

# PLAZA AT JORDAN RANCH

KATY, TX | TEXAS HERITAGE PKWY & JORDAN CROSSING BLVD

DEVELOPED BY:

**ARVO VENTURES**



- +/- 30,000 SF of New Construction + 2 Pad Sites
- Estimated Delivery Date Q4 2025
- Catty-Corner from Newly Proposed HEB Development

## DEMOGRAPHICS:

	1 MILE	2 MILE	3 MILE	5 MILE
2024 Population	14,659	35,789	56,934	130,375
2024 Daytime Population	9,671	25,243	44,228	111,681
2024 Total Households	4,491	10,988	16,837	38,724
2024 Average HH Income	\$180,554	\$181,377	\$191,161	\$187,530

## TRAFFIC COUNTS:

TX Heritage Hwy: 15,805 VPD  
I-10: 94,566 VPD

AVAILABILITY: SEE PAGE 5

FOR LEASE:  
PLEASE CALL FOR DETAILS

AREA RETAILERS:



[PROPOSED]



[PROPOSED]

sam's club

[PROPOSED]



[PROPOSED]

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

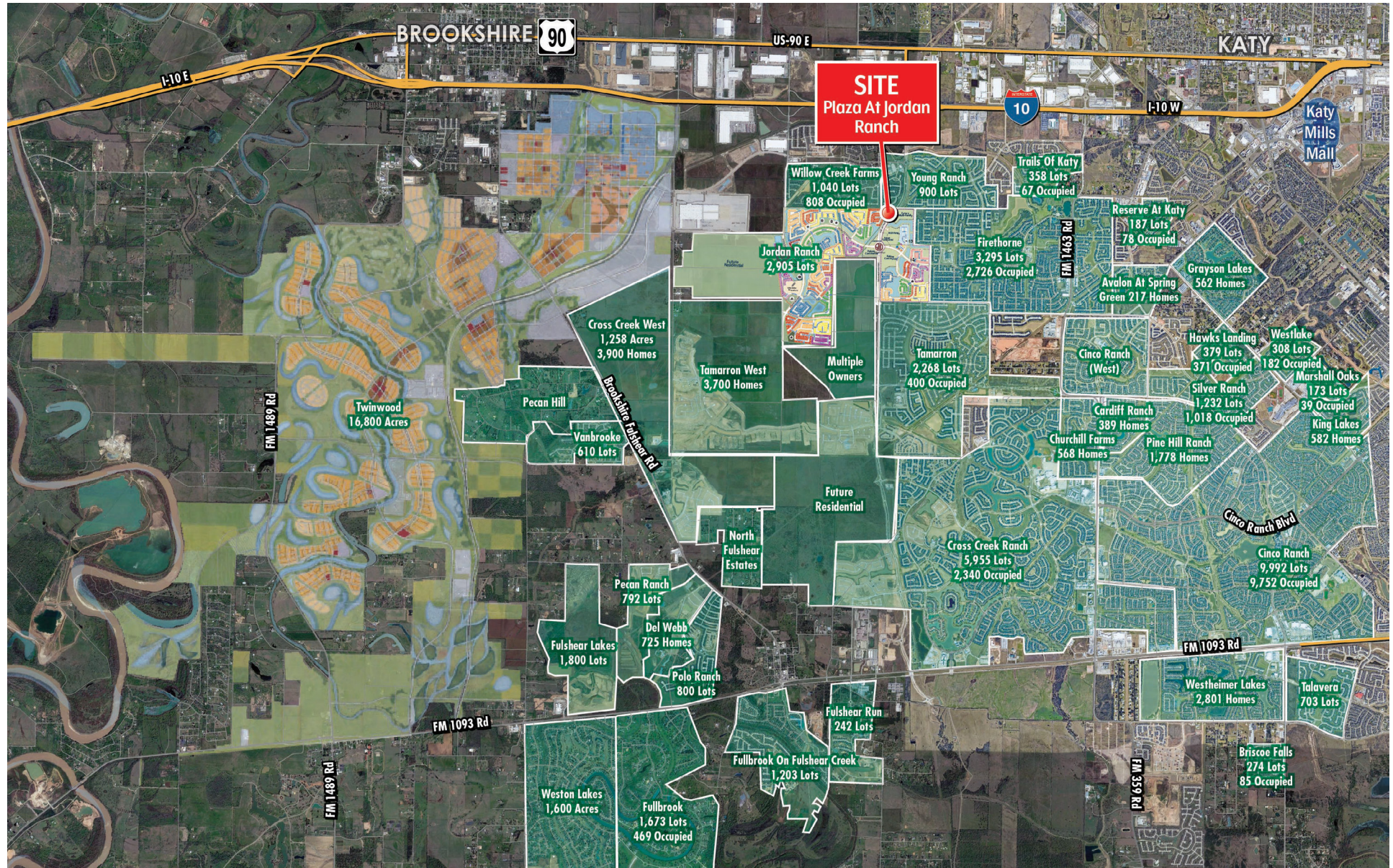
**CHRISTIAN MCCLURE**  
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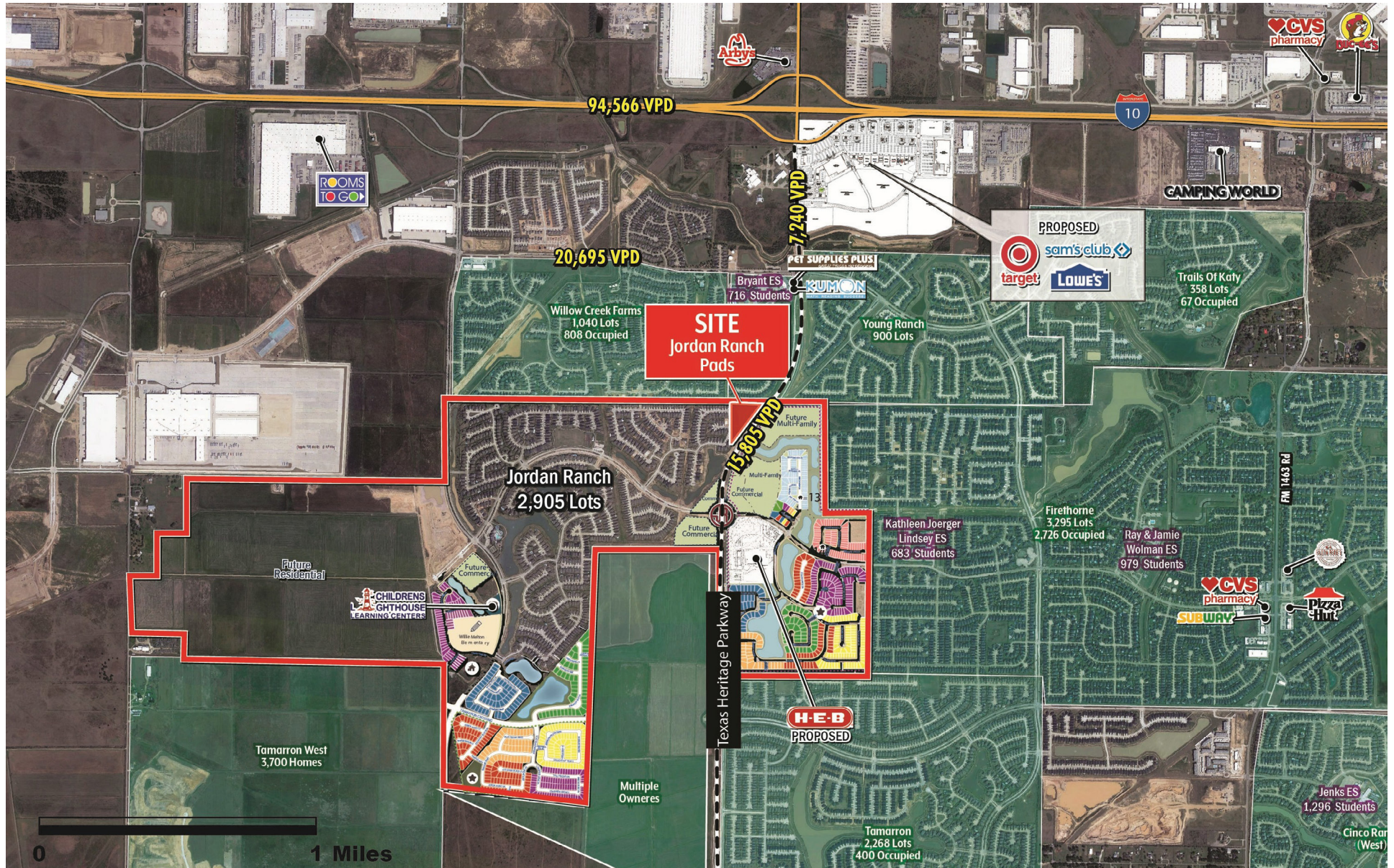


