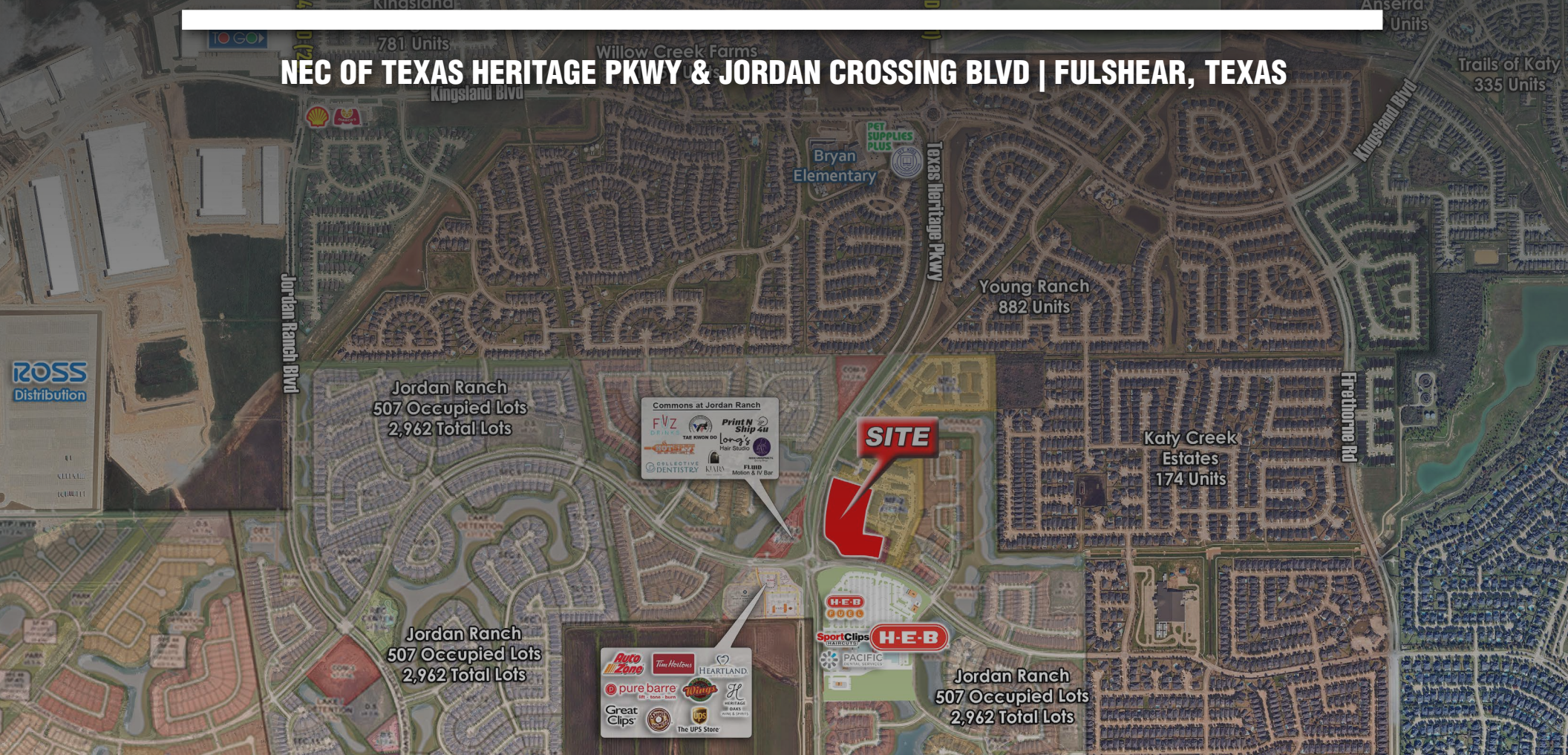


# TEXAS HERITAGE RETAIL

PADS FOR GL OR BTS | IN-LINE SPACE FOR LEASE

NEC OF TEXAS HERITAGE PKWY & JORDAN CROSSING BLVD | FULSHEAR, TEXAS



AM-CRE

ADAM MANESH | P: 832.493.8696 | E: adam@am-cre.com

WWW.AM-CRE.COM

The information contained herein has been obtained from sources believed reliable; however, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.



