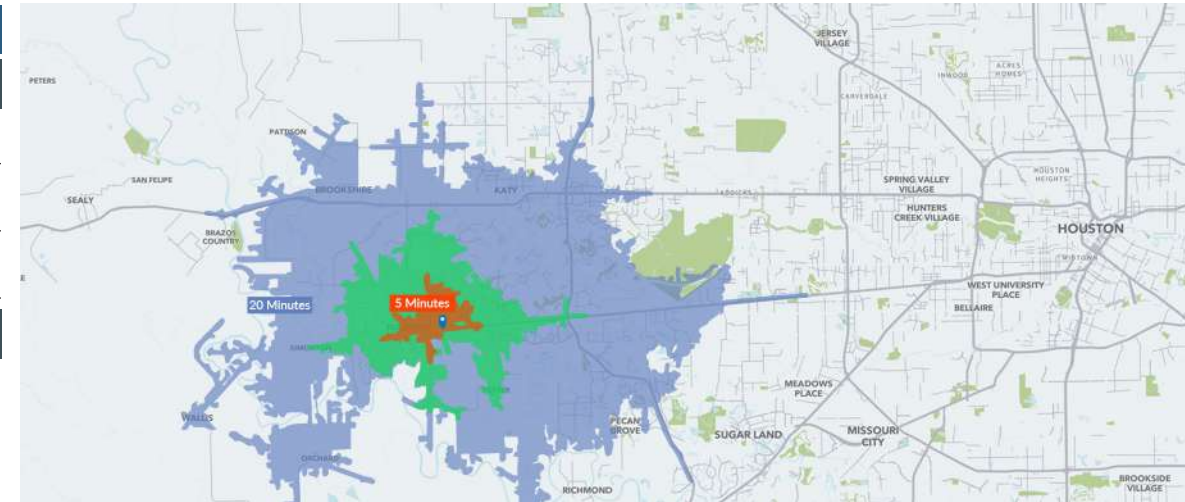


Suite #	Tenant Name	Size (SF)
1	Jeremiah's Italian Ice	1,400
2	Luxe Tanning Plus	2,262
3	Bodyworks	1,309
4	Serene Head Spa and Lash	1,700
5	Berkeley Eye Institute	2,800
6	Budokan Martial Arts	2,500
7	Lupe's Mexican Cafe	5,000
Total Leased		16,971
Total Available		0
Total NRA		16,971

AREA OVERVIEW

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2024 Population			
2024 Population	2,794	48,436	149,438
2024 Households	805	14,550	45,614
Average Household Income	\$210,134	\$201,980	\$200,742
Traffic Counts			
FM 1093 RD	52,201 VPD		
Texas Heritage Parkway	17,442 VPD		



NEARBY DEVELOPMENTS

FULSHEAR CENTRAL

A 23-acre, 125,000-square-foot mixed-use project breaking ground near FM 1093, featuring over 70,000 feet of retail, 55,000 feet of office condos, a boutique hotel, and a 7-acre park with 20+ miles of trails. The first phases are set for 2026.



FOUNDERS HILL RETAIL CENTER

Founders Hill Retail Center is a planned mixed-use retail and dining development in Fulshear, located at the intersection of FM 1093 and FM 359. The project spans approximately 33 acres and will include about 100,705 square feet of commercial space across multiple buildings, featuring retail shops, restaurants, entertainment venues, and office space. The development is designed as a walkable lifestyle center with plazas, landscaped courtyards, and a 5.5-acre public park, and will be shadow-anchored by a future H-E-B grocery store, positioning it as a major regional shopping destination for the rapidly growing Fulshear area.



CROSS CREEK, FULSHEAR, TEXAS

Located within Johnson Development's Cross Creek Ranch master-planned community, MARCEL's Cross Creek Town Center entered the development phase with a February 2019 groundbreaking. The new Cross Creek Town Center mixed use development will be located within a community of over 5,800 homes with sales prices ranging from \$405,000 to over \$1 million.



