



HEB
Grocery-Anchored
CENTER



Regency
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A Regency Centers® Development

TEXAS HERITAGE PKWY & JORDAN CROSSING BLVD, FULSHEAR, TX



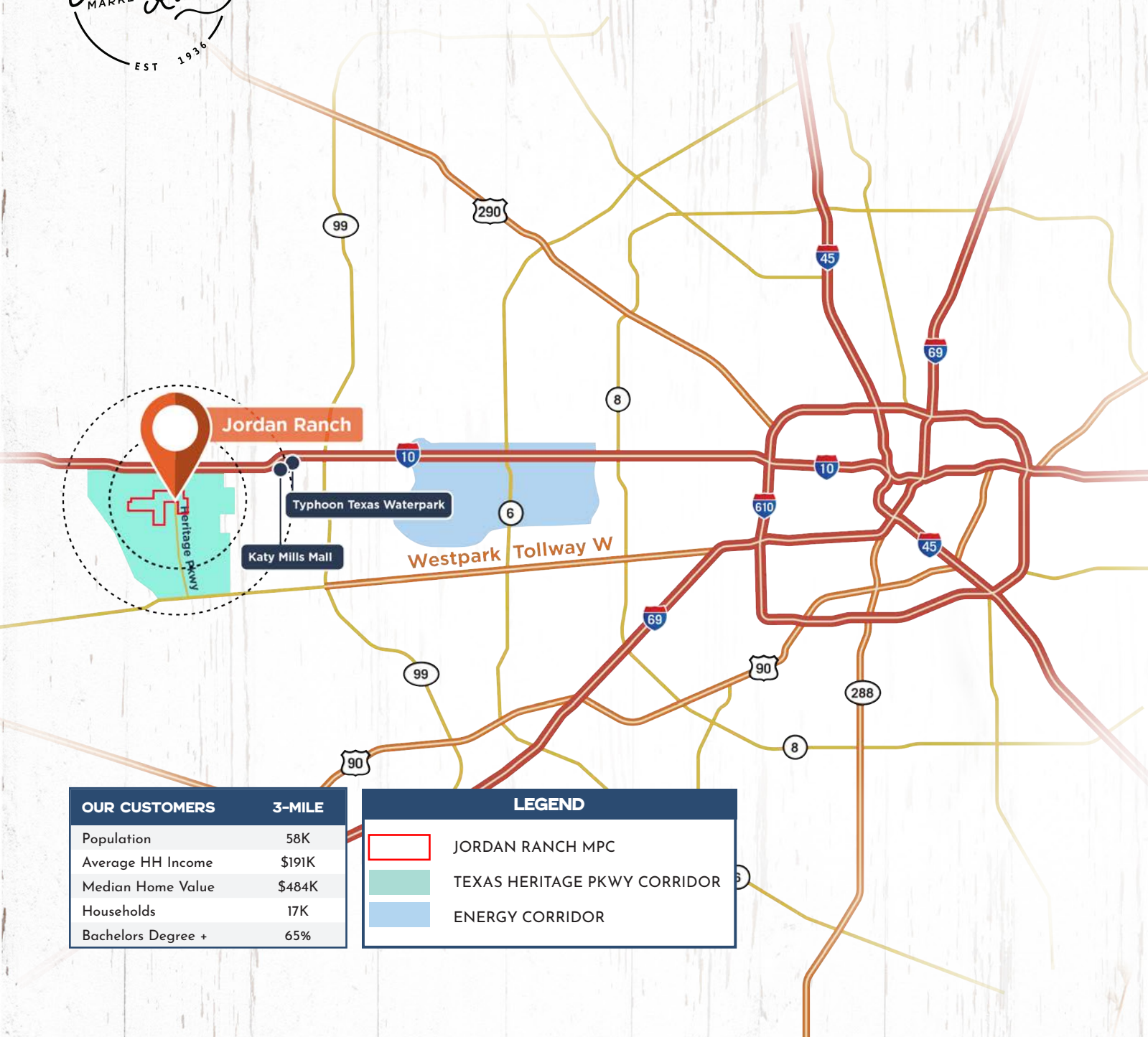
The LOCATION

JOINING THE MASTER-PLANNED COMMUNITY OF JORDAN RANCH

Proximity and access highlight this family-friendly, master-planned community.

