



FUTURE HEB

Grocery-Anchored
CENTER



Regency
Centers.
A Regency Centers® Development

TEXAS HERITAGE PKWY & JORDAN CROSSING BLVD, FULSHEAR, TX



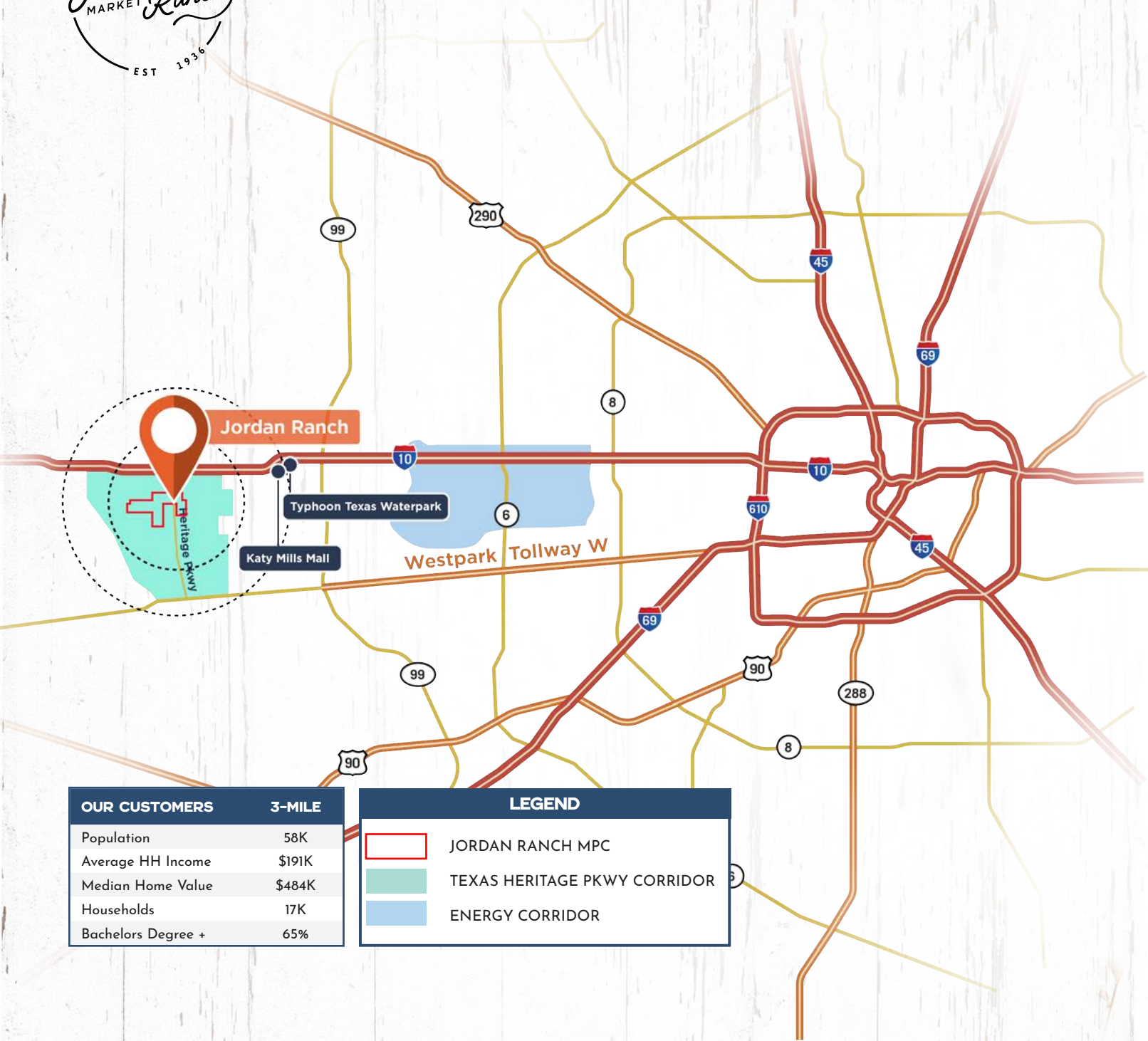
The LOCATION

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.

