

Jordan Ranch Shopping Plaza

New Construction Retail Shopping Center

30643 Kingsland Blvd, Brookshire, Texas 77423



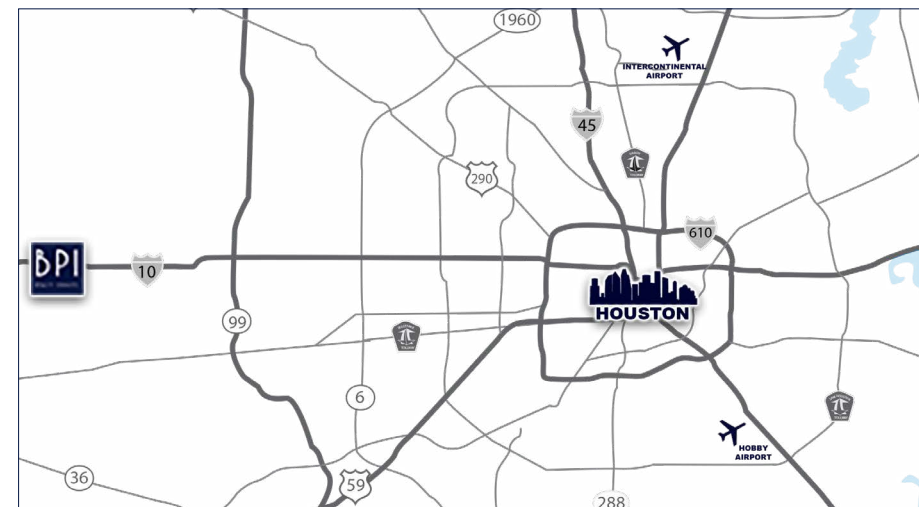
Available: Up to 4,900 SF

Pricing: Call for Pricing

Description: Rapidly expanding area of West Houston
 Hard Corner of Kingsland and Jordan Ranch
 Convenient Access to I-10
 New residential subdivision under development
 Great visibility and access to Center

Traffic Counts: I-10: 73,393 VPD east of Jordan Ranch (TXDOT 2019)
 I-10: 62,589 VPD west of Jordan Ranch

Demographics:	1 mile	3 mile	5 mile
2020 Population	8,811	27,041	87,976
5 Yr Proj. Growth	36.5%	31.15%	20.15%
Average HH Income	\$150,432	\$167,102	\$158,943



For More Information:

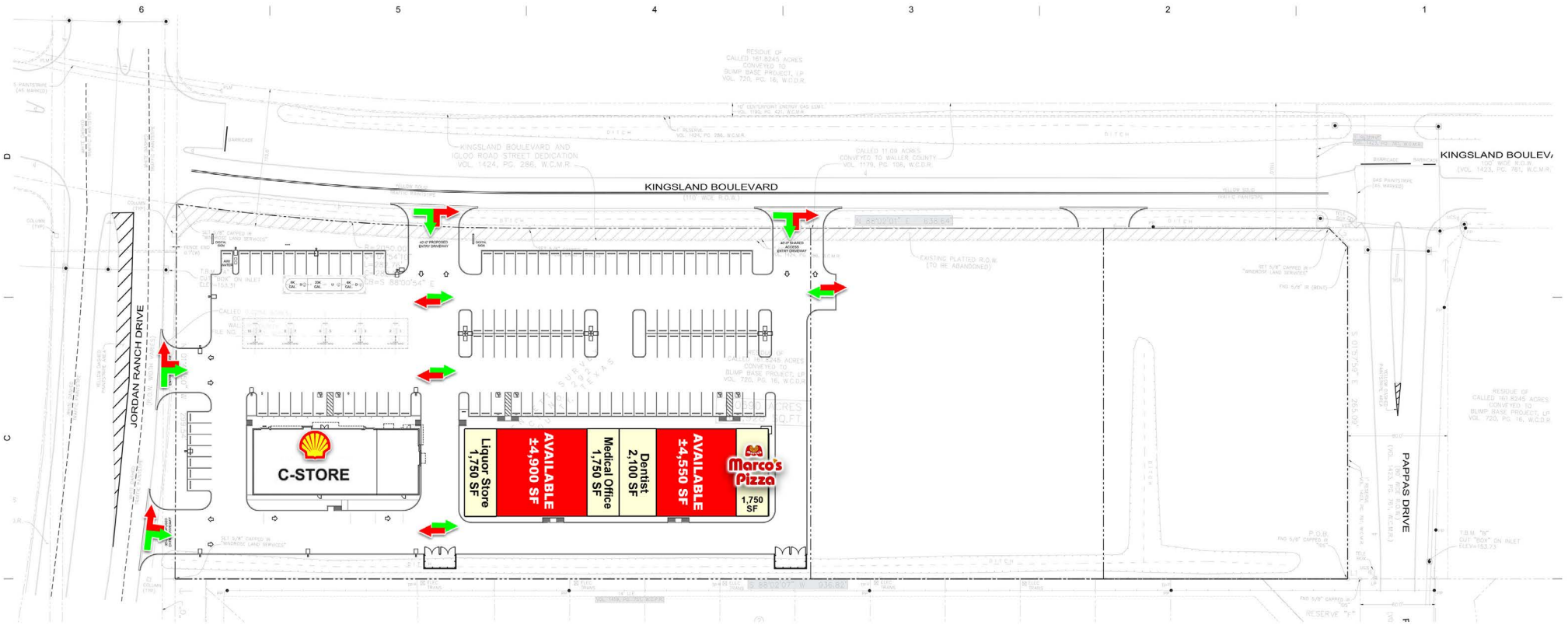
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01 OVERALL SITE LAYOUT PLAN
SCALE: 1" = 40' - 0"



