



**OFFICE  
CONDOMINIUMS**  
@Jordan Ranch Blvd  
Brookshire, TX

I-10 west *at the intersection of*  
Jordan Ranch Blvd *and* Kingsland Blvd

PROFESSIONAL \  
MEDICAL OFFICE

INVEST IN YOUR  
BUSINESS WITH  
OFFICE OWNERSHIP



**Located at South Katy at the intersection of  
Jordan Ranch Blvd and Kingsland Blvd in  
Brookshire, TX.**

Within one of the fastest growing submarkets in the United States you will find **Julie Rivers Office Condominiums at Jordan Ranch Blvd** located in the heart of Jordan Ranch Blvd -109 luxury, single story office condominiums comparable to Class A leased space. However, instead of leasing, the offices are available to own.

**Julie Rivers Office Park Condominiums** offer business owners the freedom of office ownership with the ability to make design selections and construction decisions. Many small businesses are finding office ownership to be a better alternative to leasing.

**Julie Rivers Office Condos at Jordan Ranch Blvd** is a brand new office community now under construction. It consists of over an 18-acre development featuring 23 office buildings. Units start from approximately 1,225 ssqft of highly efficient space that can be configured to meet larger needs up to 6,125 sqft Buildings are configured as 4 to 6 plexes but can be purchased individually.

**Features include:**

- All units are 100% finished and/or can customize finishes
- Each unit includes high-efficient HVAC
- Beautiful landscape included and maintained by community association
- Each unit includes reception area, kitchen, 4 offices and restroom
- All single story with private front door access and surface parking
- Inclusive in the base price are granite countertops in kitchen and PVC floors in hallways and reception area
- State of the art finishes and options with most up to date technologies

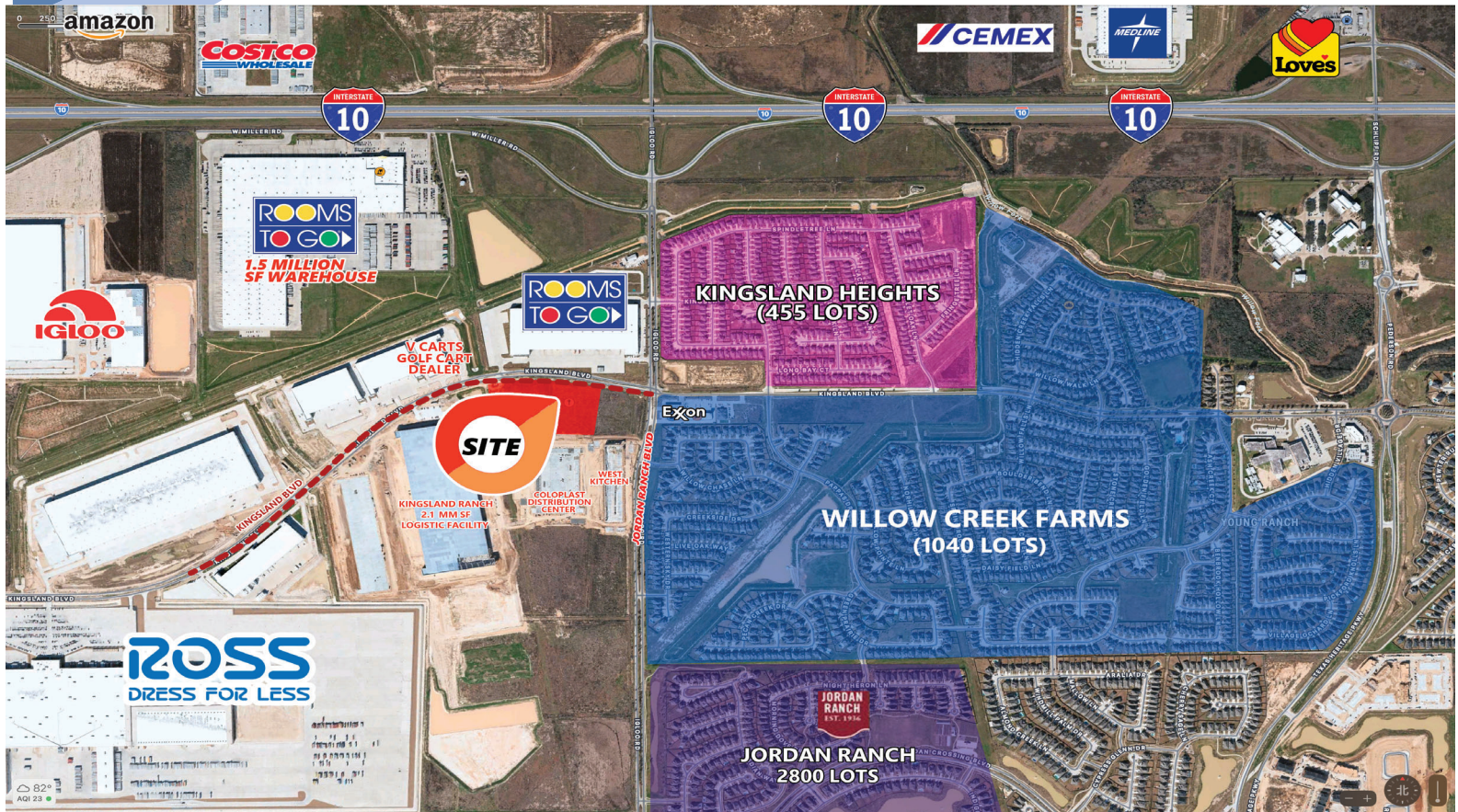
**Jessica Huang**

281.793.1832

Property Address: 30625 Kingsland Blvd, Brookshire, TX 77423

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## LOCATION OVERVIEW



## Investment Highlights

- **Location/Access:** (One minute away from I-10 West, Hard corner location on Jordan Ranch & Kingsland Blvd)
- **Uses:** Primarily for professional or medical office use, with the opportunity to host services like a spa, hair salon, etc.
- **Description:** Build to suit for own/lease, Deed restricted
- **Location Highlights:** One of the fastest growing community West of Houston.

**Brand new construction, easily accessible, and high visibility**

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## LOCATION OVERVIEW



### Area Highlights

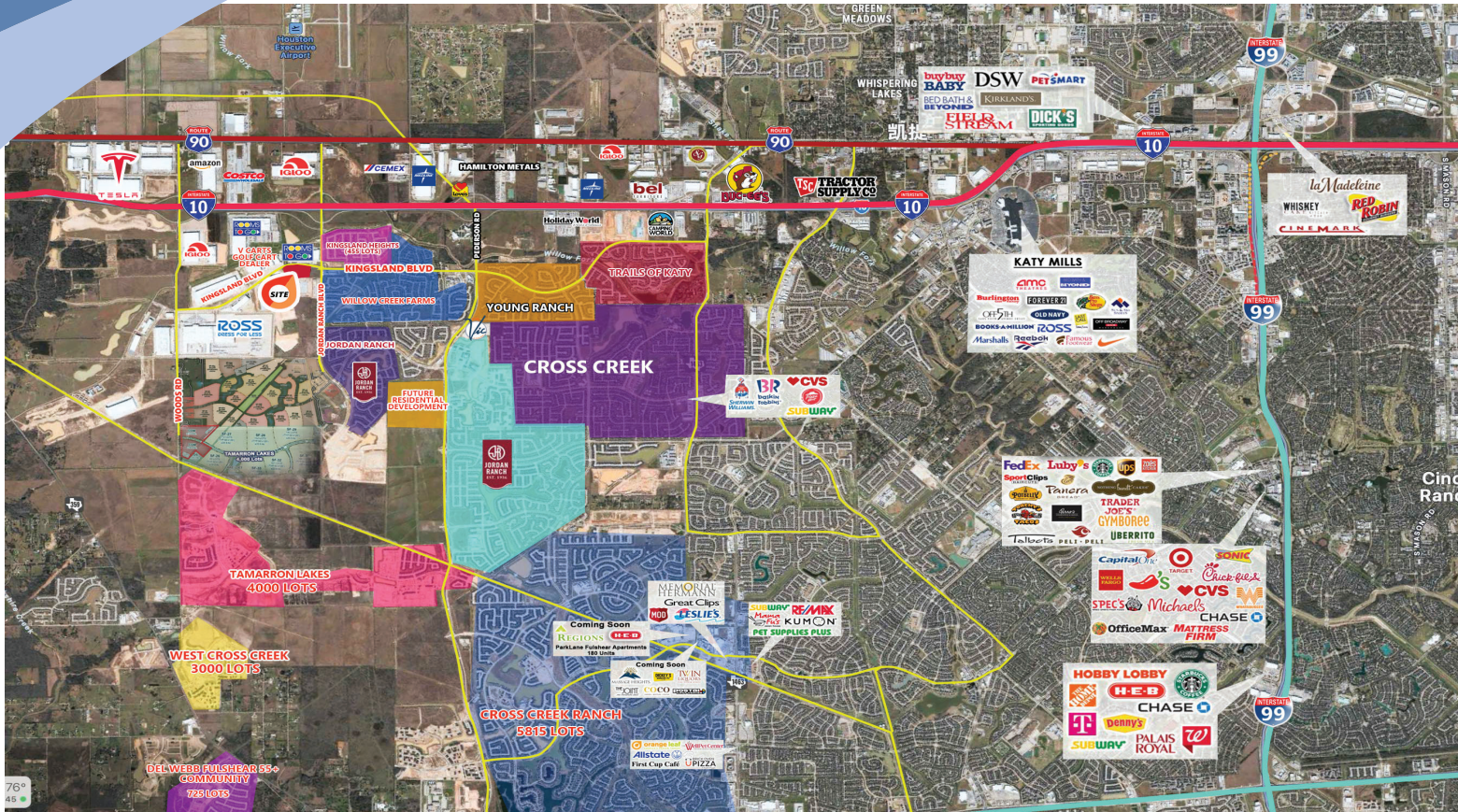
- Industrial distribution and manufacturing hubs for the likes of Tesla, Rooms to Go, Igloo, Ross, Amazon, Costco, and more also surround the park, providing more traffic for client-facing businesses with a highly visible corner location. For those coming from outside of West Houston, commuting is seamless as Interstate 10 is less than a mile away with quick access to Grand Parkway.
- Surrounded by the flourishing neighborhoods of Kingsland Heights, Willow Creek Farms, Young Ranch, Tamarron Lakes, Firethorne, Trails of Katy, Cross Creek, and Jordan Ranch. These thousands of households tend to be highly affluent, reporting an average annual household income of \$151,070 within a 5-mile radius

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## LOCATION OVERVIEW



## Area Highlights

- Major Growth and Development Area

The Energy Corridor is the third largest employment center in the Houston metropolitan area with 300 companies. Its growth trajectory suggests nearly 10 times more jobs than housing units will be added to this area over the next 13 years. New energy clusters, including software companies are migrating to West Houston.

- Regional Location

• Enter a booming area as the number of households within a 3-mile radius grew by 132% from 2010 to 2023 and is projected to jump another 25% by 2028.