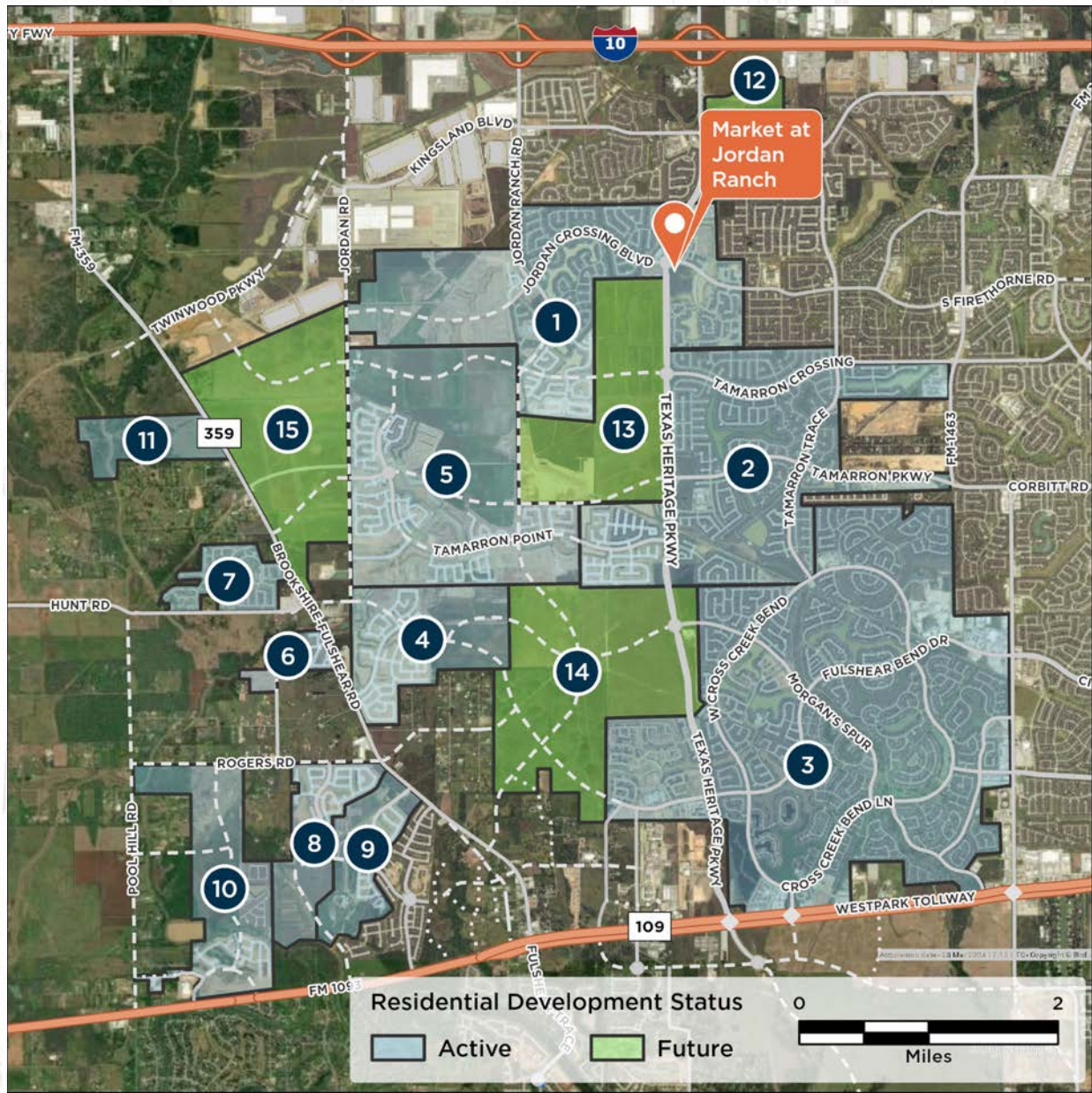
- Growth Drivers
- Energy Corridor
- Westpark Tollway



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






OCCUPIED
13K


UNDER CONSTRUCTION
2.9K


FUTURE HOMES
6.4K


TOTAL HOMES
23K


ANNUAL CLOSINGS
2.2K

ID	Name	Occup.	Under Const.	Future Homes	Total Homes	Annual Closings
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	Summerview	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	-



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.





