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17.59± ACRES FOR SALE

24032 Ford Rd, Porter, TX 77365



SENDERO
REAL ESTATE



PROPERTY DETAILS

This property is a 17.59 acre site located off Loop 494 on Ford Rd in the growing Porter/Kingwood corridor. Ford Road will be undergoing a two lane expansion to become a 4-lane road with a dedicated turn lane. The site includes two brick buildings, multiple RV lots, mobile homes, and a shop which are all rented for income making this a great covered land play site. Located less than 5 miles from Valley Ranch Town Center and minutes from Kingwood, it's a short drive to many retail and dining options. The site is currently being serviced for utilities by Porter MUD/SUD.

LOCATION INFORMATION

LOCATION	Ford Rd, East of Loop 494, West of N Lake Houston Pkwy
SUBMARKET	Porter/Kingwood
LAND SIZE	17.59 Acres
MAIN BLDG SIZE	4,054 SF
TAX RATE	2.35%
FLOOD PLAIN	Not in flood plain
PRICE	Call for pricing
APN	0197-01-09415 & 0197-01-09400
UTILITIES	Porter MUD/SUD

PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED ON FORD RD, JUST 1.8 MILES OFF LOOP 494 & 2.2 MILES FROM 1-69 NORTH
- ⊕ GROWING PORTER/KINGWOOD CORRIDOR
- ⊕ NO FLOOD PLAIN
- ⊕ ZONED TO NEW CANEY ISD SCHOOLS
- ⊕ LOTS OF RETAIL & RESTAURANTS WITHIN A SHORT DRIVE
- ⊕ 580 FEET OF FRONTAGE ON FORD ROAD
- ⊕ FORD ROAD IS UNDERGOING A 2 LANE EXPANSION WITH A DEDICATED TURN LANE
- ⊕ NUMEROUS IMPROVEMENTS FOR POTENTIAL INCOME

