

For Lease



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
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The Shops in Porter
NE Corner of FM 1314 & Hwy 99
Porter, TX 77365

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THE SHOPS IN PORTER

NE corner of FM 1314 & Hwy 99, Porter, TX 77365

Property Information

Space For Lease	16,950 SF
Rental Rate	\$30.00 PSF
NNN	\$8.00 PSF
Building Size	16,950 SF

Property Highlights

- Prime hard corner at a signalized intersection, providing outstanding visibility and exposure.
- Excellent access from both FM 1314 and Highway 99, offering convenient connectivity for customers and tenants.
- Built-in customer base with an adjacent multi-family component, creating consistent daily traffic and demand.
- Located in one of the fastest-growing corridors in the North Houston market.

Demographics

Population (2026)	1 mi - 5,196
	3 mi - 24,327
	5 mi - 72,267
Average Household Income	1 mi - \$171,916
	3 mi - \$139,214
	5 mi - \$136,263

Traffic Count	FM 1314 - 24,966 VPD Grand Pkwy - 40,898 VPD
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Contact Information

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Major Area Retailers



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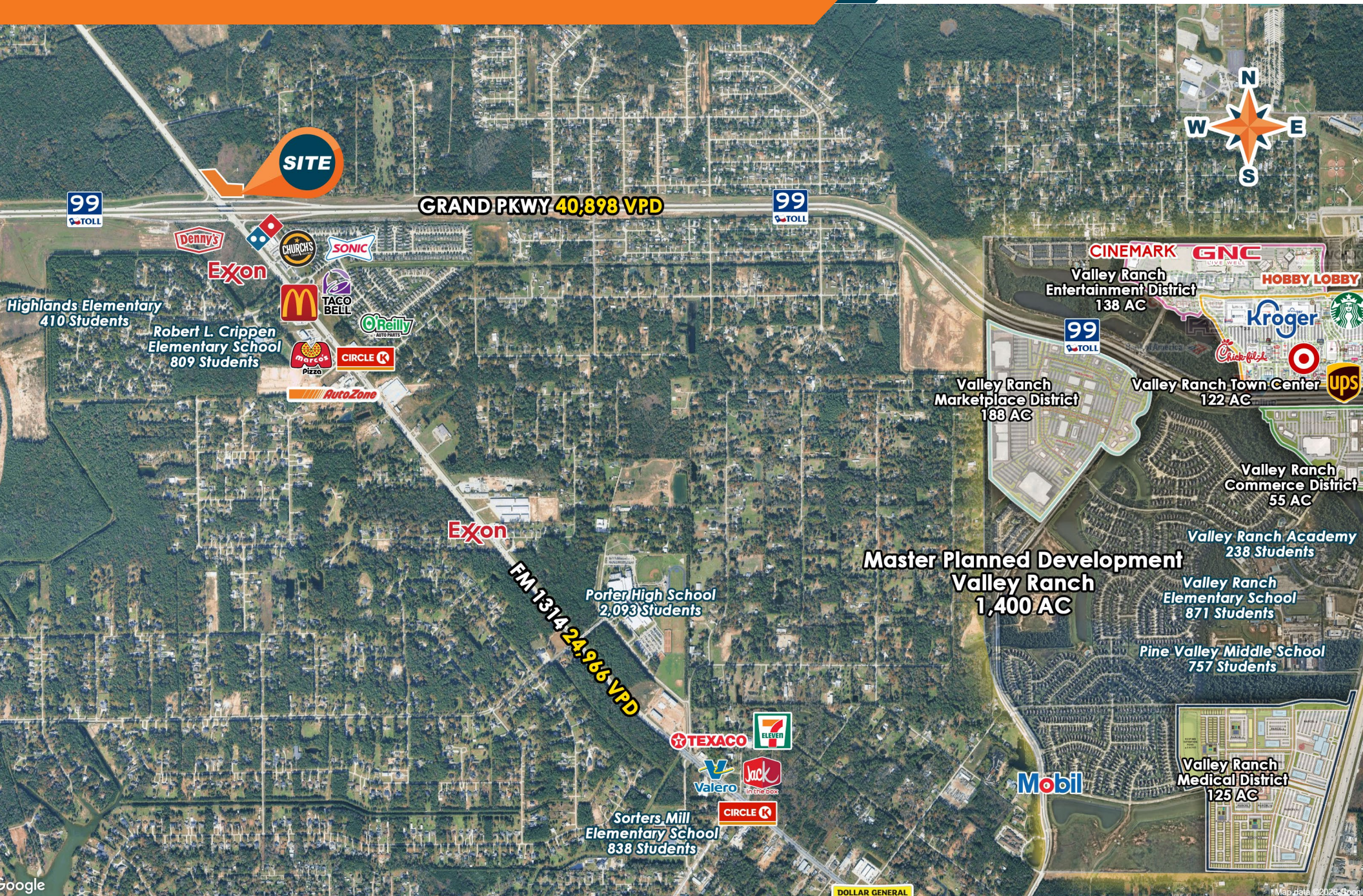


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This aerial map illustrates the surrounding infrastructure and community amenities for the proposed site. Key features include:

- Transportation:** Major thoroughfares such as FM 1314, FM 24, and Grand Pkwy are shown. Grand Pkwy has a volume of 40,898 VPD.
- Residential Developments:** Numerous housing communities are labeled, including Live Oaks Estates (176 Homes), Golden Trails (185 Homes), Porter Heights (170 Homes), Porters Mill (747 Homes), The Highlands (704 Homes), Cumberland Crossing (361 Homes), Timberland Estates (167 Homes), Riverwalk (883 Units), Summer Hills (736 Homes), Woodson Reserve (±625 AC, 1,322 Homes), Imperial Oaks Square (269 Units), Highland Pines Golf Club (20-50 Employees), Eagle's Nest Apartments (40 Units), Garden Gate Apartments (88 Units), New Caney Oaks Apartments (102 Units), The Pointe at Valley Ranch Town Center (337 Units), The Gregory (269 Units), Villas at Valley Ranch (312 Units), Oakley Elementary School (816 Students), Montgomery Pines Apartments (224 Units), Arbor Rose at Porter (276 Units), Porter Plaza Ltd (50 Units), and Porterwood Apartments (136 Units).
- Schools:** Keefer Crossing Middle School (1,255 Students) and New Caney High School (2,226 Students) are located in the northeast quadrant.
- Commercial & Retail:** A dense cluster of retail outlets is situated south of the site, featuring stores like Kroger, CVS Pharmacy, Target, Five Below, Fred Meyer, Ross, GNC, Walgreens, Walmart, and many fast-food restaurants including McDonald's, Sonic Drive-In, Chick-fil-A, and others.
- Natural Features:** The Highland Pines Golf Club is visible to the west of the site.
- Orientation:** A compass rose in the bottom left corner indicates North (N), South (S), East (E), and West (W).

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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:
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date