

PAD SITES FOR SALE, GROUND LEASE,
OR BUILD-TO-SUIT & RETAIL FOR LEASE

PAD SITES WITH FRONTAGE
SEVEN (7) PADS

BUILDING 1
9,800 SF (MULTI-TENANT)

BUILDING 2
9,800 SF (MULTI-TENANT)

NEC TEXAS HERITAGE PWKY. & JORDAN CROSSING BLVD.
FULSHEAR, TX 77423

New Retail Development

COLLIERS HOUSTON RETAIL SERVICES

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JORDAN CROSSING BOULEVARD





Jordan Ranch Overview

3,000 SINGLE-FAMILY HOMES FROM \$300- \$800K

1,350-ACRE MASTER PLANNED COMMUNITY LOCATED ONE MILE SOUTH OF I-10

JORDAN RANCH COMMERCIAL SPACE
450,000 SF OF COMMERCIAL SPACE INCLUDING THE MARKET AT JORDAN RANCH WITH 40,190 SF OF RETAIL & NEW H-E-B (OPENING OCTOBER 2025) DIRECTLY ACROSS FROM SITE!



Site Plan

PAD SITES FOR SALE,
GROUND LEASE, OR
BUILD-TO-SUIT
& RETAIL FOR LEASE

Key	Size	Status
Bldg. 1	9,800 SF	Available
Bldg. 2	9,800 SF	Available
Pad 1	0.94 AC	Available
Pad 2	1.20 AC	Available
Pad 3	0.95 AC	At Lease
Pad 4	0.73 AC	At Lease
Pad 5	1.02 AC	Under Contract
Pad 6	1.39 AC	Available
Pad 7	0.74 AC	Available

TEXAS HERITAGE PARKWAY



JORDAN CROSSING BOULEVARD



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ABOUT THE PROJECT

Strategically located at the entrance of Jordan Ranch, this new retail development offers prime visibility and direct access along Jordan Crossing Boulevard. The site is positioned directly across from the future 121,000-square-foot H-E-B, which is scheduled to open October 2025. This location is ideal for neighborhood retail users, QSR, medical offices, or banks.

Project Overview:

- 8-Acre Development Across from Future H-E-B Opening October 2025
- 19,600 SF Multi-Tenant Retail Space (For Lease)
- Seven (7) Pad Sites with Frontage (For Sale, Ground Lease, or B-T-S)



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BUILDING 2

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New Retail Development



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Area Highlights

(5-MILE DEMOGRAPHICS)

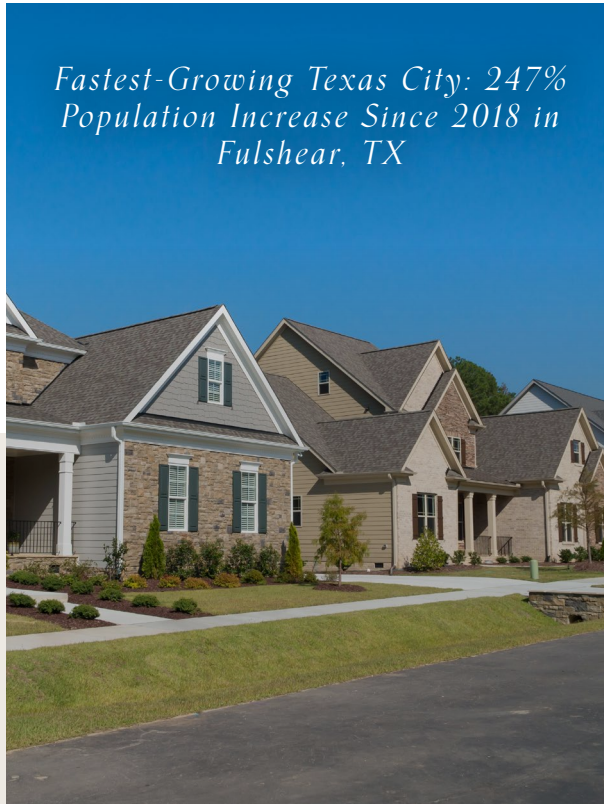
Fulshear and Katy are among the fastest-growing areas in Texas, fueled by rapid population growth, rising home values, and strong average household incomes approaching \$200K. Known for top-rated schools and affluent, family-oriented communities, the area continues to see high demand for housing and retail. Major mixed-use and commercial developments planned through 2027 reflect long-term momentum and strong opportunities for retail and service users.