FURNITURE STORE

FULSHEAR LAKES MARKETPLACE

Fulshear Lakes Marketplace is a planned mixed-use retail development in Fulshear within the Fulshear Lakes, being developed by XAG Group. The project spans approximately 25 acres and will feature about 45,000 square feet of retail space in its first phase, with plans for restaurants, shops, and service-oriented businesses designed to serve the surrounding residential community. The overall development is estimated to have a project value of around \$125 million, reflecting the broader commercial build-out planned within the master-planned community.



NEARBY DEVELOPMENTS

HINES ACQUIRES NEARLY 3,000 ACRES IN WEST HOUSTON FOR MASTER-PLANNED COMMUNITY

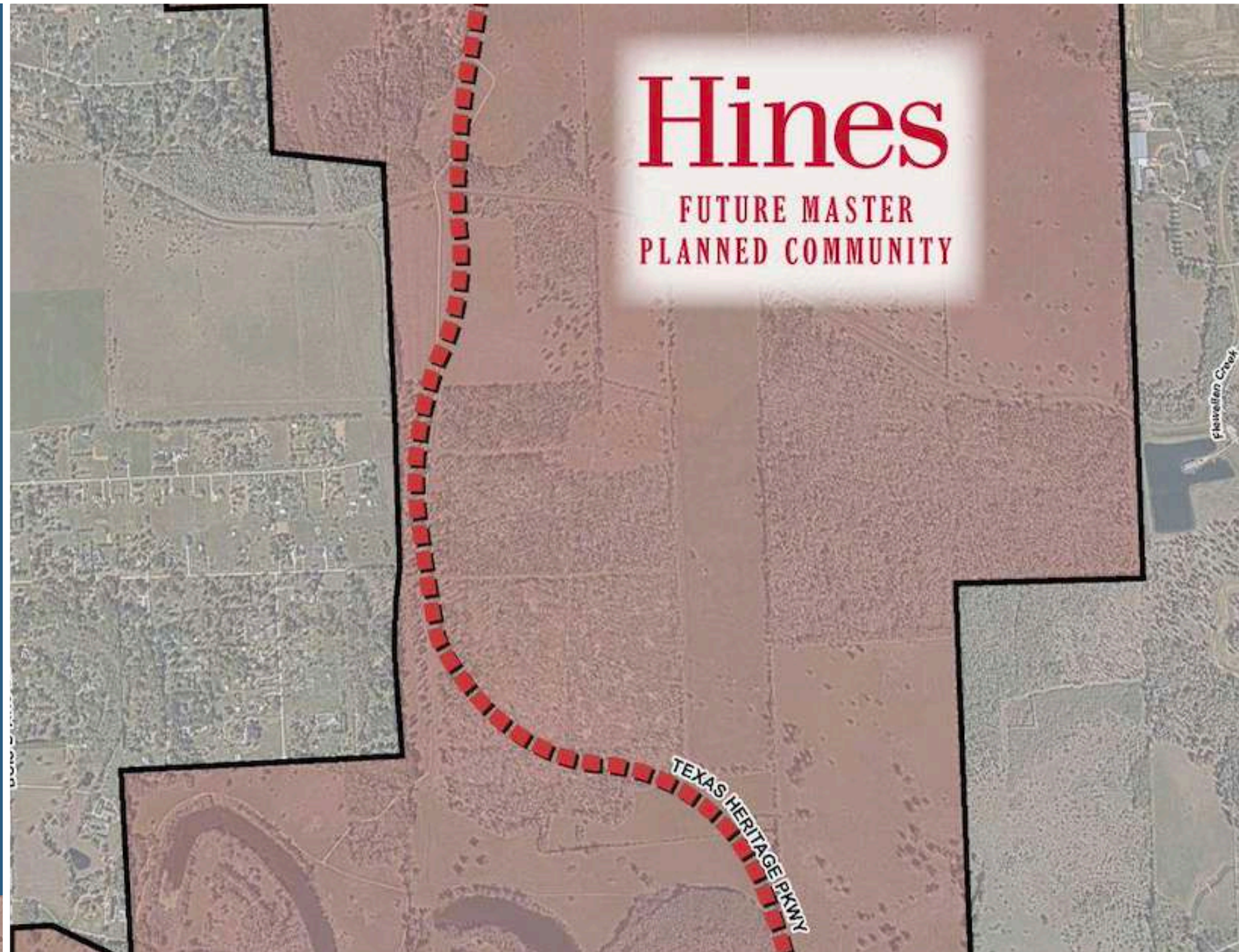
Hines, the global real estate investment manager, has acquired nearly 3,000 acres near Katy, Texas, and Fulshear, Texas, to be developed into an expansive master-planned community, making it one of the firm's largest land purchases for single-family development. The site is located at the corner of Westpark Tollway and the Texas Heritage Parkway which bisects the tract.

