



**OFFICE
CONDOMINIUMS**
@Jordan Ranch Blvd
Brookshire, TX

I-10 west *at the intersection of*
Jordan Ranch Blvd *and* Kingsland Blvd

PROFESSIONAL MEDICAL OFFICE

INVEST IN YOUR BUSINESS WITH OFFICE OWNERSHIP



**Located at South Katy at the intersection of
Jordan Ranch Blvd and Kingsland Blvd in
Brookshire, TX.**

Within one of the fastest growing submarkets in the United States you will find **Kingsland Crossing Office Condominiums** at Jordan Ranch Blvd located in the heart of Jordan Ranch Blvd -109 luxury, single story office condominiums comparable to Class A leased space. However, instead of leasing, the offices are available to own.

Kingsland Crossing Office Park Condominiums offer business owners the freedom of office ownership with the ability to make design selections and construction decisions. Many small businesses are finding office ownership to be a better alternative to leasing.

Kingsland Crossing Office Condos at Jordan Ranch Blvd is a brand new office

community now under construction. It consists of over an 18-acre development featuring 23 office buildings. Units start from approximately 1,225 ssqft of highly efficient space that can be configured to meet larger needs up to 6,125 sqft Buildings are configured as 4 to 6 plexes but can be purchased individually.

Features include:

- All units are 100% finished and/or can customize finishes
- Each unit includes high-efficient HVAC
- Beautiful landscape included and maintained by community association
- Each unit includes reception area, kitchen, 4 offices and restroom
- All single story with private front door access and surface parking
- Inclusive in the base price are granite countertops in kitchen and PVC floors in hallways and reception area
- State of the art finishes and options with most up to date technologies

