

FOUNDER'S HILL

FULSHEAR, TEXAS



AT A GLANCE

Founder's Hill is a new construction mixed-use development that will serve as the next regional shopping destination for residents living in and around Fulshear, TX. Positioned at the "main & main" of Fulshear, the site is surrounded by unprecedented residential construction and is shadow anchored by a future HEB.

The project will combine retail, dining, and entertainment concepts, creating Fulshear's first true downtown district.

Blooming With Opportunity

Fulshear is ranked the fastest-growing city in Texas, with a population growth rate of 900% over the past 8 years. The region is one of the wealthiest areas in Houston, with median incomes nearing \$170,000.

2024 Total Population

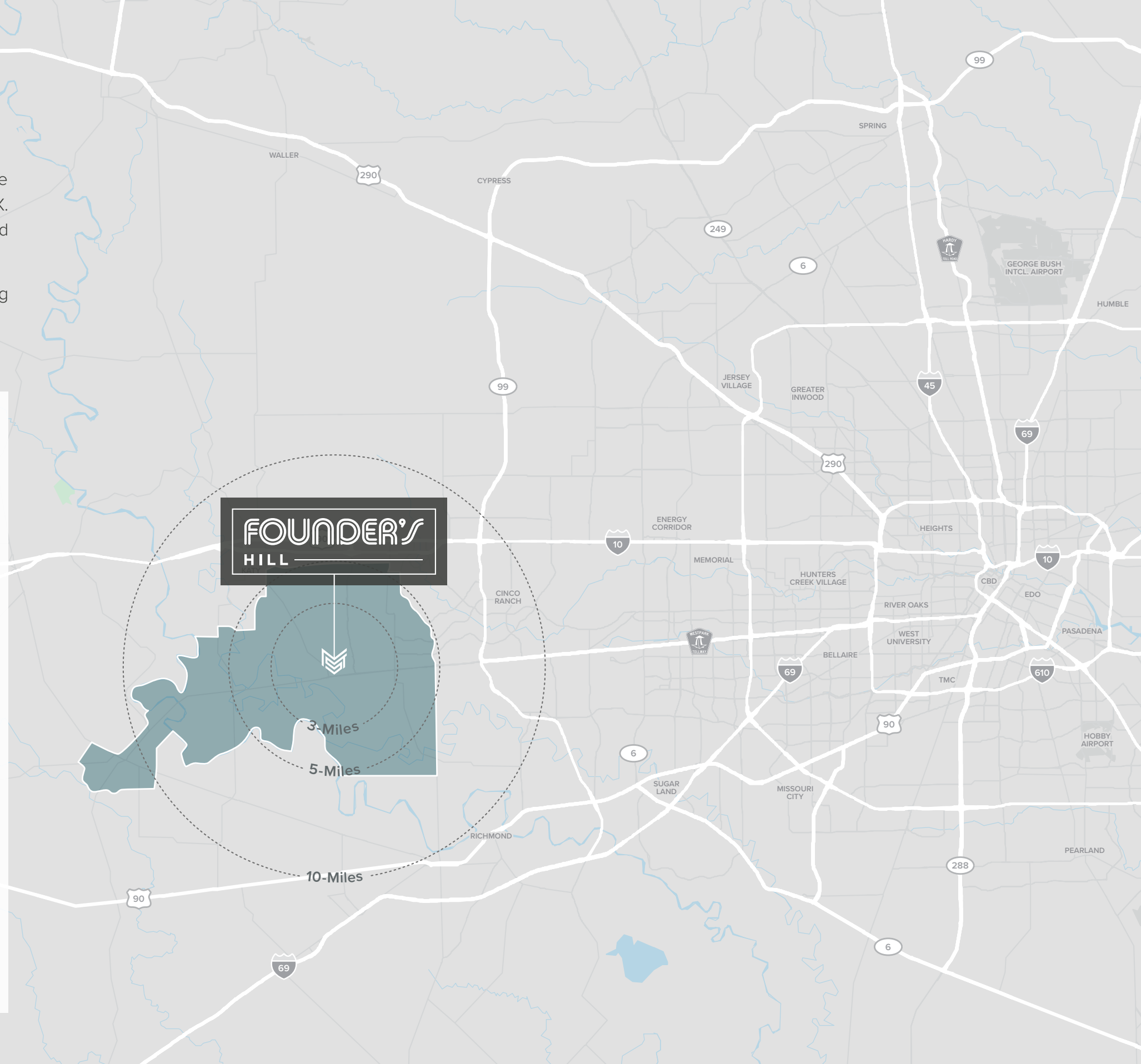
23,670	105,166	349,001	123,495
3-Miles	5-Miles	10-Miles	Trade Area

2029 Total Population

32,630	134,507	401,798	155,463
3-Miles	5-Miles	10-Miles	Trade Area

2024 Median Household Income

\$163,828	\$159,622	\$133,652	\$159,013
3-Miles	5-Miles	10-Miles	Trade Area



THE VISION

Founder's Hill will host a variety of end users, including retailers, various dining options entertainment concepts and office/co-working space.

