

PAD SITES AVAILABLE FOR SALE OR GROUND LEASE

21066 US 59 NEW CANEY, TX 77357



Demographics	1 MILE	3 MILE	5 MILE
Population	5,759	41,899	86,251
Daytime Population	3,773	9,660	16,386
AVG HH Income	71,246	101,422	107,200
Households	1,792	13,828	29,015

Price:
Uses:
Flood Plain:
School District:
Location

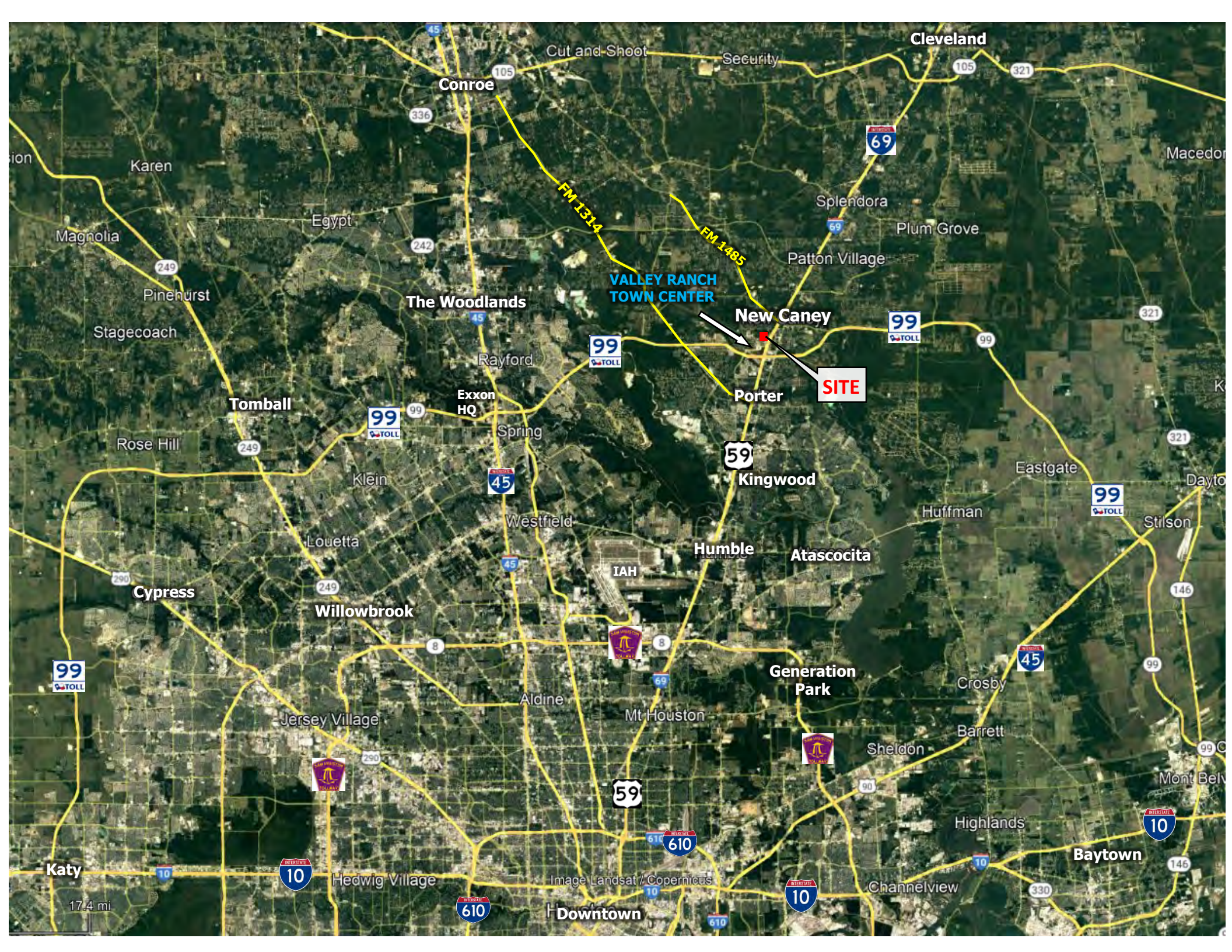
Call for Pricing
 Retail / Restaurants
 Multifamily / Industrial
 Not in any flood plain
 New Caney ISD
 0.27 Miles from Valley Ranch TC; also within an Opportunity Zone



