

Porter Heights



The Highlands
by Caldwell Communities
2,300 Acres

Riverwalk
1,140 Homes

REDUCED!
\$10.63/SF

34,417 VPD (23')

23,864 VPD (23')

99
TEXAS

Entertainment
District

Marketplace

Town Center

New Caney
High School

22,678 VPD (23')

99
TEXAS

Porter
High School

Valley Ranch
by Signorelli
1,400 Acres

Valley Ranch
Elementary
& Pine Valley
Middle School

Oakley
Elementary

amazon

Sorters Mill
Elementary

SITE



Future Residential

CVS

ACE
Hardware

McDonald's



494

11,628 VPD (23')

Ford Rd

494

Porter
Elementary

Oakhurst

Peppervine
By Centex Homes
228 Homs

Brooklyn Trails
By Legend Homes
412 Homes

Royal Pines
By Ashton Woods
150 Acres

W Lake Houston Pkwy

Kingwood
14,000 Acres



SENDERO
REAL ESTATE

4.3± ACRES FOR SALE

VALLEY RANCH PKWY, PORTER TX



JUAN C. SANCHEZ

Managing Principal

Juan@SenderoGroup.net

M 832.607.8678

O 281.407.0601



PROPERTY DETAILS

This 4.3-acre tract is located on Valley Ranch Pkwy in one of Houston's fastest growing master planned communities. Home of Valley Ranch Town Center which is a mixed use development and has over 1M square foot of retail. There is more development under way in the immediate area that includes Valley Ranch Medical District which is directly adjacent to the site and Valley Ranch Marketplace which has more proposed retail along Valley Ranch Pkwy. CVS & 7/11 are located just south of the subject site at the four-way lighted intersection of FM 1314 & Valley Ranch Pkwy which has over 40k-VPD. Convenient location only half a mile west of I-69, situated at the main entrance of Valley Ranch Medical District. This tract can be utilized for many uses and can be served for utilities by nearby utility districts. Tract has over 560ft of frontage along Valley Ranch Pkwy and is ready for development.

LOCATION INFORMATION

LOCATION	Valley Ranch Pkwy, North of FM 1314, South of 99/Grand Parkway
SUBMARKET	Valley Ranch
SIZE	4.307 acres
PRICE	\$10.63/SF or \$1.995M
UTILITIES	Can be served by nearby Porter MUD/SUD
FLOOD PLAIN	Not in the flood plain
TAX RATE	1.8915%
SCHOOLS	New Caney ISD
USE	Retail, Self Storage, Medical/Office, or Religious
LEGAL	A0425 - PERKINS ERASTUS, TRACT 2, ACRES 4.309

PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED 1/5 MILE NORTH OF FM 1314
- ⊕ VALLEY RANCH PKWY WAS RECENTLY EXPANDED TO 4-LANES PLUS A TURN LANE
- ⊕ HALF A MILE TO I-69 WITH OVER 100K-VPD
- ⊕ CAN BE SERVED BY PORTER MUD/SUD
- ⊕ SURROUNDED BY NEW VALLEY RANCH DEVELOPMENTS COMING ONLINE
- ⊕ GREAT DEMOGRAPHICS IN THE AREA
- ⊕ VASTLY GROWING CORRIDOR
- ⊕ NO FLOOD PLAIN

