

ASSET PRICED TO SELL

2.36 ACRES

MAJOR PRICE REDUCTION - LAND AVAILABLE FOR SALE

SEC FM 1314 & Timberland Blvd | Porter, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: SEC FM 1314 & Timberland Blvd
Porter, TX

Size: 2.36 AC

Price: \$11.00 PSF

HIGHLIGHTS:

- Asset is priced to sell
- Site is pad ready
- Off-site detention in place
- Sufficient capacity for a 2-tunnel car wash
- 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)

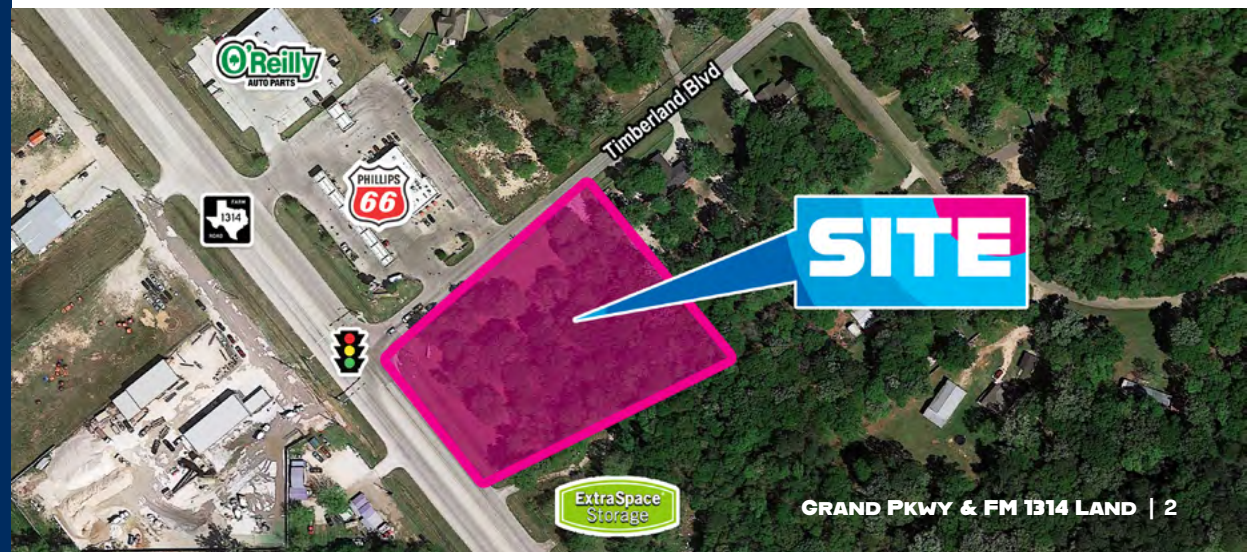
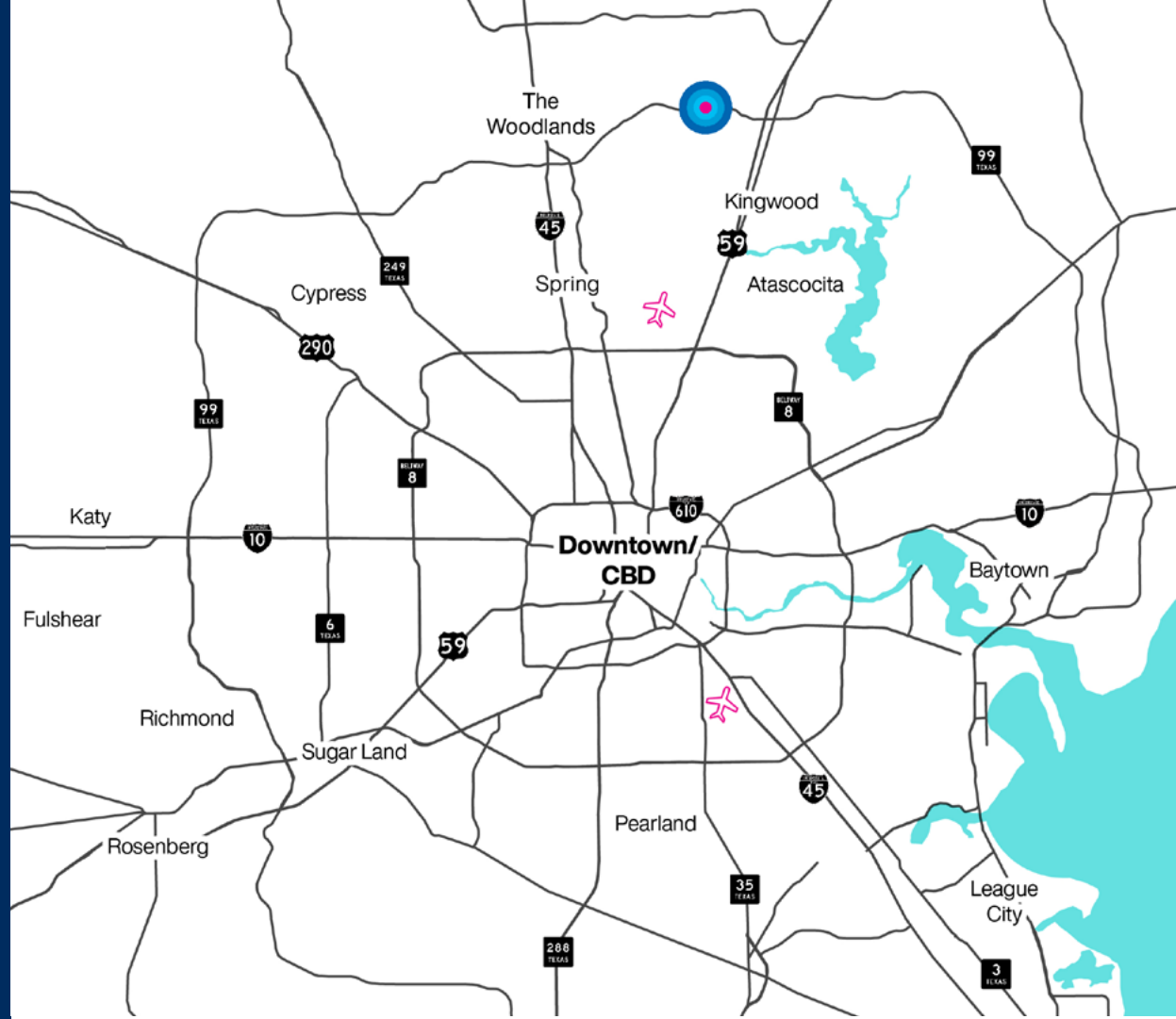
TRAFFIC COUNTS:

Grand Parkway: 59,896 CPD '24

FM 1314: 25,600 CPD '24

2025 DEMOGRAPHICS:

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



H-E-B

Owned Parcel



Owned by Shell

Cumberland Blvd

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE



\$27.50 PSF

Under Contract

25,600 CPD '24

\$25.00 PSF



Crippen Elementary



Retail Center Coming Soon

SITE

Timberland Blvd



±2.36 AC
\$11.00 PSF



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

Party City

GNC

UPS

FIVE GUYS

Walmart

DUNKIN'

McDonald's

BR

Family Dollar

Jack-in-the-Box

McDonald's

Wendy's

Chick-fil-A

Wingstop

Sport Clips

Supercuts

Chickadee

Gene Campbell Rd

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

Caney Creek
28 Lots

Holiday Forest
80 Lots

Pine Brook Village
23 Lots

Travola
2,500 Lots

Airport Acres

EXON

SUBWAY

den Trails
33 Lots

North Houston Airport

Harvest Pond Acres

DOLLAR GENERAL

Trinity Way
84 Lots

Post Oak Estates
220 Lots

Wildwood Forest

Brookshire Brothers

Foodtown

SUBWAY

TACO BELL

CAJONER RESTAURANT

W

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

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

Cumberland Crossing
315 Lots

Crippen Elementary

Cumberland Crossing
367 Lots

Timberland North
571 Lots

Over 1 Million SF of Retail, Dining & Entertainment Space

New Caney High School

SITE

Riverwalk
1,126 Lots

Porter High School

Freeway Oaks
192 Lots

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

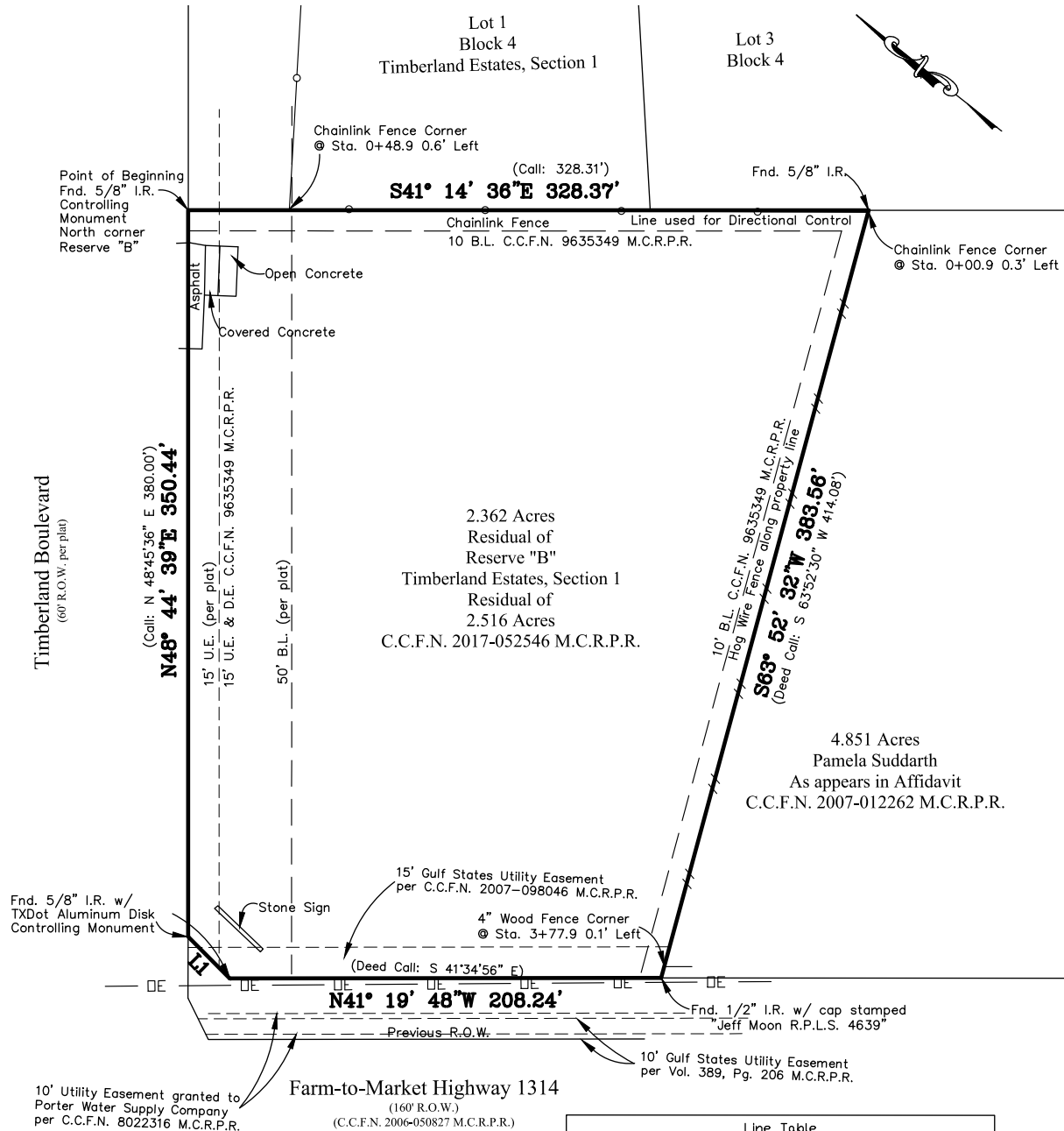
Valley Ranch Elementary

New Caney Middle School

Summer Hills
734 Lots

Walmart

Oak Shadows
766 Lots



| 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.

| | | | |
|--|----------------|---------------------------|---------------------|
| Blue Ox Brokerage, LLC | 9009549 | jj@blueoxgroup.com | 713.804.7777 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Joshua Jacobs | 448255 | jj@blueoxgroup.com | 713.230.8882 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Claire Salazar | 764131 | cs@blueoxgroup.com | 713.574.6281 |
| 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

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SITE

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