

DEBOBEN
PROPERTIES
INVESTMENT BUILDERS

The
BEND

IN JORDAN RANCH

Now Leasing

2506 Jordan Ranch Blvd | Fulshear, TX



John Deboen III

832.457.1928

john@debobenproperties.com

Charli Slaughter

832.892.0094

charli@debobenproperties.com

Harrison Weyel

713.202.0346

harrison@debobenproperties.com

Instagram

@thebendinjordanranch

NEARBY AMENITIES

Property Highlights

- ◆ **AVAILABLE SPACE**
Phase I: 4,538 SF available
Phase II: 1,200 SF-9,100 SF
- ◆ **ESTIMATED COMPLETION**
Q4 2026
- ◆ Build-to-suit restaurants available on the lawn or on the park
- ◆ Kiddie Academy opening 2027
- ◆ Adjacent to The Shed Amenity Center and future park
- ◆ Connected to Tamarron master planned community
- ◆ Direct access from I-10 via Jordan Ranch Blvd
- ◆ Call for Pricing



FLOOR PLANS: PHASE 1 & 2



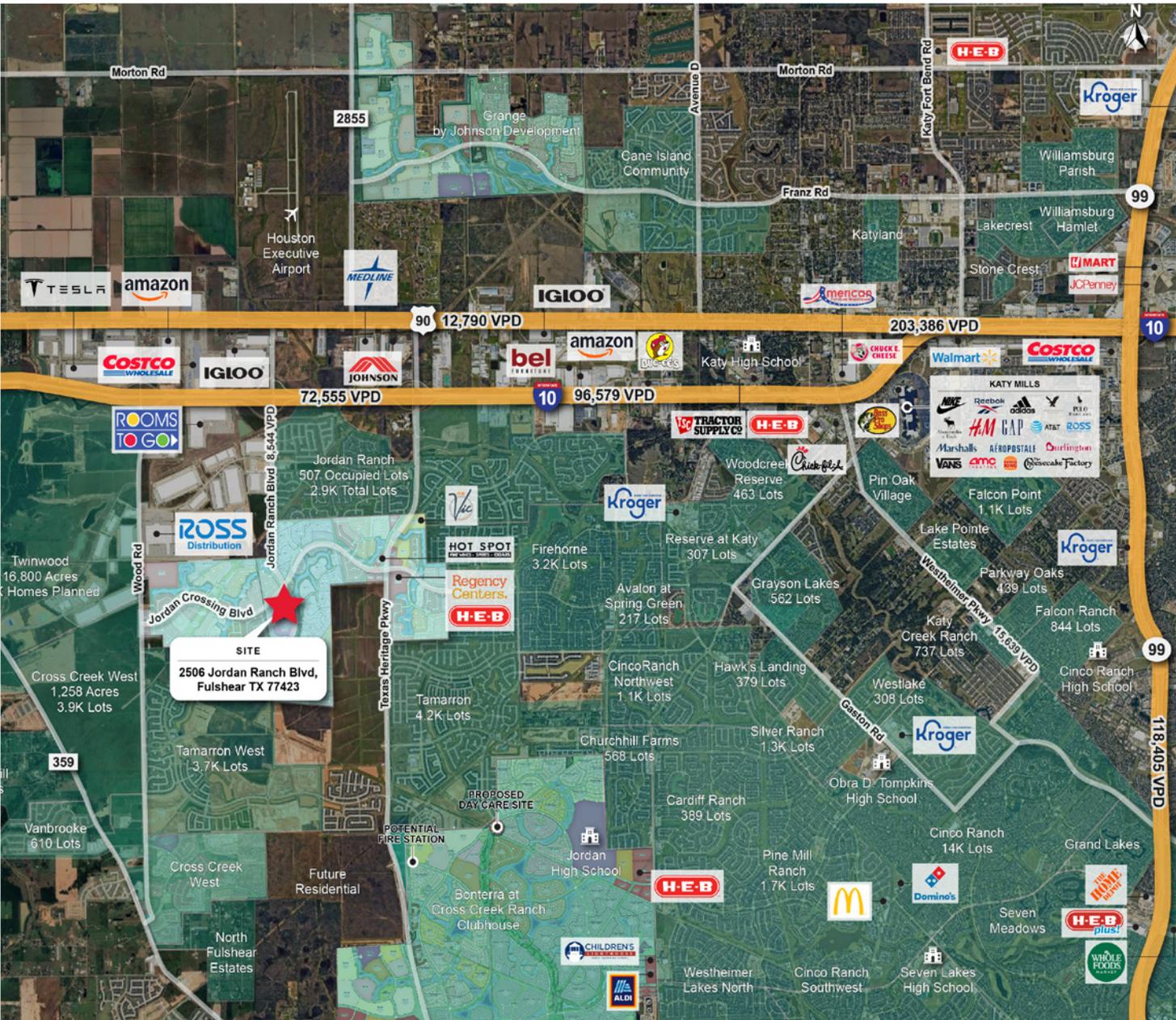
Phase 1

- ◆ AVAILABLE SPACE
4,583SF
- ◆ 3 spaces remaining

Phase 2

- ◆ AVAILABLE SPACE
1,200 SF-9,100 SF
- ◆ ESTIMATED COMPLETION
Q4 2026

AERIAL MAP



Demographics

- ◆ **Traffic Counts:** Jordan Ranch Blvd @IH-10: 8,544 VPD (TxDot 2021)
IH-10 east of Jordan Ranch Blvd: 72,555 VPD (TxDot 2022)
- ◆ **1, 3, 5, mile radii population:** 15,947, 63,458, 142,044 (Esri)
- ◆ **1, 3, 5, mile radii average HH income:** \$203,782, \$206,441, \$196,626 (Esri)

OVERVIEW



Jordan Ranch Highlights

- ◆ Total of 2,500 homes with 2,900 homes planned
- ◆ Top 50 Master Planned Community in the United States for sales in 2025
- ◆ The Shed Amenity Center includes a resort style pool with a lazy river, event lawn, splash pad and tennis courts
- ◆ Sports Fields and Community Farms
- ◆ Full time, on-site lifestyle director that plans 50+ events a year for residents
- ◆ Positioned in the heart of Johnson Development's 1,350-acre Jordan Ranch master planned community

The Bend

TENANTS



Come Join These Tenants