The project will incorporate urban amenities with beautiful landscaping and old-world character, establishing a vibrant and walkable shopping destination. Bike-friendly walkways, shaded courtyards and family-friendly green spaces enable the community to get the most out of the great outdoors.



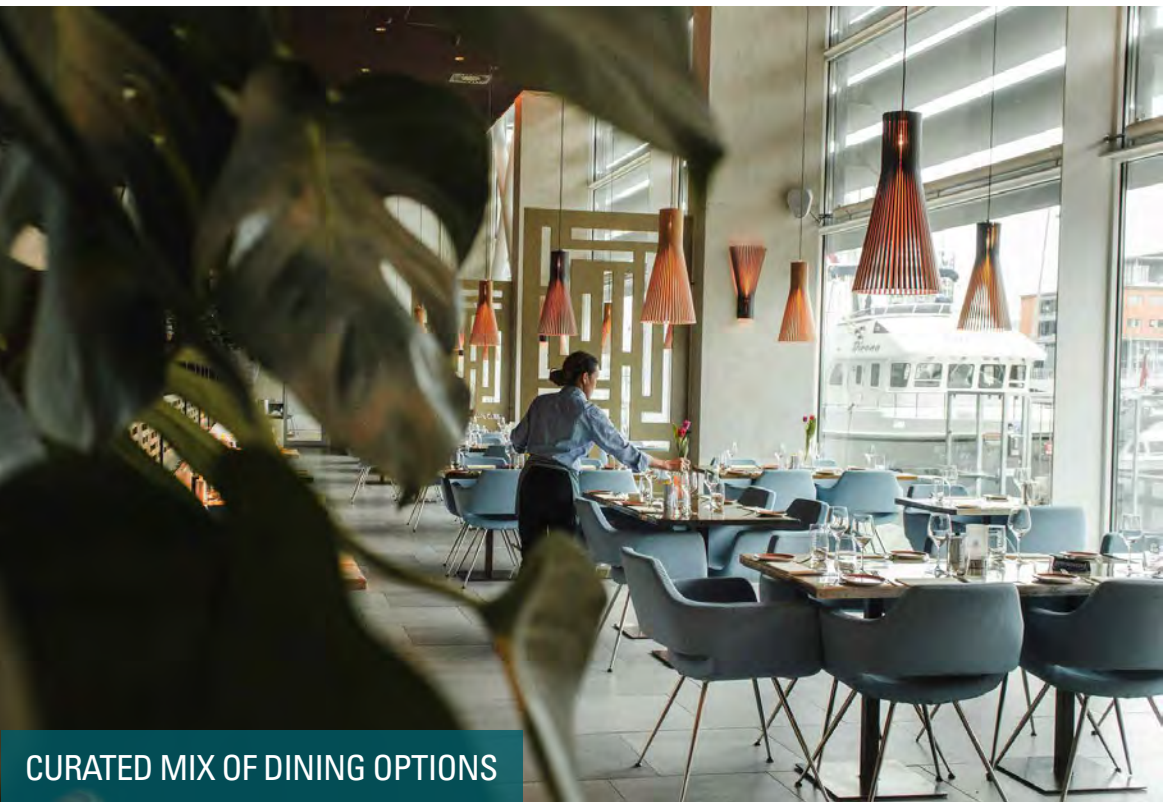
RETAIL & RECREATION CONCEPTS



EXPANSIVE GREEN SPACES



FAMILY-FRIENDLY ATMOSPHERE

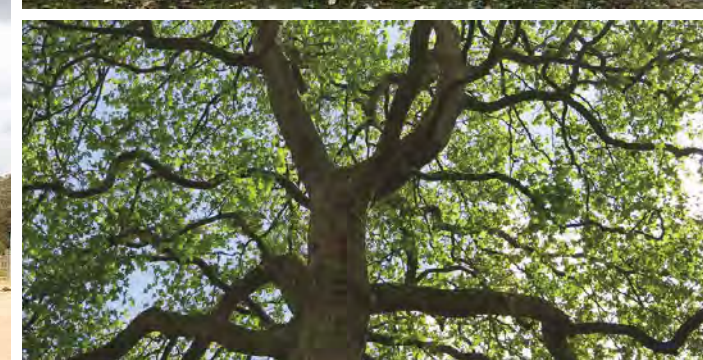
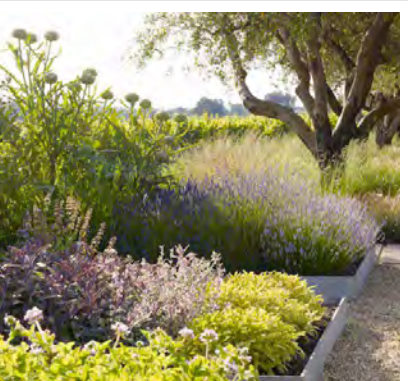


CURATED MIX OF DINING OPTIONS

THE DESIGN ELEMENTS

The mixed-use lifestyle center pulls inspiration from nature, effortlessly blending natural elements - such as wood grain and stacked stone textures, with architectural landscaping using plants native to the region.

Mature trees will provide shade to designated Pavilions for consumers to enjoy year-round. The new buildings will incorporate traditional Southern design elements with a modern flair.



FULSHEAR, TEXAS

Fulshear, Texas, is in the rapidly growing Fort Bend County, and quickly emerging as one of the most desirable places to live, work, and play within the Houston MSA. With a population growth rate of 900% over the past 8 years, Fulshear is ranked the high-income fastest-growing city in Texas. This rapidly-expanding community is quickly becoming a popular destination for those seeking a high quality of life, excellent schools, and easy access to Houston's many amenities. Fulshear's location has convenient access to Westpark Tollway and is just ±30 miles from Houston, allowing for easy navigation to and from anywhere in the major metro area. This ease of transportation, unprecedented population growth, and recognition as one of the Safest Cities in Texas make Fulshear an attractive location for residents and businesses alike.

As the demand for housing has increased in the Houston MSA, Fulshear has seen a surge in residential construction, particularly in the single-family market. Numerous multi-phase residential developments are under construction in the immediate trade area, one of the largest being the ±4,000-AC Cross Creek master-planned community. These affordable new construction homes have been a significant factor in attracting new residents, and as with most modern cities, “retail follows rooftops”.

The area has grown in the past decade, and so too has the local economy, with new businesses opening to meet the needs of the expanding community. Additionally, the city's recent investment in infrastructure, including new highways and public transportation options contribute to a high quality of life for its residents. With its excellent schools, safe neighborhoods, and abundant recreational opportunities, Fulshear's family-friendly amenities and strong sense of community make it a great place to call home.

