



**2.36 ACRES**

**LAND AVAILABLE FOR SALE**

SEC FM 1314 & Timberland Blvd | Porter, TX



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

# PROPERTY INFORMATION:

**Address:** SEC FM 1314 & Timberland Blvd  
Porter, TX

**Size:** 2.36 AC

**Price:** Call For Pricing

## HIGHLIGHTS:

- Located within an Opportunity Zone
- Close proximity to Grand Parkway
- Visibility along FM 1314, a major thoroughfare connecting Hwy 59 to the Grand Pkwy
- Surrounded by multiple rapidly growing communities including: The Highlands (±4,000 homes at completion), Valley Ranch (±4,000 homes at completion), Cumberland Crossing (±367 homes at completion) and Riverwalk (±1,126 homes at completion)

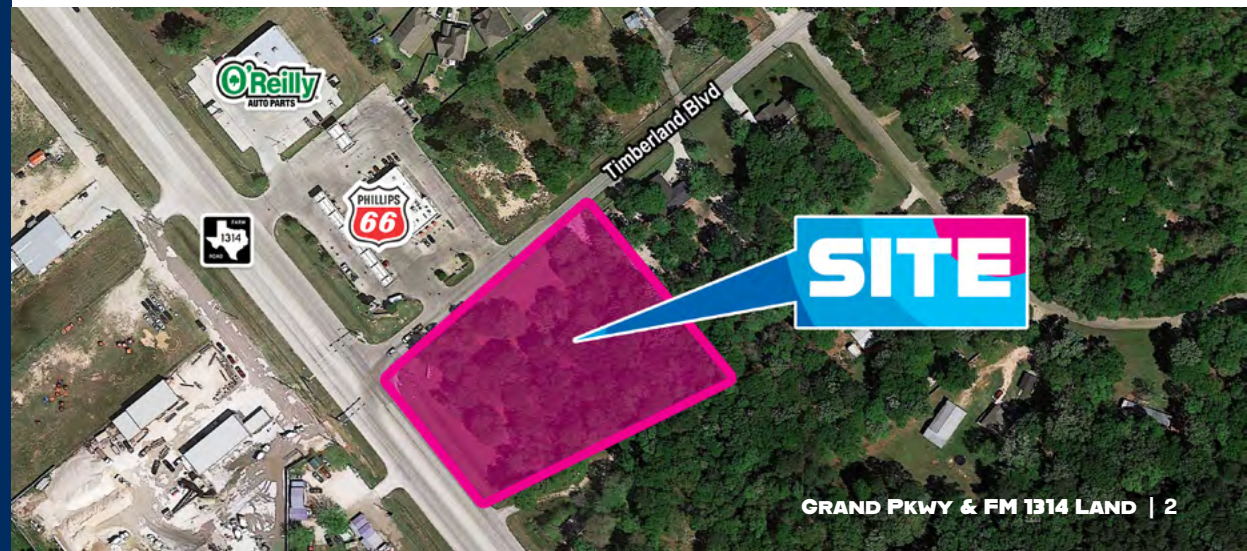
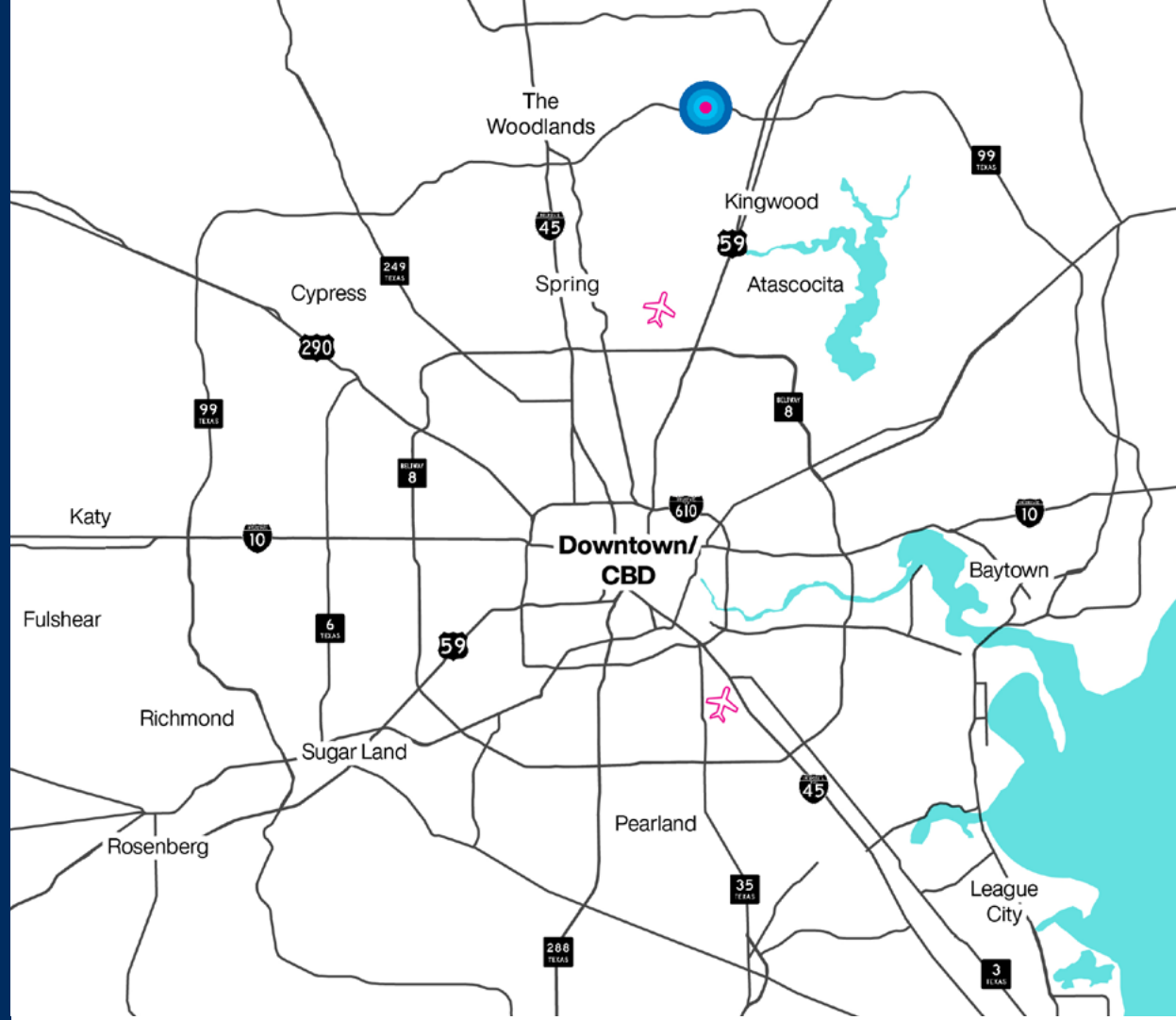
## TRAFFIC COUNTS:

**Grand Parkway:** 59,896 CPD '24

**FM 1314:** 25,600 CPD '24

## 2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	5,496	29,556	75,234
<b>Daytime Pop.</b>	1,783	8,550	35,597
<b>Avg HH Income</b>	\$168,484	\$129,003	\$124,099



**H-E-B**

Owned Parcel



Owned by Shell

Cumberland Blvd

**KIDDIE ACADEMY**  
EDUCATIONAL CHILD CARE



Cumberland Crossing  
367 Lots

25,600 CPD '24

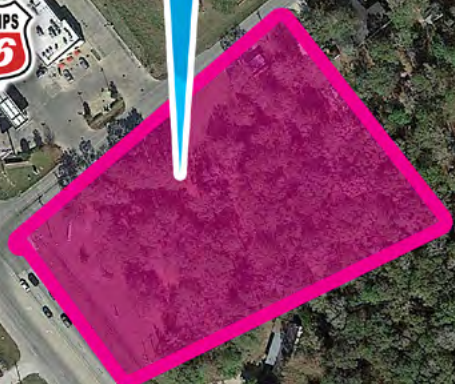
**SITE**

Crippen Elementary

O'Reilly  
AUTO PARTS



Timberland Blvd



**LOWE'S**  
Distribution Center

**East Montgomery County Industrial Park**

Walmart Distribution Center

IOS

M Maly

WOODMARK

**Valley Ranch**

Kroger

HOBBY LOBBY

sam's club

PETSMART

TJ-maxx

Burlington

CINEMARK

MATTRESS FIRM

PartyCity

GNC

UPS

FIVE GUYS

Walmart

DUNKIN'