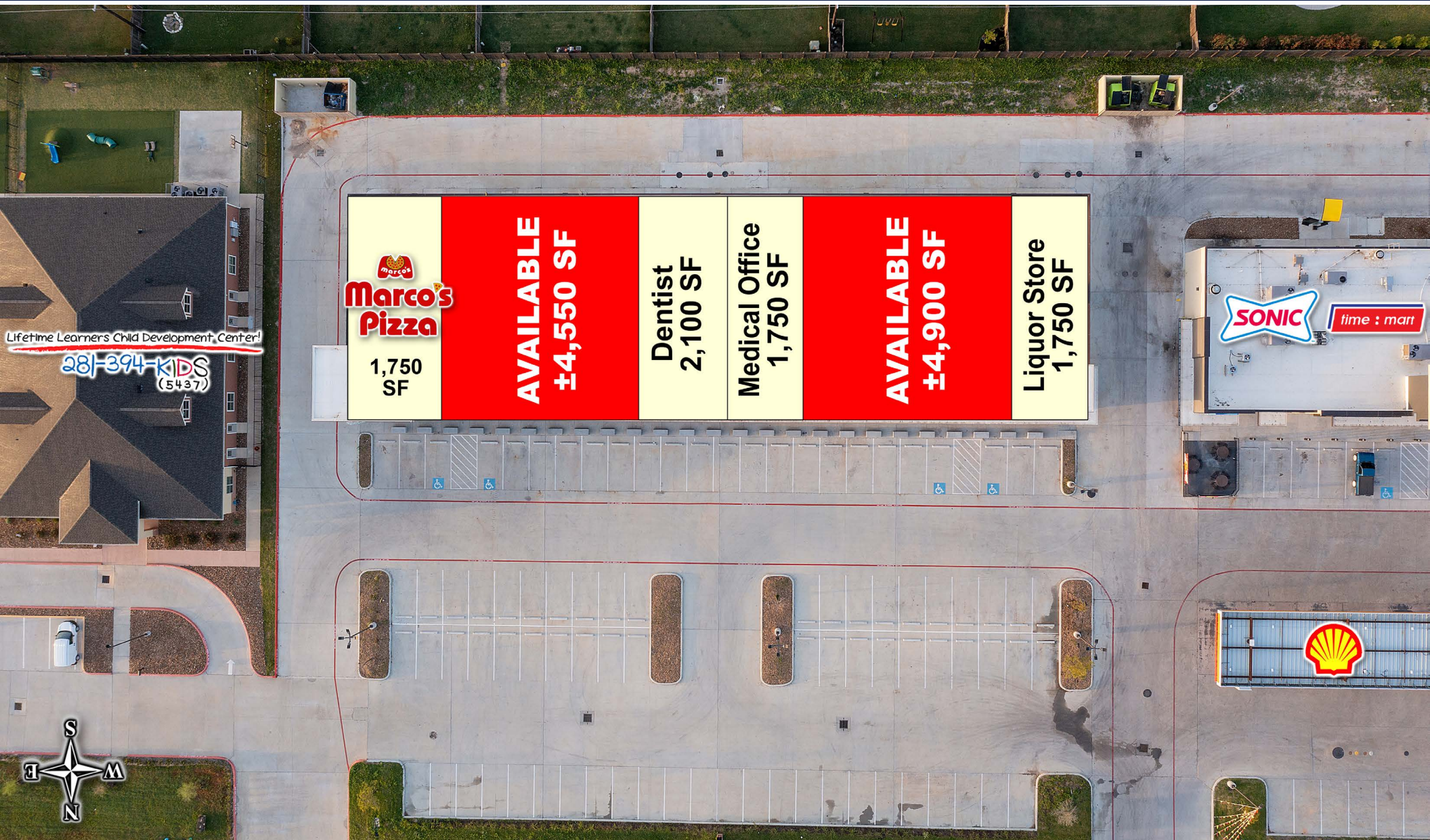


REALTY SERVICES

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**Marco's
Pizza**

1,750
SF

**AVAILABLE
±4,550 SF**

**Dentist
2,100 SF**

**Medical Office
1,750 SF**

**AVAILABLE
±4,900 SF**

**Liquor Store
1,750 SF**


SONIC

time : mart



Lifetime Learners Child Development Center!

281-394-KIDS
(5437)



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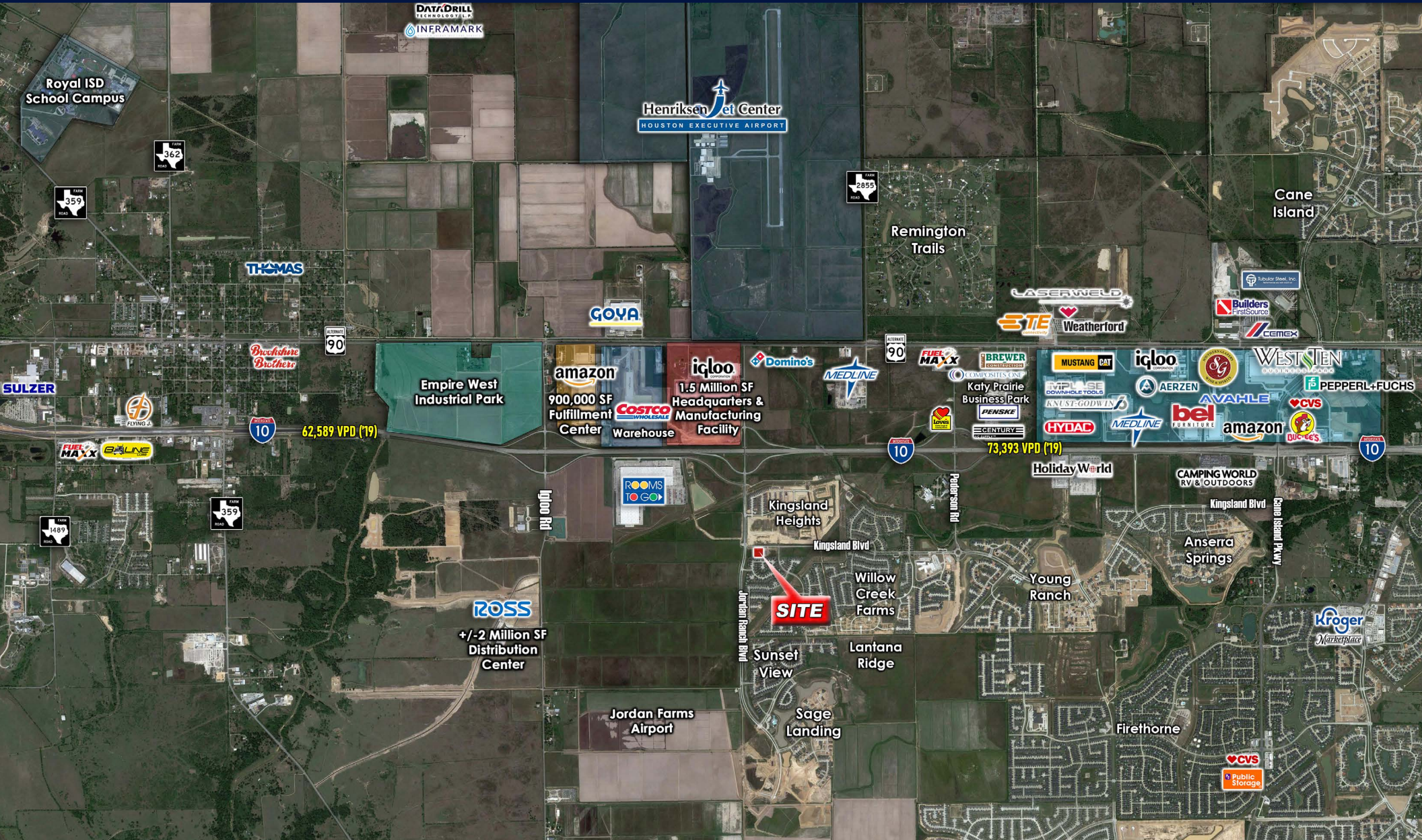