DEMOGRAPHIC SUMMARY

Drive time of 15 minutes

KEY FACTS

127,854

Population



46,648

Households

38.2

Median Age

\$83,661

Median Disposable Income

EDUCATION

7.7%



No High School Diploma



29.9%



Some College/
Associate's Degree

41.0%

High School Graduate

INCOME



\$101,330

Median Household Income



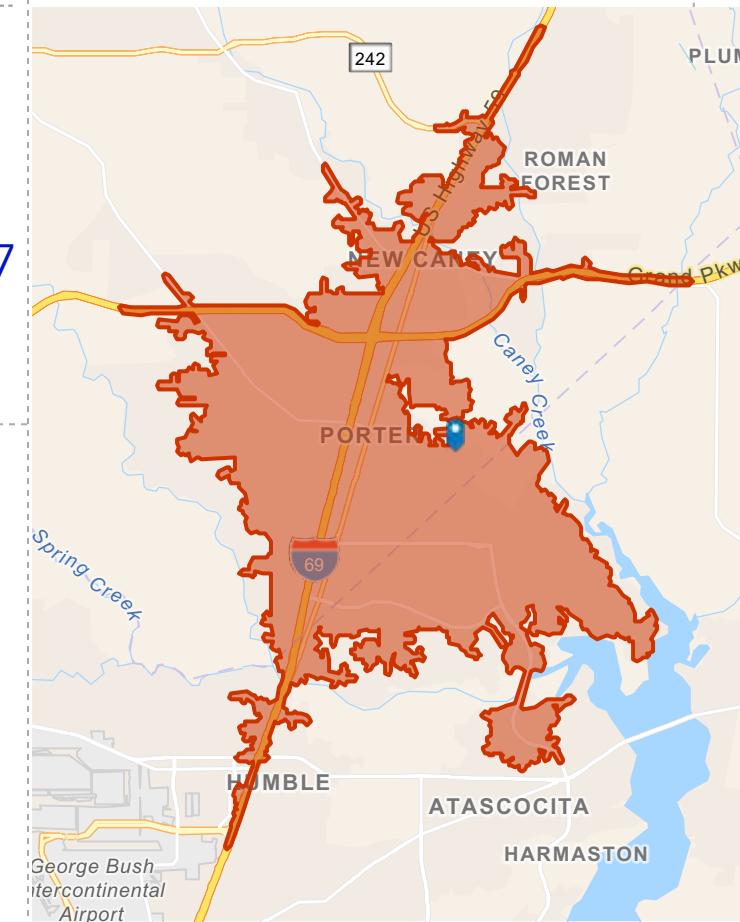
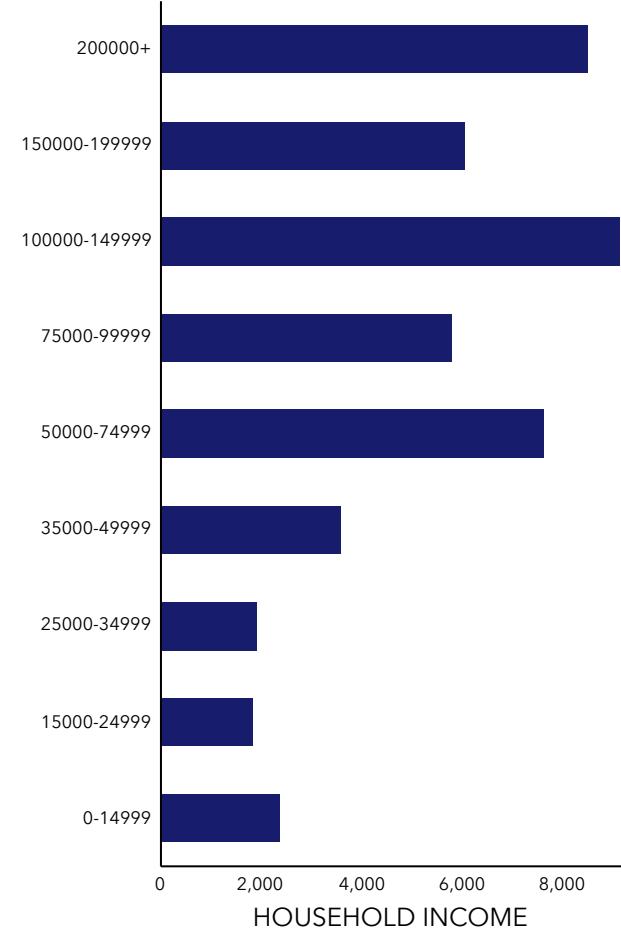
\$49,627