Master-Planned Communities Under Construction



CROSS CREEK WEST

1,170 Lots
Under Construction
Homes from \$300's - \$680's



FULBROOK ON FULSHEAR LAKES

1,258 Lots
Currently Constructing Phase IV
Homes from \$400's - \$900's



POLO RANCH

781 Lots
Under Construction
Homes from the low \$300's



DEL WEBB - FULSHEAR

725 Lots
Under Construction
Homes from \$280's - \$600's



PECAN RIDGE

796 Lots
Under Construction
Homes from the mid \$300's



TAMARRON WEST

3,700 Lots
Under Construction
Homes from the low \$300's



Fort Bend is one of the
fastest-growing counties

In the United States



Best place to live
in the United States

- Money Magazine, 2018



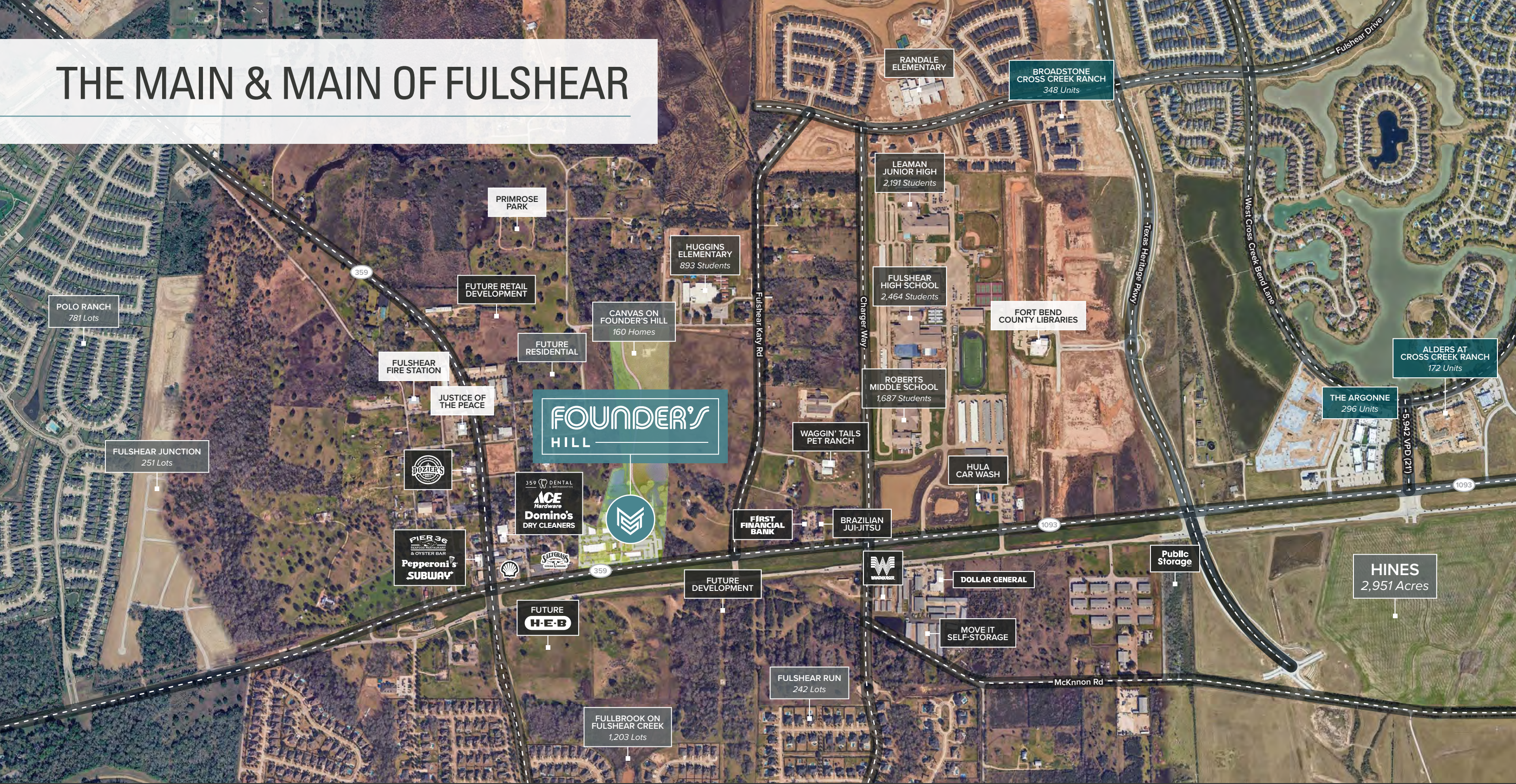
Easy access to
Westpark & Grand Pkwy



\$466K median
home value

1-mile radius of Site ('22)

THE MAIN & MAIN OF FULSHEAR



±33 AC
Mixed Use Development

15 ACRES
High-density residential, currently under construction

5.5 ACRES
Public & private areas, including a City Park

12.5 ACRES
Mixed use development, currently pre-leasing Phase I

HIGH GROWTH TRADE AREA



SURROUNDED BY RESIDENTIAL CONSTRUCTION



SITE MAP



76,545 SF

FIRST FLOOR AREA

24,160 SF

SECOND FLOOR AREA

100,705 SF

TOTAL PROPOSED AREA

403 Spaces

PARKING REQUIRED

517 Spaces

PARKING PROVIDED



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS





CONCEPTUAL RENDERINGS

FOUNDER'S HILL

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MAIN STREET
COMMERCIAL PARTNERS

ABOUT US

At Main Street Commercial Partners, our mission is to transform the Texas commercial real estate landscape through strategic development, asset management, tenant representation and project leasing.

With a portfolio exceeding \$300 million, another \$100 million in the pipeline, and 60+ years of cumulative experience, we're well-equipped to navigate market cycles and deliver exceptional results.

At the heart of Main Street is a team of entrepreneurs with a genuine passion for real estate. Our extensive experience, strong relationships with national retailers, and agility in the market make us a trusted partner in the industry. Our passion lies in buying income-producing assets, developing shopping centers, and Class A storage facilities, and repositioning high-quality commercial real estate to maximize value for our investors.



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BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT			DATE

Approved by the Texas Real Estate Commission for Voluntary Use. Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. Real estate license asks that you acknowledge receipt of this information about brokerage services for the licensee's records. Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.