



ENTERTAINMENT DISTRICT
CINEMARK
 THE POINTE
 VALLEY RANCH TOWN CENTER

RANDALL REED
 STADIUM

Walmart
 Auto Zone
 Walgreens
 NTE
 HARBOUR FREIGHT TOOLS
 SPEC'S
 Cleaners to Goings!

Starbucks
 IHOP
 Burger King
 Exxon
 McDonald's

VALLEY RANCH TOWN CENTER
 AT&T
 five BELW
 SALLY BEAUTY
 Marketplace
 Academy
 T-Mobile
 Chick-fil-e
 REGIONS
 PETS MARY
 ROSS
 Olive Garden
 BUFFALO WILD WINGS
 Burlington

SITE

Smith Rd

Andrew Ln

40,000-VPD

Valley Ranch Pkwy

CVS
 minute clinic

7
 ELEVEN

ACE
 Hardware

FARM
 ROAD
 1314

14.3 ± ACRES FOR SALE

23301 FM 1314
 Porter, TX 77365

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SENDERO
 REAL ESTATE

PROPERTY INFO

23301 FM 1314
Porter, TX 77365



PROPERTY DETAILS

This 14.3-acre tract is located on FM1314 and is only 2.5 mi to 99/Grand Pkwy, and only 1.5 mile to Hwy 59/I-69. FM 1314 is a very busy retail thoroughfare and carries over 40k-VPD. The site is nearby Valley Ranch development, which is Houston's fastest growing master planned communities and retail corridors. This tract can be utilized for many uses including multi-family, BTR, mixed-use, medical, and retail. The site has no flood plain and can be served utilities by nearby MUD/SUD districts. The tract has 635ft of frontage along FM 1314 and has dual access on Smith Rd with 415ft of frontage.

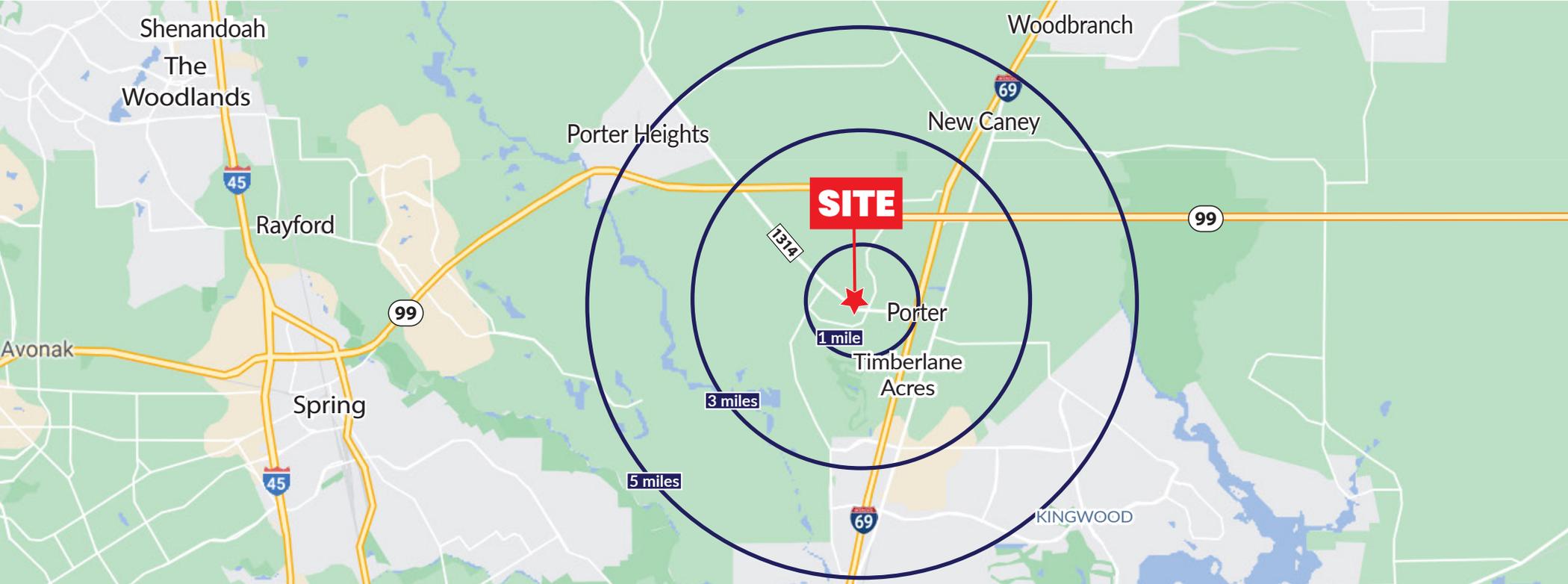
LOCATION INFORMATION

LOCATION	FM 1314, WEST OF VALLEY RANCH PKWY, EAST OF SORTERS RD
SIZE	14.34 ± ACRES
FLOOD PLAIN	NONE
PRICE	\$7.95/SF
UTILITIES	CAN BE SERVED BY NEARBY MUD/SUD
TAX RATE	2.0675%
APNs	84600104000, 84600104100, 84600104200, 84600201700, & 84600201600

PROPERTY HIGHLIGHTS

- ⊕ LOCATED ON ONLY 2.5 MILES TO 99/GRAND PKWY AND 1.5 MILES TO HWY 59/I-69
- ⊕ SITUATED ON BUSY FM 1314 WITH 40,000- VPD
- ⊕ NO FLOOD PLAIN
- ⊕ CAN BE SERVED UTILITIES BY NEARBY MUD/SUD
- ⊕ DUAL ACCESS WITH 635' OF FRONTAGE ON FM 1314 & 415' OF FRONTAGE ON SMITH RD
- ⊕ SITE IS NEARBY THE VALLEY RANCH DEVELOPMENT, WHICH IS HOUSTONS' FASTESTS GROWING MASTER PLANNED COMMUNITY
- ⊕ TRACT CAN BE UTILIZED FOR MANY USES INCLUDING MULTI-FAMILY, BTR, MIXED USE, MEDICAL, AND RETAIL.