Per Capita Income



\$352,477

Median Net Worth



EMPLOYMENT

White Collar

Blue Collar

Services

70.8%

19.5%

11.9%

3.7%

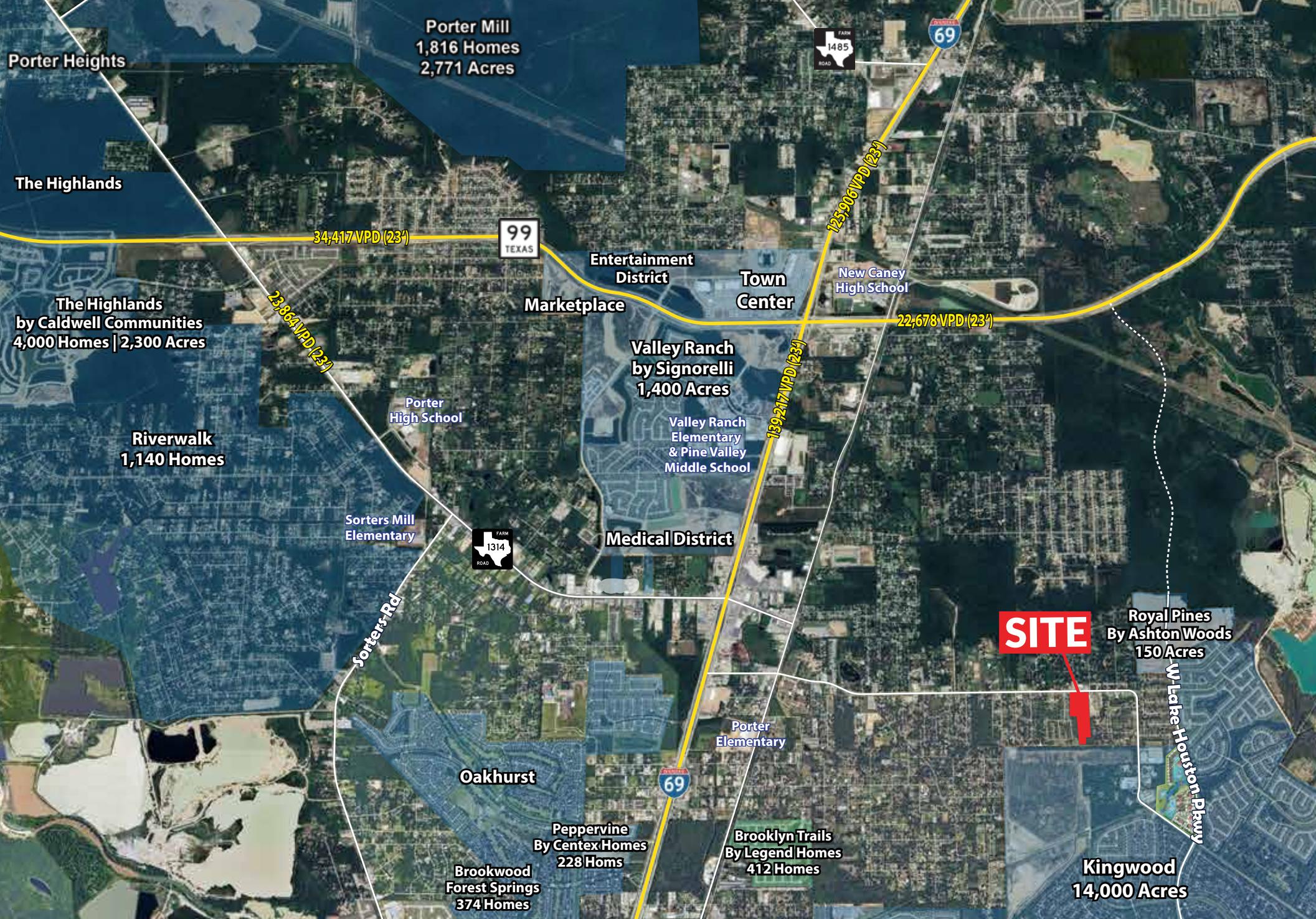
Unemploy
ment Rate





The Ford Road Extension Project in Montgomery County, Texas aims to enhance traffic flow and mobility by expanding the existing two lane roadway to four lanes. The project will be divided into phases. Segment 1 will stretch from I-69 to Needham Road and is scheduled to begin construction in fall 2025. Segment 2 will continue from Needham Road to the Harris County line which is slated to start Q3 2026.







SURROUNDING DEVELOPMENT - KINGWOOD

This site is just north of Kingwood which is a 14,000 acre master planned community in northeast Houston whose population is nearly 70,000. Known for its lush greenery, peaceful neighborhoods and family friendly atmosphere, Kingwood offers a wide range of recreational amenities including parks, trails, and golf courses. The area is home to a diverse and affluent population, along with a variety of local businesses, restaurants, and shops. With its strong sense of community and a convenient location, Kingwood is a sought after destination for families and young professionals alike.



KINGWOOD STATS

 70,334
Population

 10.64
Visit Frequency

 55min
Avg. Dwell Time



SURROUNDING DEVELOPMENT - VALLEY RANCH

This site is located just 4.5 miles from Valley Ranch, a 1,400 acre master planned community situated along I-69 and the Grand Parkway/99. Valley Ranch is a rapidly growing development with 2,000 completed homes and a diverse mix of shopping, dining, entertainment, and employment opportunities. Just north of Kingwood, it offers convenient access including 25 minutes to downtown Houston, 15 minutes to George Bush Intercontinental Airport and 20 minutes to The Woodlands. Upon completion, Valley Ranch will feature over 12 million square feet of mixed use space, including residential, retail, office, entertainment, hotel, and medical facilities.