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Cleveland

Conroe

VALLEY RANCH
TOWN CENTER

New Caney

SITE

Porter

59

Kingwood

Humble

Atascocita

IAH

Generation
Park

59

610

10

Downtown

10

Baytown

146

17.4 mi



494

FM 1485

New Caney 5



494



Randall Reed Football Stadium

NEW CANEY ISD

SITE

Future Amphitheater

McCleskey Rd

Legion Rd
Justice Dr

CINEMARK

Entertainment District

Valley Ranch Pkwy
Burlington
PETSMART
ROSS
max

Valley Ranch Pkwy

Valley Ranch Pkwy



VALLEY RANCH TOWN CENTER



Marketplace



99



5363 ft

Commerce District

494

Grand Pkwy (Toll road)

79,234 VPD

Porter

Commerce District

VALLEY RANCH TOWN CENTER

Marketplace

Entertainment District

CINEMARK

99 TOLL

99 TOLL



T-max ROSS Academy TARGET Valley Ranch Pkwy PETS MART Burlington

Walmart Marketplace HOBBY LOBBY

Future Amphitheater

Randall Reed Football Stadium NEW CANEY ISD

FRESENIUS KIDNEY CARE

69

79,234 VPD

59

Valley Ranch Pkwy

Legion Rd

Justice Dr

Legion Rd

Detention Pond +/- 1 Acre

Pad 4 +/- 3.144 Acres

Pad 1 +/- 1 Acre

Pad 2 +/- 1 Acre

Pad 5 +/- 2.35 Acres

+/- 650'

Pad 3 +/- 1 Acre

VIDA MARISCOS SEAFOOD AND SPORTS BAR

McCleskey Rd





FRESENIUS
KIDNEY CARE

Detention Pond
+/- 1 Acre

Legion Rd

Pad 4
+/- 3.144 Acres



Pad 5
+/- 2.35 Acres

Justice Dr

Pad 1
+/- 1 Acre

Pad 2
+/- 1 Acre

Pad 3
+/- 1 Acre

+/- 650'

McCleskey Rd

79,234 VPD



FM 1485

New Caney



McCleskey Rd



Pad 5
+/- 2.35 Acres

Pad 3
+/- 1 Acre

Pad 2
+/- 1 Acre

+/- 650'

Pad 4
+/- 3.144 Acres

Pad 1
+/- 1 Acre

Justice Dr



79,234 VPD



99
TOLL

VALLEY RANCH
TOWN CENTER

Legion Rd

79,234 VPD

59

69

+/- 650'

Pad 1
+/- 1 Acre

Justice Dr

Detention Pond
+/- 1 Acre

Pad 2
+/- 1 Acre

Pad 4
+/- 3.144 Acres

Pad 3
+/- 1 Acre

Pad 5
+/- 2.35 Acres

Legion Rd



McCleskey Rd

FRESENIUS
KIDNEY CARE





69

59

79,234 VPD

Pad 3
+/- 1 Acre

+/- 650'

Pad 2
+/- 1 Acre

Pad 1
+/- 1 Acre

Pad 5
+/- 2.35 Acres



Pad 4
+/- 3.144 Acres

Justice Dr

McCleskey Rd

FRESENIUS
KIDNEY CARE

Detention Pond
+/- 1 Acre

Legion Rd

FM 1485

New Caney



79,234 VPD

McCleskey Rd



FRESENIUS KIDNEY CARE

Legion Rd

Detention Pond
+/- 1 Acre

Pad 5
+/- 2.35 Acres

Pad 3
+/- 1 Acre

Pad 2
+/- 1 Acre

Pad 4
+/- 3.144 Acres

Pad 1
+/- 1 Acre

Justice Dr

+/- 195.0'



Texas law requires all real estate licensees 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.

Chodrow Realty Advisors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Eric Rozelle Licensed Supervisor of Sales Agent/ Associate	551585	eric@chodrowrealty.com	(832)212-3051
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date

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