2024 Demographics					
	Population	Average HH Income	Bachelors Degree +	Households	Median Home Value
1-Mile Radius	14,620	\$180,864	60%	4,487	\$471,951
3-Mile Radius	58,166	\$191,344	65%	17,169	\$484,490
5-Mile Radius	132,899	\$188,139	65%	39,570	\$472,143

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

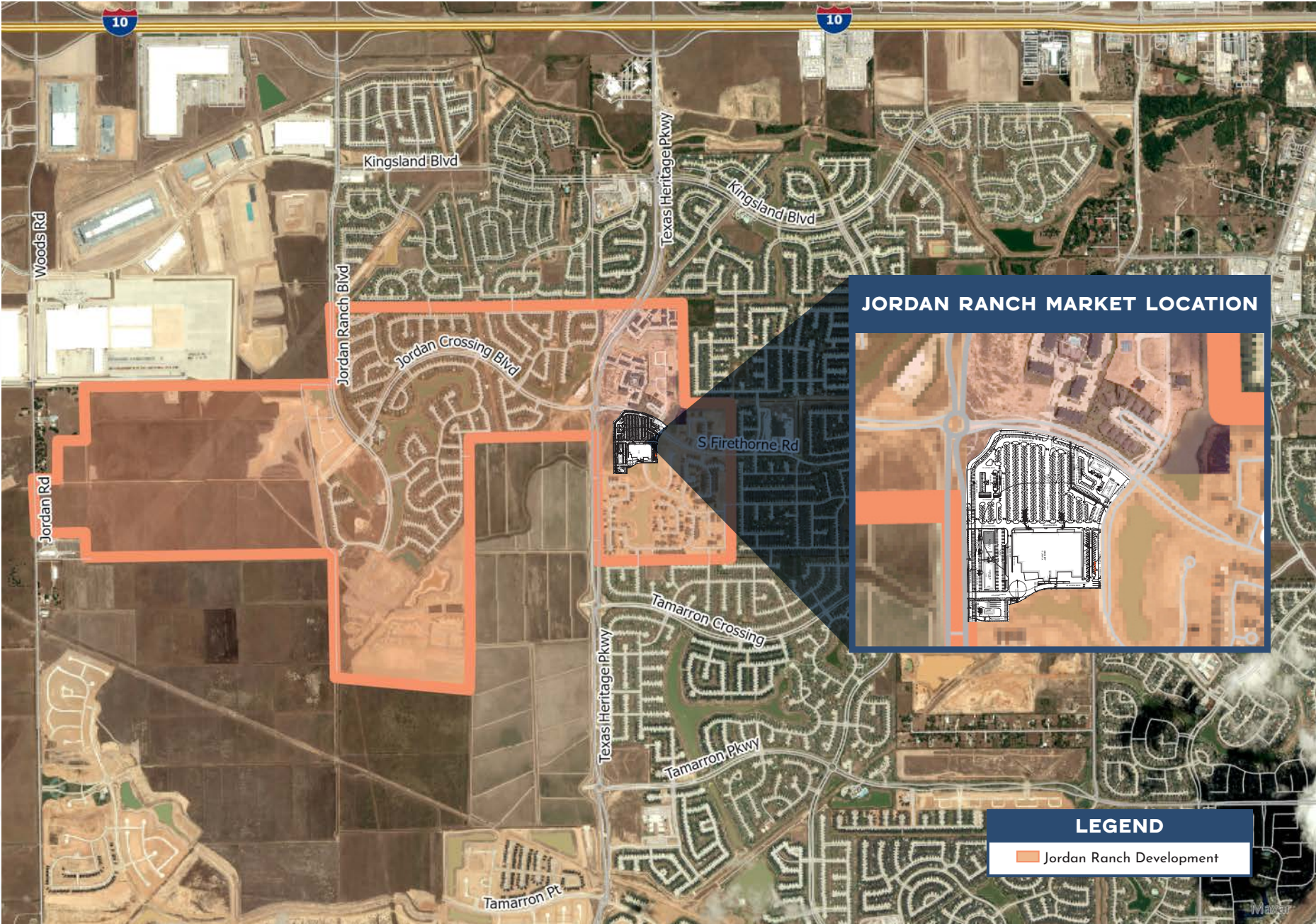
3-Mile Radius

Households
17K

3-Mile Radius



Trade Area DEMOS



Intersection





Site PLAN





Renderings



Renderings



Renderings



Renderings





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, 22 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.

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