



 MALABAR  
HILL CAPITAL

# THE MARKET AT VALLEY RANCH

## NEW CONSTRUCTION RETAIL CENTER FOR LEASE

NWC I-69/US-59 & Valley Ranch Crossing Dr | Porter, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** NWC I-69/US-59 & Valley Ranch Crossing Dr  
Porter, TX 77365

**Availability:** **Bldg A:** ±10,200 SF (Divisible)  
**Bldg B:** ±18,600 SF (Divisible)

**Price:** Call for Pricing

## HIGHLIGHTS:

- Brand new retail center coming soon
- Located within a Qualified Opportunity Zone
- Excellent visibility along I-69/US-59
- Easy access to I-69/US-59 and The Grand Parkway
- Close proximity to Valley Ranch, a development by Signorelli that will feature over ±2.35 million SF of mixed-use retail upon completion
- Strategically positioned at the entrance to the Valley Ranch neighborhood featuring over ±3,400 homes and ±1,000 townhomes
- Adjacent to Valley Ranch Elementary School and Pine Valley Middle School
- Located within a rapidly growing trade area

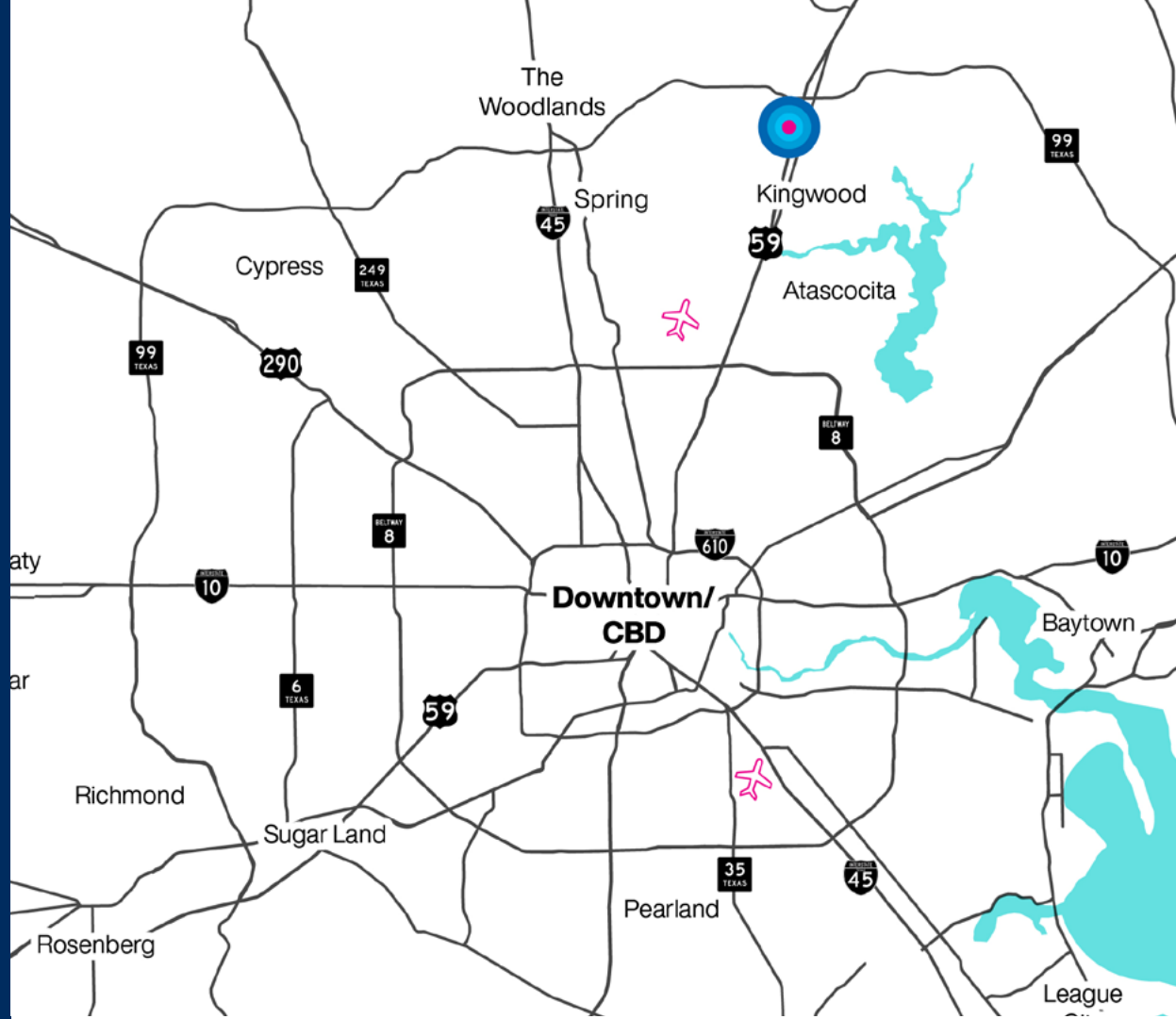
## TRAFFIC COUNTS:

**US-59:** 163,977 CPD '24

**Grand Pkwy:** 39,330 CPD '24

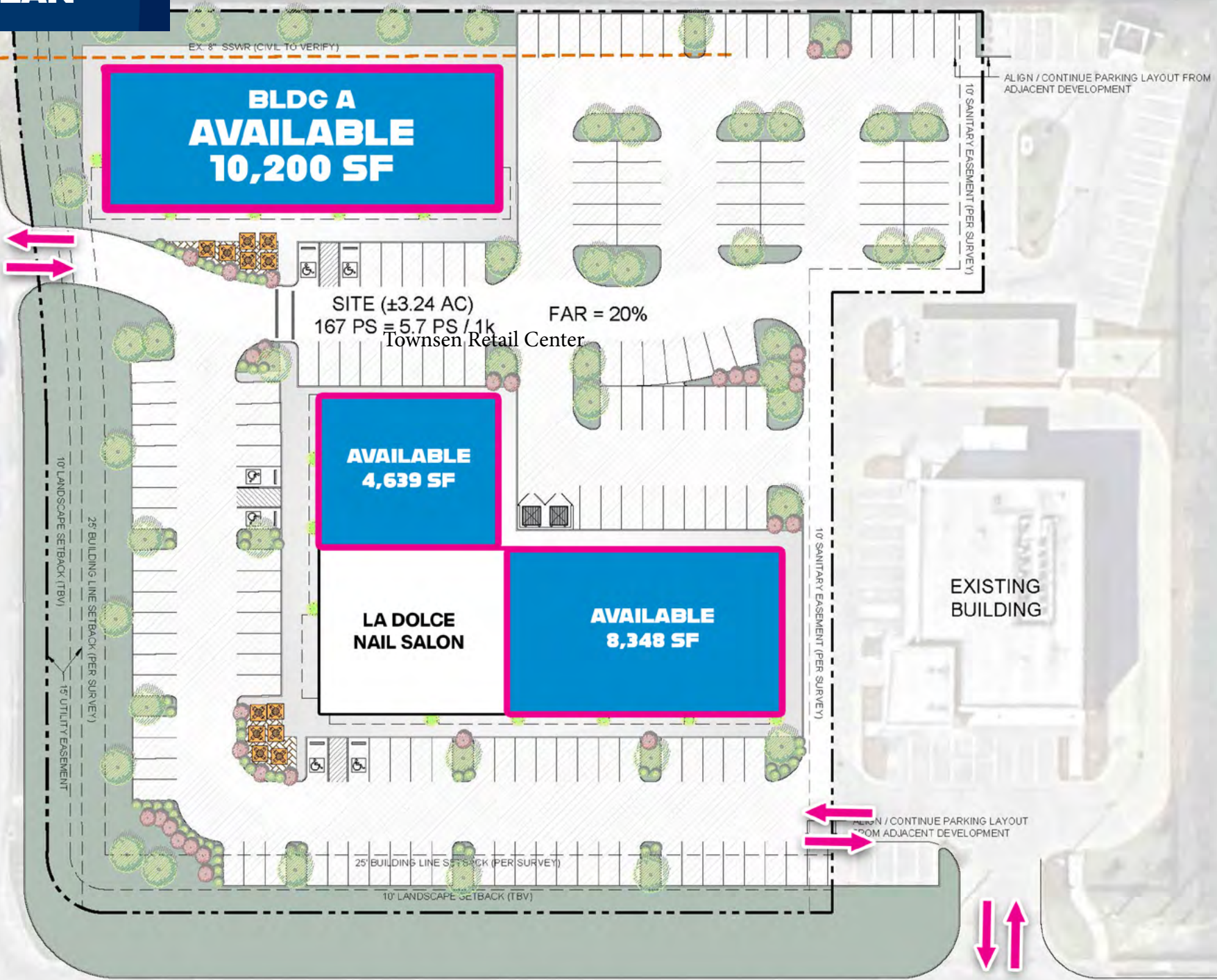
## 2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	5,125	42,988	117,939
<b>Daytime Pop.</b>	5,512	19,180	57,198
<b>Avg HH Income</b>	\$104,069	\$105,777	\$122,252