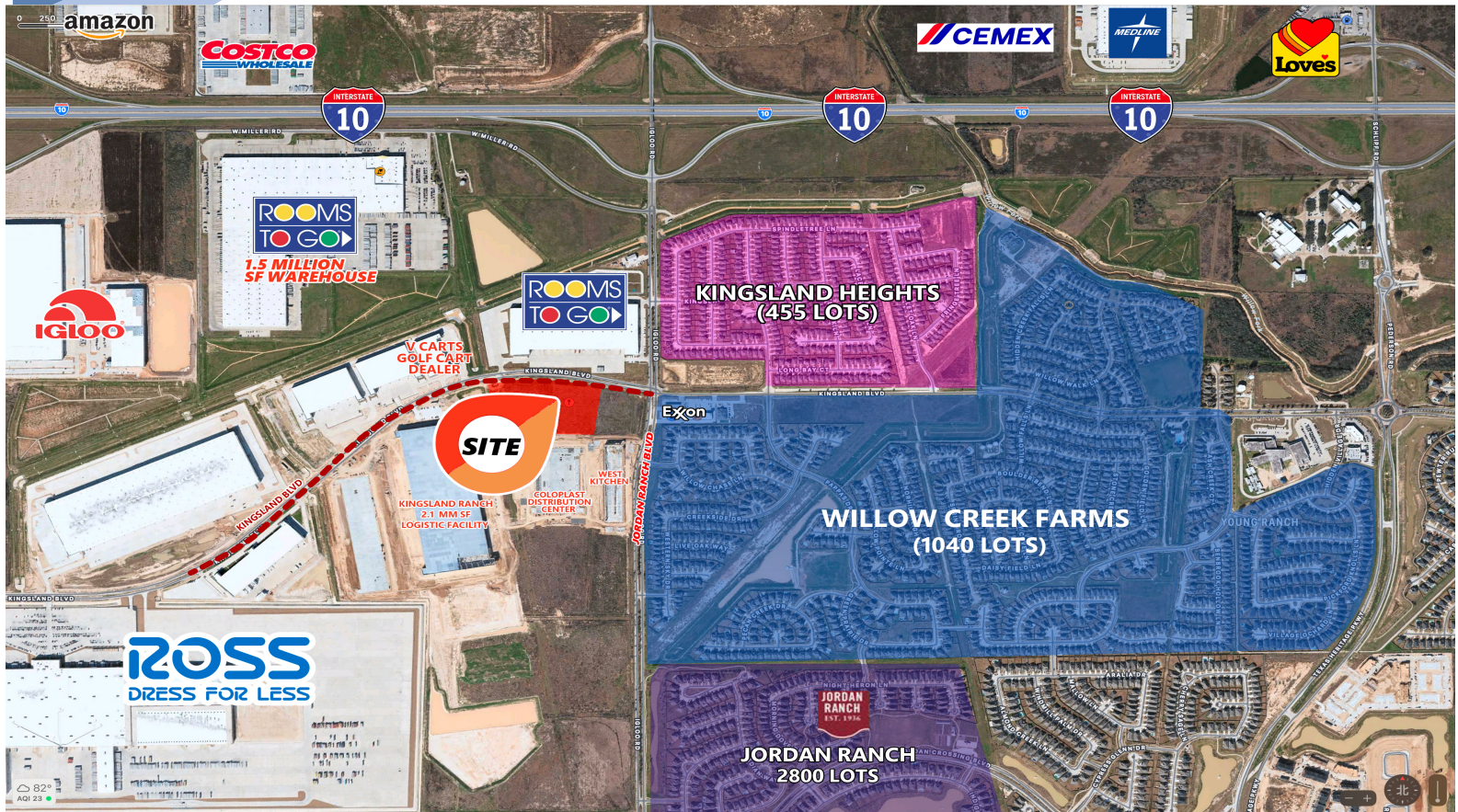
Jessica Huang

281.793.1832

julieriversdevelopment.com

Property Address: 30625 Kingsland Blvd, Brookshire, TX 77423

LOCATION OVERVIEW



Investment Highlights

- **Location/Access:** (One minute away from I-10 West, Hard corner location on Jordan Ranch & Kingsland Blvd)
- **Uses:** Professional Office/Medical
- **Description:** Build to suit for own/lease, Deed restricted
- **Location Highlights:** One of the fastest growing community West of Houston.

Brand new construction, easily accessible, and high visibility

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LOCATION OVERVIEW



Area Highlights

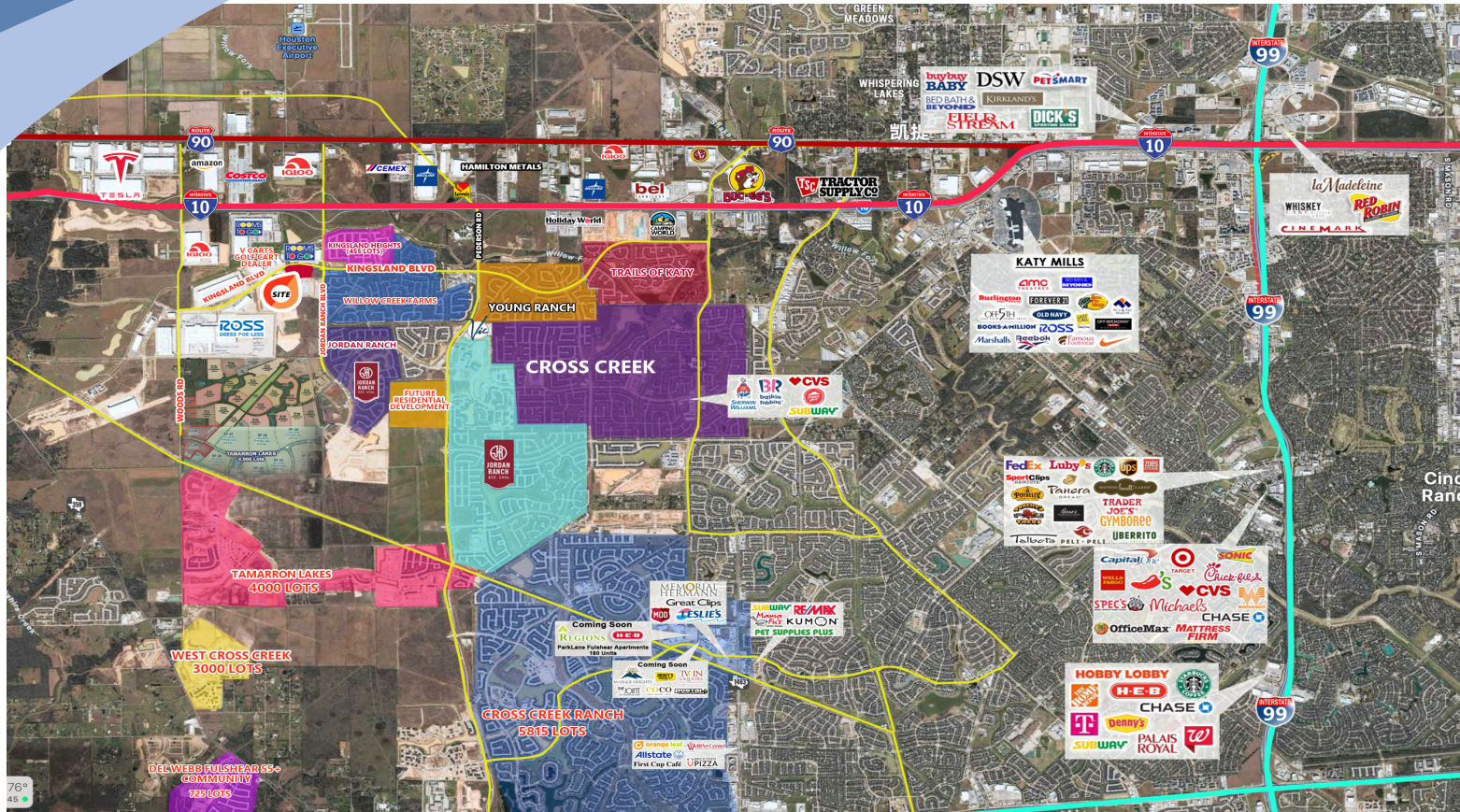
- Industrial distribution and manufacturing hubs for the likes of Tesla, Rooms to Go, Igloo, Ross, Amazon, Costco, and more also surround the park, providing more traffic for client-facing businesses with a highly visible corner location. For those coming from outside of West Houston, commuting is seamless as Interstate 10 is less than a mile away with quick access to Grand Parkway.
- Surrounded by the flourishing neighborhoods of Kingsland Heights, Willow Creek Farms, Young Ranch, Tamarron Lakes, Firethorne, Trails of Katy, Cross Creek, and Jordan Ranch. These thousands of households tend to be highly affluent, reporting an average annual household income of \$151,070 within a 5-mile radius