The development will consist of more than 8,000 homes with a variety of lot sizes and numerous estate lots to accommodate diverse preferences. Hines has partnered with multiple best-in-market builders to acquire this land, including Toll Brothers, Perry Homes, Highland Homes, Village Builders/Lennar, Dreamfinder Homes/Coventry Homes, Westin Homes, Newmark Homes, and Beazer Homes. Construction is expected to begin in early 2025, with the first lots delivering in 2027 and homes from builders to follow thereafter.

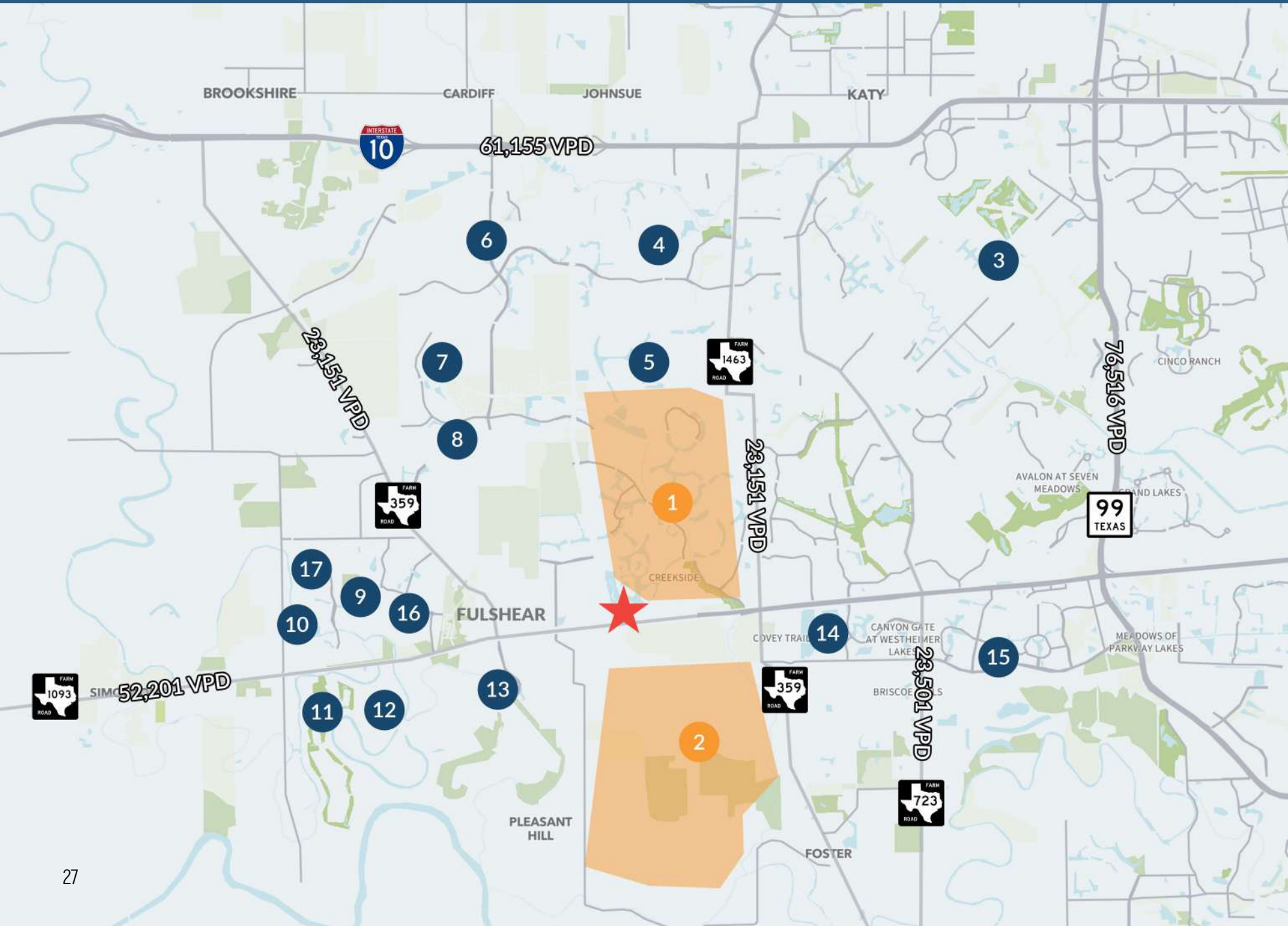
"This submarket has been ranked the second-fastest growing city in the U.S. for the last two years, making it a prime market to deliver high-quality and unique housing options," said Rob Witte, Senior Managing Director, Head of Residential Land Development and Self-Storage, Americas, Hines. "This is a once-in-a-lifetime piece of land, and we worked tirelessly with our builder partners to ensure we had the opportunity to build what is one of the best sites in Texas."

