



SECTION 25

JORDAN RANCH

2022
BUILT

2,634
SQ FT

4
BEDROOMS

2.5
BATHS

10,045
SQ FT LOT

CUL-DE-SAC LOT
NO DIRECT REAR NEIGHBORS

Exceptional Value in Jordan Ranch

*Nearly new David Weekley home • oversized
cul-de-sac lot*

OFFERED AT

\$399,990

29310 Sweet Orange Court
Katy, TX 77494

A compelling alternative to new
construction: newer, established, and
positioned to stand out.

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REAL ESTATE
FOR SALE • ALSO AVAILABLE FOR LEASE

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A Rare Lot. Flexible Living. Standout Value.



2022
BUILT

2,634
LIVING AREA

4
BEDROOMS

2.5
BATHS

10,045
LOT

Introduction

Set on a rare 10,045 sq. ft. cul-de-sac lot in Jordan Ranch Section 25, this 2022 David Weekley home delivers the space, flexibility and privacy buyers often hope to find in a newer master-planned community. The open-concept main level is complemented by a dedicated first-floor study, an extended primary retreat and an upstairs game room that can flex with changing needs.

Outside, the oversized backyard and extended concrete patio create room to entertain, play, garden or design a future outdoor-living space, while no direct rear neighbors add an extra sense of openness. At \$399,990, the home is positioned as a compelling alternative to new construction - a newer home on an established lot without waiting on a build.

**\$399,990 asking price • approx. \$151.86/sq. ft. • 2026 FBCAD
appraised value: \$440,399**

HOME & LOT HIGHLIGHTS

INSIDE THE HOME

- David Weekley home built in 2022
- 4 bedrooms | 2 full baths + 1 half bath
- 2,634 sq. ft. of living area
- First-floor primary suite (approx. 17 x 13)
- Primary bath with dual sinks and large walk-in super shower
- Dedicated first-floor home office / study
- Open kitchen to family room with breakfast bar and walk-in pantry
- Upstairs game room (approx. 20 x 15)
- Wood, tile and carpet flooring
- 2-car attached garage

THE LOT ADVANTAGE

- Rare 10,045 sq. ft. / 0.2306-acre homesite
- Cul-de-sac setting in Jordan Ranch Section 25
- No direct rear neighbors per prior MLS marketing
- Greenbelt setting noted in prior MLS records
- Large backyard with extended concrete patio space
- Room for outdoor dining, play, gardening or future improvements
- Mapped Flood Zone X in the property report - buyer to verify
- Established landscaping and finished homes around the property
- A lot size that can be difficult to duplicate in newer phases

JORDAN RANCH: THE GOOD LIFE

RESIDENT AMENITIES

- The Shed amenity center and resident gathering spaces
- Resort-style pool, splash pad and lazy river
- Fitness center with onsite fitness programming
- Lighted tennis courts
- Five sports fields for active play
- Miles of walking and biking trails
- Sunset Farm - Jordan Ranch's community farm
- Event lawn, playgrounds and social spaces
- 75+ resident events and activities throughout the year
- Star Fields Park expansion includes pickleball, sand volleyball, disc golf, amphitheater and additional trails as planned amenities

CONVENIENCE & CONNECTION

- I-10 is approximately one mile north of Jordan Ranch
- Texas Heritage Parkway provides a convenient north-south connection
- Access to Grand Parkway (99) and Westpark Tollway
- Jordan Ranch Market is anchored by the community H-E-B
- Jordan Ranch Market was named a 2026 Houston Business Journal Landmark Awards Retail Winner
- Growing nearby shopping, dining, healthcare and services
- Property records list Lindsey Elementary, Roberts Middle, Leaman Junior High and Fulshear High - verify current zoning with Lamar CISD
- Current Jordan Ranch HOA fee: \$1,235 annually
- Current combined tax rate listed by Jordan Ranch: 2.785528% - rates can change

VALUE, LOCATION & NEXT STEPS

ASKING PRICE

\$399,990

2026 FBCAD APPRAISED VALUE

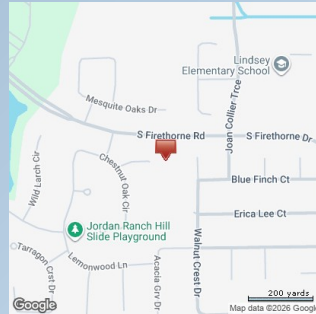
\$440,399

**\$40,409 below
the 2026 tax-
record appraised
value**

LOT & AREA MAPS



Cul-de-sac homesite



Jordan Ranch / school
area

FOR SALE + AVAILABLE FOR LEASE

Contact Collins Home Team for current
lease terms, private tours and property
details.



REAL ESTATE

JEFF & MICHELLE COLLINS

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Keller Williams Realty Metropolitan

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HOME TEAM**



**EXPLORE
JORDAN RANCH**

Scan for more information

Pricing note: appraisal district values are prepared for property-tax purposes and are not an appraisal of market value. Buyers and tenants should independently verify measurements, schools, flood information, HOA, taxes and community amenities.

Sources: Fort Bend CAD and HAR/property records supplied by seller/agent; JordanRanchTexas.com; H-E-B; Lamar CISD; CollinsHomeTeam.com. Community information checked August 26, 2026.