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**SITE PLAN**



**OFFICE CONDOS & RETAIL CENTER  
 SITE PLAN**

NOT FOR REGULATORY  
 APPROVAL, PERMITTING  
 OR CONSTRUCTION

Herby Coneaux  
 ARCHITECT  
 16058

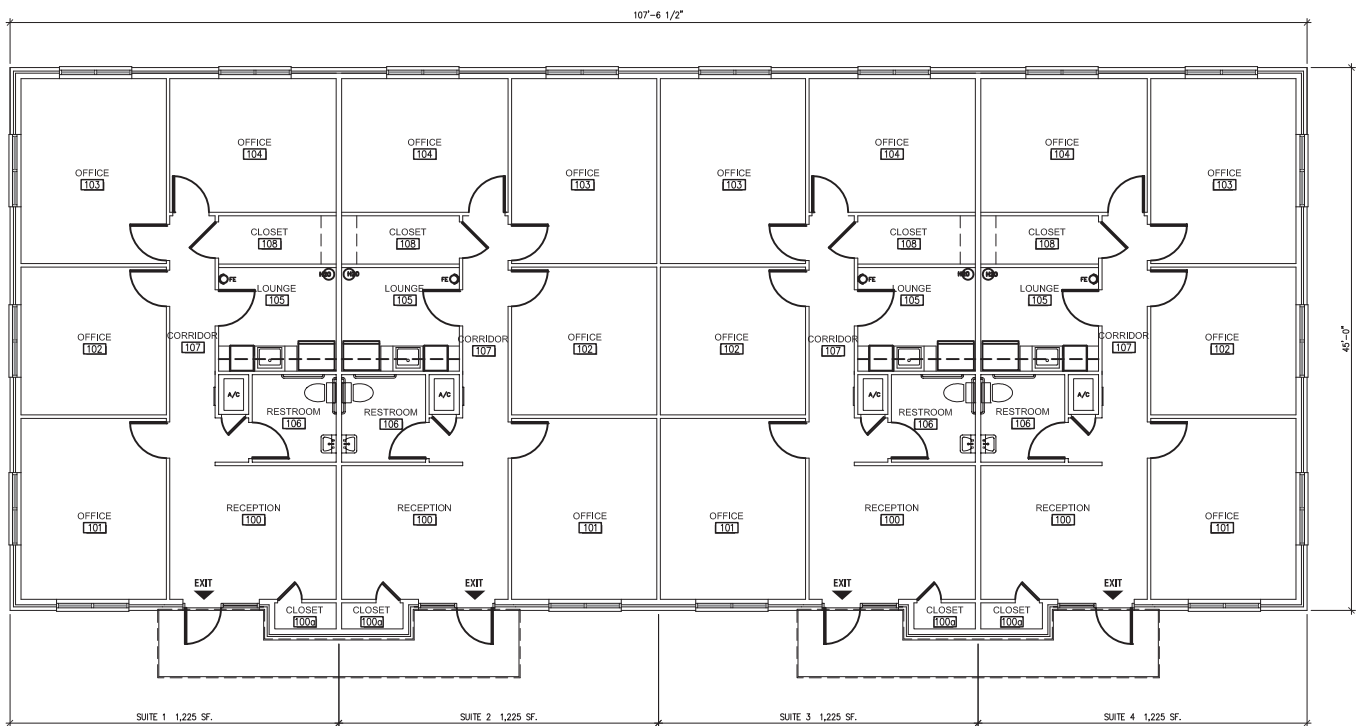
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NOT TO SCALE  
 10/13/23



