

# THE MARKET AT JORDAN RANCH

NEC Jordan Crossing Blvd & Woods Rd | Fulshear, TX

## New Construction Retail and Pad Sites For Lease



 **MALABAR  
HILL CAPITAL**

Developed By:



Leasing By:

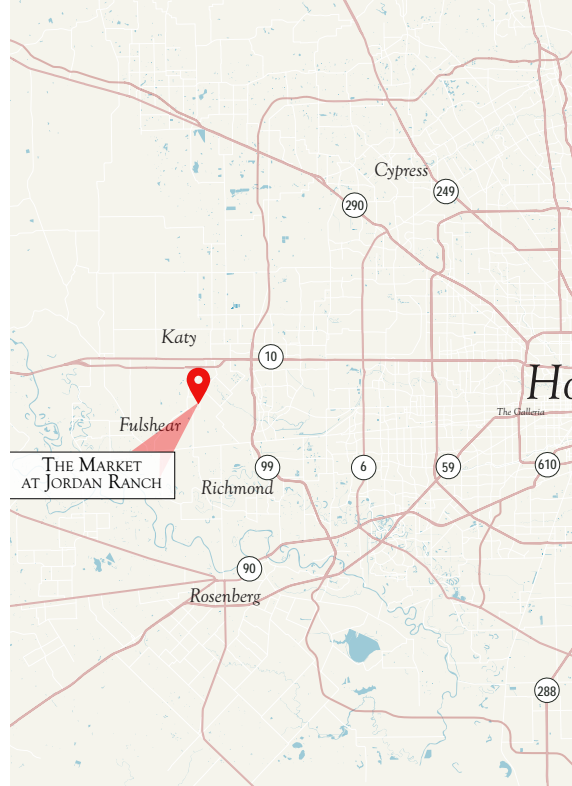
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# LOCATION

The Market at Jordan Ranch is a new construction retail center located at NEC Jordan Ranch Crossing and Woods Rd, adjacent to Jordan Ranch, a 1,350 AC master planned community.



# DEMOGRAPHICS

With top-tier schools, strong household incomes, and a **projected 4.96% annual growth rate**, Fulshear continues to attract affluent families seeking high-quality amenities. **Average household income** within 5 miles is \$197,178, **more than double the U.S. average**, creating an ideal environment for retailers seeking customers with meaningful spending power.

Located next to major master-planned communities like Jordan Ranch, Tamarron West, Cross Creek West, and less than 2 miles from I-10, this future retail center is perfectly positioned to serve a thriving, fast-expanding consumer base.



**\$196,816**

AVERAGE HOUSEHOLD INCOME (2-Mile Radius)



**\$522K**

MEDIAN HOME VALUE (2-Mile Radius)



**4.96%**

PROJECTED ANNUAL POPULATION GROWTH (2-Mile Radius)

DEMOGRAPHICS	2 Mile	3 Miles	5 Miles
Population	11,087	33,287	87,431
Average Household Income	\$196,816	\$188,166	\$197,178
Median Home Value	\$522,399	\$502,778	\$530,487

Source: Esri, 2025

Jordan Ranch isn't just a place where people live; it's a place where they'll live, play, socialize, and shop. **The Market at Jordan Ranch**, adjacent to this community, is ideally positioned to capture steady traffic from families who value convenience, amenities, and lifestyle.

# ABOUT THE MARKET AT JORDAN RANCH



**1,350**-ACRE  
MASTER-PLANNED COMMUNITY

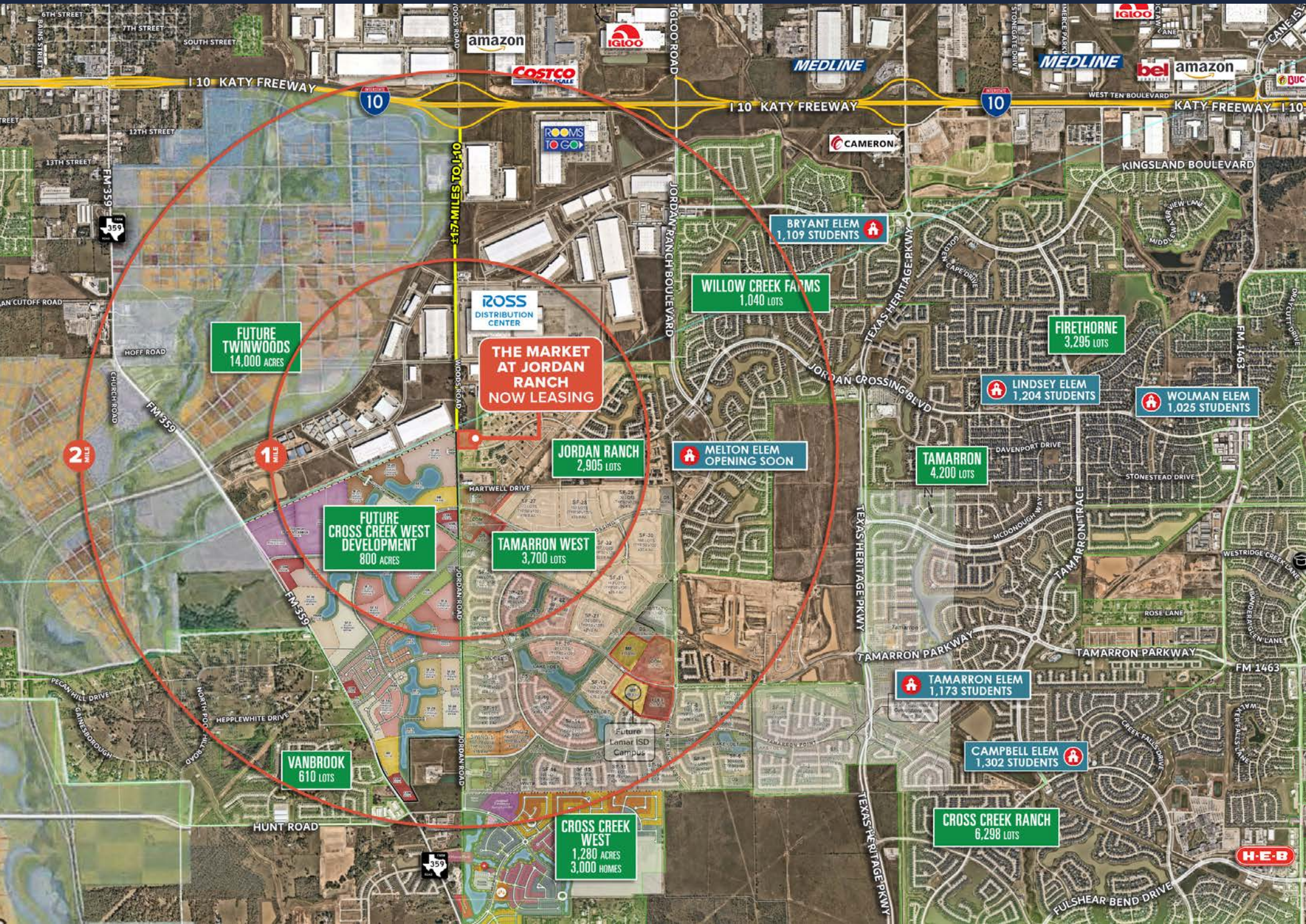


**3,000** HOMES

**4** GOLF COURSES



# TRADE AREA



**FUTURE TWINWOODS**  
14,000 ACRES

**THE MARKET AT JORDAN RANCH**  
NOW LEASING

**WILLOW CREEK FARMS**  
1,040 LOTS

**FIRETHORNE**  
3,295 LOTS

**LINDSEY ELEM**  
1,204 STUDENTS

**WOLMAN ELEM**  
1,025 STUDENTS

**JORDAN RANCH**  
2,905 LOTS

**MELTON ELEM**  
OPENING SOON

**TAMARRON**  
4,200 LOTS

**FUTURE CROSS CREEK WEST DEVELOPMENT**  
800 ACRES

**TAMARRON WEST**  
3,700 LOTS

**TAMARRON ELEM**  
1,173 STUDENTS

**CAMPBELL ELEM**  
1,302 STUDENTS

**VANBROOK**  
610 LOTS

**CROSS CREEK WEST**  
1,280 ACRES  
3,000 HOMES

**CROSS CREEK RANCH**  
6,298 LOTS

**H-E-B**

# PROJECT RENDERINGS







## 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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\_\_\_\_\_  
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

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