

13.9 AC TAMARRON

HOUSTON, MSA - TX



TAMARRON
± 4,500 Lots

THE CLUB AT TAMARRON

AMY CAMPBELL
ELEMENTARY

CROSS CREEK RANCH
± 5,000 Lots

UNDER CONTRACT:
MULTIFAMILY DEVELOPER

TAMARRON
ELEMENTARY

13.9 AC

Texas Heritage Parkway

Tamarron Parkway

Tamarron Point

THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase a prime +/- 13.9 acre commercial development site (“the Property”) in Tamarron, a booming master planned community in Fulshear, TX. Centrally located at the corner of the submarket’s major thoroughfares, Texas Heritage Pkwy and Tamarron Pkwy, the site’s irreplaceable location is surrounded by numerous existing and planned upscale residential communities. The Property presents a truly unique development opportunity in the fastest growing region in the Houston MSA.



INVESTMENT HIGHLIGHTS

- Located on Texas Heritage Parkway, a main artery with high traffic counts, connecting the site to I-10 and FM 1093.
- Proximity to multiple master-planned communities: Situated near all of West Houston's premier master-planned communities including Tamarron, Jordan Ranch, Cross Creek Ranch, Vanbrooke and many others.
- Affluent demographics - \$192,813 average household income in a 3-mile radius.
- 70% projected population growth within a 1-mile radius of the property by 2029.
- Tamarron Parkway recently expanded to cover 4 miles between FM 1463 Road and Jordan Road.



PROPERTY DESCRIPTION

13.9 AC

Tamarron Parkway

Texas Heritage Parkway

SITE SIZE

13.9 Acres

SCHOOLS

Lamar Consolidated Independent School District

- Tamarron Elementary
- Roberts Middle School
- Leaman Junior High
- Fulshear High School

UTILITIES

Adjacent to the Property

DEED/ZONING RESTRICTIONS

Owner Controlled

DETENTION

Provided Off-Site

FLOOD PLAIN

Outside of 100-YR & 500-YR Flood Plain

[illegible]

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	545	6,924	34,143
2024 Population	11,444	77,046	143,100
2029 Projected Population	19,474	100,469	175,308
2024 Median Age	34.6	35.1	36.0
2024 Average Household Income	\$175,834	\$192,813	\$193,332



POTENTIAL LAND PLAN



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