# PROPERTY HIGHLIGHTS

**LOCATION** NEC of Texas Heritage Pkwy & Jordan Crossing Blvd in Fulshear, Texas 77494

**SIZE** ±8 Acres

**RATES** Call for Pricing

**TRAFFIC COUNTS (TXDOT)**

78,453 VPD ('23)  
Interstate 10

27,278 VPD ('23)  
FM-1093

8,097 VPD ('21)  
Texas Heritage Pkwy

**PROPERTY HIGHLIGHTS**

- ▶ NEC of Texas Heritage PKWY and Jordann Crossing BLVD
- ▶ Directly across from a new HEB opening in 2025
- ▶ Exceptional area demographics and income levels
- ▶ Excellent access and visibility
- ▶ Great site for C-Store, Car Wash, Auto Services, QSR, Medical, Bank, Child Care, etc.
- ▶ Pads available for GL or BTS
- ▶ Inline space available for lease



# DEMOGRAPHICS

## 2024 TOTAL POPULATION

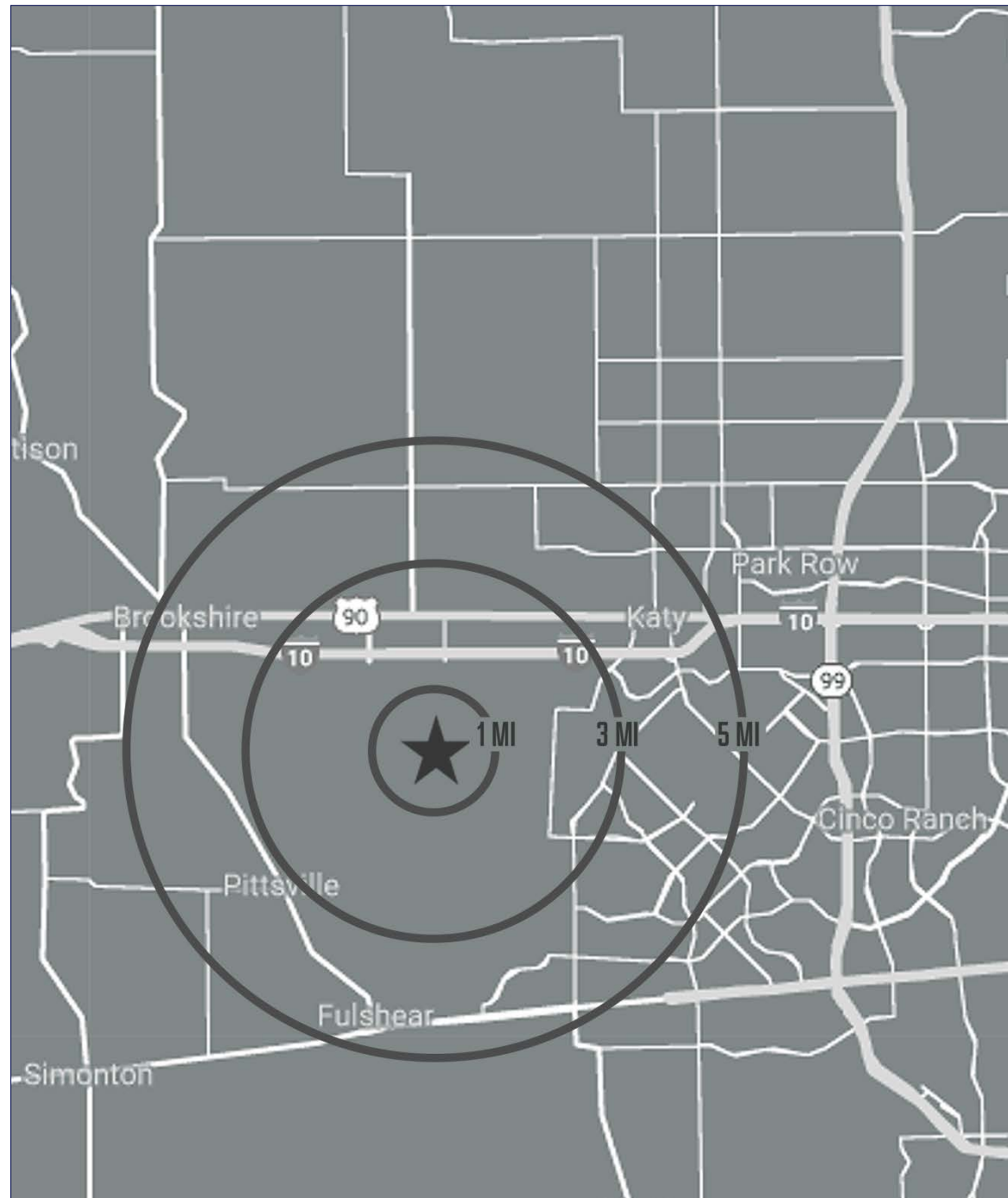
1 MILE	3 MILES	5 MILES
14,272	56,838	129,705

## DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
9,423	44,166	111,176

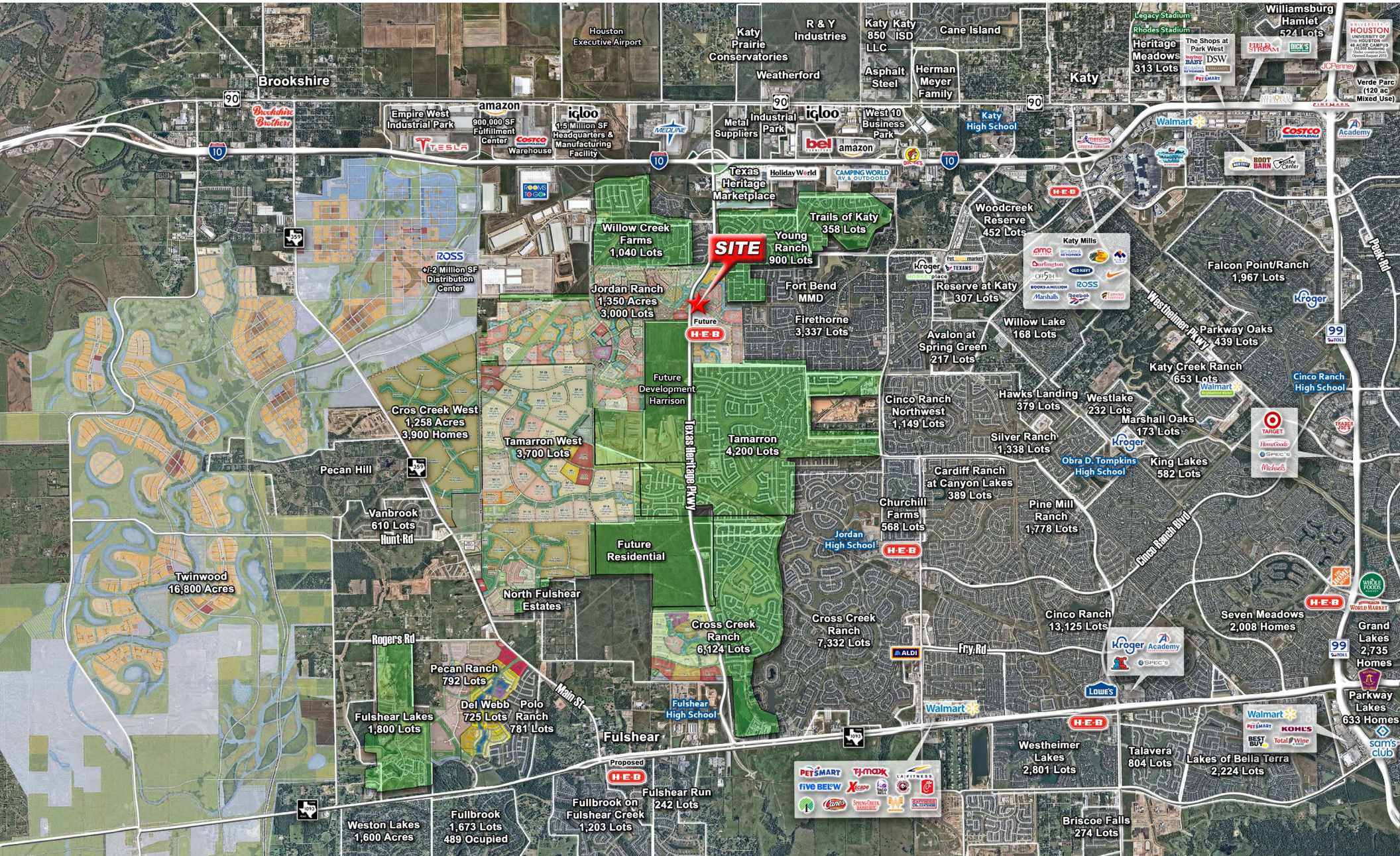
## AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$180,581	\$191,144	\$187,517