Amenities in phase one are expected to feature a five-acre recreation center with a resort-style water feature, a large playground, clubhouse, and other top-tier amenities. Additionally, well-designed hiking and bike trails will be incorporated throughout the community alongside over 800 acres of natural oxbow lakes, greenspace, and mature trees. The development has immediate access to major thoroughfares and excellent schools and is a short commute to Houston's major employment hubs, including Sugar Land, the Energy Corridor, Texas Medical Center, and Downtown Houston. Hines will also be responsible for the completion of the Texas Heritage Parkway from its current terminus at Westpark Tollway to the Southern boundary at Winner-Foster Road.

Hines has over 65 years of development experience in Texas and nearly two decades of expertise in developing single-family communities. Since 2005, the firm has completed 26 communities across the southwest, with 13 currently under construction. Houston communities include Brookewater, Creekhaven, Raburn Reserve, Grayson Woods, Somerset Green, Laurel Glen, and Wildrye, which recently started construction.



NEARBY RESIDENTIAL DEVELOPMENTS



LEGEND

-  CROSS CREEK RANCH SHOPPING CENTER PHASE II
-  1 CROSS CREEK RANCH | 7,000 HOMES | 3,200 AC
-  2 NEW HINES DEVELOPMENT | 8,000 HOMES UPON COMPLETION | 3,000 AC
-  3 CINCO RANCH | 14,000 HOMES | 8,092 AC
-  4 FIRETHORNE | 3,400 HOMES | 1,400 AC
-  5 TAMARRON | 4,100 HOMES | 3,500 AC
-  6 JORDON RANCH | 2,800 HOMES | 1,350 AC
-  7 TAMARRON WEST | 3,600 HOMES | 1,300 AC
-  8 CROSS CREEK WEST | 3,000 HOMES | 1,250 AC
-  9 DEL WEBB | 725 HOMES | 500 AC
-  10 FULSHEAR LAKES | 1,800 HOMES | 3,000 AC
-  11 WESTON LAKES | 1,040 HOMES | 1,600 AC
-  12 FULBROOK | 1,970 HOMES | 3,200 AC
-  13 FULBROOK ON FULSHEAR CREEK | 1,300 HOMES | 2,400 AC
-  14 WESTEIMER LAKES | 2,200 HOMES | 880 AC
-  15 LAKES OF BELLA TERRA | 1,700 HOMES | 725 AC
-  16 POLO RANCH | 780 HOMES | 315 AC
-  17 PECAN RIDGE | 650 HOMES | 300 AC