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LOCATION OVERVIEW



Area Highlights

- Major Growth and Development Area

The Energy Corridor is the third largest employment center in the Houston metropolitan area with 300 companies. Its growth trajectory suggests nearly 10 times more jobs than housing units will be added to this area over the next 13 years. New energy clusters, including software companies are migrating to West Houston.

- Regional Location

Enter a booming area as the number of households within a 3-mile radius grew by 132% from 2010 to 2023 and is projected to jump another 25% by 2028.

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SITE PLAN



OFFICE CONDOS & RETAIL CENTER SITE PLAN

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

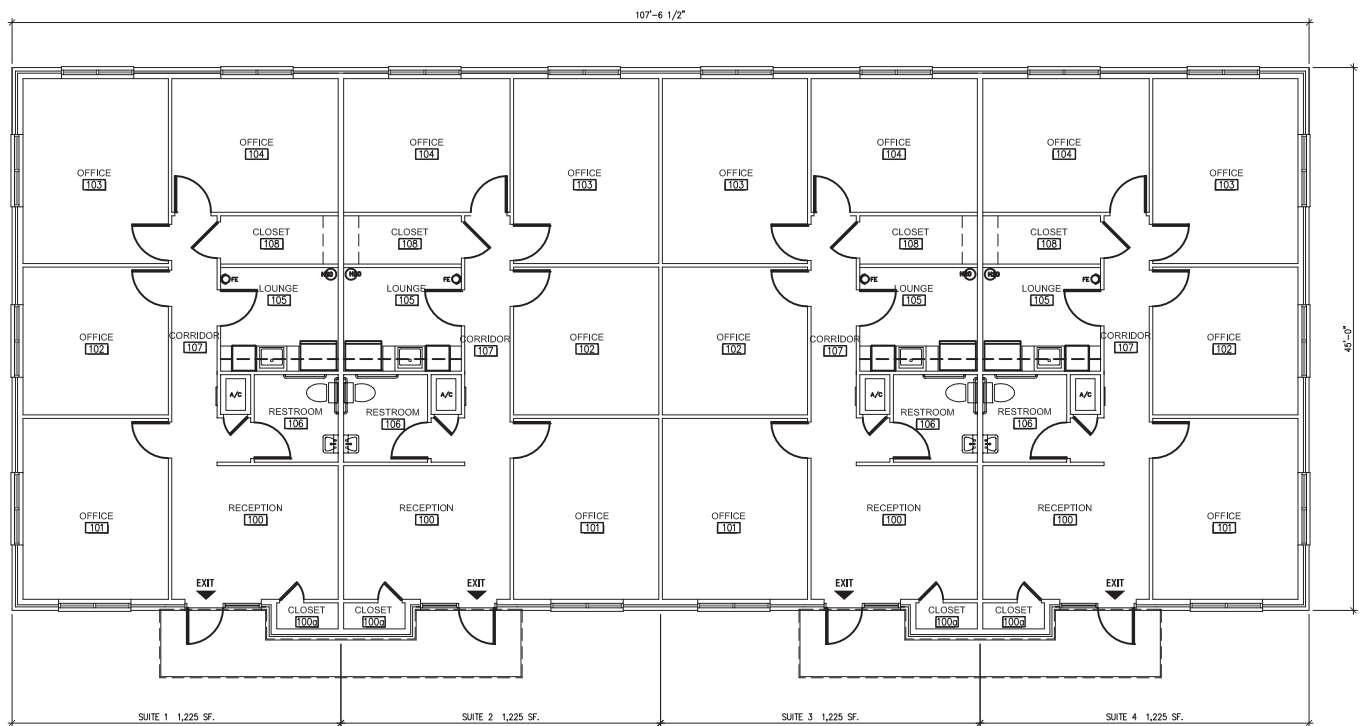
Marty Caneaux
ARCHITECT
16058

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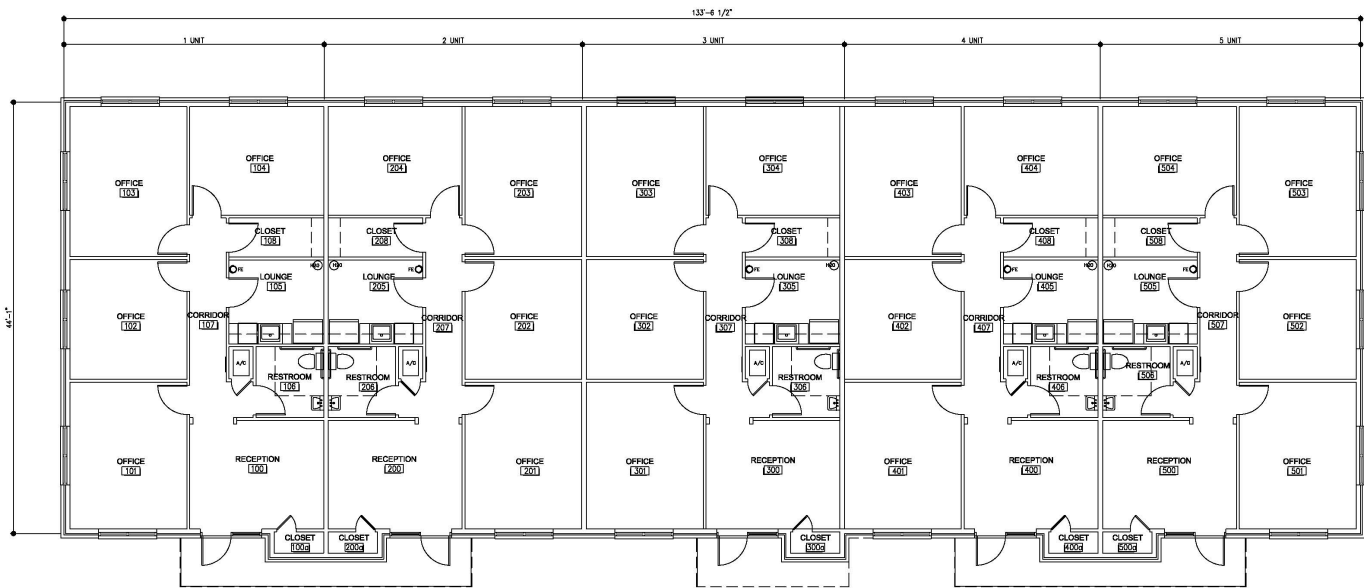
FLOOR PLAN - 4 UNIT BUILDING 4,900 SQFT

