

PLAZA AT JORDAN RANCH

KATY, TX | TEXAS HERITAGE PARKWAY AND JORDAN CROSSING BOULEVARD

DEVELOPED BY:

ARVO VENTURES



AVAILABILITY: SEE PAGE 5

FOR LEASE:
PLEASE CALL FOR DETAILS

AREA RETAILERS:



- +/- 30,000 SF of new construction + 2 pad sites
- Estimated delivery date May 2026
- Catty-corner from newly proposed HEB development

DEMOGRAPHICS:

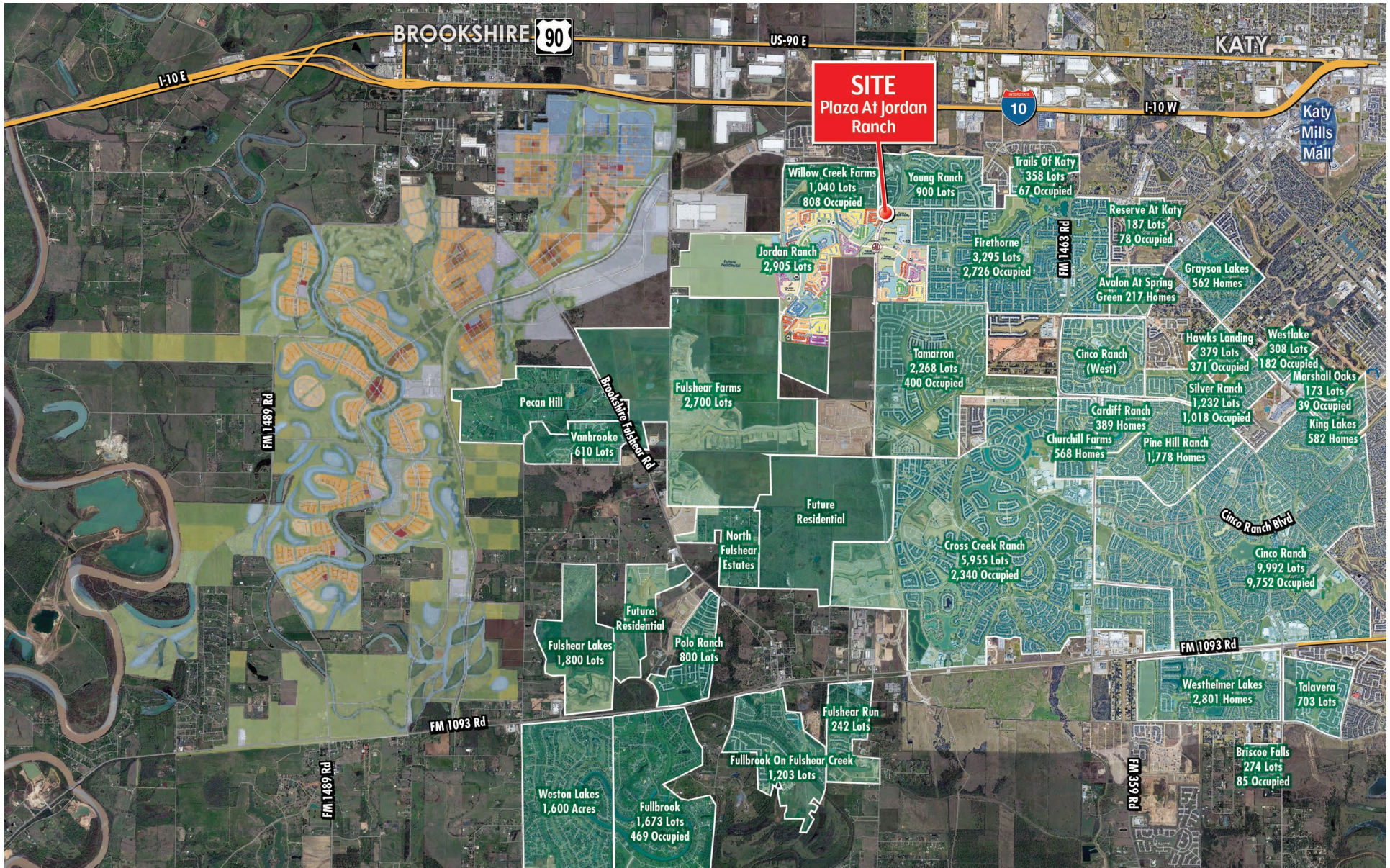
	1 MILE	2 MILE	3 MILE	5 MILE
2025 Population	10,498	27,527	48,509	138,883
2025 Daytime Population	1,487	5,253	12,275	118,085
2025 Total Households	4,879	12,046	18,699	42,149
2025 Average HH Income	\$203,625	\$202,316	\$206,454	\$196,338

TRAFFIC COUNTS:

TX Heritage Hwy: 15,805 VPD
I-10: 94,566 VPD

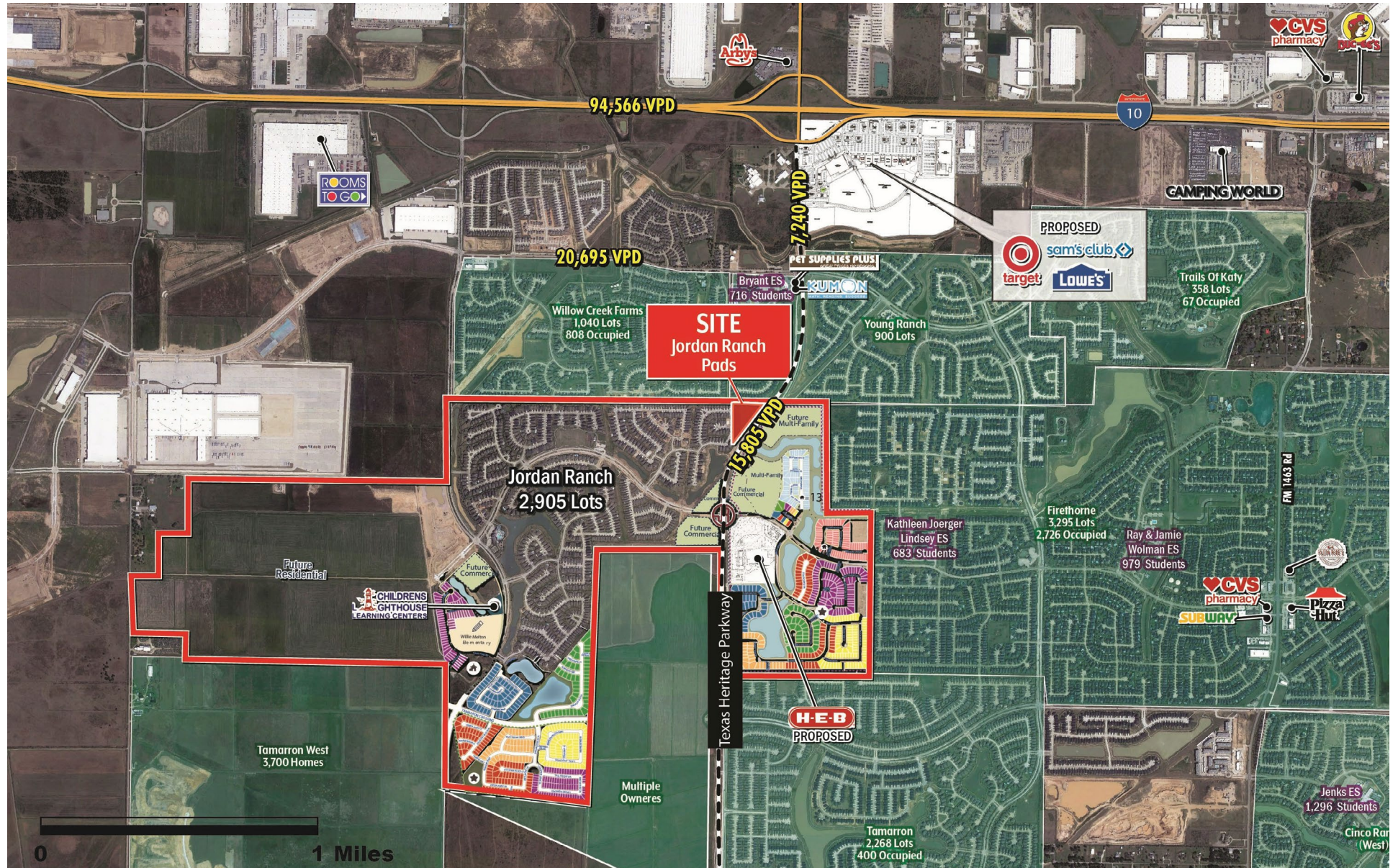
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THE **retail** CONNECTION