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2020 Population
(3 mi Radius)

27,041

Households
(3 mi Radius)

7,521

Daytime Population
(3 mi Radius)

25,573

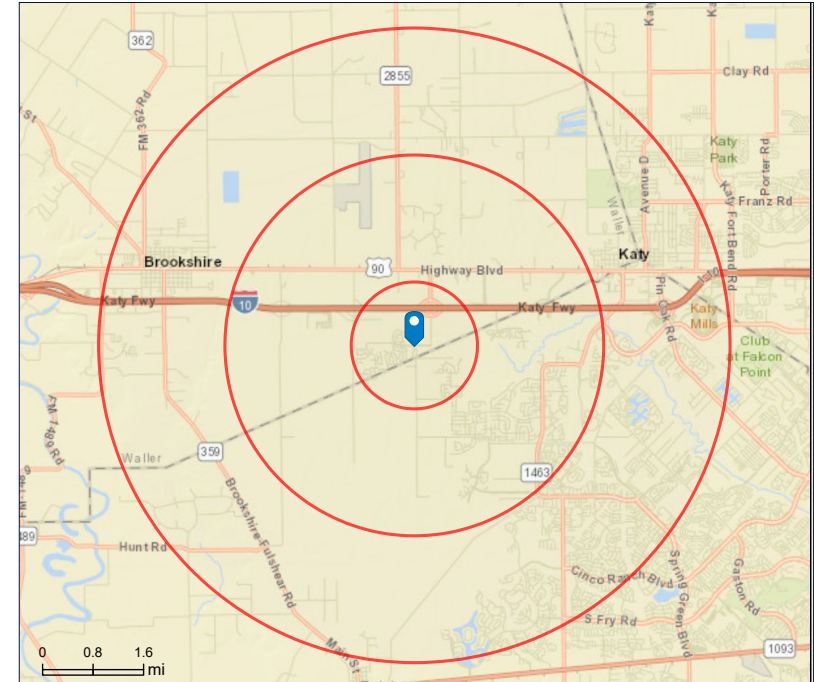
Average HH Income
(3 mi Radius)

\$167,102

Median Home Value
(3 mi Radius)

