



# FOR LEASE



## THE BEND IN JORDAN RANCH

2506 JORDAN RANCH BLVD, FULSHEAR, TEXAS 77423

**DEBOBEN**  
**PROPERTIES**  
INVESTMENT BUILDERS

**PHASE I - AVAILABLE NOW**  
**PHASE II - COMING SOON**

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**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE

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# THE BEND IN JORDAN RANCH | 2506 Jordan Ranch Blvd, Fulshear, Texas 77423

## OVERVIEW

- Space Available:
  - Phase I: 766 SF - 2,780 SF (Divisible)
  - Phase II: 1,200 – 9,100 SF (Divisible)
- Positioned in the heart of Johnson Development's 1,350 acre Jordan Ranch master planned community
- Conveniently located just 1 mile south of I-10
- Among the top selling master planned communities in the United States
- Call for Pricing

## TRAFFIC COUNTS

Jordan Ranch Blvd @ IH-10: 8,544 VPD (TxDot 2021)

IH-10 east of Jordan Ranch Blvd: 72,555 VPD (TxDot 2022)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	5,842	34,515	97,170
2028 Projected Pop.	7,014	46,771	120,372
Daytime Pop.	3,880	25,631	77,208
Avg HH Income	\$153,868	\$171,277	\$173,864



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**JORDAN RANCH**  
EST. 1936



## LEGEND

### BUILDERS

- |                           |                           |
|---------------------------|---------------------------|
| 1 Chesmar Homes 55'       | 8 David Weekley Homes 45' |
| 2 Perry Homes 50'         | 9 Village Builders 45'    |
| 3 Perry Homes 65'         | 10 Lennar Homes 60'       |
| 4 Highland Homes 55'      | 11 Westin Homes 60'       |
| 5 Highland Homes 65'      | 12 Westin Homes 50'       |
| 6 J. Patrick Homes 70'    | 13 Beazer Duets           |
| 7 David Weekley Homes 70' |                           |

### HOME SITES FROM THE \$300'S

- |     |       |
|-----|-------|
| 40' | 60'   |
| 45' | 65'   |
| 50' | 70'   |
| 55' | Duets |

### AMENITIES

- |                    |                     |
|--------------------|---------------------|
| On-Site Elementary | Daycare             |
| Playgrounds        | Firestation         |
| Sunset Farm        | The Shed            |
| Sports Fields      | - Resort-Style Pool |
| Future Church      | - Lazy River        |
| Model Home         | - Fitness Center    |
|                    | - Tennis Courts     |



Katy Mills Mall

Johnson  
DEVELOPMENT CORP.

All information contained is subject to change. Maps may not be drawn to scale, and prices, lot, builders and specifications are subject to change without notice. Please verify all information before making a purchase. 02/2014

- Planned for 3,000 homes with 450,000 square feet of associated commercial/retail, churches and schools
- Future on-site LCISD elementary school
- The Shed Amenity Center includes a resort-style pool with a lazy river, event lawn, splash pad and tennis courts
- Pocket parks and hike & bike trails
- Sports Fields and Community Farm
- Full-time, on-site lifestyle director that plans 50+ events a year for residents

**JDC** | Johnson  
DEVELOPMENT  
CORP.

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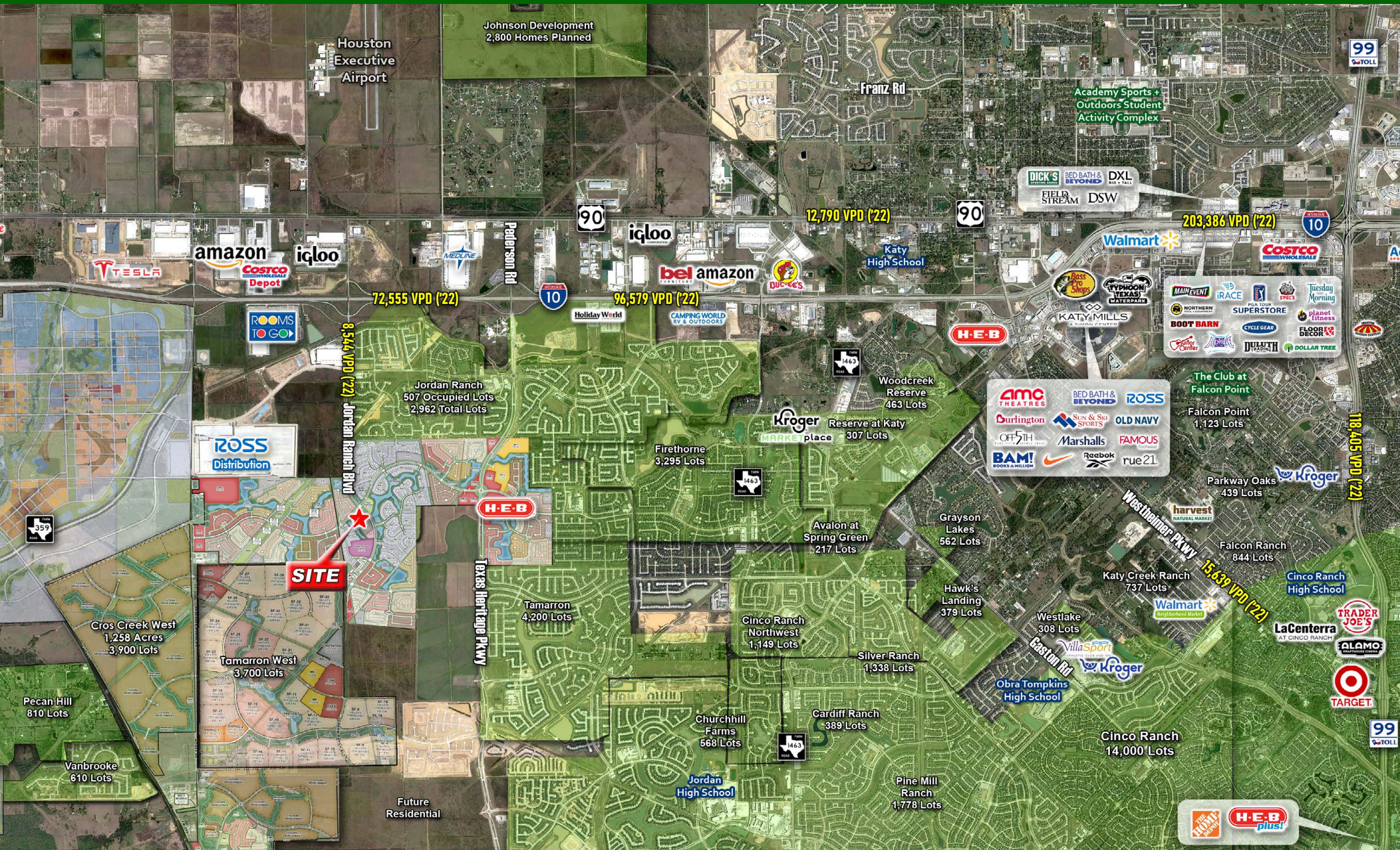


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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

DuWest Management Inc.	605046		214.720.0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	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