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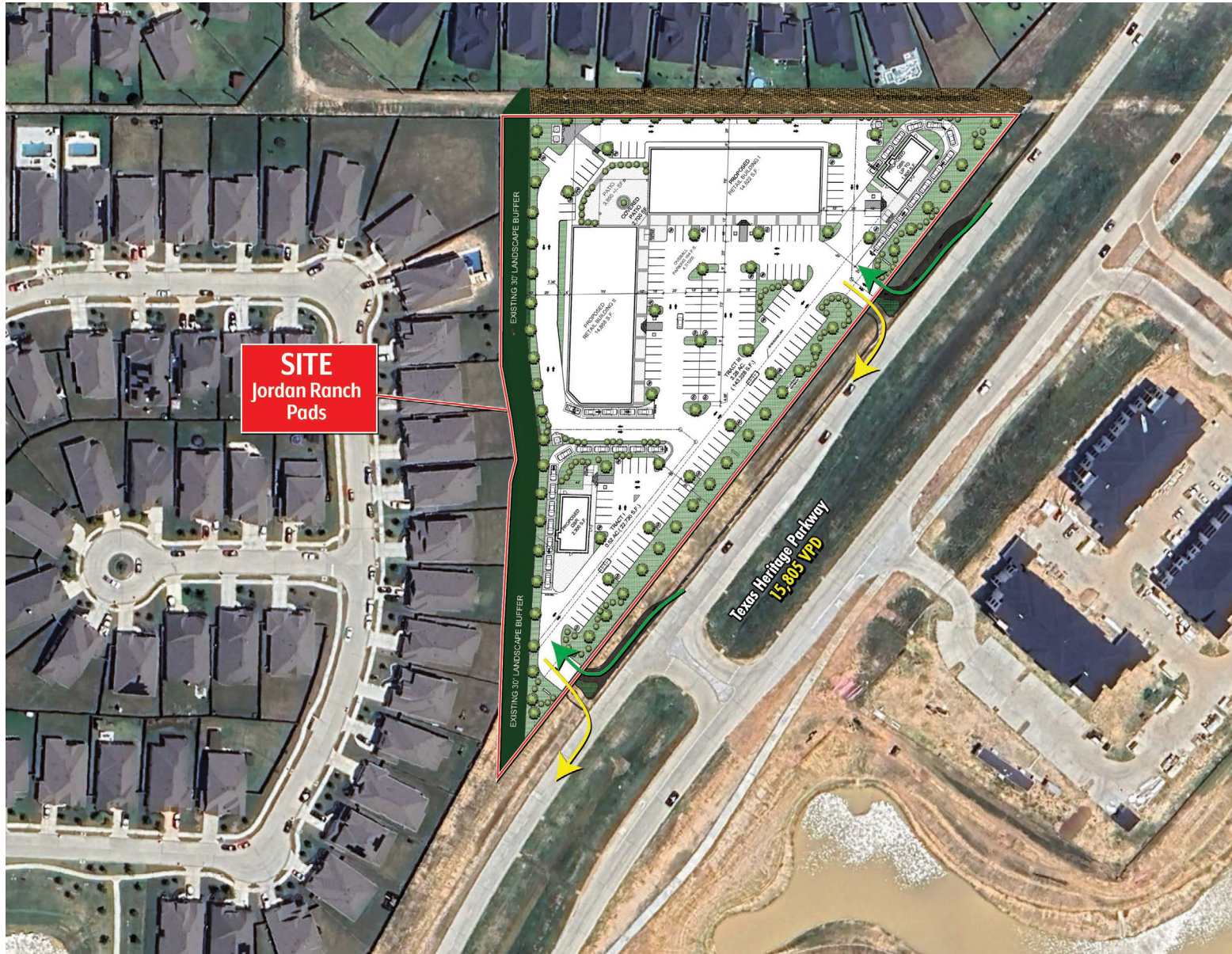


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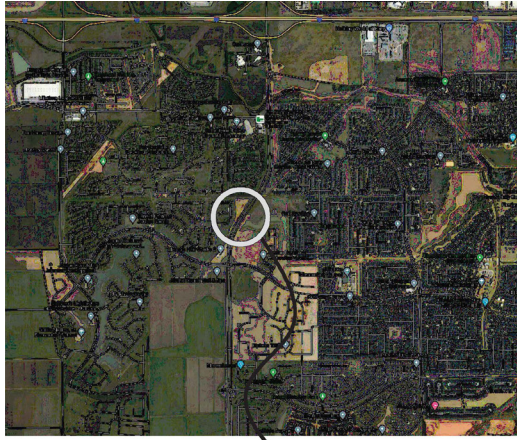


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Site Location



PRELIMINARY SITE PLAN



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CURVE		CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3°09'24"	2,100.00'	155.70'	S33°39'45"W	155.68'

RESERVE TABLE			
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
Ⓐ	RESERVE A	UNRESTRICTED	41,351 0.949
Ⓑ	RESERVE B	UNRESTRICTED	26,478 0.612
Ⓒ	RESERVE C	UNRESTRICTED	118,281 2.715



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