# MARKET AERIAL



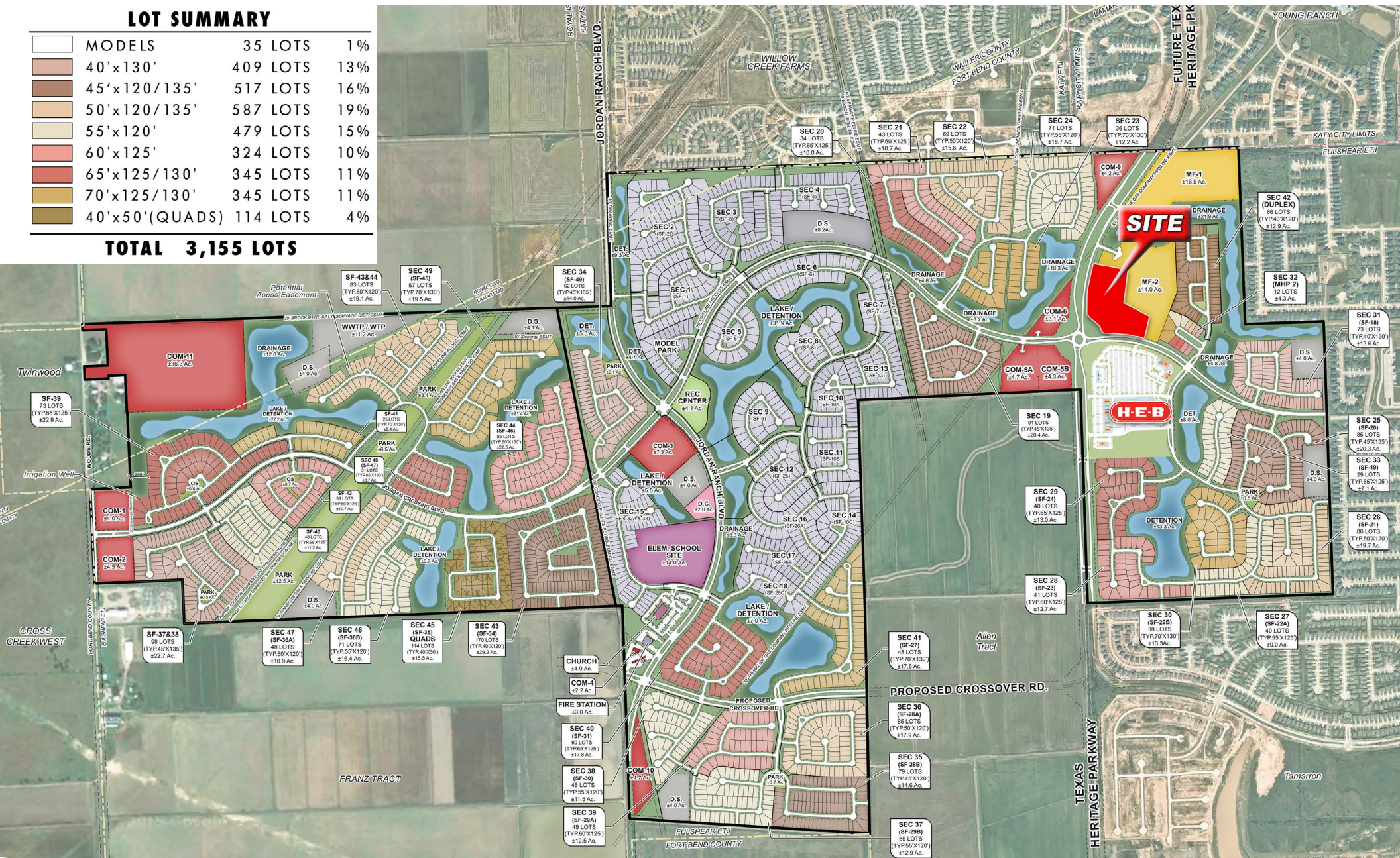


# JORDAN RANCH LAYOUT

## LOT SUMMARY

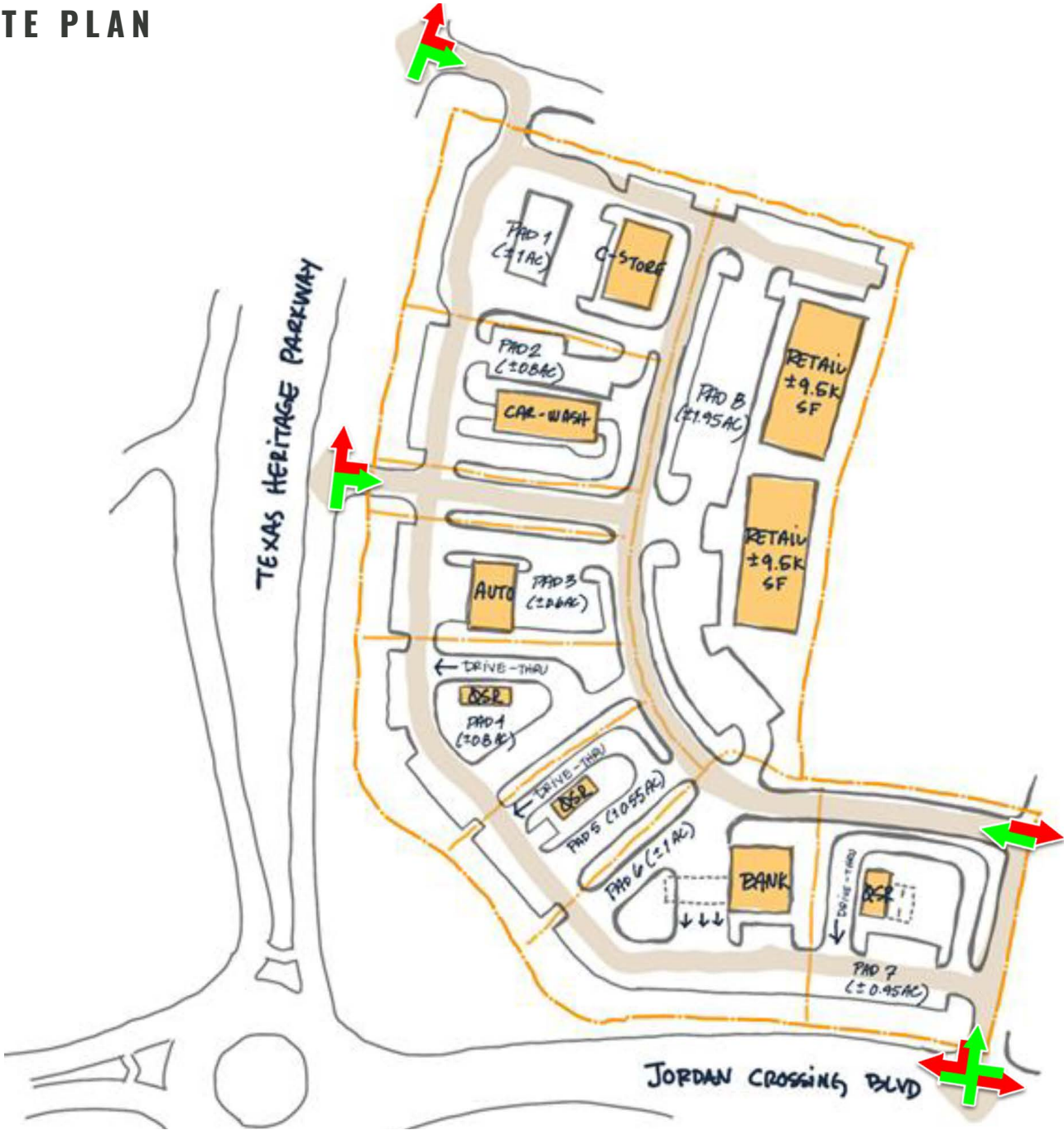
	MODELS	35 LOTS	1%
	40'x130'	409 LOTS	13%
	45'x120/135'	517 LOTS	16%
	50'x120/135'	587 LOTS	19%
	55'x120'	479 LOTS	15%
	60'x125'	324 LOTS	10%
	65'x125/130'	345 LOTS	11%
	70'x125/130'	345 LOTS	11%
	40'x50'(QUADS)	114 LOTS	4%

