



Welcome to Fulbrook on Fulshear Creek, a thriving community dedicated to preserving nature, promoting simplicity and maintaining the best of smalltown life in Fulshear, Texas with all the modern-day conveniences nearby.

FULBROOK
ON FULSHEAR CREEK

Serenity in nature

COMMUNITY:

Homes from the \$500s

TOTAL PROJECTED LOTS: More than 1,100 planned

LOCATION: Fulbrook on Fulshear Creek is located at the intersection of FM 1093 and FM 359 in downtown Fulshear.

DRIVE TIMES:



20 minutes
to Energy
Corridor



30 minutes
to The
Galleria



40 minutes
to NRG
Stadium



45 minutes
to Downtown
Houston

HOMES:

2.65 Estimated total tax rate

HOA FEE: \$1,200 annually

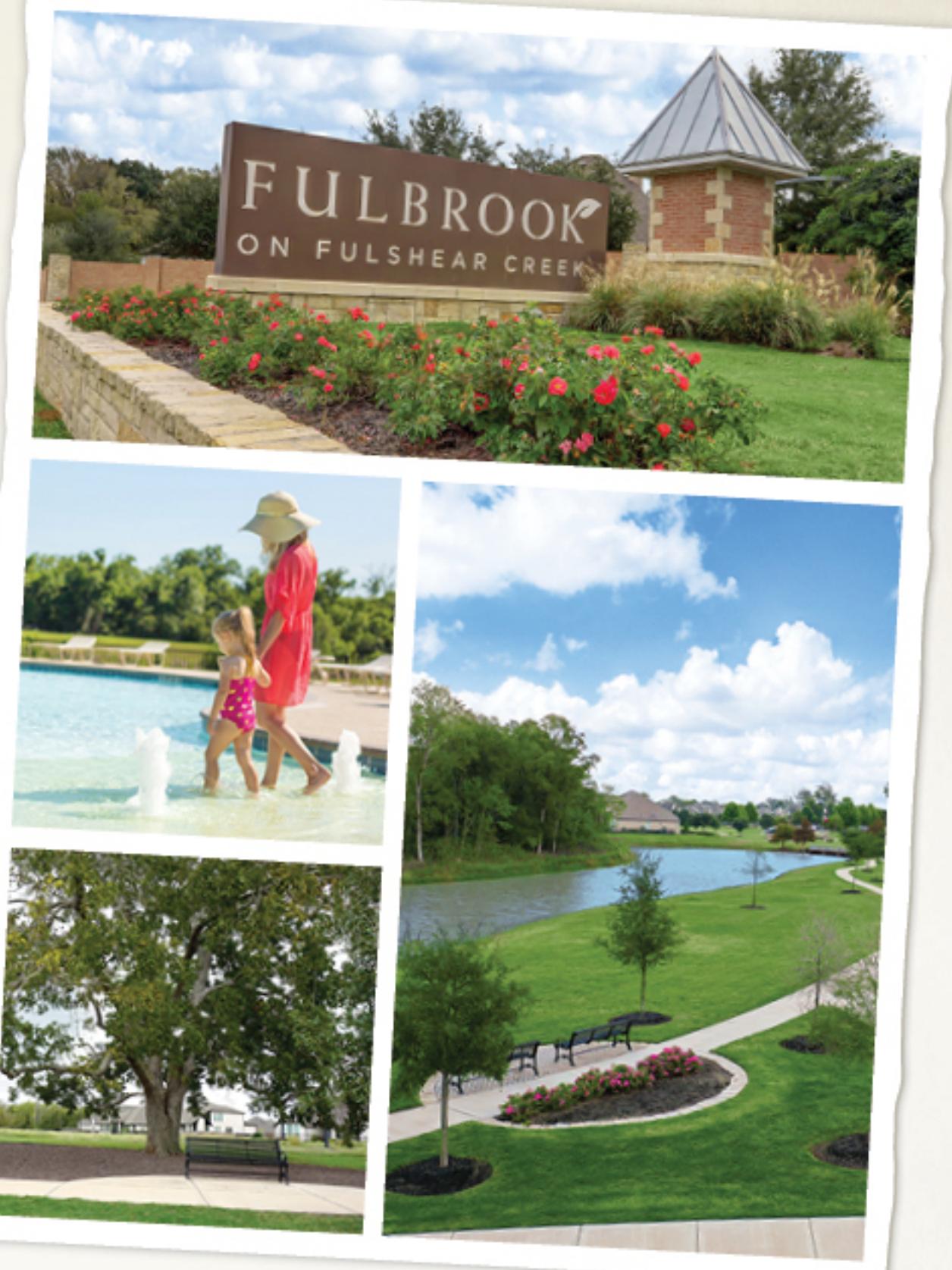
HOA MANAGEMENT: LEAD Association Management

AMENITIES:

| | |
|------------------|-------------------|
| Lodge | Resort style pool |
| Fitness center | Amphitheater |
| Competition pool | Bocce ball court |
| Playgrounds | |

NATURE ELEMENTS:

Lakes
Creeks
Parks



HIGHLAND
HOMES

N **NEWMARK**
HOMES

PERRY
HOMES



ACCLAIMED
LCISD SCHOOLS

Committed to having more schools
with fewer students in each classroom.

SERVING FULBROOK ON FULSHEAR CREEK RESIDENTS

- Huggins Elementary (PreK-5)
- Morgan Elementary (PreK-5)
(2022-2023, 2023-2024 school years)
- Roberts Middle School (6 only)
- Leaman Junior High (7-8)
- Fulshear High School (9-12)

FULBROOK

ON FULSHEAR CREEK

DOWNTOWN FULSHEAR

Completed Residential Area

NEW HOME SALES

-  Model Homes
-  Phase III
-  Phase IV
-  Phase V
-  Phase VI Coming Soon

AMENITIES

- Walking Path
- Nature Areas/Open Spaces
- Playground
- Pool
- Fitness
- Welcome Center & Lodge
- Future Playground Site
- Future Pool Site

SECTION 11 COMING SOON

HIGHLAND
HOMES

**NEWMARK
HOMES**

A Trend Development Community

This information represents an artist's rendering of some of the proposed elements of the Fulbrook on Fulshear Creek Development. In an effort to improve Fulbrook on Fulshear Creek, the Developer in its sole discretion and without notice may change this rendering and construct these elements in a manner that is different than depicted. This rendering is not intended to show all elements and some of the elements on this rendering may not be constructed as shown. Nothing contained herein shall be construed as either an express representation or warranty by the Developer.

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