

THE BEND IN JORDAN RANCH

FULSHEAR, TX

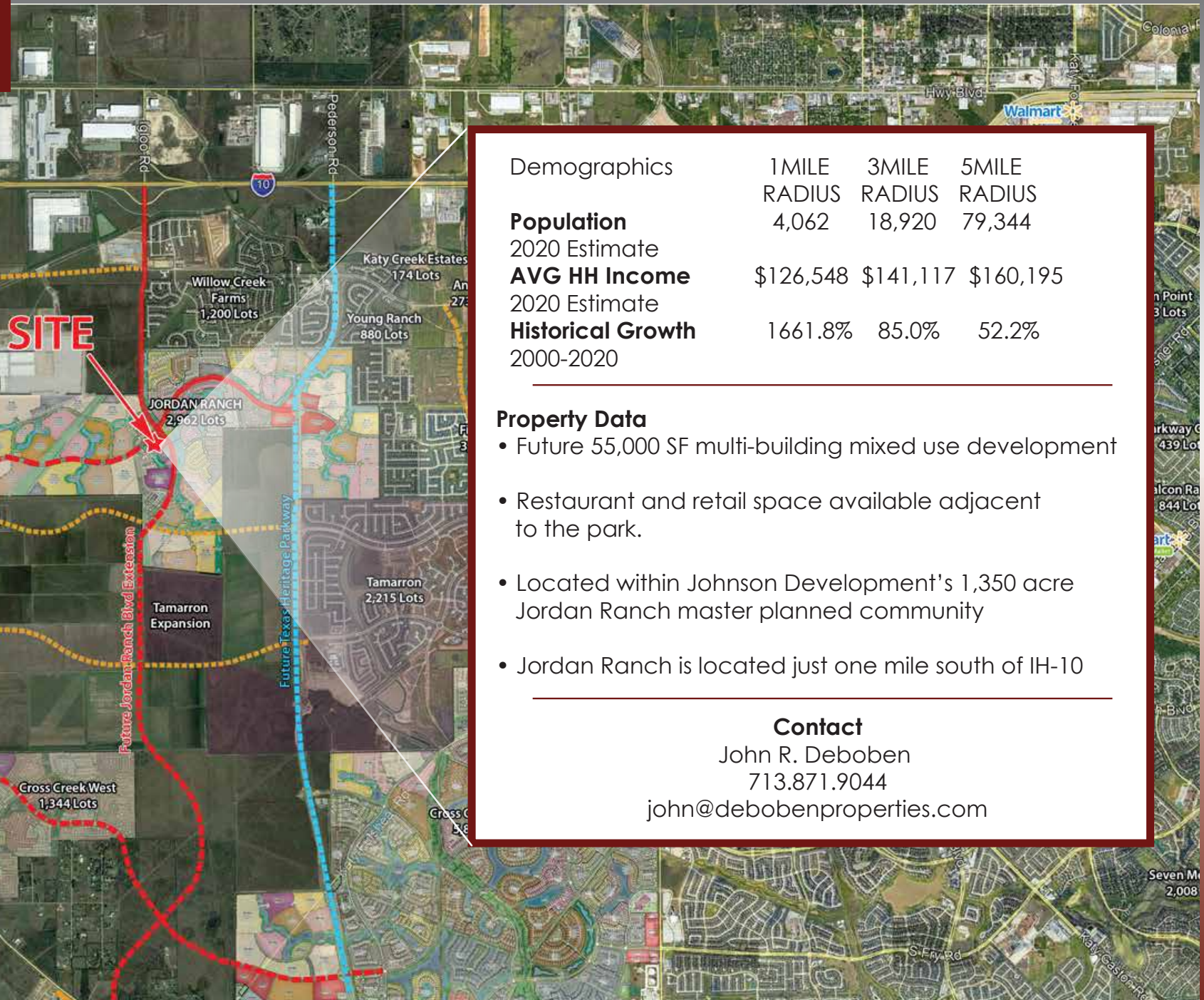


DEBOBEN
PROPERTIES
INVESTMENT BUILDERS

NOW LEASING PHASE I

www.debobenproperties.com

John Deboben 713.871.9044



Demographics

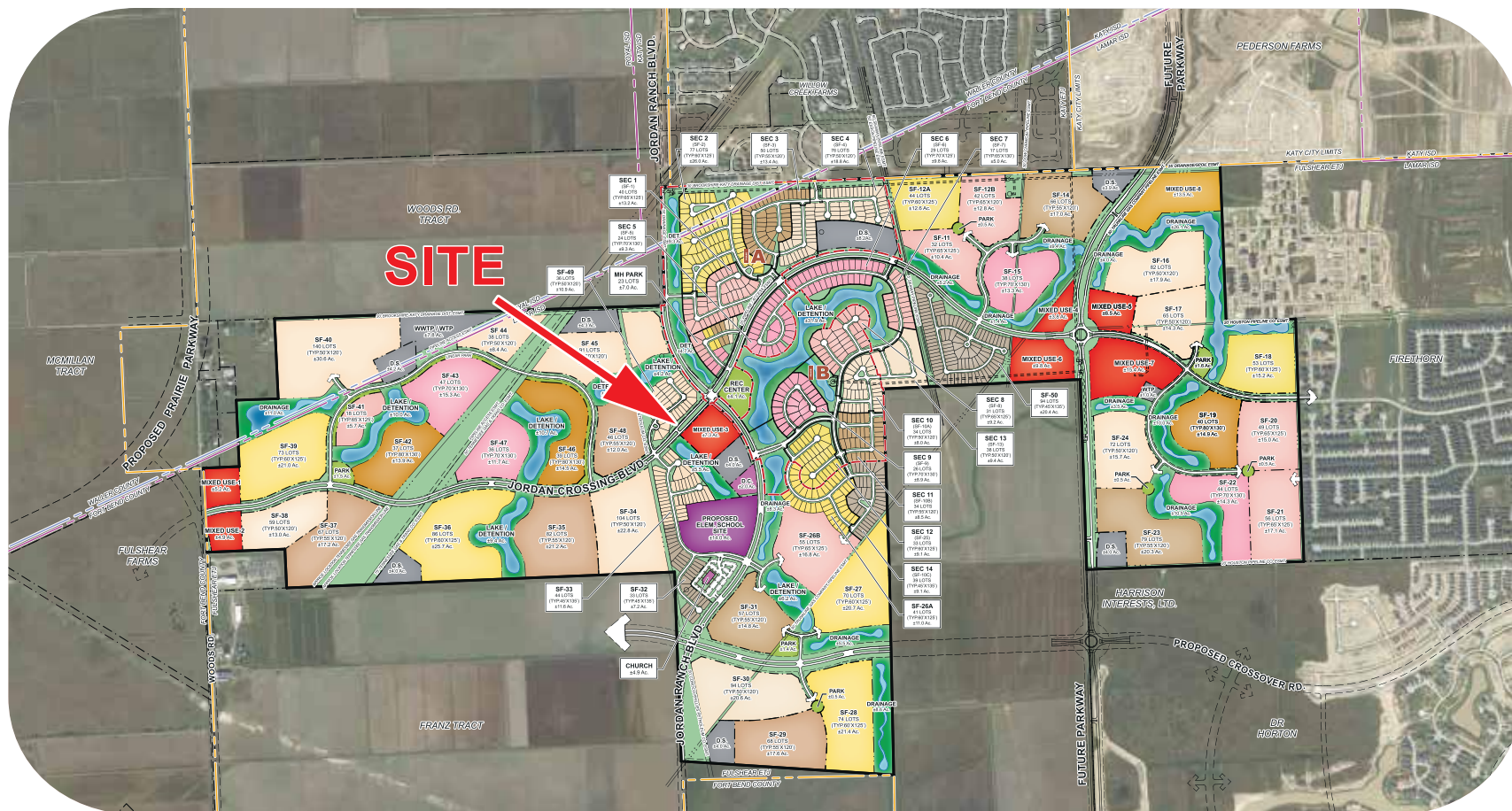
	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population 2020 Estimate	4,062	18,920	79,344
AVG HH Income 2020 Estimate	\$126,548	\$141,117	\$160,195
Historical Growth 2000-2020	1661.8%	85.0%	52.2%









Property Data

- Future 55,000 SF multi-building mixed use development
- Restaurant and retail space available adjacent to the park.
- Located within Johnson Development's 1,350 acre Jordan Ranch master planned community
- Jordan Ranch is located just one mile south of IH-10

Contact

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LOT SUMMARY									
LOTS		PHASE IA		PHASE IB		REMAINDER		TOTAL	
	MODELS	23 LOTS	8%	- LOTS	- %	- LOTS	- %	23 LOTS	1%
	45'x120'/125'135'	- LOTS	- %	- LOTS	- %	210 LOTS	8%	210 LOTS	7%
	50'x120'/135'	76 LOTS	26%	34 LOTS	21%	819 LOTS	33%	929 LOTS	31%
	55'x120'	50 LOTS	17%	34 LOTS	21%	465 LOTS	18%	549 LOTS	19%
	60'x125'	77 LOTS	27%	33 LOTS	21%	441 LOTS	18%	551 LOTS	19%
	65'x120'/125'/130'	40 LOTS	14%	31 LOTS	20%	269 LOTS	10%	340 LOTS	11%
	70'x12'/130'	24 LOTS	8%	26 LOTS	17%	194 LOTS	8%	244 LOTS	8%
	80'x130'	- LOTS	- %	- LOTS	- %	116 LOTS	5%	116 LOTS	4%
TOTAL		290 LOTS		158 LOTS		2,514 LOTS		2,962 LOTS	

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a conceptual development plan for

JORDAN RANCH

± 1354.4 ACRES OF LAND

prepared for

JOHNSON DEVELOPMENT



**KERRY R. GILBERT
& ASSOCIATES**

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Katy, Texas 77494

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SCALE



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APRIL 9, 2018
KGA #8004C

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RT &

2506 Jordan Ranch Blvd, Brookshire, TX 77423





Jordan Ranch

- Jordan Ranch is a 1,350-acre master planned community developed by Johnson Development Corp.
- Jordan Ranch offers a prime northern Fulshear location just one mile south of interstate 10
- Eight award-winning builders with innovative designs priced from the \$200,000's to the \$500,000's
- Planned for 3,000 homes with 450,000 square feet of associated commercial retail, churches and schools.
- Future on-site LCISD elementary school.
- Residents enjoy a resort-style pool and lazy river, recreation center, fitness center, tennis courts, splash pad, picnic area with barbecue grills, playgrounds and event lawn.



2506 Jordan Ranch Blvd, Brookshire, TX 77423

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7538/-95.8997

RS1

30757 Jordan Crossing Blvd			1 mi radius	3 mi radius	5 mi radius
Brookshire, TX 77423					
POPULATION	2020 Estimated Population		4,062	18,920	79,344
	2025 Projected Population		4,734	21,474	90,315
	2010 Census Population		22	3,593	20,067
	2000 Census Population		12	1,051	6,941
	Projected Annual Growth 2020 to 2025		3.3%	2.7%	2.8%
	Historical Annual Growth 2000 to 2020		1661.8%	85.0%	52.2%
	2020 Median Age		35.3	36.4	35.2
HOUSEHOLDS	2020 Estimated Households		1,255	6,197	25,035
	2025 Projected Households		1,329	6,920	28,196
	2010 Census Households		7	1,164	6,247
	2000 Census Households		4	378	2,336
	Projected Annual Growth 2020 to 2025		1.2%	2.3%	2.5%
	Historical Annual Growth 2000 to 2020		1486.9%	77.0%	48.6%
RACE AND ETHNICITY	2020 Estimated White		81.9%	74.4%	69.7%
	2020 Estimated Black or African American		3.1%	8.0%	10.3%
	2020 Estimated Asian or Pacific Islander		3.9%	8.9%	10.9%
	2020 Estimated American Indian or Native Alaskan		0.6%	0.6%	0.6%
	2020 Estimated Other Races		10.5%	8.1%	8.5%
	2020 Estimated Hispanic		22.6%	21.8%	23.8%
INCOME	2020 Estimated Average Household Income		\$126,548	\$141,117	\$160,195
	2020 Estimated Median Household Income		\$111,506	\$128,502	\$131,798
	2020 Estimated Per Capita Income		\$39,085	\$46,226	\$50,582
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)		4.8%	3.3%	3.2%
	2020 Estimated Some High School (Grade Level 9 to 11)		3.6%	3.2%	3.4%
	2020 Estimated High School Graduate		19.9%	17.5%	16.2%
	2020 Estimated Some College		19.1%	18.7%	16.0%
	2020 Estimated Associates Degree Only		9.4%	7.1%	6.6%
	2020 Estimated Bachelors Degree Only		28.2%	33.0%	32.3%
	2020 Estimated Graduate Degree		14.9%	17.2%	22.3%
BUSINESS	2020 Estimated Total Businesses		5	223	1,608
	2020 Estimated Total Employees		52	1,936	13,326
	2020 Estimated Employee Population per Business		10.5	8.7	8.3
	2020 Estimated Residential Population per Business		822.2	84.9	49.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

11-2-2015



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

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Designated Broker of Firm	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date