**TOTAL 3,155 LOTS**

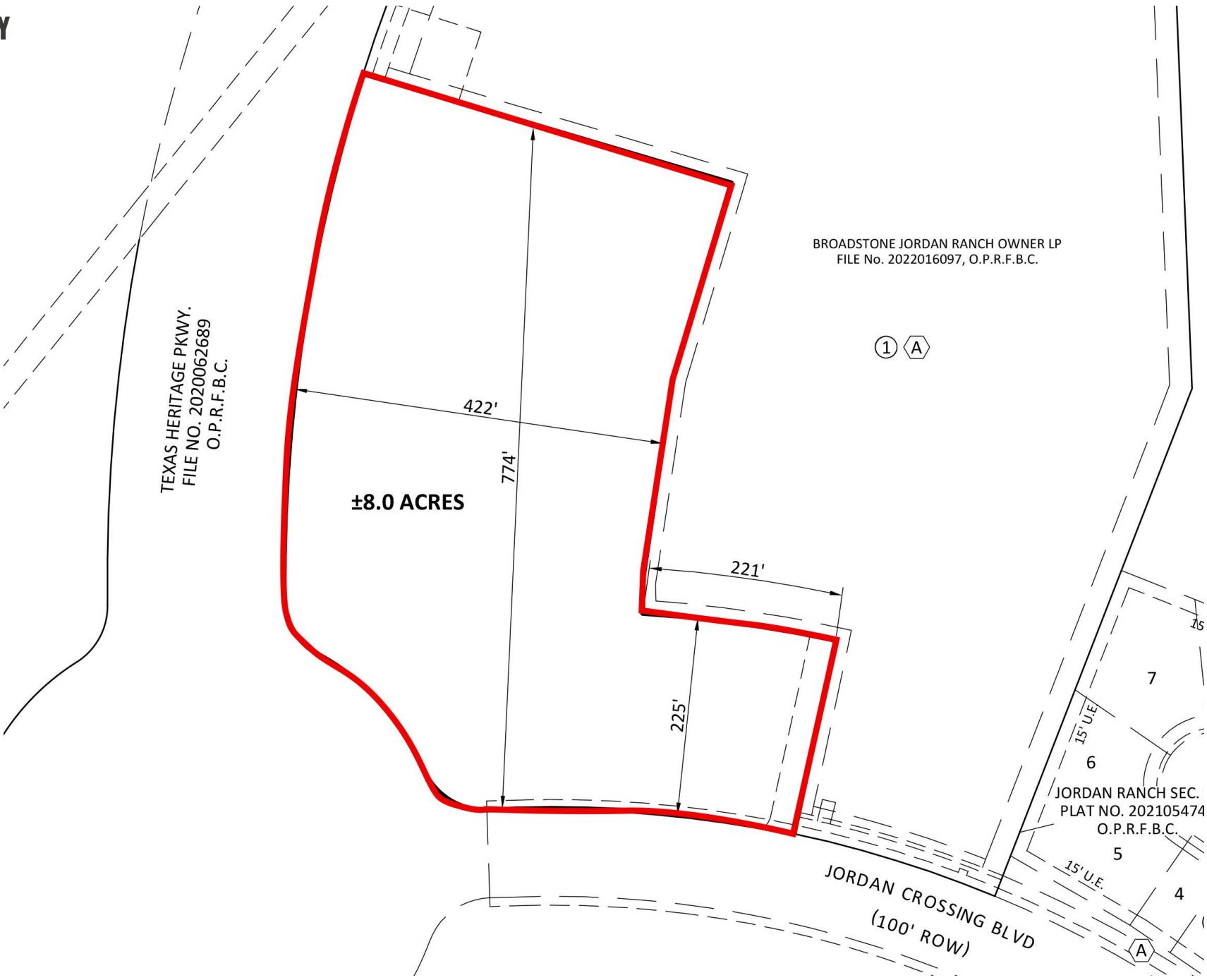




# CONCEPTUAL SITE PLAN



# SURVEY





# 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.

**Adam Manesh**

**617956**

**adam@am-cre.com**

**832.493.8696**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

**Nima Ghedami**

**795486**

**nima@am-cre.com**

**323.481.3484**

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0