Just one mile south of I-10, easy access to the Energy Corridor and Grand Parkway provides residents convenient commutes to work, shop, and play.

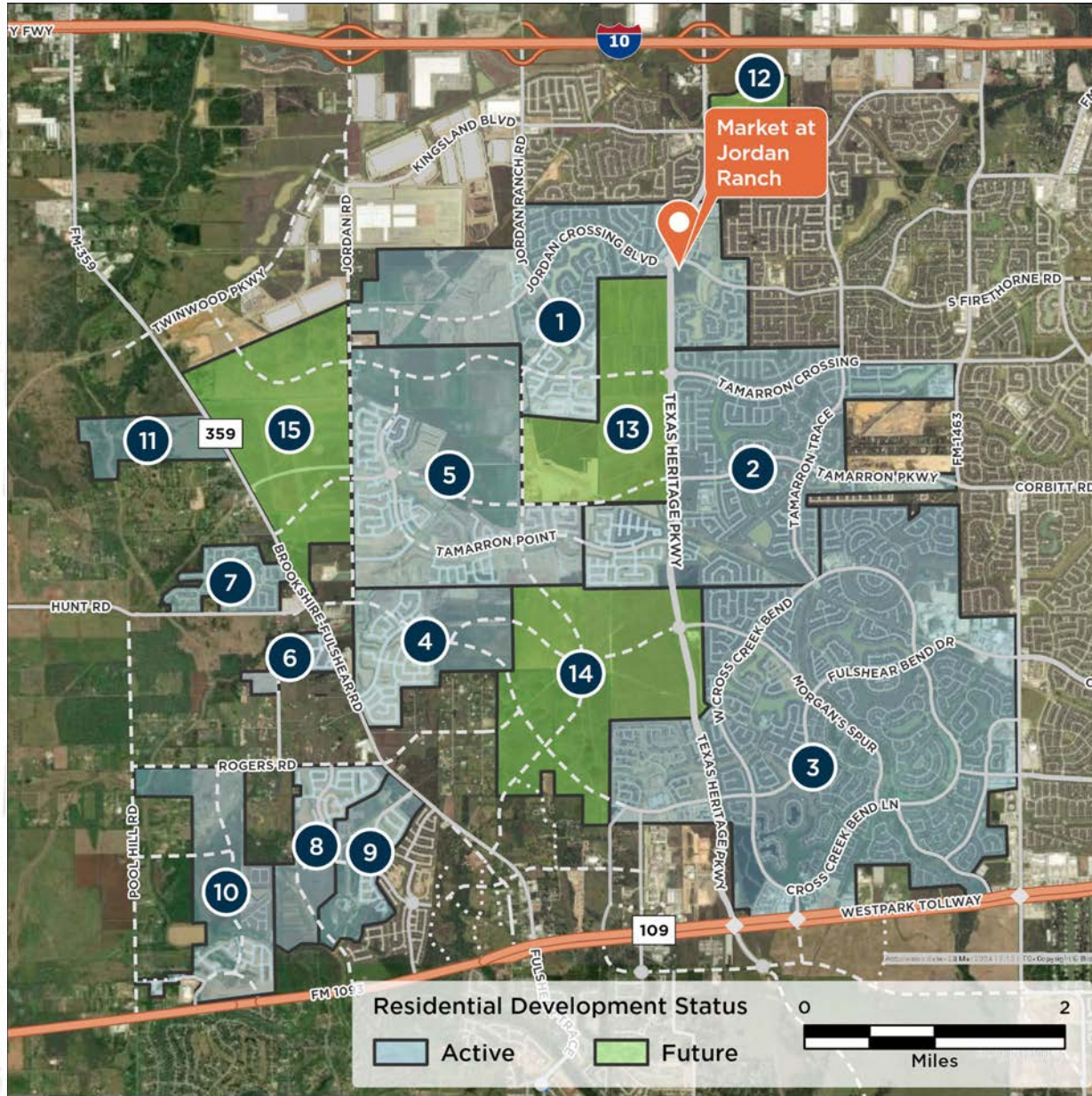
- Growth Drivers
- Energy Corridor
- Westpark Tollway



