

H7 Properties LLC

Fulshear, Texas

July 15th 2020

City's Vision of Harris Block



Rendering of proposed Downtown Core

Downtown Fulshear, Texas



Fulshear Downtown Plan



Main and Wallis one way pair

Transportation

Three major elements of the downtown area concept address the local need for mitigation of the traffic impact of regional transportation improvements.

Transportation Concept #1. Reduce the impact of traffic growth on Main Street

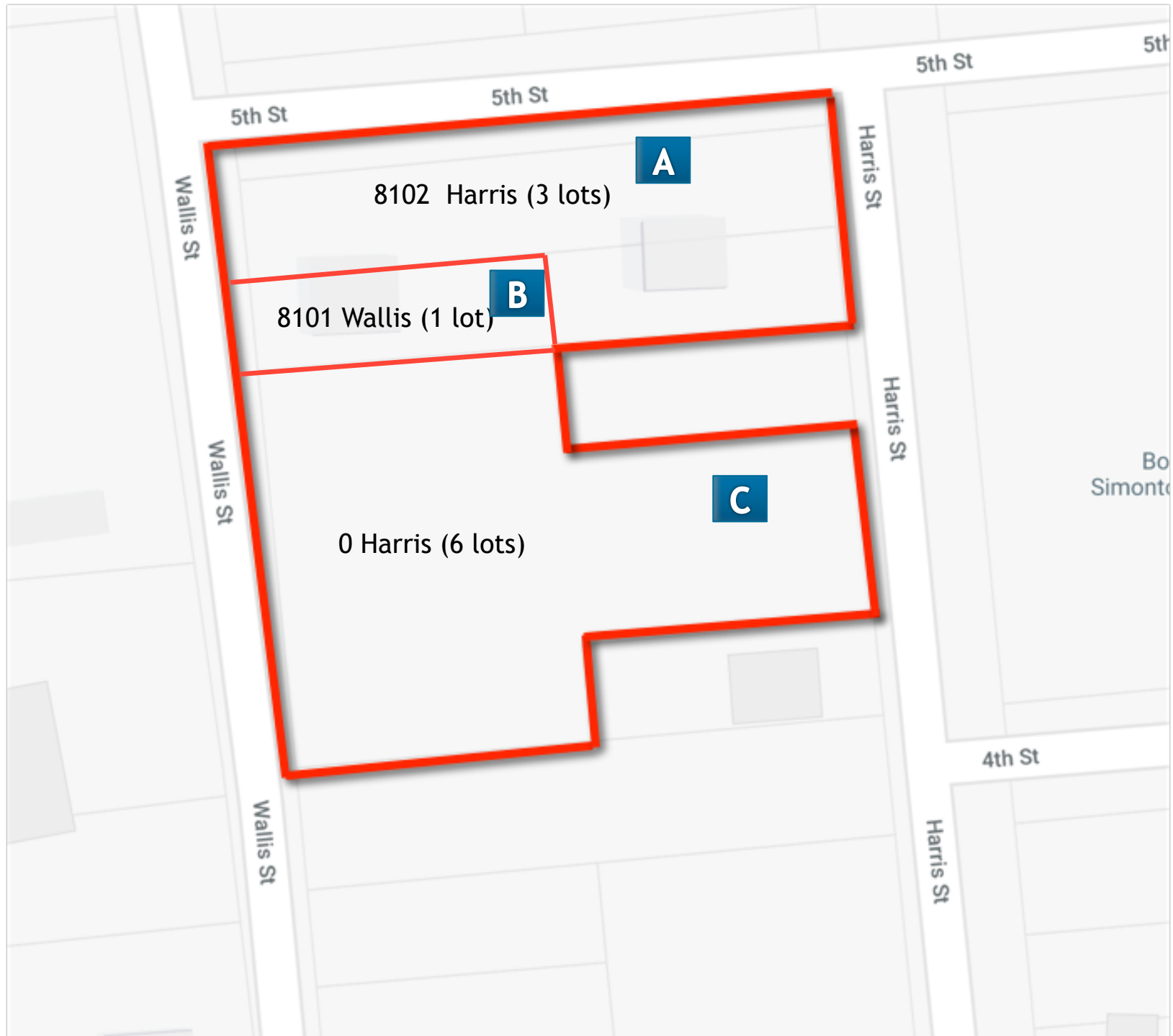
During evaluation of potential traffic mitigation measures, two concepts were developed for creating a one-way pair to reduce the direction of traffic from Main Street, one using Harris Street (Option A) and the other using Wallis Street (Option B) as the other street of the pair. Crossing a one-way street with only half the traffic volume would be much preferred to crossing the larger and busier two-way roadway.

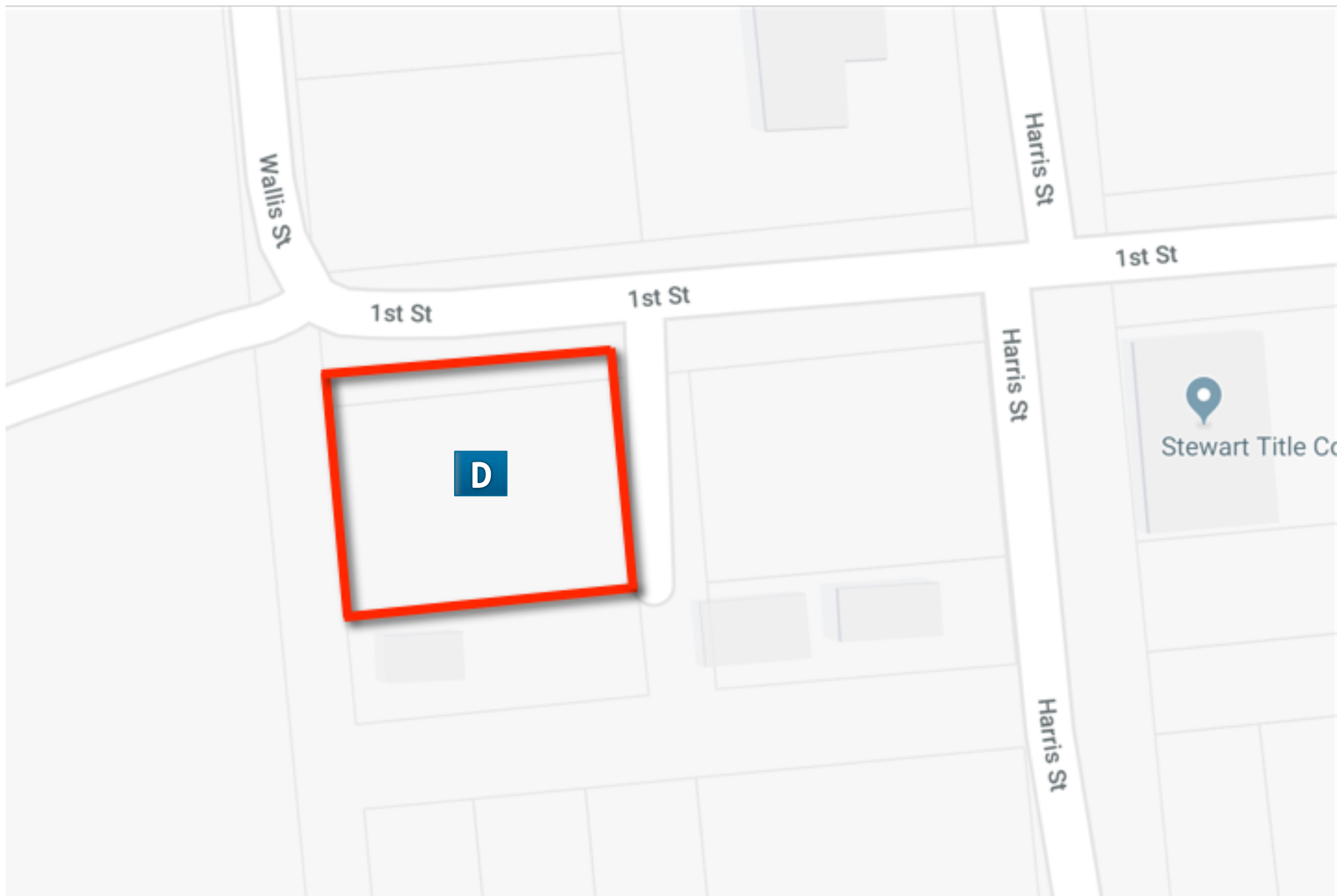
Review of the pros and cons of each one-way pair alternative with the project advisory group and at public meetings identified Option B, the one-way pair of Main and Wallis Streets as the preferred alternative. Highlights of Option B include:

- » The one-way pair would reduce traffic by approximately one-half on Main Street. The other half of the traffic would be less disruptive on an improved Wallis Street than on an improved Harris Street;
- » Having the other paired street two blocks away means a greater dispersion of the effects of through traffic on FM 359 across two blocks, not creating one block in the middle that would have significant traffic on both sides of the block;

Figure 12. One-Way Pair Option B Utilizing Main and Wallis Streets

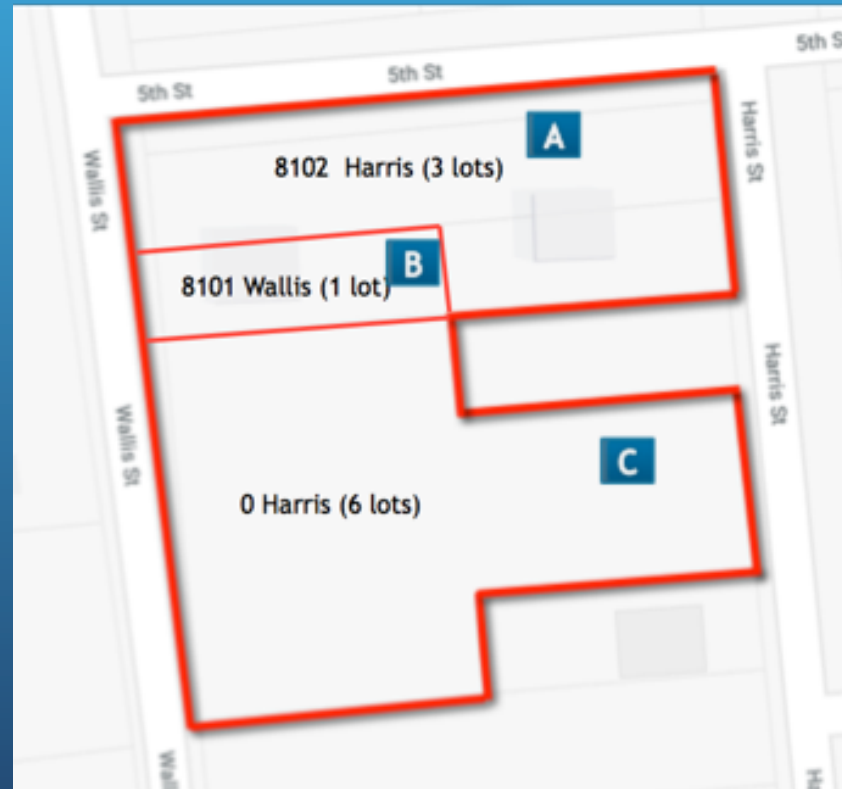






Lots A, B, C

- Zoned Residential/Commercial - 10 City Lots – 3 parcels
 - 8101 Wallis ST (1 lot) - R65813
 - 8102 Harris ST (3 lots) - R65812
 - 0 Harris 77493 (6 lots)- R65810
- Major Proposed Frontage on Wallis (FM 359 South bound One-Way pair)
- 2.25M Sales Price

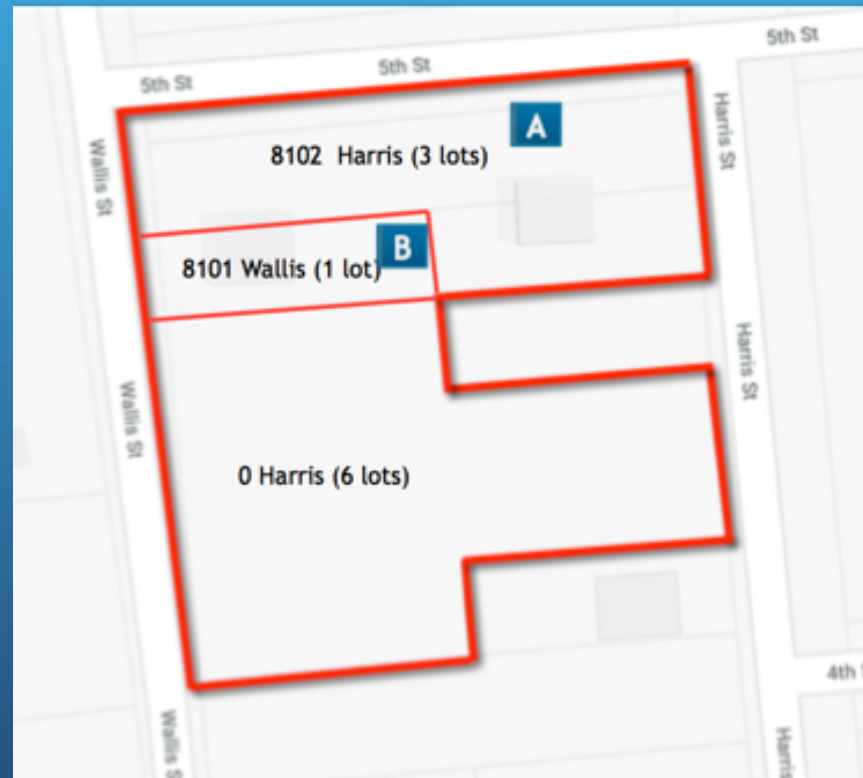


Lots A, B

A

B

- Zoned Residential/Commercial - 4 City Lots – 2 parcels
 - 8101 Wallis ST (1 lot) - R65813
 - 8102 Harris ST (3 lots) - R65812
- 1M Sales Price



Lot A

A

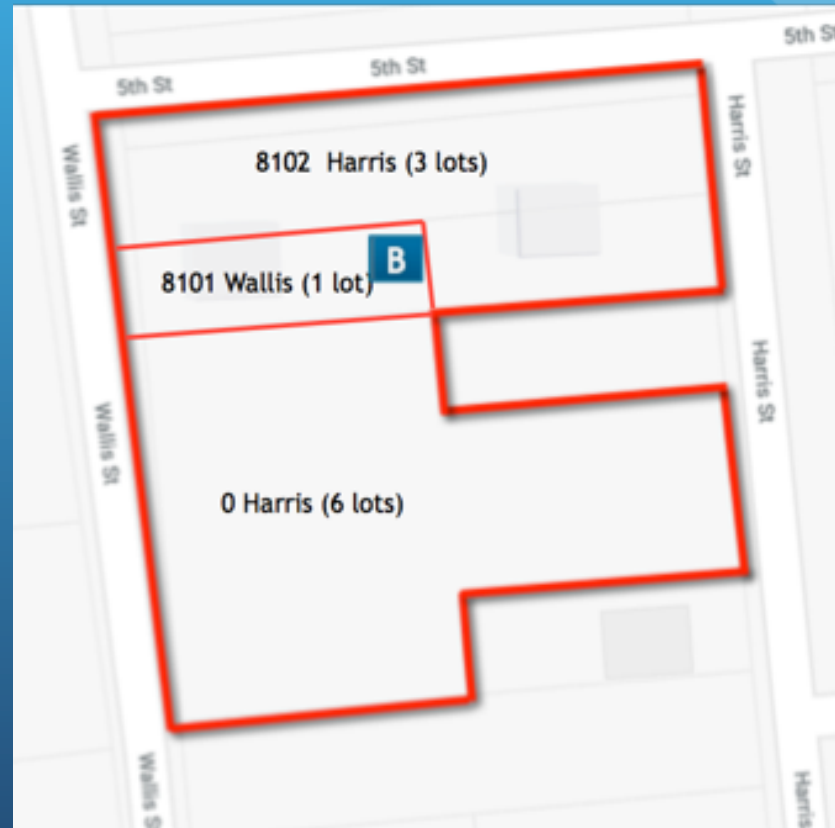
- Residential/Commercial build-out of the 3 City Lots – 1 parcel
 - 8102 Harris ST (3 lots) - R65812
- House has undergone exterior rehab
 - New Electrical
 - New siding
 - New roof
 - Foundation leveling
 - Extensive Tree Clearing
- Ready For Interior Finish Out to suit you needs
- Sales Price 750K



Lot B

B

- Zoned Residential/Commercial - 1 City Lots – 1 parcel
 - 8101 Wallis ST (1 lot) - R65813
- 250K Sales Price



Lot C



- Zoned Residential/Commercial - 6 City Lots – 1 parcel
 - 0 Harris 77493 (6 lots)- R65810
- 1.25M Sales Price



Lot D



- Zoned Residential/Commercial - 2 City Lots – 1 parcel
 - 8418 1st ST 77493 (2 lots)- R65715
- 450k Sales Price

