

VALLEY RANCH

±3.22 AC PAD SITES FOR GROUND LEASE



FOR MORE INFORMATION, PLEASE CONTACT:



Simmi Jaggi
Managing Director
713 888 4098
simmi.jaggi@jll.com

Elizabeth Clampitt
Executive Vice President
713 888 4075
elizabeth.clampitt@jll.com

Karina Weathers
Senior Associate
713 212 6702
karina.weathers@jll.com



PROPERTY OVERVIEW & HIGHLIGHTS

Location

The available property is located in the Valley Ranch master planned community on FM 1314, just east of Valley Ranch Pkwy.

Situated in close proximity to Interstate 69 and the Grand Parkway (99).

Additional Information

Utilities Available

Off Site Detention

Located in designated opportunity zone

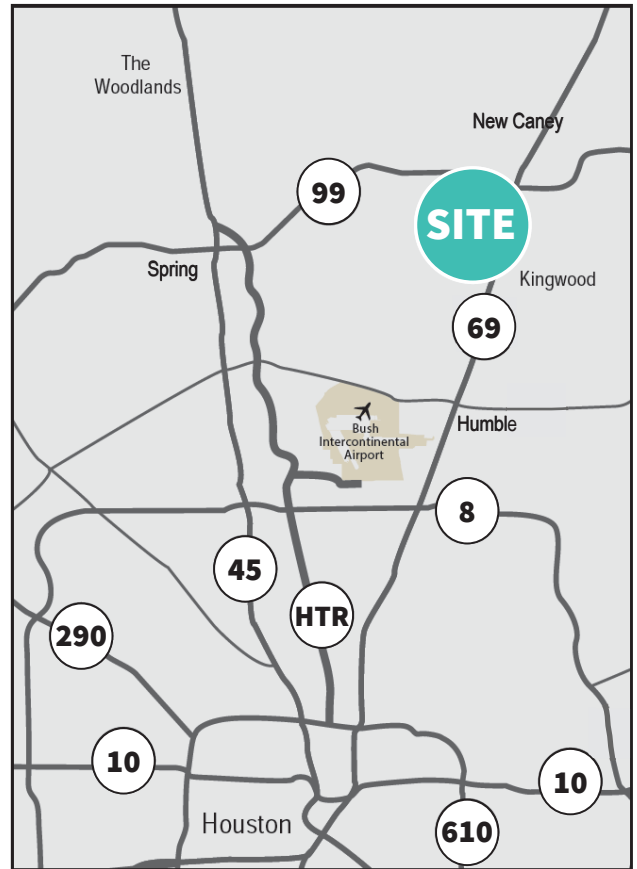
New entrance road expected by end of 2026

Size

±3.22 AC

Pricing

Please contact brokers for pricing.



VALLEY RANCH SITE



DEMOGRAPHICS

Montgomery County boasts a strong economy, supported by diverse industries such as healthcare, manufacturing, finance, and energy. The region is home to several major employers, including ExxonMobil, Conroe Independent School District, Woodforest National Bank, and Memorial Hermann The Woodlands Medical Center. The county also has a thriving business community, with a mix of small businesses and larger corporations.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
--------------	--------	--------	--------



Population

4,970

47,218

118,371



Median Age

35.9

35.1

36.6



Average Home Value

\$229,651

\$254,119

\$288,398



Average Household Income

\$419,064

\$337,689

\$338,098



Education - Bachelor's Degree or Higher

36.4%

24.8%

33.8%

TRAFFIC COUNTS	VEHICLES PER DAY
----------------	------------------



FM 1314 Rd, at I-69

36,418

I-69, at FM 1314 Rd

107,350

Welcome to

VALLEY RANCH

PREMIER SUBURBAN LIFESTYLE

Valley Ranch is a 1,400-acre master-planned community. At full build out, the mixed-use development is projected to span over 12 million square feet

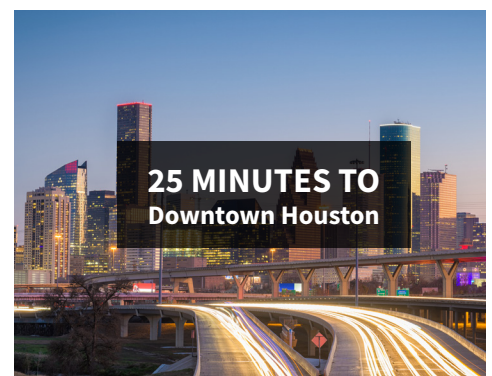
The epicenter of Houston's fastest growing corridor Valley Ranch is located at Interstate 69 and The Grand Parkway (99). The dynamic development offers a variety of shopping, dining, entertainment and work options, as well as almost 2,000 completed homes. Upon completion, Valley Ranch will offer over 12 million square feet of mixed-use development including residential, retail, entertainment, office, hotel and medical.