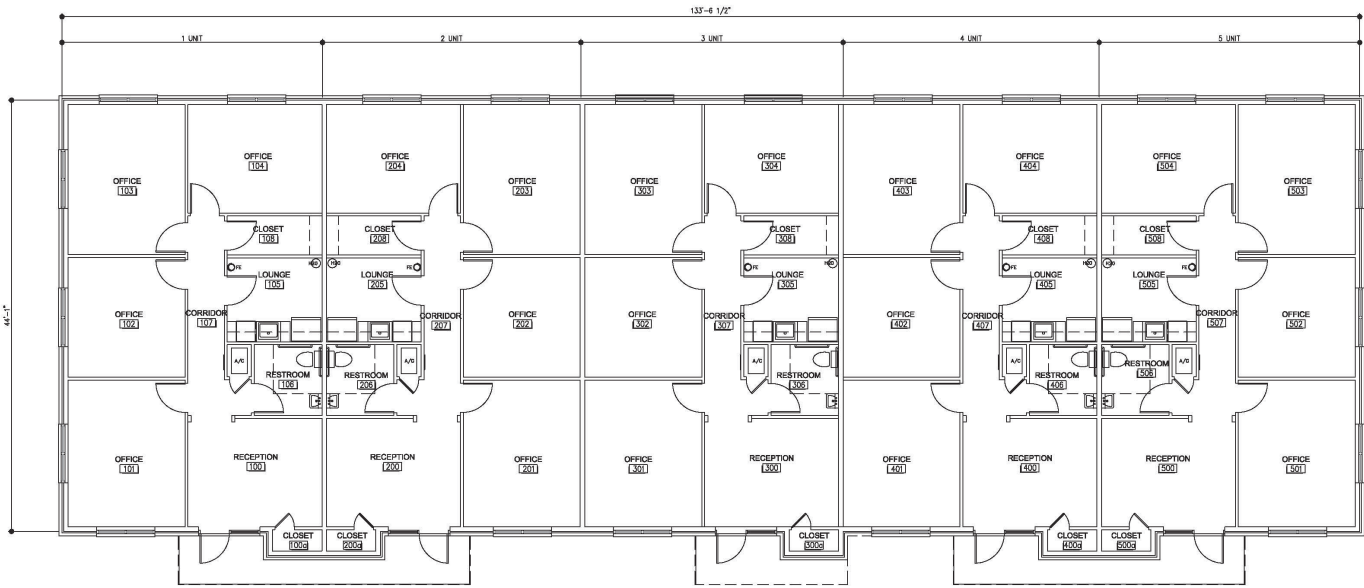
**FLOOR PLAN - 4 UNIT BUILDING**  
**4,900 SQFT**

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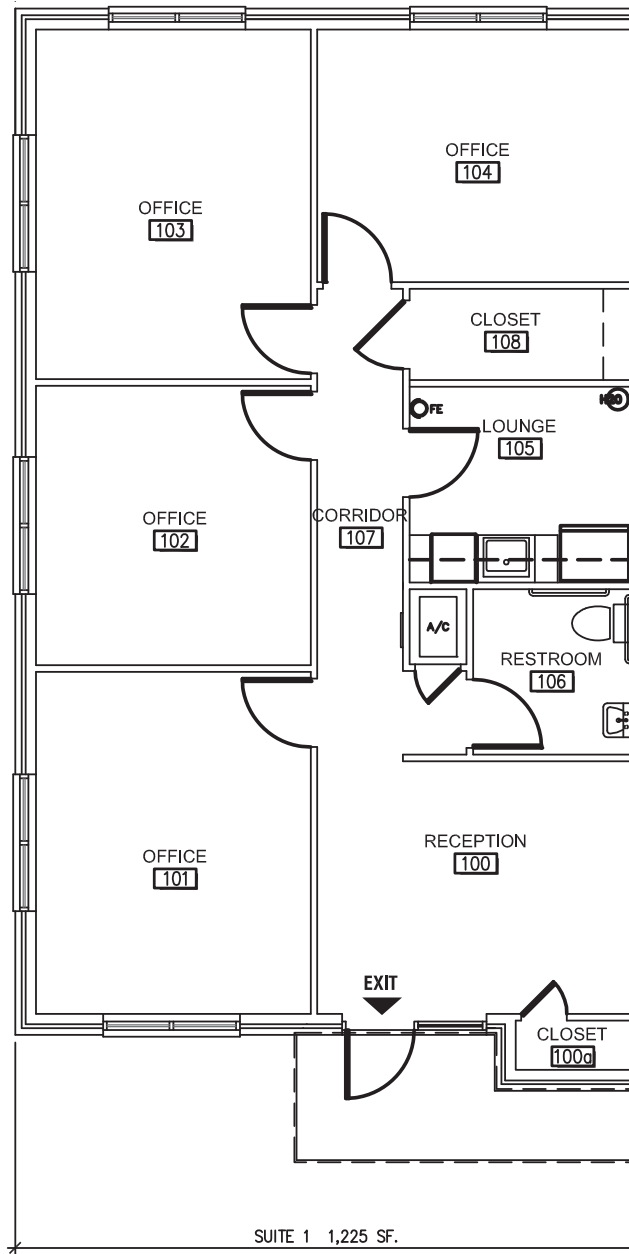
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**FLOOR PLAN - 5 UNIT BUILDING**  
**6,121 SQFT**