McDonald's

BR

Family Dollar

Jack-in-the-Box

McDonald's

Wendy's

Chick-fil-A

Chickadee

SuperCuts

Chickadee

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

Gene Campbell Rd

EXON

SUBWAY

DOLLAR GENERAL

**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

Wendy's

Chickadee

Denny's

Southern Maid

PORTER SMILES DENTAL

MECKKA

RE/MAX

SONIC

Shell

McDonald's

**Silver Trails**  
196 Lots

River Hollow  
92 Lots

**Green Oaks**

Monty Oaks  
106 Lots

New Caney High School

Oakley Elementary

**The Highlands**  
±2,700 Acres  
4,000 Proposed Homes

**H-E-B**  
OWNED PARCEL

Cumberland Crossing  
315 Lots

Crippen Elementary

**Cumberland Crossing**  
367 Lots

Timberland North  
571 Lots

Over 1 Million SF of Retail, Dining & Entertainment Space

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

Valley Ranch Elementary

New Caney Middle School

**SITE**

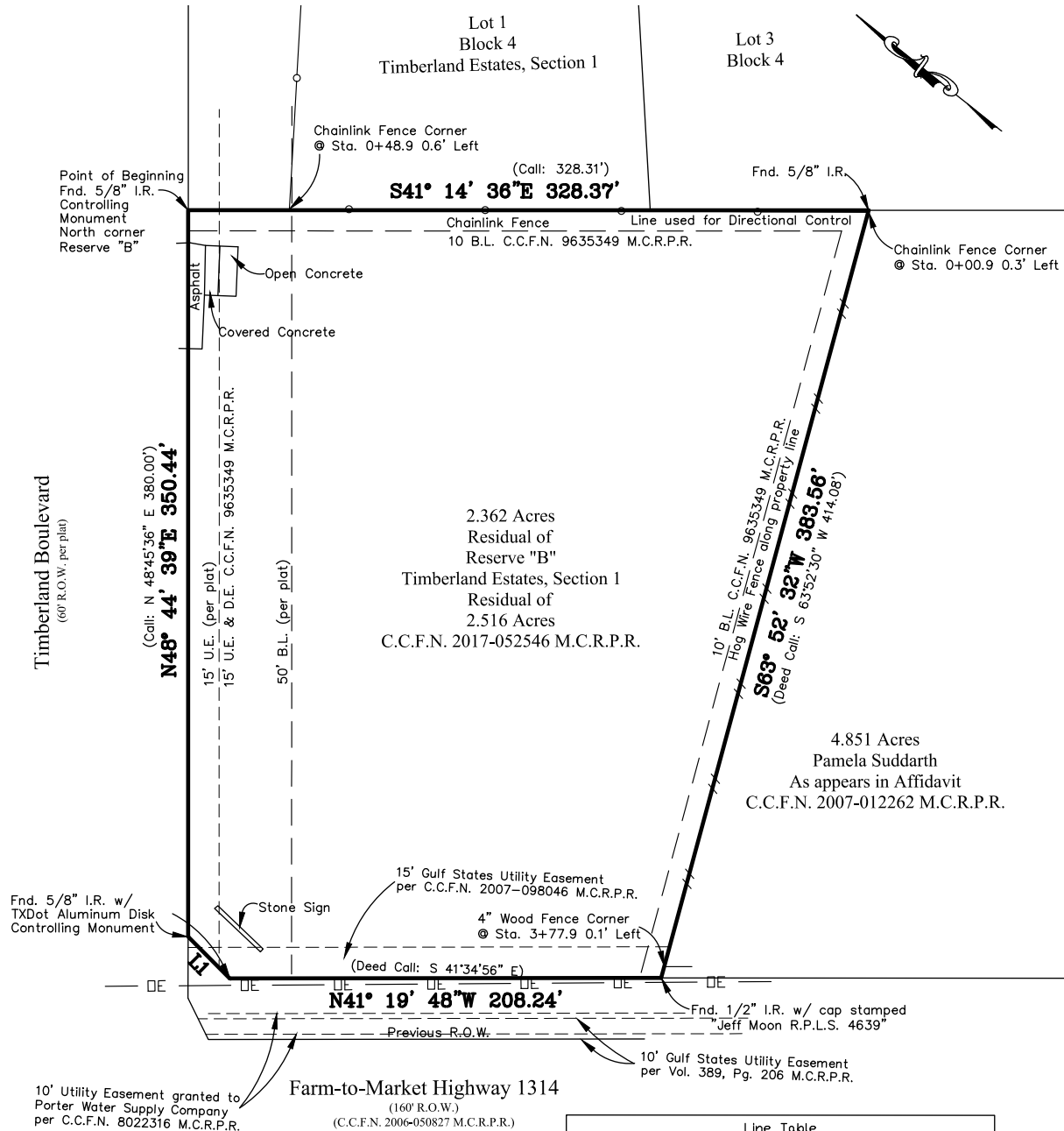
**Riverwalk**  
1,126 Lots

**Summer Hills**  
734 Lots

**Porter High School**

**Freeway Oaks**  
192 Lots

Walmart



Line Table			
Line #	Direction	Length	Call Bearing and Distance
L1	N03° 57' 17"E	28.41	S03° 57' 17"E 28.28'



# 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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Claire Salazar</b>	<b>764131</b>	<b>cs@blueoxgroup.com</b>	<b>713.574.6281</b>
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](http://www.trec.texas.gov)

IABS 1-0



# 2.36 AC FOR SALE

SEQ Grand Parkway & FM 1314 | Porter, TX

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