VALLEY RANCH ANNUAL STATS

 11.7M
Visits

 10.64
Visit Frequency

 55min
Avg. Dwell Time

VALLEY RANCH TOWN CENTER



#6
in Texas



#3
in Texas



#15
in Texas
& in the US



NEW CANEY ISD

DISTRICT GROWTH

Anticipated enrollment growth is 21% over the next five years

PROJECTED ENROLLMENT - TEN-YEAR FORECAST

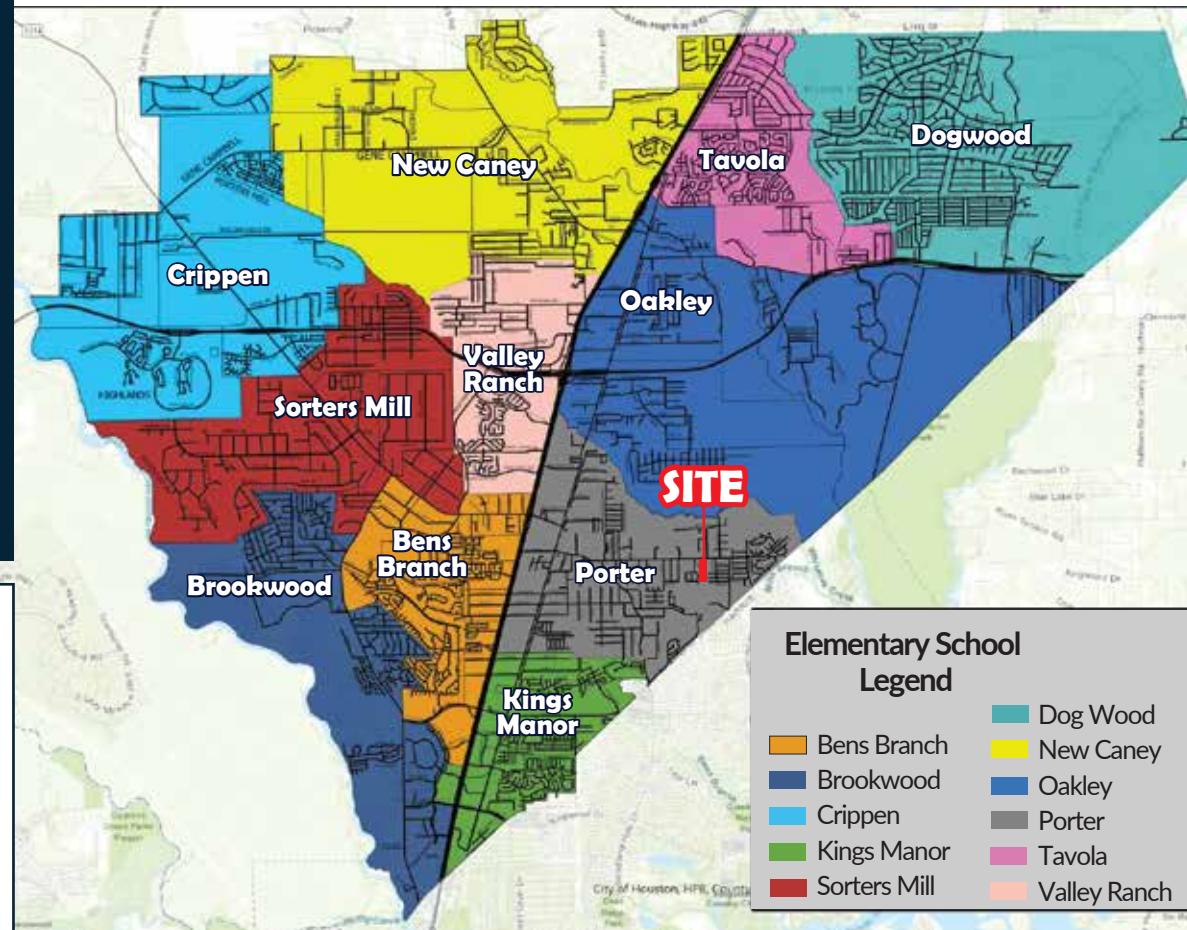
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
EE-5th	9,486	9,876	10,333	10,942	11,545	12,112	12,755	13,367	13,832	14,222
6th-8th	4,429	4,661	4,956	5,075	5,180	5,170	5,222	5,316	5,618	6,087
9th-12th	6,115	6,178	6,257	6,491	6,773	7,079	7,221	7,397	7,530	7,517
TOTAL:	20,030	20,715	21,546	22,508	23,498	24,361	25,198	26,080	26,980	27,826