\$512,908 MEDIAN HOME VALUE

139,113 RESIDENTS



*Fastest-Growing Texas City: 247%
Population Increase Since 2018 in
Fulshear, TX*



3% PROJECTED GROWTH
(2025 - 2030)

38% OF RESIDENTS HOLD A
BACHELOR'S DEGREE

OVER 42,000 HOUSEHOLDS

\$156,794 MEDIAN HH INCOME



SURROUNDING RETAIL

- 1 Market at Jordan Ranch
- 2 Shops at Jordan Crossing
- 3 Commons at Jordan Ranch
- 4 The Bend in Jordan Ranch
- 5 Tecas Heritage Marketplace
- 6 Buc-ee's
- 7 Shops at Katy Preserve
- 8 The Market at Cross Creek Ranch

TEXAS HERITAGE MARKETPLACE



EGS FITNESS

ESCALANTE'S
FINE TEX-MEX

AMERICA'S BEST
CONTACTS & EYEGLASSES



6

SHOPS AT KATY PRESERVE



MEMORIAL
HERMANN

SAJAD
AND CO

EGS FITNESS

7

COMMONS AT JORDAN RANCH

TSAOCAA
Bubble Tea • Hot Food • Chicken • Egg Waffle
COLLECTIVE
DENTISTRY

FVZ
DRINKS

LONG'S
HAIR STUDIO

FLUID
WITCH & IV BAR

HOTSPOT
BAR & GRILL

KIARA

SHOPS AT JORDAN CROSSING

POPEYES

Auto
Zone

CHIPPELY
DO-WHEELS

Big City
Wings

ups

THE BEND IN JORDAN RANCH

TIGER-ROCK
BREWERY

Beans
& Brews



THE MARKET AT JORDN RANCH

H-E-B

TWIN
LIQUORS
FINE WINE & SPIRITS

Milano Nail Spa

MEMORIAL
HERMANN

THE MARKET AT CROSS CREEK RANCH

H-E-B

Orangetheory
FITNESS

FIRST
WATCH

MOD PIZZA

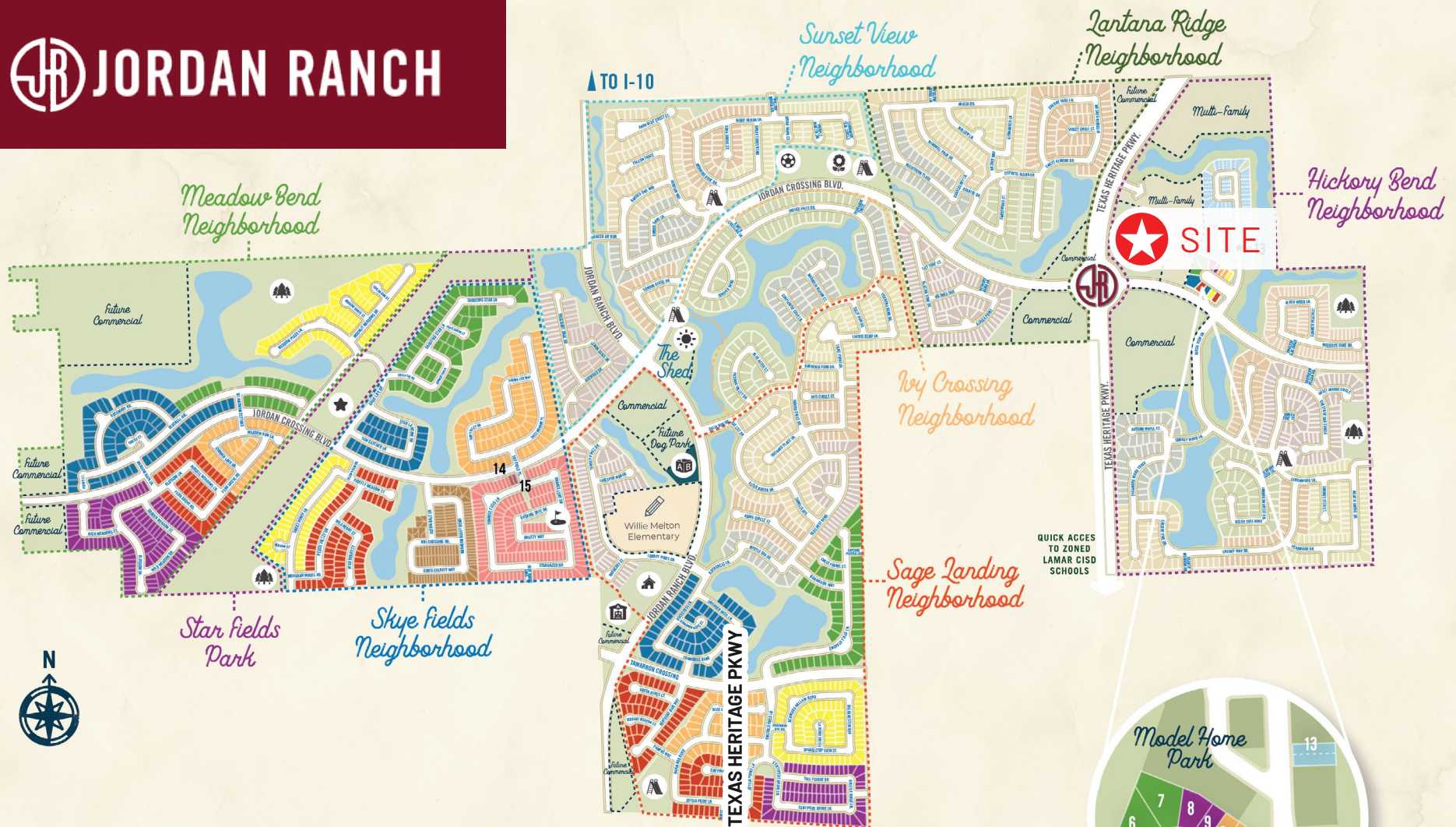
8

JORDAN RANCH

359

1463