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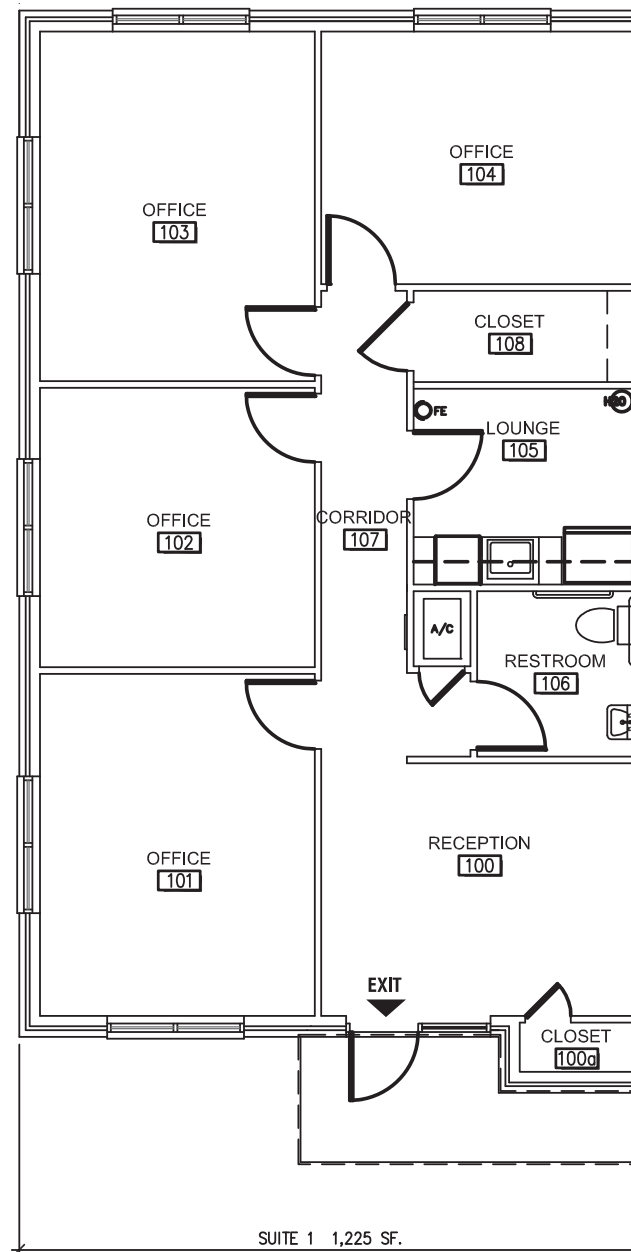
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FLOOR PLAN - 5 UNIT BUILDING
6,121 SQFT



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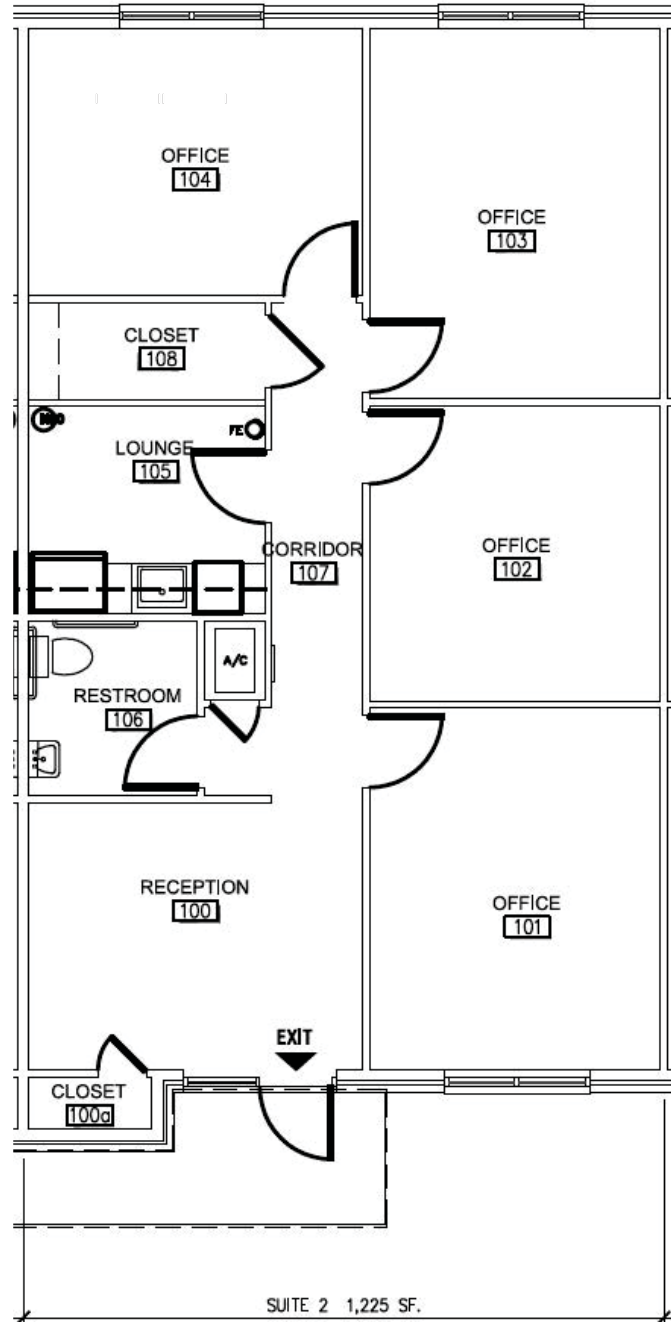
FLOOR PLAN - END UNIT
1,225 SQFT

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FLOOR PLAN - MIDDLE UNIT
1,225 SQFT

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