TRAFFIC COUNTS PER 2023 TRAFFIC COUNTS

FM 1314 @ Valley Ranch Pkwy	40,000 VPD
I-69 @ FM 1314	109,434 VPD

DEMOGRAPHIC SUMMARY

0 Valley Ranch Pkwy
Ring of 5 miles

KEY FACTS

112,639

Population



39,697

Households



36.2

Median Age

\$75,439

Median Disposable Income

EDUCATION



No High School Diploma



25.2%

High School Graduate



30.3%

Some College/
Associate's Degree



34.2%

Bachelor's/
Grad/
Prof Degree

INCOME



\$90,424

Median Household Income



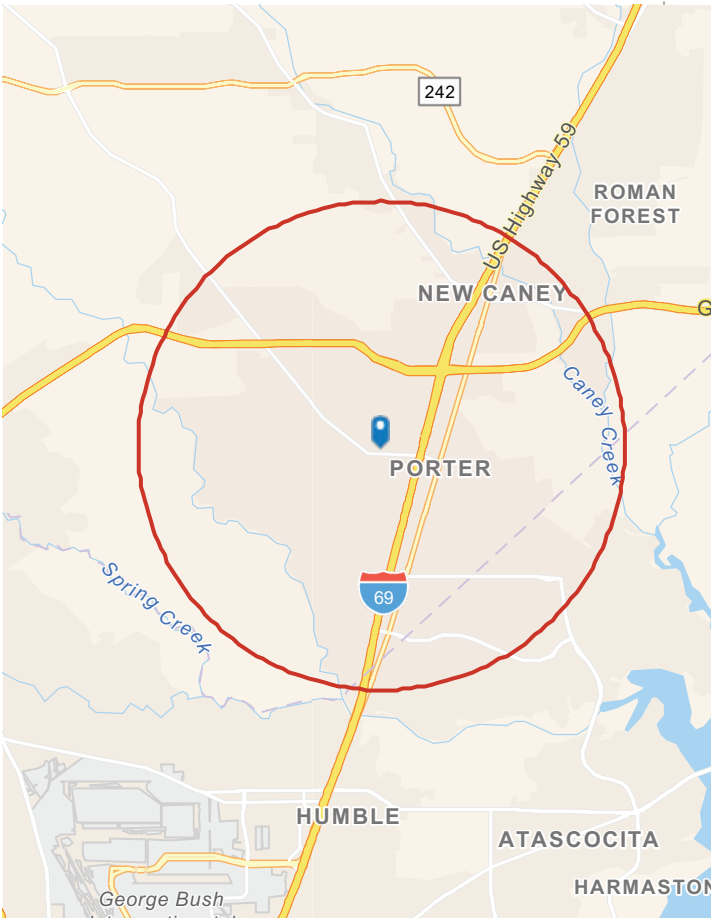
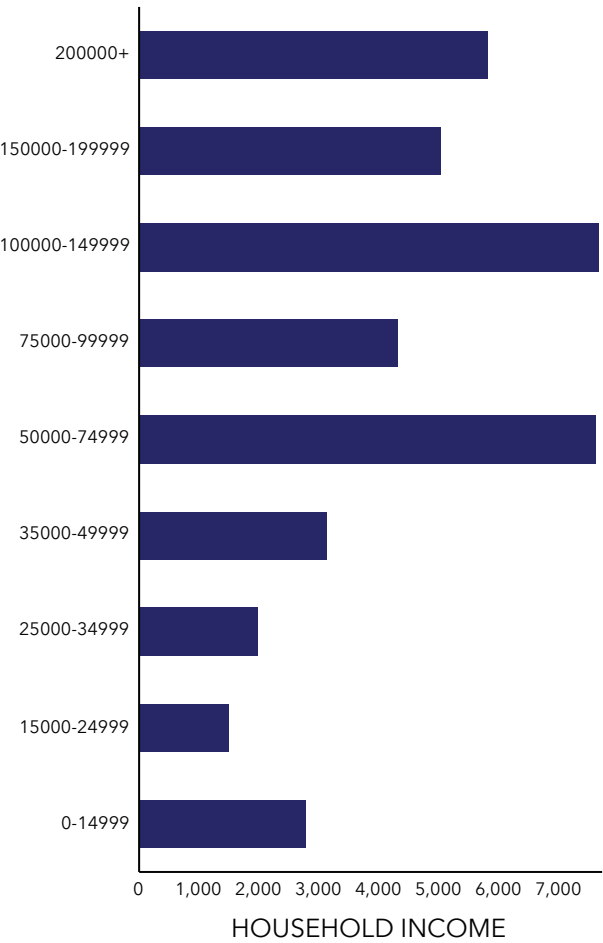
\$42,744

Per Capita Income



\$294,988

Median Net Worth



EMPLOYMENT



65.3%

White Collar



24.4%

Blue Collar



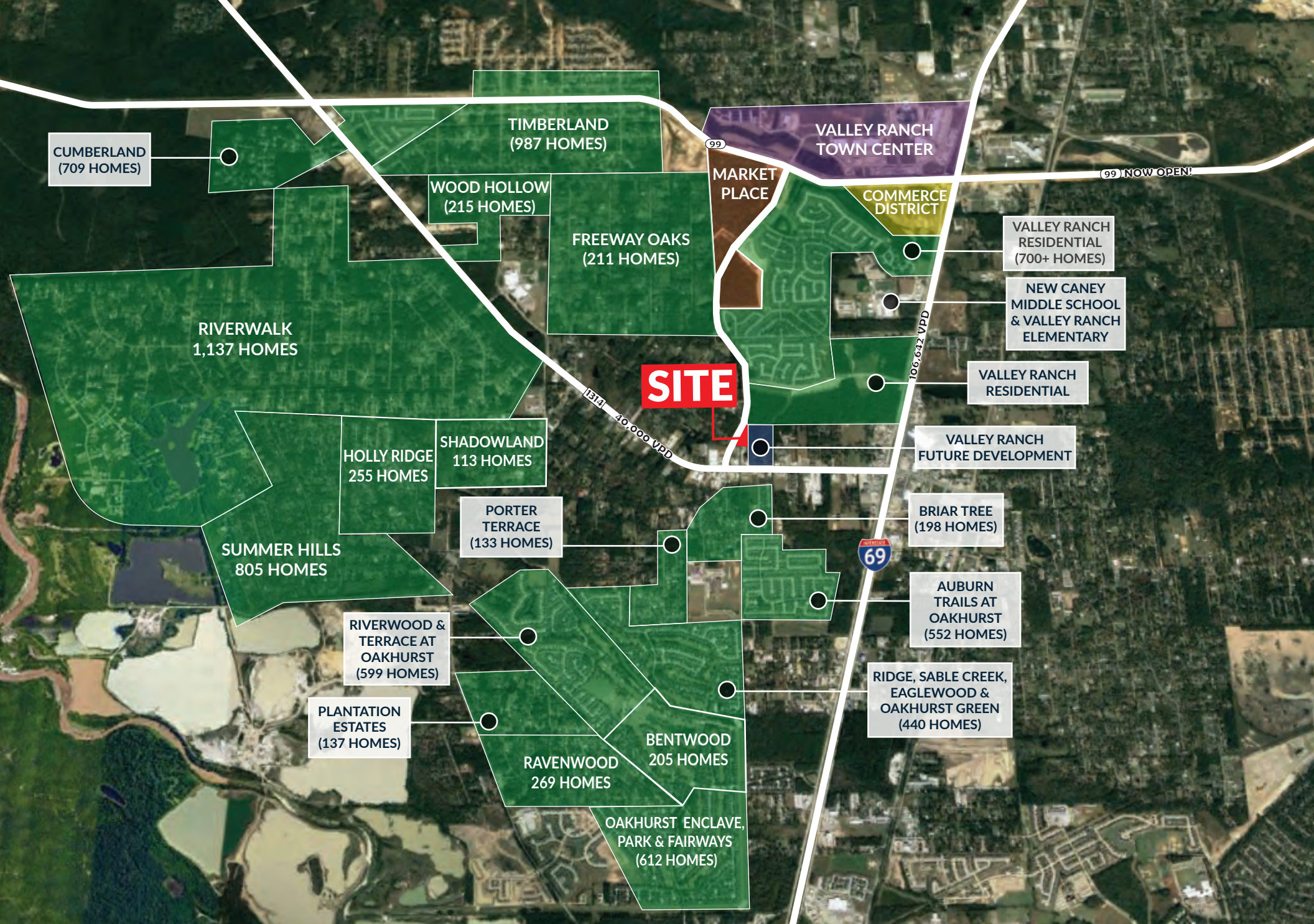
13.2%

Services



Unemployment Rate









Town Center

122 Acres

- 950,000 SF Existing retail & dining

#1 Open Air Shopping Center

Commerce District

55 Acres Planned

- 1.6 Million SF class A office, hotel, retail & dining

Azalea District

88 Acres Commercial

- Prime location for healthcare, office and retail development in Northeast Houston's fastest-growing area

Entertainment District

138 Acres

- 500,000 SF Existing & planned mixed use
- 210,000 SF Convention center
- 14 Acres 'The Hill' amphitheater & restaurant/bar district
- Randall Reed Stadium 8,000-seat capacity
- Baseball Field +/- 40 acres
- The Pointe 336-unit multifamily community

Valley Ranch

Valley Ranch's unrivaled location and experiential mixed-use concept allows for long-term relevance and exponential growth.