JR JORDAN RANCH



LEGEND

BUILDERS

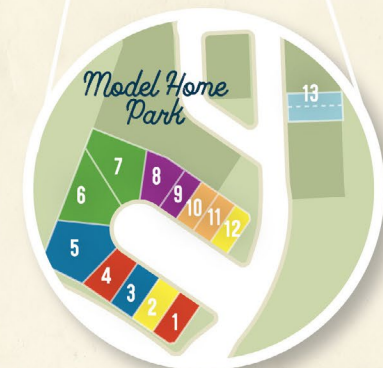
- | | |
|---------------------------|------------------------|
| 1 Chesmar Homes 55' | 9 Village Builders 45' |
| 2 Perry Homes 50' | 10 Lennar Homes 60' |
| 3 Perry Homes 65' | 11 Westin Homes 60' |
| 4 Highland Homes 55' | 12 Westin Homes 50' |
| 5 Highland Homes 65' | 13 Beazer Duets |
| 6 J. Patrick Homes 70' | 14 Perry Homes 40' |
| 7 David Weekley Homes 70' | 15 Chesmar Homes 40' |
| 8 David Weekley Homes 45' | |

HOME SITES FROM THE \$300'S

- | | |
|-----|-------|
| 40' | 65' |
| 45' | 70' |
| 50' | Duets |
| 55' | Quads |
| 60' | |

AMENITIES

- | | |
|--------------------|---------------------|
| Parks | On-Site Elementary |
| Playgrounds | Daycare |
| Star Fields | Future Church |
| Sunset Farm | Firestation |
| Sports Fields | The Shed |
| Putting Green Park | - Resort-Style Pool |
| Model Home | - Lazy River |
| | - Fitness Center |
| | - Tennis Courts |



Katy Mills Mall ➔

Johnson
DEVELOPMENT CORP.



All information contained is subject to change. Maps may not be drawn to scale, and price, land, builders and specifications are subject to change without notice. Please verify all information before making a purchase. 04/2023



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