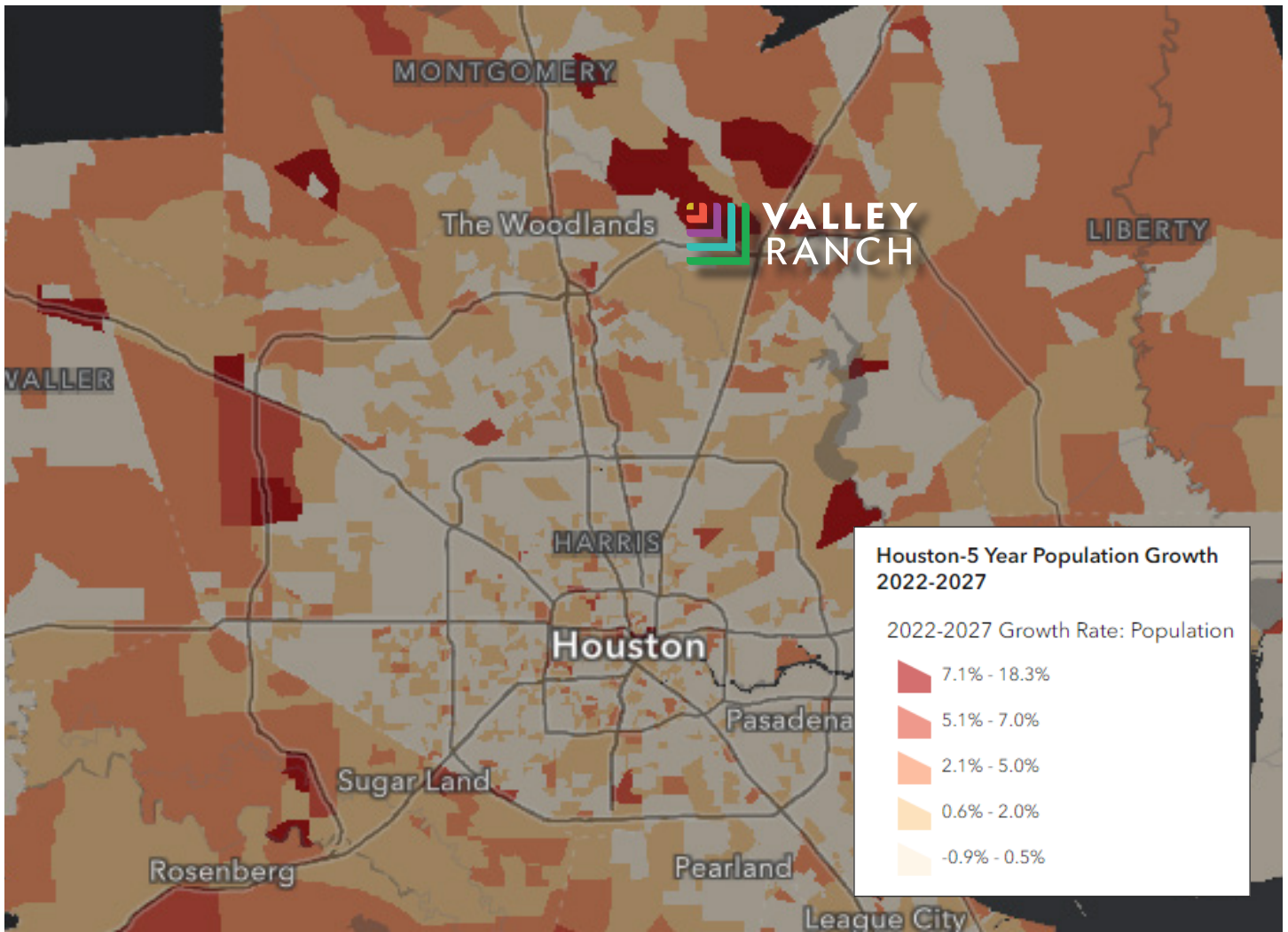
EDUCATION

The New Caney Independent School District spans an area of 86.48 square miles and is situated approximately 25 miles northeast of downtown Houston, Texas in Montgomery County.

Today, New Caney ISD is among the fastest growing school districts in Texas. Enrollment has grown to more than 19,000 students and 20 campuses.

In addition, the community offers higher education opportunities at Kingwood College. As part of the esteemed Lone Star College System, Kingwood College attracts nearly 83,000 students and is conveniently located within a 10-minute drive from Valley Ranch. The college provides a diverse range of associate degree programs and continuing education options, accommodating an enrollment of over 12,000 students.





THRIVING WITH OPPORTUNITY

Montgomery County has experienced substantial growth in population, economy, infrastructure, and real estate development.

22

new master planned communities



±178,000

estimated new homes



±50,000

AC under development

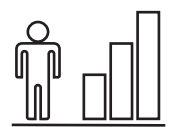


Population growth

630,000

residents in 2020 to projected

1.2+ million in 2035





FOR MORE INFORMATION, CONTACT:



Simmi Jaggi
Managing Director
713 888 4098
simmi.jaggi@jll.com

Elizabeth Clampitt
Executive Vice President
713 888 4075
elizabeth.clampitt@jll.com

Karina Weathers
Senior Associate
713 212 6702
karina.weathers@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
--	-------------	-------	-------

Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
--	-------------	-------	-------

Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
---	-------------	-------	-------

Name of Sales Agent/Associate	License No.	Email	Phone
-------------------------------	-------------	-------	-------

Buyer/Tenant/Seller/Landlord Initials

Date