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 IMAGE- LOOKING NORTH

23301 FM 1314
Porter, TX 77365



* THE HIGHLANDS
4,000 ± HOMESITES

H-E-B
COMING
SOON

FARM
ROAD
1314



Jack
in the box

Valero

Sorters Rd
9,000-VPD

40,000-VPD

SITE

Smith Rd

Andrew Ln

AERIAL PROPERTY IMAGE - LOOKING SOUTH

23301 FM 1314
Porter, TX 77365



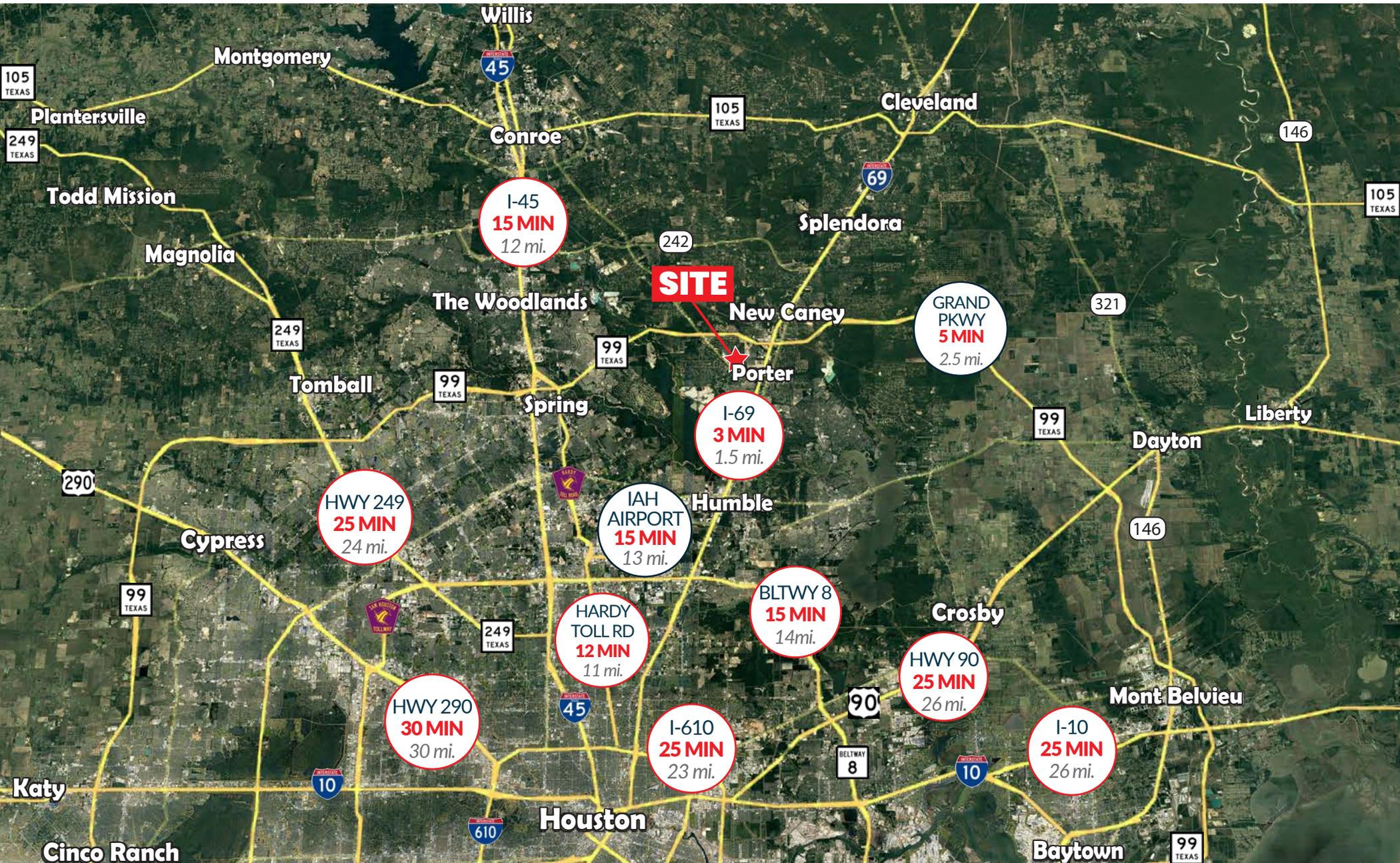
RESIDENTIAL DEVELOPMENT MAP

23301 FM 1314
Porter, TX 77365



CITY MAP

23301 FM 1314
Porter, TX 77365





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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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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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