OUR CUSTOMERS	3-MILE
Population	58K
Average HH Income	\$191K
Median Home Value	\$484K
Households	17K
Bachelors Degree +	65%

LEGEND	
	JORDAN RANCH MPC
	TEXAS HERITAGE PKWY CORRIDOR
	ENERGY CORRIDOR





ID	Name	Occup.	Under Const.	Future Homes	Total Homes	Annual Closings
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Active Residential Developments

1	Jordan Ranch	1,821	247	976	3,044	405
2	Tamarron	3,756	5	470	4,231	369
3	Cross Creek Ranch	5,723	457	216	6,396	362
4	Cross Creek West	349	327	502	1,178	237
5	Tamarron West	649	432	2,516	3,597	408
6	Summervest	47	156	207	410	47
7	Vanbrooke	623	29	0	652	56
8	Pecan Ridge	153	330	310	793	148
9	Del Webb Fulshear	123	186	429	738	87
10	Fulshear Lakes	89	580	287	956	89
11	Laurel Farms	0	203	359	562	0

Future Residential Developments

12	Katy Creek Estates	0	0	174	174	0
13	DR Horton	-	-	-	TBD	-
14	Johnson Development Corp.	-	-	-	TBD	-
15	Johnson Development Corp.	-	-	-	TBD	-

Housing ACTIVITY



UNPRECEDENTED GROWTH

Fulshear's population **increased by more than 25% between 2022 and 2023**, making it the second-fastest growing city in the U.S., with over 42,000 residents as of mid-2023 (up from just 1,000 in 2010).

EXPANSION INFRASTRUCTURE: Significant construction activity includes the Westpark Tollway extension and multiple residential developments, supporting the city's rapid growth.

FAMILY-FRIENDLY ENVIRONMENT: Over half of households in Fulshear consist of married couples with children, drawn by top-rated school districts (Katy ISD and Lamar CISD) and a family-focused community.

MASTER-PLANNED COMMUNITIES: Developments like Cross Creek Ranch and the new Cross Creek West are central to the city's growth, offering modern amenities, green spaces, and recreation.

APPEALING LIFESTYLE: The community features extensive recreational spaces, trails, and waterways, creating a vibrant suburban lifestyle ideal for young families.

<https://www.houstonchronicle.com/projects/2024/fulshear-growth-houston-suburbs/>

GROWTH





2025 Demographics					
	Population	Average HH Income	Bachelors Degree +	Households	Median Home Value
1-Mile Radius	15,947	\$203,782	64%	4,487	\$541,203
3-Mile Radius	63,458	\$206,441	65%	17,169	\$559,646
5-Mile Radius	142,044	\$196,626	65%	39,570	\$546,330

2029 DEMOS

	Population	Households
1-Mile Radius	20,435	6,311
3-Mile Radius	77,255	23,126
5-Mile Radius	163,695	49,584