DISTRICT HIGHLIGHTS



- Texas District of Innovation
- 1:1 program provides Chromebooks to students K-12
- Over 20 Leading Career and Technical Education programs
- Elementary two-way dual language program
- Elementary IB and STEM programs
- Extensive dual credit, college credit programs including the Infinity Early College High School
- Teacher pay in top quartile in Houston area

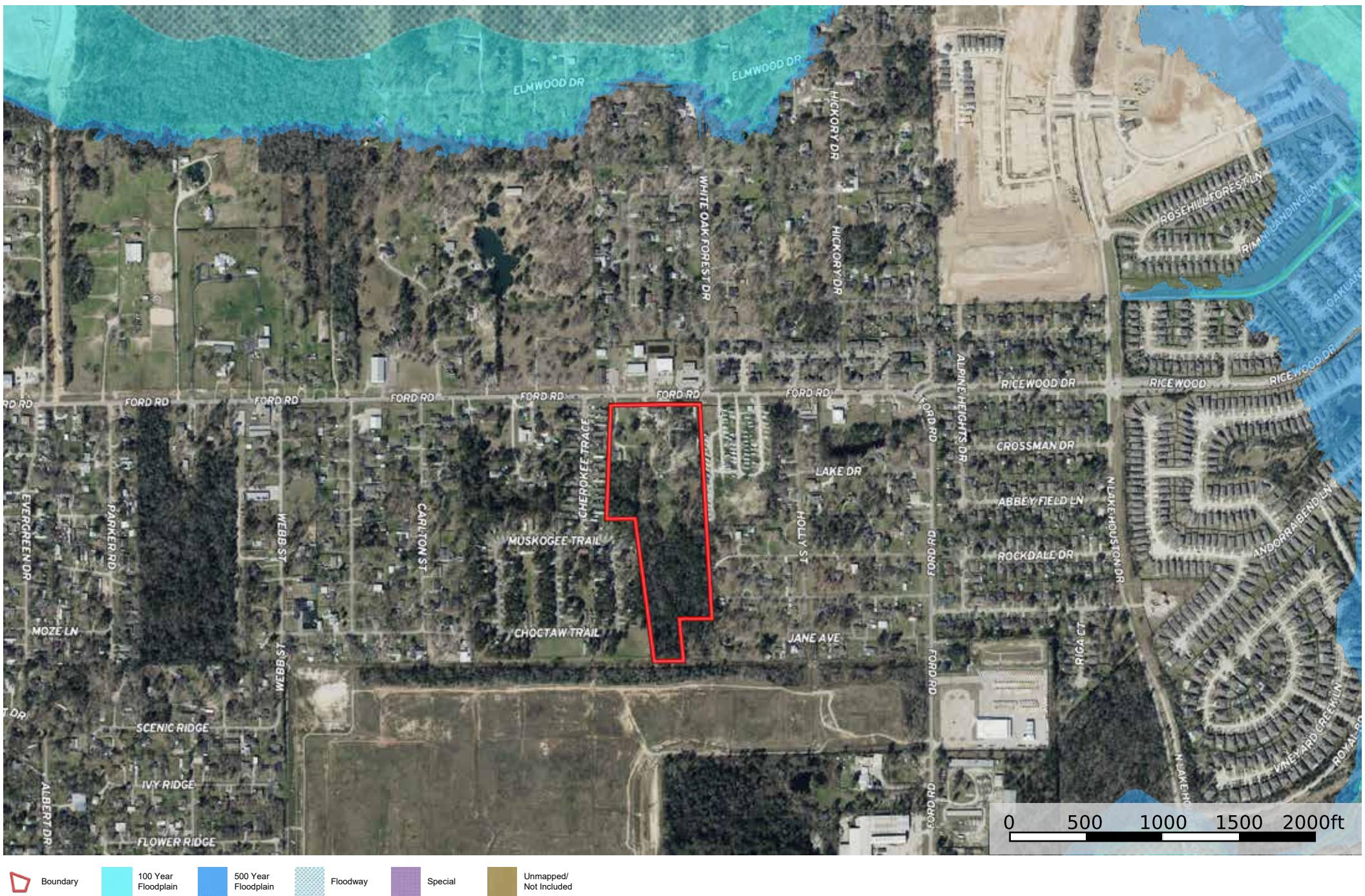
ELEMENTARY ZONING MAP

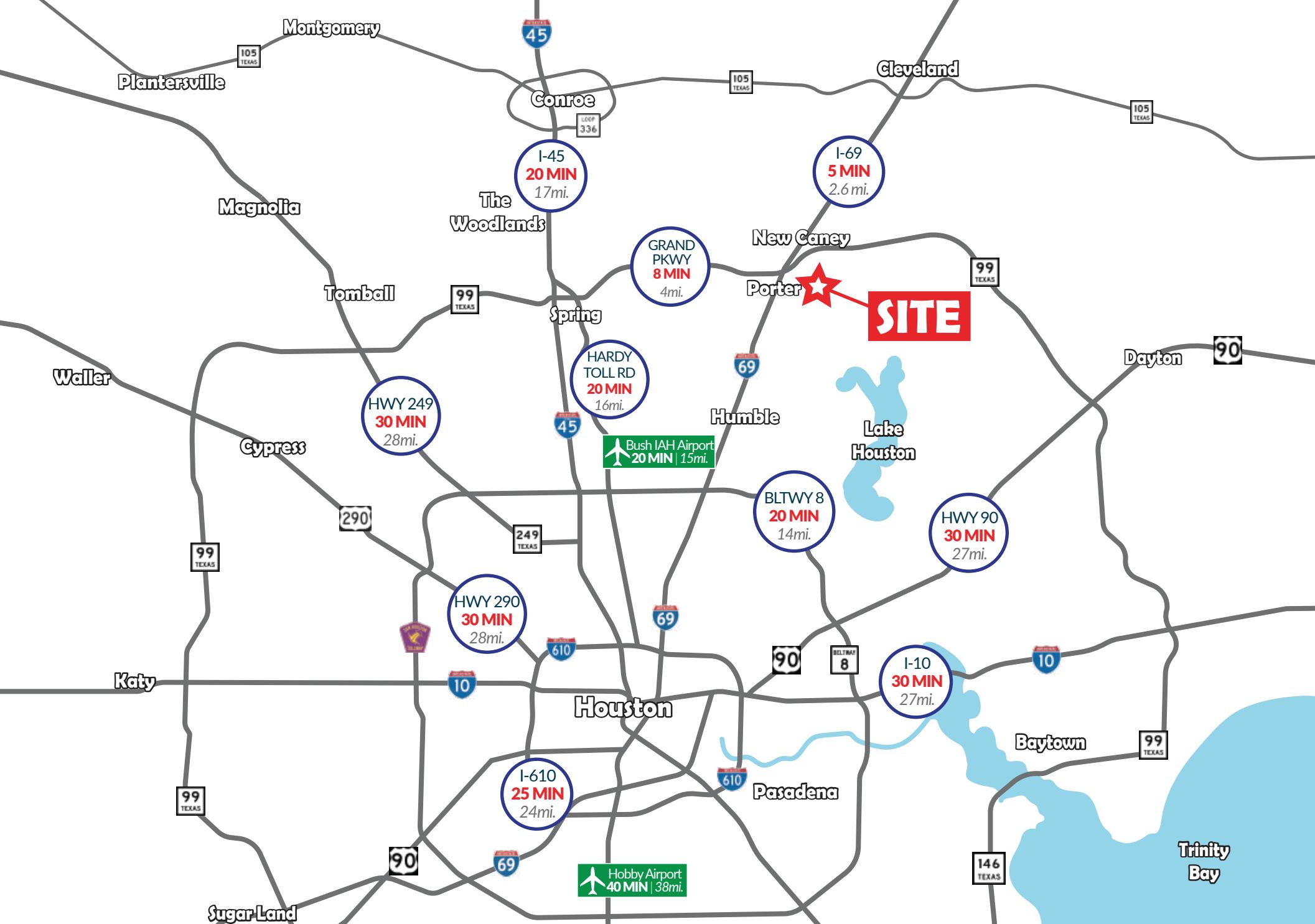


DISTRICT STATS

- 11 existing elementary schools with 1 under construction
- 1 new elementary school slated to be contained within this proposed residential development
- 4 middle schools
- 4 high schools







Information About Brokerage Services

 **Equal Housing Opportunity**

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. **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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone
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