



**±4.8 ACRES WITH FM 1485
FRONTAGE FOR SALE**

18086 FM 1485 | NEW CANEY, TX 77357

GABE RODARTE
(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN
(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056



OFFERING SUMMARY

SALE PRICE

\$429,000

LOT SIZE

4.8 ACRES

PROPERTY TYPE

**COMMERCIAL, RETAIL,
INDUSTRIAL/DEVELOPMENT**

PROPERTY HIGHLIGHTS

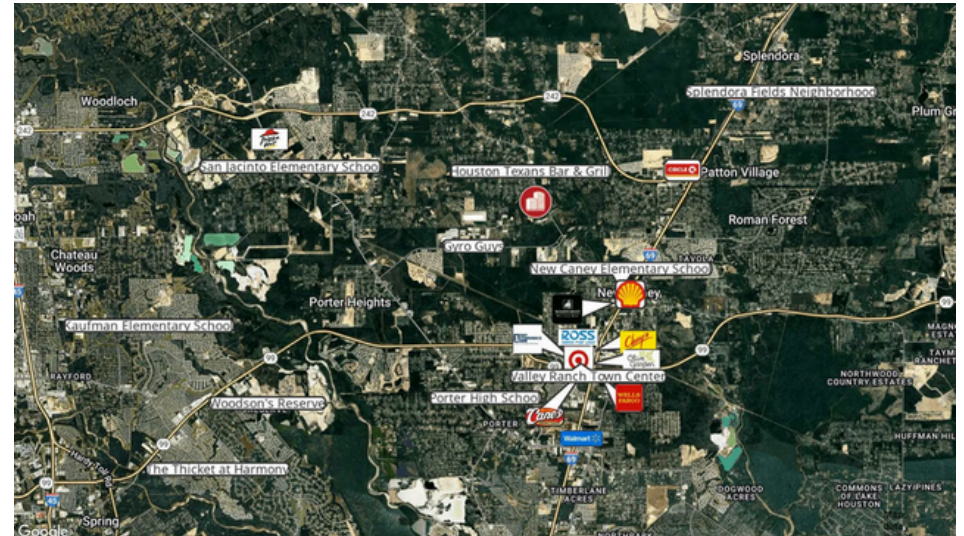
Positioned along the rapidly developing FM 1485 corridor, this \pm 4.8-acre property offers an exceptional opportunity for residential, commercial, or mixed-use development in one of Montgomery County's most active growth zones. With excellent visibility and direct access to US 59 and the Grand Parkway-99, this tract delivers unbeatable area opportunity.

Surrounded by residential neighborhoods, retail centers, and major attractions like Valley Ranch Town Center and Grand Texas, the property sits in a dynamic corridor with increasing demand for services, housing, and infrastructure.

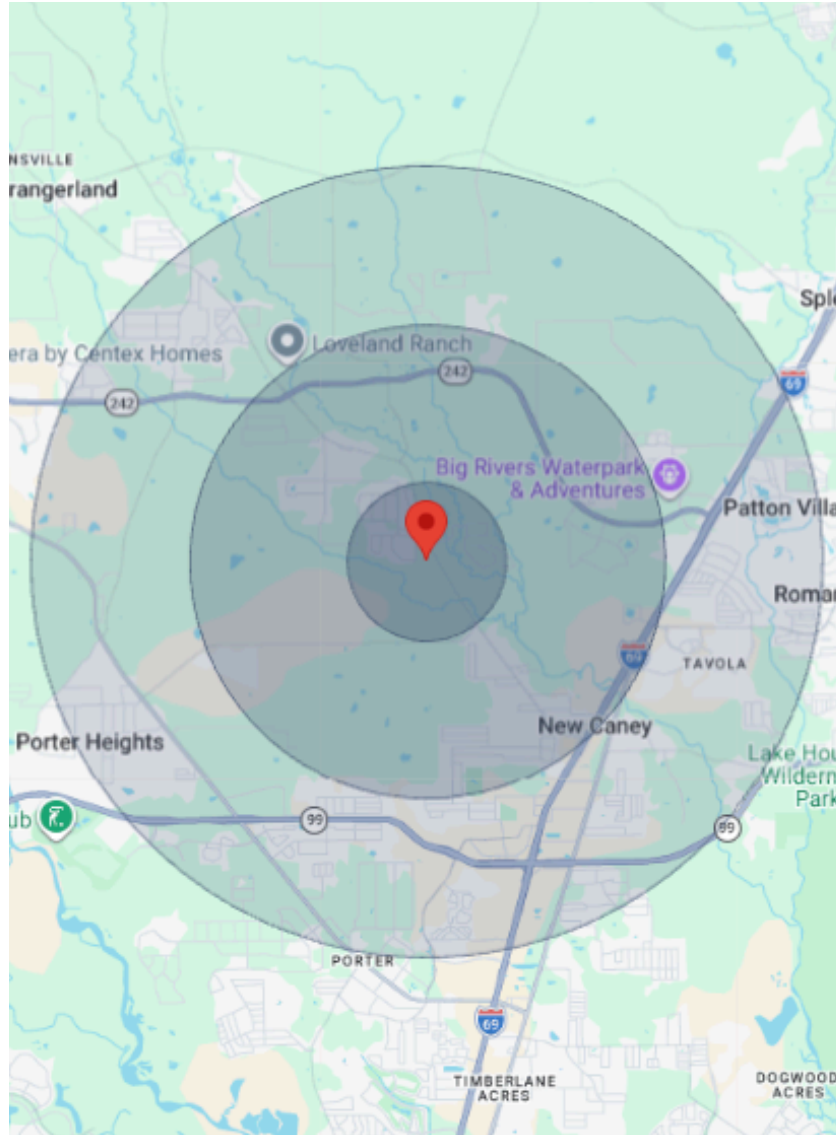
Aerial Map



Property Photos



Demographics



Strategically positioned along FM 1485, this property offers excellent frontage on a major east-west thoroughfare in the heart of New Caney's growth corridor. FM 1485 provides direct access to both US 59 and the Grand Parkway-99, placing it just minutes from key regional connectors and high-traffic retail hubs.

	1 Mile	3 Miles	5 Miles
Total population	2,001	14,295	46,183
Workday Population	1,085	7,064	21,702
Total household	740	4,836	15,001
Average household income	\$66,918	\$85,645	\$102,379
Average age	39.1	35.3	33.8
Male Population	1,166	8,278	24,895
Female Population	838	6,026	21,302

Demographics data derived from AlphaMap

Market Overview

New Caney, Texas is a rapidly growing community located in eastern Montgomery County within the expanding Greater Houston metropolitan area. Positioned along U.S. Highway 59 (Interstate 69) and near the Grand Parkway (SH 99), New Caney benefits from strong regional connectivity to Houston, Kingwood, The Woodlands, and other major employment centers. Its strategic location along key transportation corridors has made it an increasingly attractive destination for residential, commercial, and industrial growth.

The area has experienced significant development momentum in recent years, driven by large-scale residential expansion, retail growth, and major destination projects such as Valley Ranch Town Center. Continued population growth has increased demand for retail, medical, hospitality, and service-oriented commercial properties, while improving infrastructure has supported additional investment throughout the submarket. Ongoing development activity reflects rising consumer demand and growing confidence in the market's long-term potential.

From a real estate perspective, New Caney offers strong growth potential supported by increasing rooftops, expanding commercial activity, and relatively available land for future development. Its location within one of Houston's active northeast growth corridors positions the market for sustained demand and long-term value appreciation. As suburban expansion continues outward from Houston, New Caney remains well-positioned for stable investment performance and ongoing development opportunity.



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