

For Sale



Commons at Jordan Ranch

Jordan Crossing Blvd. @ Texas Heritage Parkway
2340 Texas Heritage Parkway
Katy, TX 77494



Hunington

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COMMONS AT JORDAN RANCH

2340 Texas Heritage Parkway, Katy, TX 77494

PROPERTY INFORMATION

Sale Price	\$10,073,832.00
CAP Rate	6.00%
Net Operating Income	\$604,429.92
Occupancy	100%
Building Size	19,575 SF
Lot Size	1.45 Ac

PROPERTY HIGHLIGHTS

- Unparalleled integration in Houston's latest affluent and family oriented master-planned community
- Placed approximately 4 miles west of existing retail to ensure the absorption of Katy's growth
- New pedestrian friendly development offers high foot traffic
- Unrivaled growth metrics with the upcoming construction of new master planned communities
- Located on major north/south thoroughfare; Texas Heritage

DEMOGRAPHICS

Population (2024)	2 mi. - 27,146
	3 mi. - 44,290
	5 mi. - 112,349
Average Household Income	2 mi. - \$157,582
	3 mi. - \$172,758
	5 mi. - \$170,489

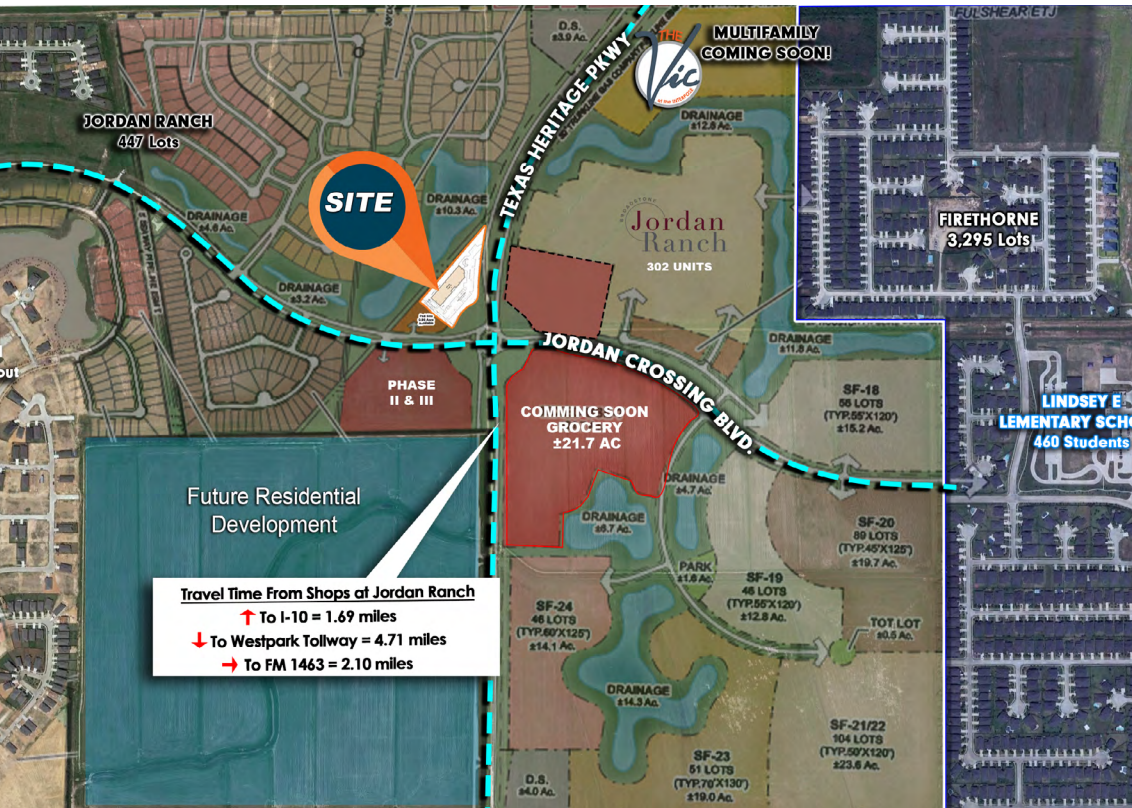
For More Information

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JORDAN RANCH
EST. 1936

1,350acre Master-planned Community by Johnson Development ±2,500 Homes at Buildout

ROSS
DRESS FOR LESS

1.85-2 million SF Distribution Center Will Employ 1,300 people

JORDAN RANCH
EST. 1936



COMING SOON
Shops at Jordan Ranch Phase II & III

(Proposed)
Tim Hortons
HEARTLAND.

Pad N.A.P.



COMING SOON
Grocery 117,000 SF and Retail Center



Travel Time From Shops at Jordan Ranch

- ↑ To I-10 = 1.69 miles
- ↓ To Westpark Tollway = 4.71 miles
- To FM 1463 = 2.10 miles

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date