# SITE PLAN

VALLEY RANCH CROSSING DRIVE  
(320' VARIES)



US HIGHWAY 59  
(320' R.O.W.)

**LOWE'S**  
Distribution Center

**East Montgomery County Industrial Park**

Walmart Distribution Center

IOS

WOODMARK

M. Maly

Gene Campbell Rd

Porter Mill  
±3,000 Acres  
10,000 Proposed Homes

**Valley Ranch**

TARGET

Kroger

HomeGoods

Academy

GOODY'S

TJ-MAXX

PET SMART

Burlington

MEMORIAL HERMANN

HAVERTY'S

BACK ROOM SHOPS

ROSS Dress For Less

Bath & Body Works

five BELOW

Party City

ULTA

Caney Creek  
28 Lots

Holiday Forest  
80 Lots

Pine Brook Village  
23 Lots

Trinity Way  
84 Lots

Post Oak Estates  
220 Lots

Travola  
2,500 Lots

Wildwood Forest

Brookshire Brothers

Foodtown

SUBWAY

TACO BELL

CHICK-FIL-EE

W

Green Oaks

Monty Oaks  
106 Lots

New Caney High School

Oakley Elementary

**SITE**

Over 1 Million SF of Retail, Dining & Entertainment Space

Valley Ranch  
±1,200 Acres  
±3,400 Homes  
±1,000 Townhomes

Valley Ranch Elementary  
Pine Valley Middle School

Freeway Oaks  
192 Lots

Porter High School

Riverwalk  
1,126 Lots

Summer Hills  
734 Lots

Oak Shadows  
766 Lots

Walmart

THE MARKET AT VALLEY RANCH

TARGET  
 Kroger  
 HomeGoods  
 GOODY  
 TJ-maxx  
 Academy  
 GOODY  
 PETS MART  
 Burlington  
 MEMORIAL  
 HAVERTY'S  
 MACYS  
 ROSS  
 Bath & Body Works  
 FIVE BELOW  
 PartyCity  
 ULTA

CINEMARK

69  
59

New Caney High School

99  
TOLL

39,330 CPD '24

99  
TOLL

**SITE**

WELLS FARGO  
 LAQUINTA  
 Best Western

Oakley Elementary

Valley Ranch Elementary

Citizens State Bank

DISCOUNT TIRE

Pine Valley Middle School

neighbors EMERGENCY CENTER

amazon

163,977 CPD '24

69  
59

Walmart  
 HARBOR FREIGHT  
 THE HOME DEPOT



# 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.

### **Blue Ox Brokerage, LLC**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

### **Joshua Jacobs**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

**Rami Khoury**  
**Claire Salazar**

Sales Agent/Associate's Name

**9009549**

License No.

**448255**

License No.

License No.

**775141**  
**764131**

License No.

**jj@blueoxgroup.com**

Email

**jj@blueoxgroup.com**

Email

Email

**rk@blueoxgroup.com**  
**cs@blueoxgroup.com**

Email

**713.804.7777**

Phone

**713.230.8882**

Phone

Phone

**832.677.3434**  
**713.574.6281**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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**Rami Khoury** | 832.677.3434  
rk@blueoxgroup.com

**Claire Salazar** | 918.408.1840  
cs@blueoxgroup.com



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