FULSHEAR OVERVIEW

The City, incorporated on November 7, 1977, is located in northern Fort Bend County west of Houston, Texas, in a rapidly growing area of the County. The city currently occupies a land area of 14 square miles. The first hill west of Houston is located in the heart of Fulshear, which continues to be one of the fastest growing cities in Texas. The city of Fulshear had a population of 28,301 as of July 1, 2025.

Fulshear is a top destination for talent and businesses in the greater Houston region, maintaining a small-town feel and a strong connection to nature balanced with high-quality, well-planned, and diversified development. Fulshear is positioned solidly in the path of growth as one of the Greater Houston region's desirable western suburbs. Its strengths include highly rated schools, award-winning master-planned communities, and good access to employment centers along Interstate 10 and via the Westpark Tollway.

Fulshear benefits from its position along FM 1093 and the Grand Parkway corridor, which provides access to Houston's Energy Corridor, Katy, and other employment hubs. Many residents commute to these areas while living in Fulshear's suburban communities. Common occupations include management, sales, and education roles, reflecting a skilled and professional workforce. Fulshear has transformed into one of the fastest-growing suburban economies in the United States due to population growth, residential development, and proximity to major employment centers.



#2

Fastest Growing City in the Nation
(Houston Business Journal, 2024)

#3

Safest City in Texas
(Safewise, 2024)

#2

Best Place to Raise a Family in Fort Bend County
(Niche, 2024)

CLOSE TO EVERYTHING!!!



HOUSTON MARKET OVERVIEW

INTRODUCTION:

Houston is the most populous city in the state of Texas, and it is the fourth most populous city in the United States. The city is the most populous city in the Southern U.S. and on the Gulf Coast of the U.S. Houston is the seat of Harris County and the principal city of the Greater Houston metropolitan area, which is the fifth most populous metropolitan statistical area in the U.S. and the second most populous in Texas. Houston is also the 8th most expensive city in the whole country. The Houston-The Woodlands-Sugar Land Metropolitan Statistical Area (MSA) consists of nine counties: Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller.

ECONOMY:

The Houston Metropolitan Statistical Area (MSA) economy is diverse and robust, driven by key sectors such as energy, healthcare, aerospace, and international trade. Known as the Energy Capital of the World, Houston is home to many leading oil and gas companies, as well as a growing renewable energy industry. The Texas Medical Center, the world's largest, makes healthcare a significant economic contributor. Houston's port, the fifth busiest container port in the U.S., plays a vital role in supporting international trade and logistics. With its strategic location, diverse industries, and growing population, Houston remains a vital economic hub in the Gulf Coast region. Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. The University of Houston (UH) is a prominent public research university, known for its diverse academic programs and vibrant campus life. As of the latest data, UH has an enrollment of approximately 47,000 students, making it one of the largest universities in Texas. The university plays a significant role in the local economy by providing thousands of jobs. UH employs around 13,000 faculty and staff, contributing to both the academic environment and the broader Houston community.



HOUSTON MARKET OVERVIEW

JOB GROWTH:

Metro Houston created 17,500 jobs in '25, according to benchmark revisions released by the Texas Workforce Commission (TWC). That is stronger than the agency's initial estimate of 14,800 jobs. The revised figures suggest Houston's economy grew at a more robust pace last year than previously believed, as sizable upward revisions in construction, administrative support, and professional, scientific, and technical services more than offset weaker readings in sectors like oil and gas extraction and restaurants and bars.

