



OFFERING MEMORANDUM

4.83 - 27.69 ACRES - 23473 US HIGHWAY 59

Porter, Texas 77365

Marcus & Millichap
THE FLORENCE GROUP

23473 US HIGHWAY 59

EXCLUSIVELY
LISTED BY

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Marcus & Millichap
THE FLORENCE GROUP

OFFERING SUMMARY

SITE 1: 23473 US HIGHWAY 59

SUMMARY

This +/- 11.79 acre corner is located in the Montgomery County ETJ on 23473 US Highway 59 in Porter, Texas within New Caney Independent School District. This site offers immediate access to Interstate 59 with an existing curb cut in place on it's feeder road where it features approximately 477 feet of frontage. The site features an additional +/- 1,043 feet of frontage on Montgomery Pines Road, a connecting road linking Interstate 59 and Loop 494.

The site is served water through Porter SUD and sewer through Porter MUD. has off-site detention, and offers immediate ingress/egress to the North/South on Interstate 59 and Loop 494, and offers East/West transport along US 99 Grand Parkway approximately one mile to the North or FM 1314 directly to the South.

This site is ideally placed to capitalize on the explosive growth of Porter and New Caney, while providing immediate access to all of the main arterials in the area (I-59, US-99, Loop 494, FM 1314). Proximity to new developments, like Valley Ranch by Signorelli, provides a rare opportunity to secure a significant land position with maximum exposure and minimal development challenges.

PROPERTY SIZE	+/- 11.79 Acres
PRICE	Contact Broker for Pricing
SCHOOL	New Caney Independent School District
FLOODPLAIN	None
UTILITIES	Water (Porter SUD), Sewer (Porter MUD)
FRONTAGE	+/- 477 feet on the Interstate 59 Feeder Road, +/- 1,043 feet on Montgomery Pines Road
ACCESS	Interstate 59 Feeder Road, Additional Available on Montgomery Pines Road
DETENTION	Off-Site
TAX INFORMATION	To Be Determined



OFFERING SUMMARY

SITE 2: 23509 US HIGHWAY 59

SUMMARY

This +/- 11.07 acre corner is located in the Montgomery County ETJ on 23509 US Highway 59 in Porter, Texas within New Caney Independent School District. This site offers immediate access to Interstate 59, where it features approximately 636 feet of frontage. The site features an additional +/- 891 feet of frontage on Montgomery Pines Road, a connecting road linking Interstate 59 and Loop 494.

The site is served water through Porter SUD and sewer through Porter MUD, has off-site detention, and offers immediate ingress/egress to the North/South on Interstate 59 and Loop 494, and offers East/West transport along US 99 Grand Parkway approximately one mile to the North or FM 1314 directly to the South.

This site is ideally placed to capitalize on the explosive growth of Porter and New Caney, while providing immediate access to all of the main arterials in the area (I-59, US-99, Loop 494, FM 1314). Proximity to new developments, like Valley Ranch by Signorelli, provides a rare opportunity to secure a significant land position with maximum exposure and minimal development challenges.

PROPERTY SIZE	+/- 11.07 Acres
PRICE	Contact Broker for Pricing
SCHOOL	New Caney Independent School District
FLOODPLAIN	None
UTILITIES	Water (Porter SUD), Sewer (Porter MUD)
FRONTAGE	+/- 636 feet on the Interstate 59 Feeder Road, +/- 891 feet on Montgomery Pines Road
ACCESS	Available on Montgomery Pines Road
DETENTION	Off-Site
TAX INFORMATION	To Be Determined



OFFERING SUMMARY

SITE 3: 22473 MONTGOMERY PINES ROAD

SUMMARY

This +/- 4.83 acre corner is located in the Montgomery County ETJ on 22473 US Highway 59 in Porter, Texas within New Caney Independent School District. This site offers immediate access to Loop 494, where it features approximately 313 feet of frontage. The site features an additional +/- 647 feet of frontage on Montgomery Pines Road, a connecting road linking Interstate 59 and Loop 494.

The site is served water through Porter SUD and sewer through Porter MUD. has off-site detention, and offers immediate ingress/egress to the North/South on Interstate 59 and Loop 494, and offers East/West transport along US 99 Grand Parkway approximately one mile to the North or FM 1314 directly to the South.

This site is ideally placed to capitalize on the explosive growth of Porter and New Caney, while providing immediate access to all of the main arterials in the area (I-59, US-99, Loop 494, FM 1314). Proximity to new developments, like Valley Ranch by Signorelli, provides a rare opportunity to secure a significant land position with maximum exposure and minimal development challenges.