Housing ACTIVITY



OCCUPIED
13K



UNDER CONSTRUCTION
2.9K



FUTURE HOMES
6.4K



ANNUAL CLOSINGS
2.2K



TOTAL HOMES
23K

Population
58K

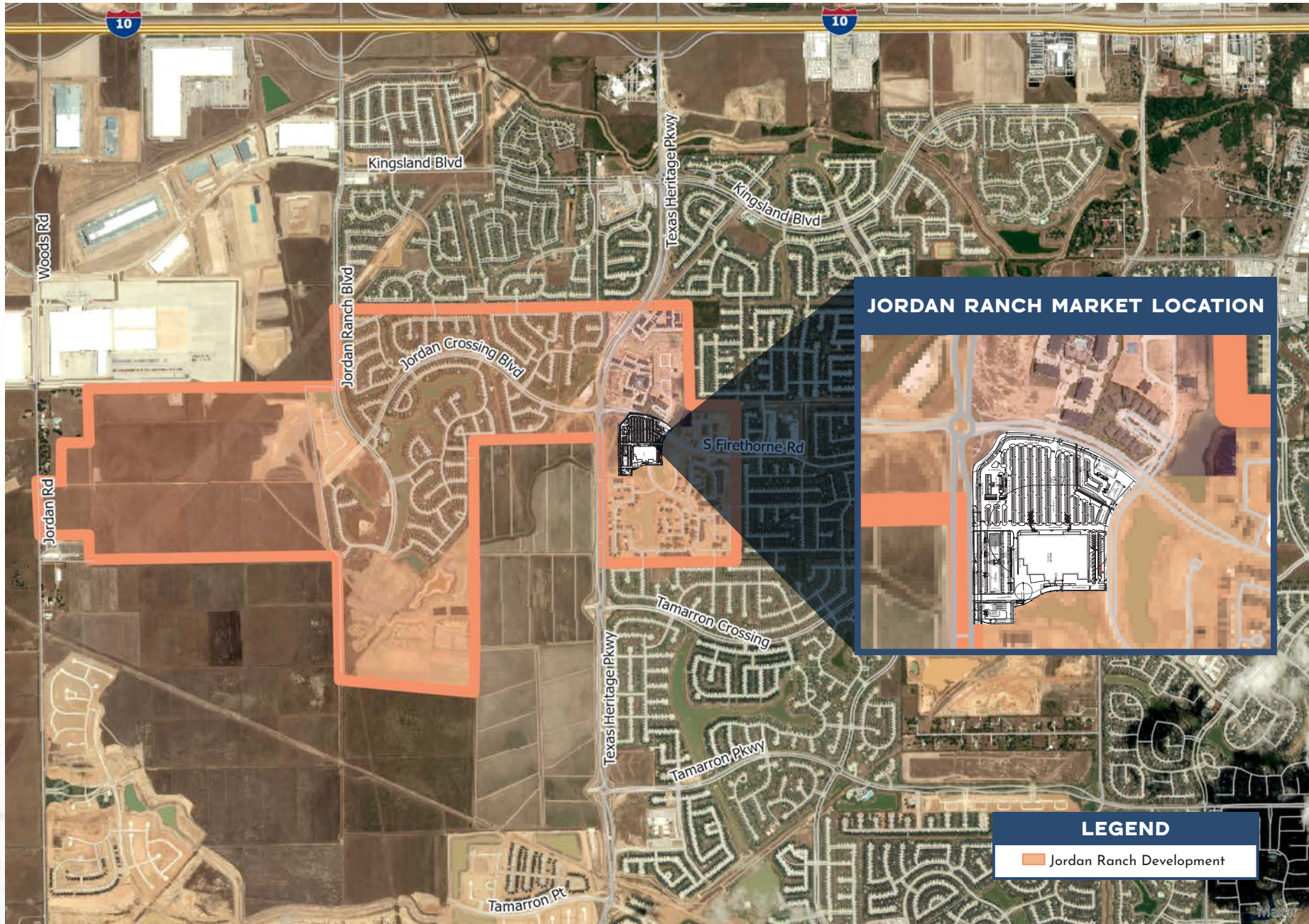
3-Mile Radius

Households
17K

3-Mile Radius



Trade Area DEMOS



Intersection





Site PLAN





Progress



HEB Grand Opening



Datia & Placemaking



Patio & Placemaking

ABOUT

Regency

For 60 years, Regency Centers® has owned, operated and developed renowned retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by more than 480+ thriving centers, 26 regional offices and properties in most major U.S. markets.

We focus on **MERCHANDISING** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerately incorporate **PLACEMAKING** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **CONNECTING** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

CONTACT

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