FLOOR PLAN - END UNIT  
1,225 SQFT

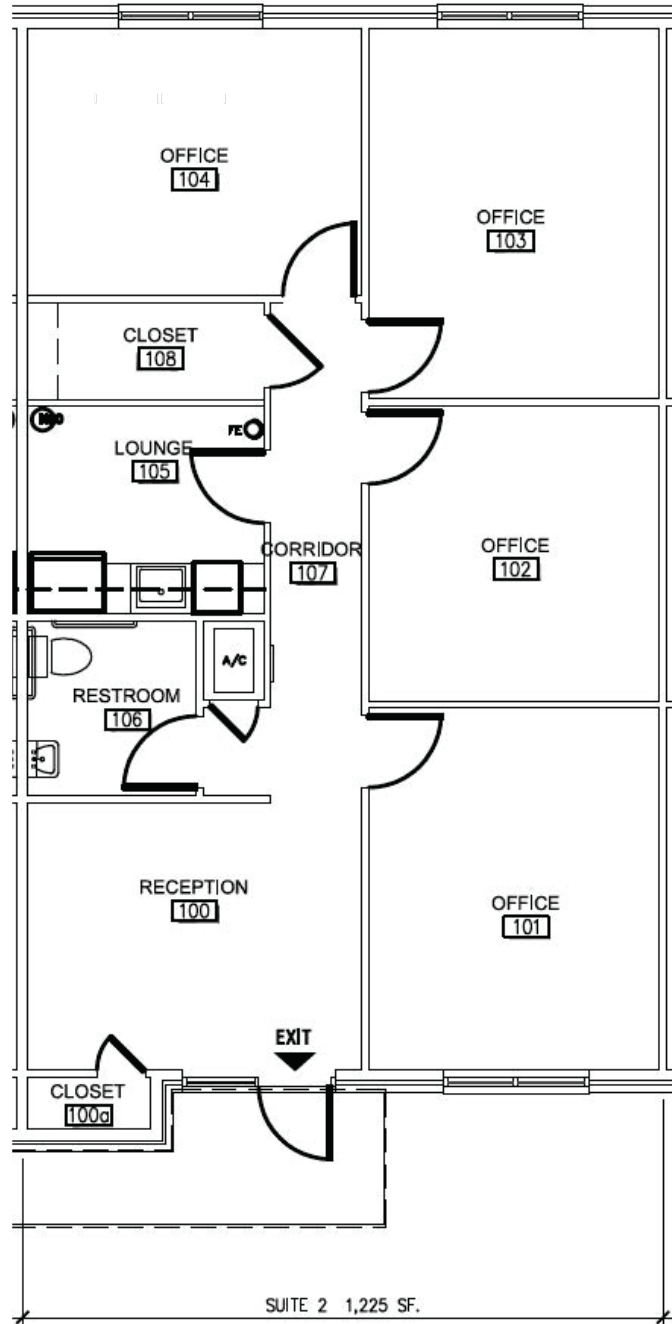
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FLOOR PLAN - MIDDLE UNIT  
1,225 SQFT

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# Information About Brokerage Services

11-2-2022

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.

Jessica Realty	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jessica Huang	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Designated Broker of Firm	License No.	Email	Phone
Jessica Huang	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jessica Huang	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
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  
TAR 2501