PROPERTY SIZE	+/- 4.83 Acres
PRICE	Contact Broker for Pricing
SCHOOL	New Caney Independent School District
FLOODPLAIN	None
UTILITIES	Water (Porter SUD), Sewer (Porter MUD)
FRONTAGE	+/- 313 feet on Loop 494, +/- 647 feet on Montgomery Pines Road
ACCESS	Montgomery Pines Road
DETENTION	Off-Site
TAX INFORMATION	To Be Determined



VALLEY RANCH BY SIGNORELLI
1,400-ACRE MIXED-USE COMMUNITY DEVELOPMENT
OVER 3.5 MILLION SF OF RETAIL, SHOPPING, DINING, ENTERTAINMENT,
& MULTIFAMILY ATTRACTING 7.2 MILLION VISITORS PER YEAR AS THE
#2 OPEN AIR SHOPPING CENTER IN HOUSTON MSA IN ADDITION TO
+/- 2,800 MULTI-FAMILY UNITS

VALLEY RANCH
BY SIGNORELLI
RESIDENTIAL DISTRICT | +/-5,300 RESIDENTS

VALLEY RANCH
BY SIGNORELLI
WELLNESS DISTRICT

VALLEY RANCH
BY SIGNORELLI
ENTERTAINMENT DISTRICT

NEW CANEY ISD
RANDALL REED STADIUM

CINEMARK

Hope media group

NEW CANEY ISD
AQUATIC CENTER

EMCID CONVENTION CENTER

PINE VALLEY
MIDDLE SCHOOL

H-E-B
FUTURE LOCATION

VALLEY RANCH TOWN CENTER
BY SIGNORELLI

target, Cane's, Chick-fil-*z*, chili's, W, Academy, FIVE GUYS, BANK OF AMERICA, MEMORIAL HERMANN, HOBBY LOBBY, Panda Express, Chuy's, Olive Garden, BUFFALO WILD WINGS, T, ups, AT&T, CHIPOTLE, Kroger, GRINGOS, HomeGoods, PET SMART, verizon, Zoss, SALT GRASS, Burlington, State Farm

NEW CANEY, TX
4.3 MILES

INTERSTATE 69 150,000 VPD

STATE HIGHWAY 99 46,000 VPD

SITE 1

SITE 2

MONTGOMERY PINES APARTMENTS

MONTGOMERY PINES RD

ARBOR & ROSE PORTER

SITE 3

EMERALD LAKE RESORT

DOLLAR GENERAL

LOOP 494

HOUSTON, TX
27.1 MILES



GEORGE BUSH
INTERCONTINENTAL
AIRPORT
12.1 MILES



HARBOR FREIGHT

SUBWAY



TRACTOR
SUPPLY CO



MCDONALD'S

BURGER KING

BENS BRANCH
ELEMENTARY SCHOOL

WHITE OAK
MIDDLE SCHOOL

VALLEY RANCH BY SIGNORELLI

1,400-ACRE MIXED-USE COMMUNITY DEVELOPMENT | RETAIL | AMENITIES

VALLEY RANCH
BY SIGNORELLI
WELLNESS DISTRICT

59

FM 1314



AZALEA BLVD



INTERSTATE 69 150,000 VPD

59

SITE 2

SITE 1

SITE 3

DOLLAR GENERAL

EMERALD LAKE
RESORT



MONTGOMERY PINES RD

MONTGOMERY PINES
APARTMENTS

LOOP 494

VALLEY RANCH BY SIGNORELLI
1,400-ACRE MIXED-USE COMMUNITY DEVELOPMENT | RETAIL | AMENITIES

VALLEY RANCH
BY SIGNORELLI
RESIDENTIAL DISTRICT | +/-5,300 RESIDENTS

DOWNTOWN PORTER, TX
2.3 MILES

VALLEY RANCH
BY SIGNORELLI
WELLNESS DISTRICT

PORTER
HIGH SCHOOL

PINE VALLEY
MIDDLE SCHOOL

 **INTERSTATE 69** 150,000 VPD

Clayton
homes

SITE 2

SITE 1

amazon

MONTGOMERY PINES
APARTMENTS

ARBOR ROSE
PORTER

MONTGOMERY PINES RD

SITE 3

LOOP 494

DOLLAR GENERAL

EMERALD LAKE
RESORT

ROYAL PINES
BY STARLIGHT HOMES

KINGWOOD ROYAL BROOK
BY LENNAR

**KINGWOOD, TX MASTER
PLANNED COMMUNITY**
BY FRIENDSWOOD | +/- 70,000 RESIDENTS

**DUNN RIGHT
RV PARK**

**EMERALD LAKE
RESORT**

DOLLAR GENERAL

LOOP 494

SITE 3

ARBOR ROSE
PORTER

**MONTGOMERY PINES
APARTMENTS**

SITE 1

SITE 2

amazon

**Clayton
homes**

59

59

 **INTERSTATE 69 150,000 VPD**

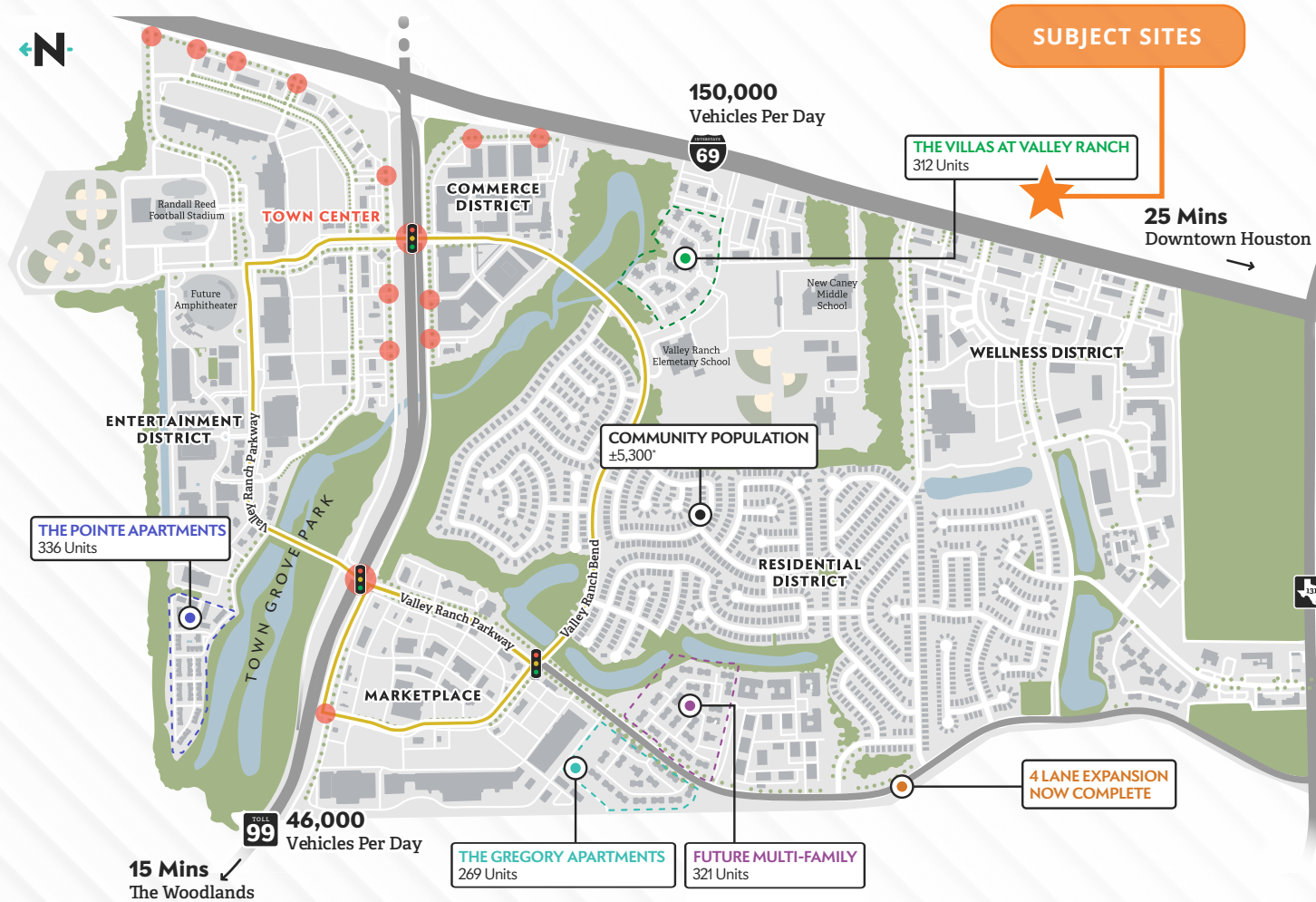
VALLEY RANCH BY SIGNORELLI
1,400-ACRE MIXED-USE COMMUNITY DEVELOPMENT | RETAIL | AMENITIES

VALLEY RANCH
BY SIGNORELLI
WELLNESS DISTRICT

AZALEA BLVD

VALLEY RANCH SITE PLAN

23473 US HIGHWAY 59



Premier Location


**±240 Acres /
 1.5 Million sf**
 Mixed-Used Development


1 Million sf
 Dedicated to Retail, Dining
 and Entertainment


 Access to
**±2,800 Multi-family
 Units**


Connected
 to a 1,400 Acre Mixed-Use
 Development

 District Connectivity

 Lighted Intersection

 Access Points

NON - ENDORSEMENT & DISCLAIMER NOTICE

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Activity ID ZAH0040254

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
THE FLORENCE GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com



Information About Brokerage Services

11-03-2025

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.

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 or subagent 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:
 - 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.

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 options or advise 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 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission			Information available at www.trec.texas.gov
Buyer/Tenant/Seller/Landlord's Initials		Date	IABS 1-2