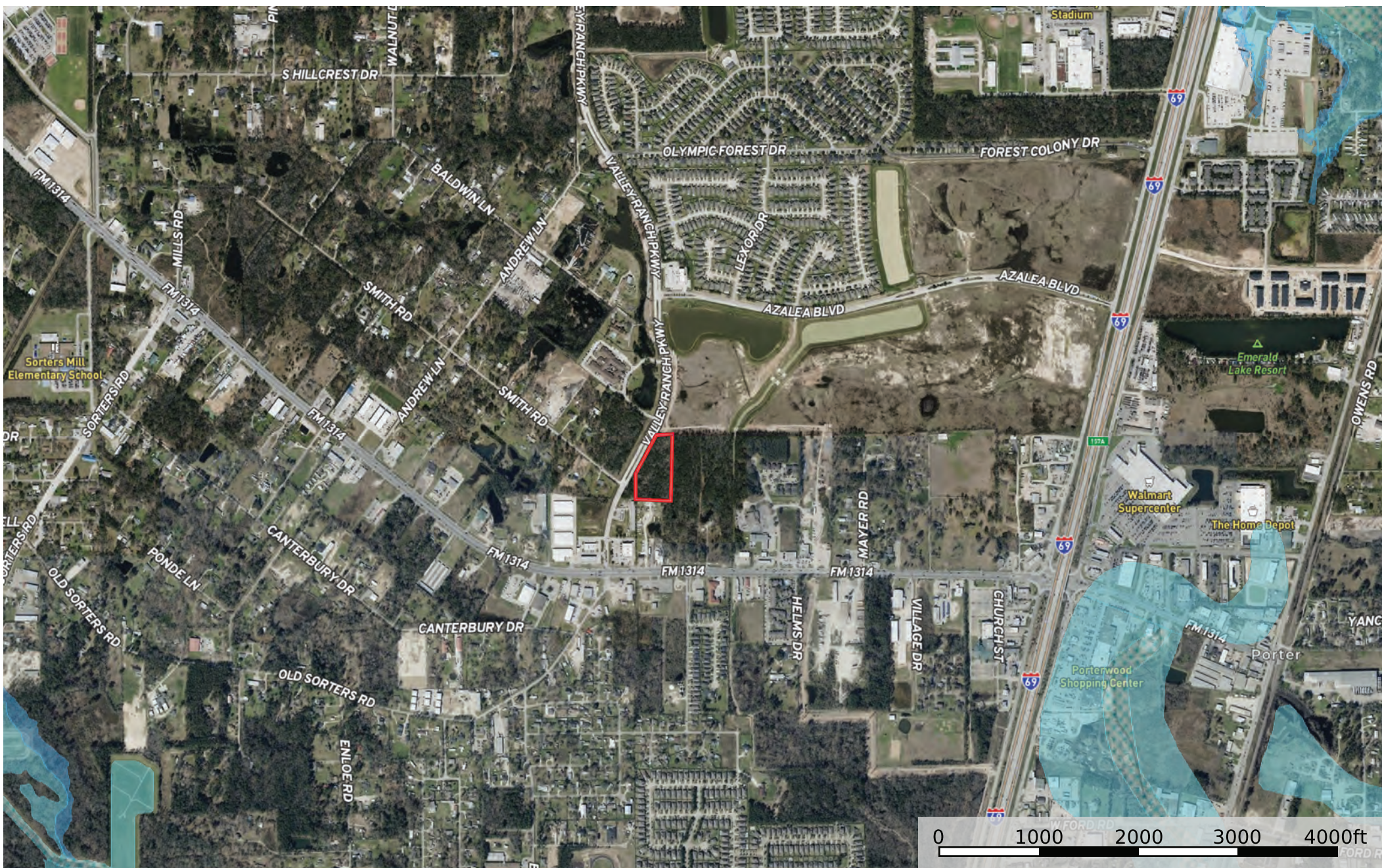
Planned Marketplace

188 Acres

- 850,000 SF Power + lifestyle center designed around walkability
- Specialized tenant mix
- The Gregory multifamily community - Existing (269 Units)
- Phase 2 Proposed (TBD)

SUBJECT SITE







Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

Put the interests of the client above all others, including the broker's own interests;

Inform the client of any material information about the property or transaction received by the broker;

Answer the client's questions and present any offer to or counter-offer from the client; and

Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

Must treat all parties to the transaction impartially and fairly;

May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

Must not, unless specifically authorized in writing to do so by the party, disclose:

- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SENDERO REAL ESTATE

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9010551

License No.

JUAN@SENDEROGROUP.NET

Email

281-407-0601

Phone

JUAN C. SANCHEZ

Designated Broker of Firm

520895

License No.

JUAN@SENDEROGROUP.NET

Email

281-407-0601

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



JUAN C. SANCHEZ
Managing Principal



M 832.607.8678
O 281.407.0601



Juan@SenderoGroup.net



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