\$362,263

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	27	1,291	14,096
2010 Total Population	49	4,218	28,520
2020 Total Population	8,811	27,041	87,976
2020 Group Quarters	0	17	326
2025 Total Population	12,533	36,585	107,186
2020-2025 Annual Rate	7.30%	6.23%	4.03%
2020 Total Daytime Population	7,386	25,573	84,832
Workers	2,095	9,032	32,416
Residents	5,291	16,541	52,416
Household Summary			
2000 Households	8	444	4,683
2000 Average Household Size	3.38	2.90	2.96
2010 Households	14	1,307	9,219
2010 Average Household Size	3.50	3.22	3.06
2020 Households	2,458	7,521	26,667
2020 Average Household Size	3.58	3.59	3.29
2025 Households	3,492	10,158	32,566
2025 Average Household Size	3.59	3.60	3.28
2020-2025 Annual Rate	7.27%	6.20%	4.08%
2010 Families	12	1,128	7,672
2010 Average Family Size	3.75	3.50	3.37
2020 Families	2,068	6,372	22,447
2020 Average Family Size	3.94	3.94	3.61
2025 Families	2,923	8,561	27,329
2025 Average Family Size	3.95	3.96	3.61
2020-2025 Annual Rate	7.17%	6.08%	4.01%
Housing Unit Summary			
2000 Housing Units	12	465	4,973
Owner Occupied Housing Units	50.0%	76.6%	68.2%
Renter Occupied Housing Units	16.7%	18.9%	26.0%
Vacant Housing Units	33.3%	4.5%	5.8%
2010 Housing Units	21	1,387	9,961
Owner Occupied Housing Units	57.1%	84.9%	74.2%
Renter Occupied Housing Units	9.5%	9.3%	18.4%
Vacant Housing Units	33.3%	5.8%	7.4%
2020 Housing Units	2,648	7,996	28,228
Owner Occupied Housing Units	88.4%	89.2%	84.8%
Renter Occupied Housing Units	4.4%	4.8%	9.6%
Vacant Housing Units	7.2%	5.9%	5.5%
2025 Housing Units	3,649	10,383	33,492
Owner Occupied Housing Units	92.1%	93.4%	87.8%
Renter Occupied Housing Units	3.6%	4.4%	9.4%
Vacant Housing Units	4.3%	2.2%	2.8%
Median Household Income			
2020	\$122,250	\$141,025	\$131,297
2025	\$131,758	\$151,540	\$143,364
Median Home Value			
2020	\$335,281	\$362,263	\$352,331
2025	\$350,671	\$375,190	\$368,913
Per Capita Income			
2020	\$48,388	\$52,087	\$48,297
2025	\$53,310	\$56,967	\$53,263
Median Age			
2010	40.0	34.9	33.7
2020	36.2	34.6	33.9
2025	35.8	33.9	33.3



	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	2,458	7,521	26,667
<\$15,000	2.6%	2.6%	3.5%
\$15,000 - \$24,999	6.1%	3.9%	3.7%
\$25,000 - \$34,999	3.3%	2.6%	3.8%
\$35,000 - \$49,999	7.9%	4.9%	5.0%
\$50,000 - \$74,999	7.2%	6.9%	9.2%
\$75,000 - \$99,999	10.0%	9.0%	9.8%
\$100,000 - \$149,999	23.5%	23.1%	21.1%
\$150,000 - \$199,999	15.8%	18.7%	17.7%
\$200,000+	23.7%	28.4%	26.3%
Average Household Income	\$150,432	\$167,102	\$158,943
2020 Population 25+ by Educational Attainment			
Total	5,593	16,519	53,208
Less than 9th Grade		2.0%	2.8%
9th - 12th Grade, No Diploma	2.3%	1.7%	2.7%
High School Graduate		11.4%	13.5%
GED/Alternative Credential	2.2%	1.5%	1.5%
Some College, No Degree		15.8%	15.2%
Associate Degree	8.3%	6.7%	6.5%
Bachelor's Degree		37.6%	33.8%
Graduate/Professional Degree	17.9%	23.2%	24.0%



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.



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.

_____	_____	_____	_____
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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov