



THE GREGORY
269 APARTMENTS

PROPOSED
MULTI-FAMILY

VALLEY RANCH TOWN CENTER

AZALEA BLVD

VALLEY RANCH
MEDICAL DISTRICT

VALLEY RANCH PKWY



VALLEY RANCH
MEDICAL DISTRICT



PARTNERS WAY



5.2 ACRES FOR SALE PARTNERS WAY, PORTER TX

OFFERING MEMORANDUM



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Managing Principal



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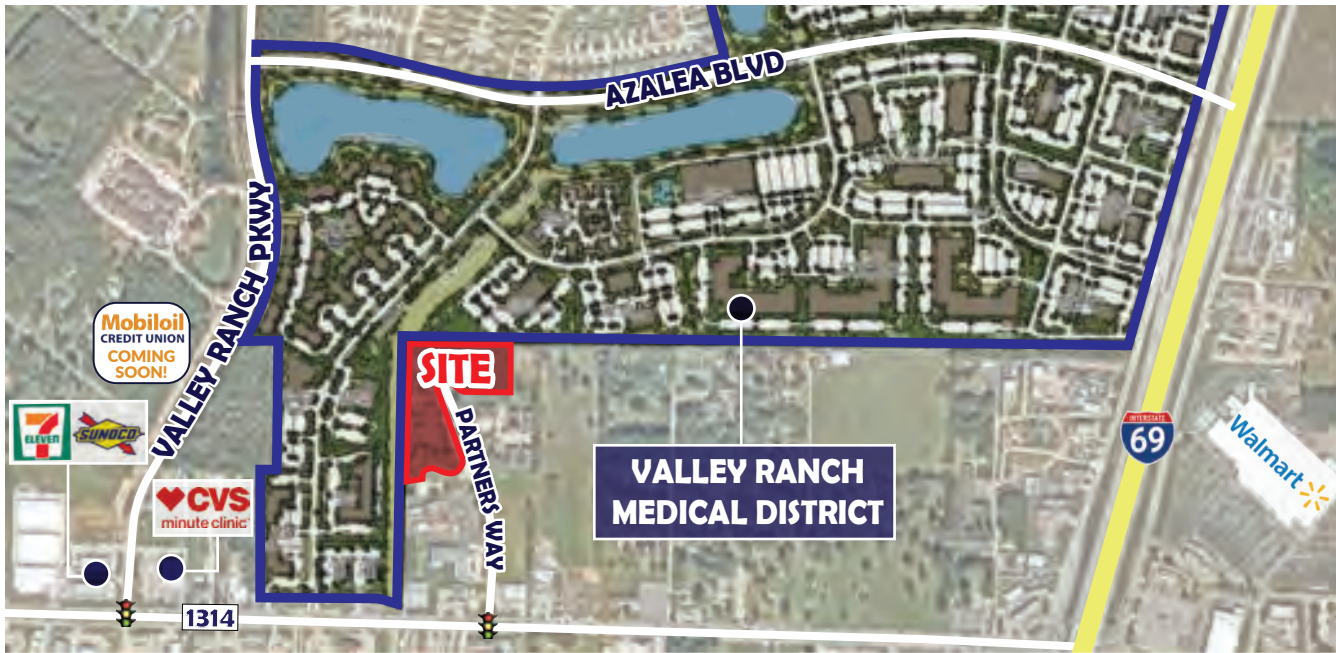
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SENDERO
REAL ESTATE

PROPERTY INFO

5.2 Acres
Partners Way
Porter, TX



PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED 300 YARDS NORTH OF FM 1314 & HALF A MILE TO I-69 WITH OVER 100K-VPD
- ⊕ ADJOINING TO VALLEY RANCH MEDICAL DISTRICT
- ⊕ CAN BE SERVED BY PORTER MUD/SUD
- ⊕ SURROUNDED BY NEW VALLEY RANCH DEVELOPMENTS COMING ONLINE
- ⊕ GREAT DEMOGRAPHICS IN THE AREA
- ⊕ VASTLY GROWING VALLEY RANCH CORRIDOR
- ⊕ NO FLOOD PLAIN

PROPERTY DETAILS

This 5.2 +/- acre tract is located on Partners Way, just off FM 1314, 2.5 mi to 99/Grand Pkwy, and only 0.5 mile to either Hwy59 and Valley Ranch Pkwy, which was recently expanded to a 4-lane parkway. Located in one of Houston's fastest growing master planned communities and retail corridors. 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 adjoining to the site and Valley Ranch Marketplace which has more proposed retail along Valley Ranch Pkwy. Partners Way and FM 1314 is a the three-way lighted intersection which has over 40k-VPD. This tract can be utilized for many uses and can be served for utilities by nearby utility districts. Call for pricing.

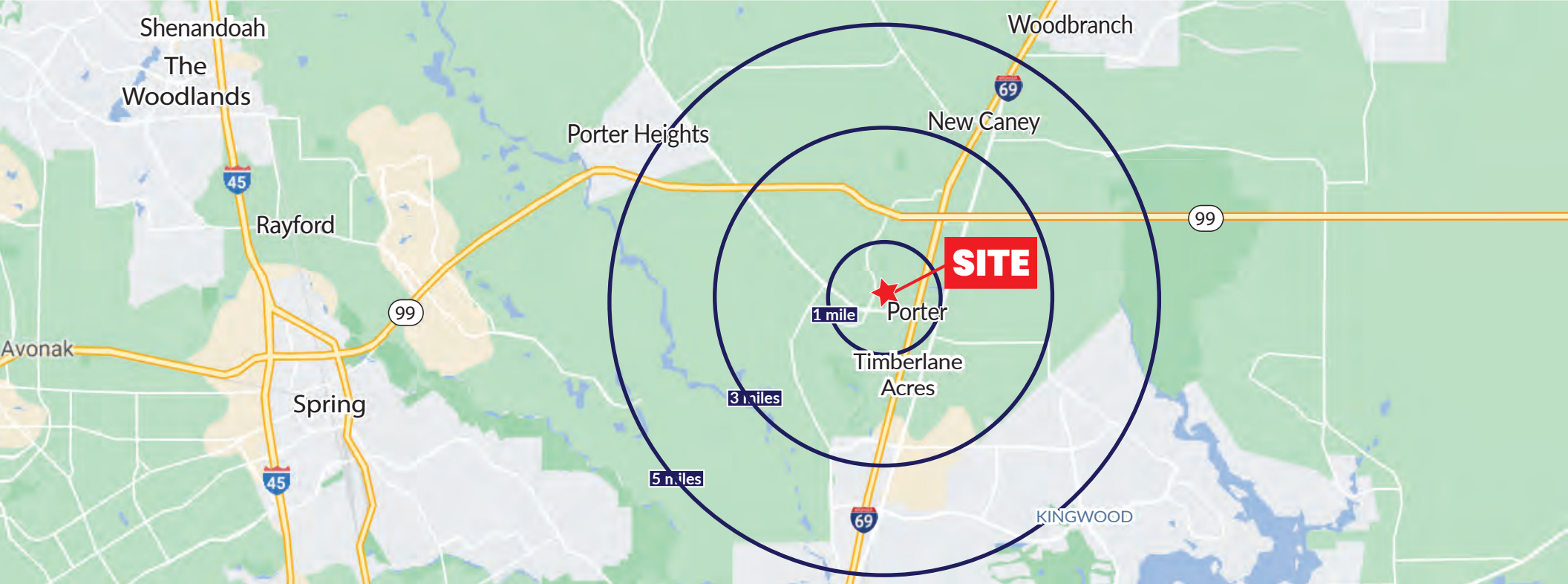
LOCATION INFORMATION

LOCATION	Partners Way, North of FM1314, East of Valley Ranch Pkwy, South of Grand Pkwy
SUBMARKET	Valley Ranch
SIZE	5.2 +/- acres
PRICE	Call for pricing
UTILITIES	Can be served by nearby Porter MUD/SUD
FLOOD PLAIN	Not in flood plain
TAX RATE	\$2.54 per \$100 of assessed 2020 value
RESTRICTIONS	None
SCHOOLS	New Caney ISD
APN(s)	8129-00-00200,8129-00-00300, 8129-00-00400, 8128-00-00400

TRAFFIC COUNTS PER 2020 TRAFFIC COUNTS

FM 1314 @ Valley Ranch Pkwy	40,000 VPD
I-69 @ FM 1314	106,642 VPD

DEMOGRAPHICS



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	28,209	55,468	110,428
Daytime Population	1,798	51,444	92,287
Households	\$356,722	13,247	32,055
Median Home Value	2.9	\$321,624	\$259,768
Average Household Size	1,410	2.9	2.8
Owner Occupied Housing Units	389	9,065	22,674
Renter Occupied Housing Units	36	4,182	9,382
Median Age	\$121,456	34.8	36
Average Household Income		\$96,311	\$96,398



90,849
POPULATION



36 MEDIAN
AGE



3.0 AVERAGE
HH SIZE

\$121,456
AVG HH INCOME



3,330
TOTAL
BUSINESSES



30,045
TOTAL
EMPLOYEE

AERIAL PROPERTY PHOTOS

5.2 Acres
Partners Way
Porter, TX



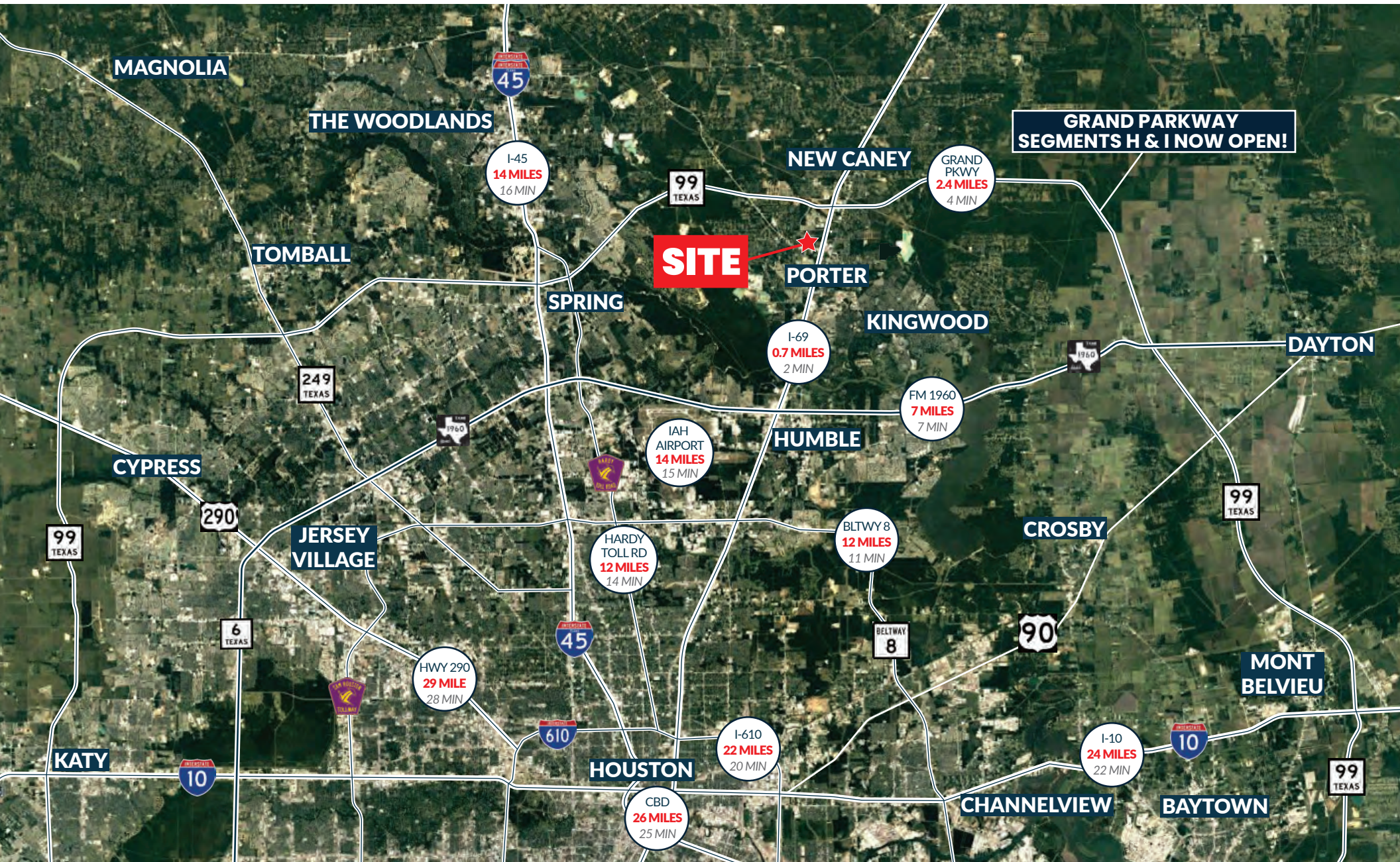
RETAIL MAP

5.2 Acres
Partners Way
Porter, TX



CITY MAP

5.2 Acres
Partners Way
Porter, TX



RESIDENTIAL DEVELOPMENT MAP

5.2 Acres
Partners Way
Porter, TX



DESTINATION: VALLEY RANCH

Valley Ranch is a 1,400-acre master-planned community under development by The Signorelli Co. at the intersection of Hwy. 59 and the Grand Parkway in New Caney.



Size



Status

1 TOWN CENTER

Includes more than 1.5 million square feet of shopping, dining and entertainment offerings



240 acres



Final opportunities



Victoria's Secret opened Jan. 13.

PHOTOS BY HANNAH BROL/COMMUNITY IMPACT

2 ENTERTAINMENT DISTRICT

Includes Cinemark Theatres, The Hill at Valley Ranch, Randall Reed Stadium, The Point apartment complex and the future EMCID Conference Center



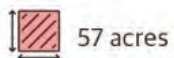
60 acres



Under development

3 COMMERCE DISTRICT

Future commercial development with office and retail space



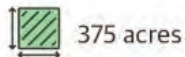
57 acres



Under development

4 RESIDENTIAL DISTRICT

Includes 1,500 single-family homes



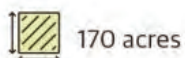
375 acres



Complete

5 WELLNESS DISTRICT

Future mixed-use development with high-quality health care and wellness spaces



170 acres



Under development



6 MARKETPLACE

Includes The Gregory Apartments and future walkable retail development



160 acres



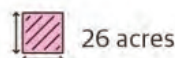
Under development



The Gregory Apartments opened Oct. 25.

7 CROSSING

Community center with retail, restaurant and medical sites available



26 acres



Under development

[CLICK HERE FOR LINK TO FULL ARTICLE IN COMMUNITY IMPACT](#)

source: <https://communityimpact.com/houston/lake-houston-humble-kingwood/development/2023/03/22/development-booms-in-valley-ranch-after-grand-parkway-extension/>



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.

11-2-2015



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

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