POPULATION GROWTH:

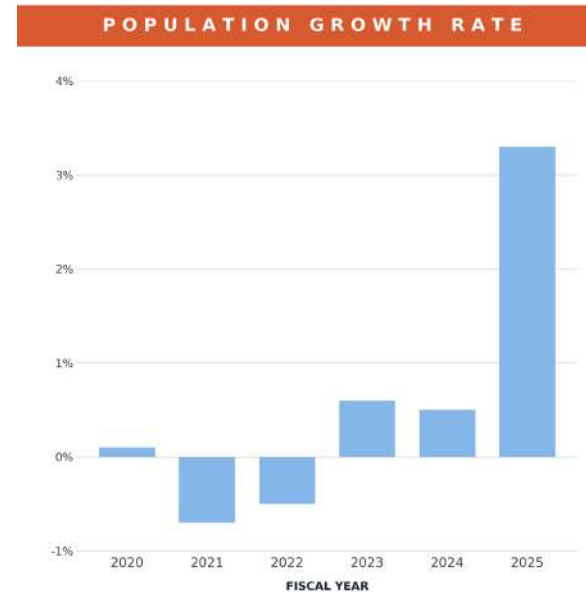
Houston, a thriving metropolis with a population exceeding 2.4 million as of July 1, 2024, reaffirming its status as the largest city in Texas and the fourth most populous city in the United States. Over the prior year, Houston added 75,968 residents, reflecting a 3.3% growth rate - the highest among the nation's five largest cities. This trend underscores Houston's role as a national hub for energy, healthcare, and trade, strengthening its position as a leading economic engine.

KEY TAKEAWAYS:

- Houston led the nation in population growth, adding just under 127,000 new residents last year. Although growth slowed from the record-setting pace of '24, it remained robust, with more people moving to Houston than to any other metro area in the country.
- Houston's job market outperformed earlier estimates and exceeded national trends. Revised data from the Texas Workforce Commission show the metro added 2,700 more jobs in '25 than initially reported, with a growth rate more than 10 times higher than the national pace despite moderating job creation.
- Houston continues to rank as one of the nation's top metros for economic development activity. Site Selection Magazine tracked 590 qualifying projects in the region last year, placing Houston No. 2 nationally behind Chicago. On a per-capita basis, Houston ranked No. 1, with 74.6 projects per million residents.

NUMBER OF JOBS BY SECTOR		
SECTOR	NUMBER OF JOBS (THOUSANDS)	PERCENTAGE OF TOTAL
Services & Miscellaneous	1,545	44.4%
Transportation/Trade/Public Utilities/Communications	732	21.1%
Government	463	13.3%
Contract Construction	316	9.1%
Manufacturing	241	6.9%
Finance/Insurance/Real Estate	182	5.2%
TOTAL	3,479	100.0%

Source: U.S. Bureau of Labor Statistics, Economy at a Glance, Houston-Pasadena-The Woodlands, TX, as of June 2025



Source: U.S. Census Bureau - Annual Estimates of the Resident Population for Incorporated Places of 20,000 or more

HOUSTON TOP RANKINGS:

- **#1** Best Hospital in Texas - Houston Methodist (U.S. News & World Report - August 2025)
- **#1** Fastest Growing U.S. County 2024 - Harris (2025)
- **#1** Metro Exporter in the U.S.
- **#2** Top Metros in Texas for People on the Move In 2024 (U-Haul Via Houston Business Journal - January 2025)
- **#2** Most Diverse Major U.S. City (2025)
- **#3** Best Places to Live in U.S. - Pearland (U.S. News & World Report - August 2025)
- **#4** Most Corporate Headquarters Relocations From 2018 to 2024 (CBRE Report via Innovation Map - June 2025)
- **#6** Most Popular Cities for Foreign Home Shoppers - Houston (The Houston Business Journal - August 2025)
- **#9** Best Tech Hub in the South (CommercialCafe via CultureMap - March 2025)

