

For Sale



Commons at Jordan Ranch

Jordan Crossing Blvd. @ Texas Heritage Parkway
2340 Texas Heritage Parkway
Katy, TX 77494



Hunington

Hunington Properties, Inc.
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COMMONS AT JORDAN RANCH

2340 Texas Heritage Parkway, Katy, TX 77494

PROPERTY INFORMATION

Sale Price	\$10,416,758.00
CAP Rate	6.00%
Net Operating Income	\$625,005.48
Occupancy	100%
Building Size	19,575 SF
Lot Size	1.45 Ac

PROPERTY HIGHLIGHTS

- Unparalleled integration in Houston's latest affluent and family oriented master-planned community
- Placed approximately 4 miles west of existing retail to ensure the absorption of Katy's growth
- New pedestrian friendly development offers high foot traffic
- Unrivalled growth metrics with the upcoming construction of new master planned communities
- Located on major north/south thoroughfare; Texas Heritage

DEMOGRAPHICS

Population (2024)	2 mi. - 27,146
	3 mi. - 44,290
	5 mi. - 112,349
Average Household Income	2 mi. - \$157,582
	3 mi. - \$172,758
	5 mi. - \$170,489

For More Information

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SITE

Jordan Ranch
302 Units

(Proposed)
Retail

Jordan Crossing Blvd

Phase III
SHOPS Jordan Crossing

- pure barre
- Grand Imperial
- Ahi Ramen
- HERITAGE DANCE
- ATHENA MEDICAL CLINIC

Phase II
SHOPS Jordan Ranch

- VISION GROUP
- Wings
- Jordan Ranch Nails & Spa
- Jordan Ranch Lash Studio

(Future)
H-E-B
117,000 SF
and 161,688 SF Retail Center





