



# Shoppes at Cross Creek

Retail Spaces Available For Lease • 6230 & 6300 FM 1463, KATY, TEXAS 77494



**2ML REAL ESTATE  
INTERESTS, INC.**

952 Echo Lane, Suite 314 | Houston, Texas 77024

Office: 281-974-2626 | [2mlrealestate.com](http://2mlrealestate.com)

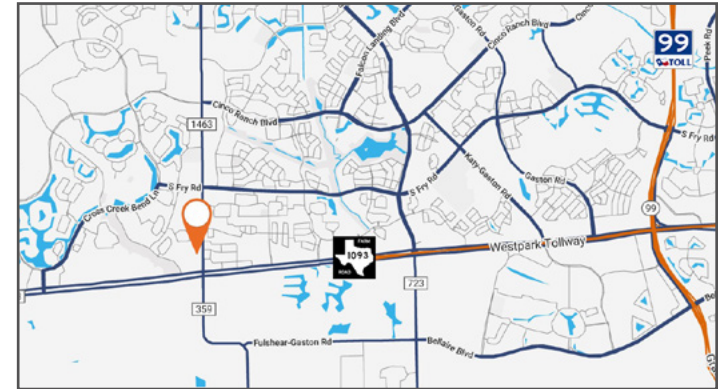
**COLLIN TADLOCK, VICE PRESIDENT - REAL ESTATE**

[CollinTadlock@2mlrealestate.com](mailto:CollinTadlock@2mlrealestate.com) | Direct: 832-203-8729



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## Property Highlights

- The site is located between Cross Creek Ranch and Cinco Ranch Southwest housing developments, both affluent suburbs in Katy/Fulshear
- New construction trophy shopping center
- Premium ADA parking signs, exterior wood panel and stone-work facade, LED parking lot lights, drought resistant high quality landscaping, and aluminum awnings
- Prominent tenants within close proximity

2023 Demos	1 Mile	3 Mile	5 Mile
<b>Total Pop.</b>	12,206	77,708	165,557
<b>Est. Households</b>	3,586	23,233	50,667
<b>Avg HH Income</b>	\$177,942	\$188,846	\$181,390
<b>Total Employees</b>	1,931	10,206	25,976

Area Retailers



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