

2nd Gen Coffee Shop For Lease

2506 Jordan Ranch Blvd • Fulshear, Texas 77441



Fully Built-Out • Drive-Thru • Outdoor Patio • Move-In Ready

FOR LEASE

SPACE HIGHLIGHTS

1,313 SF

PRIMARY SPACE

Drive-Thru

IN PLACE

Patio

OUTDOOR SEATING

PROPERTY FEATURES

- Fully built-out 2nd gen space – move-in ready
- Outdoor patio for additional seating
- Ample shared parking across the project
- Dedicated drive-thru lane already in place
- High-end interior finishes throughout
- Direct I-10 access via Jordan Ranch Blvd

+ Optional: +665 SF Adjacent Space Available

The neighboring unit can be integrated for a total of 1,978 SF. Landlord offering TI allowance for the integrated space only. Contact us for pricing.

THE NEIGHBORHOOD

ON-SITE SCHOOL

Melton Elementary

LCISD -K-5 - Jordan Ranch Blvd

COMING 2027

Kiddie Academy

Educational Child Care

NEARBY

Children's Lighthouse

Early Learning School

IN-CENTER TENANTS

SP Dentistry • Bright Buds • Tiger Rock

Family-oriented co-tenancy

DEMOGRAPHICS

\$203,782

AVG HH INCOME 1-MI

\$206,441

AVG HH INCOME 3-MI

15,947

POPULATION 1-MI

63,438

POPULATION 3-MI

Source: Esri • 1 & 3-mile radii

TRAFFIC COUNTS

JORDAN RANCH BLVD @ I-10

8,544 VPD

I-10 EAST OF JORDAN RANCH

72,555 VPD

JORDAN RANCH COMMUNITY

2,500+

HOMES

Top 50

US MPC 2025

PRICING

Contact us directly for lease rate and TI allowance details on the +665 SF integrated space.

FOR MORE INFORMATION

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