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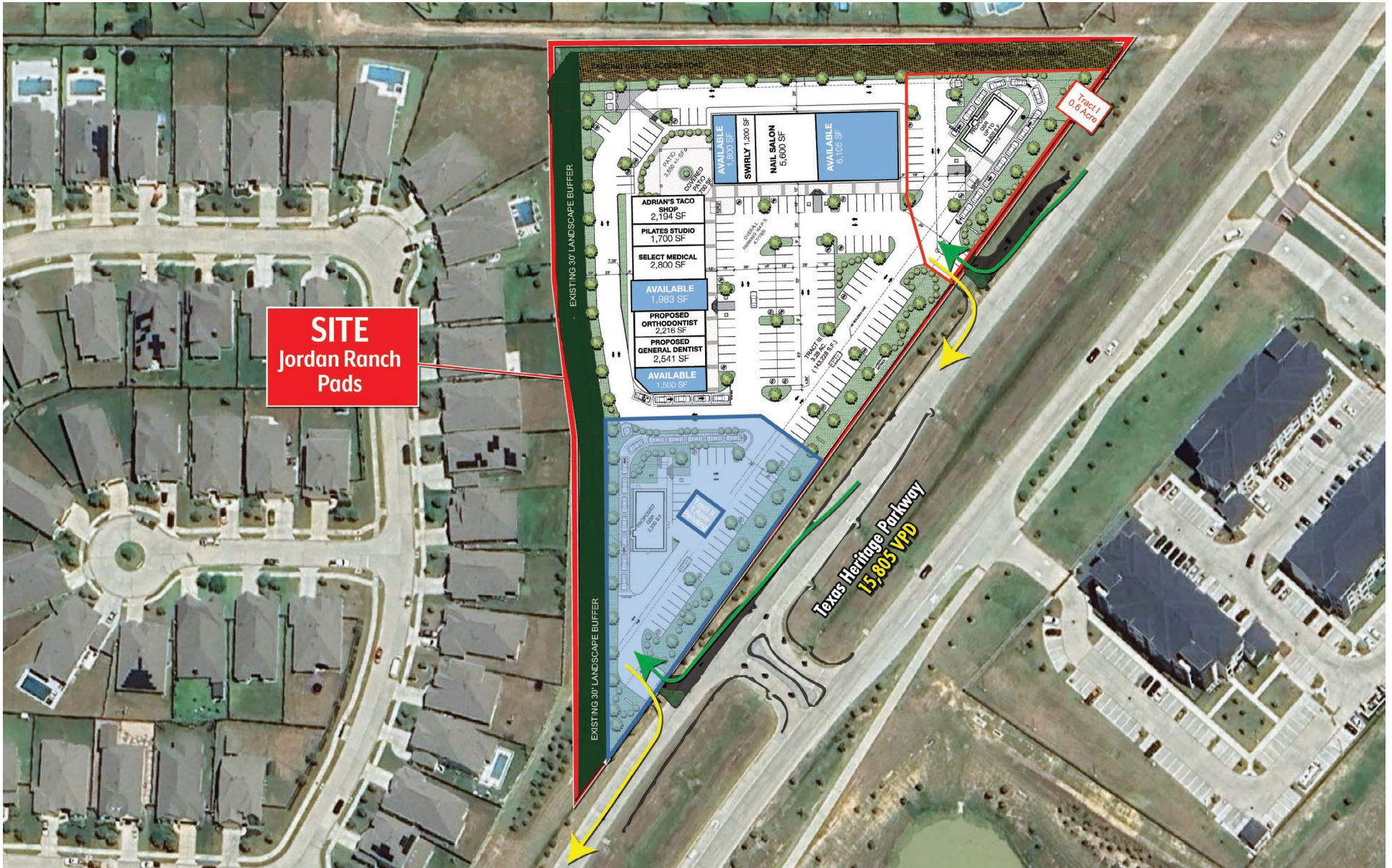
CHRISTIAN MCCLURE
713.547.5555
cmclure@theretailconnection.net

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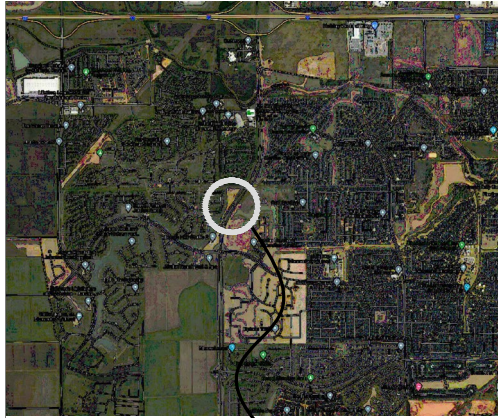
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Site Location



Tract I
0.6 Acre

TEXAS HERITAGE PARKWAY
(200' R.O.W.)

a master schematic development plan for

ARVO Jordan Ranch, Llc.

Plaza At Jordan Ranch
Retail Buildings
Texas Heritage Parkway
Brookshire, Texas



SCHEME 05_11.01.2023

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FONT
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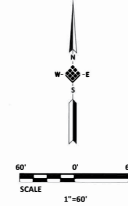
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CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3°09'24"	2,100.00'	155.70'	S33°39'45"W	155.68'

RESERVE TABLE			
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
Ⓐ	RESERVE A	UNRESTRICTED	41,351 0.949
Ⓑ	RESERVE B	UNRESTRICTED	26,478 0.612
Ⓒ	RESERVE C	UNRESTRICTED	118,281 2.715



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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

_____ Retail Connection, L.P. Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ 9006485 License No.	_____ reception@theretailconnection.net Email	_____ 214-572-0777 Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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	