HOUSTON MARKET OVERVIEW

HOUSTON'S 10 LARGEST EMPLOYERS

Employer	# of Employees	Industry
H-E-B	170,000	Retailer
Houston Methodist	34,000	Health Care
Memorial Hermann Health System	34,000	Health Care
Walmart	30,000	Retailer
The Univ. of Texas MD Anderson Cancer Center	26,000	Health Care
Exxon Mobile	17,000	Energy
HCA Houston Healthcare	15,000	Health Care
Kroger	13,000	Retailer
Landry's	12,000	Retailer
Schlumberger	11,507	Energy

FORTUNE 500 RANKINGS

Company	Fortune 500 Rank	Company	Fortune 500 Rank
Exxon Mobile	8	Halliburton	194
Chevron	16	Waste Management	197
Phillips 66	28	Group 1 Automotive	214
Sysco	56	Corebridge Financial	224
Conoco Phillips	75	Targa Resources	256
Enterprise Products Partners	78	Cheniere Energy	275
Plains GP Holdings	92	Kinder Morgan	289
Hewlett Packard Enterprise	143	Westlake	345
NRG Energy	153	APA	422
Baker Hughes	155	NOV	443
Occidental Petroleum	159	CenterPoint Energy	450
EOG Resources	159	Par Pacific Holdings	474
Quanta Services	184	KBR	480





#2
(Niche.com (via KHOU))

Best City to live
in America - The
Woodlands



Major Fortune 500 Companies

ExxonMobil, Chevron, ConocoPhillips,
Sysco, Academy Sports + Outdoors,
Phillips 66, Occidental Petroleum (Oxy)
and many more



~7-8 Private Colleges &
Universities

4 Public College &
Universities

TOP THREE COLLEGES AND UNIVERSITIES IN HOUSTON

1 **Rice University**
#17 in National
Universities

2 **University of Houston**
#132 in National
Universities

3 **University of St. Thomas**
#198 in National
Universities

- ✔ **Manufacturing:** Houston's advanced manufacturing sector is a dynamic and diverse powerhouse, encompassing well-established industries like fabricated metal, machinery, and chemical manufacturing. The greater Houston region possesses unparalleled leadership and expertise in fabricated metal, machinery and chemical manufacturing while also becoming a major powerhouse in emerging sectors, including medical devices and therapeutics. With its strategic location and extensive trade networks, Houston plays a crucial role in global supply chains, exporting advanced manufactured goods to markets worldwide.
- ✔ **Aerospace:** For over 60 years, Houston has been a global hub for space exploration. Home to NASA's Johnson Space Center (JSC), JSC has led mission control and astronaut training for every U.S. crewed spaceflight. Leveraging this expertise, Space City is poised to lead the next era of commercial space operations. Houston companies are advancing innovation and discovery to shape the next frontier in space travel.
- ✔ **Headquarters:** Houston is home to 28 Fortune 500 company headquarters and one of the largest concentrations of U.S. headquarters locations for companies from around the world. Houston's success as a top global market for headquarters is driven by its business-friendly climate, high-growth population and proximity to diverse professional and corporate services talent. Houston's headquarters ecosystem is supported by an expansive supply of office space and a robust base of professional talent. With 55 million square feet of Class A space and more than 175,000 business establishments across the metro, companies have room to grow. The region also benefits from a young, diverse, and highly educated population.



\$758.3B
GROSS METRO
PRODUCT



2,362,990 / 7,824,643 (metro)
POPULATION



\$64,813
MEDIAN HOUSEHOLD
INCOME



\$330,000
MEDIAN
HOME PRICE



Major Industries

ADVANCED MANUFACTURING, AEROSPACE, AVIATION, DIGITAL
TECHNOLOGY, ENERGY, HEADQUARTERS, INNOVATION &
STARTUPS & LIFE SCIENCES & BIOTECHNOLOGY

GET FINANCING

Reliable **Capital**. Closed **Deals**.

YEARS OF EXPERIENCE

10+

CLIENTS ADVISED

1,500+

CAPITAL PARTNERS

3,000+

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

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