



FOR LEASE



THE BEND IN JORDAN RANCH

2506 JORDAN RANCH BLVD, FULSHEAR, TEXAS 77423



PHASE I - AVAILABLE NOW
PHASE II - COMING SOON

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OVERVIEW

- Space Available:
 - Phase I: 1,062 – 2,927 SF (Divisible)
 - Phase II: 1,200 – 9,100 SF (Divisible)
- Positioned in the heart of Johnson Development's 1,350 acre Jordan Ranch master planned community
- Conveniently located just 1 mile south of I-10
- Among the top selling master planned communities in the United States
- Call for Pricing

TRAFFIC COUNTS

Jordan Ranch Blvd @ IH-10: 8,544 VPD (TxDot 2021)

IH-10 east of Jordan Ranch Blvd: 72,555 VPD (TxDot 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	5,842	34,515	97,170
2028 Projected Pop.	7,014	46,771	120,372
Daytime Pop.	3,880	25,631	77,208
Avg HH Income	\$153,868	\$171,277	\$173,864



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JORDAN RANCH
EST. 1936



LEGEND

BUILDERS	HOME SITES FROM THE \$300'S	AMENITIES
1 Chesmar Homes 55'	40'	On-Site Elementary
2 Perry Homes 50'	45'	Playgrounds
3 Perry Homes 65'	50'	Sunset Farm
4 Highland Homes 55'	55'	Sports Fields
5 Highland Homes 65'	60'	Future Church
6 J. Patrick Homes 70'	65'	Model Home
7 David Weekley Homes 70'	70'	Daycare
8 David Weekley Homes 45'	75'	Firestation
9 Village Builders 45'	Duets	The Shed - Resort-Style Pool - Lazy River - Fitness Center - Tennis Courts
10 Lennar Homes 60'		
11 Westin Homes 60'		
12 Westin Homes 50'		
13 Beazer Duets		

Katy Mills Mall →

Johnson
DEVELOPMENT CORP.   

All information contained is subject to change. Maps may not be drawn to scale, and prices, lot, builders and specifications are subject to change without notice. Please verify all information before making a purchase. 02/2014

- Planned for 3,000 homes with 450,000 square feet of associated commercial/retail, churches and schools
- Future on-site LCISD elementary school
- The Shed Amenity Center includes a resort-style pool with a lazy river, event lawn, splash pad and tennis courts
- Pocket parks and hike & bike trails
- Sports Fields and Community Farm
- Full-time, on-site lifestyle director that plans 50+ events a year for residents



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