

±0.8867 AC
GROUND LEASE OPPORTUNITY

NWC FM 1314 & Mills Rd | Porter, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 23177 FM 1314
Porter, TX 77365

Size: ±0.8867 AC

Price: Call For Pricing

HIGHLIGHTS:

- Ground lease opportunity located at a hard corner, signalized intersection
- Ideal location for QSR, carwash, medical or daycare use
- Frontage along FM 1314, one of the fastest growing corridors in the Houston MSA
- Easy access to US-59 & the Grand Parkway
- Close proximity to Porter High School and Sorters Mill Elementary School

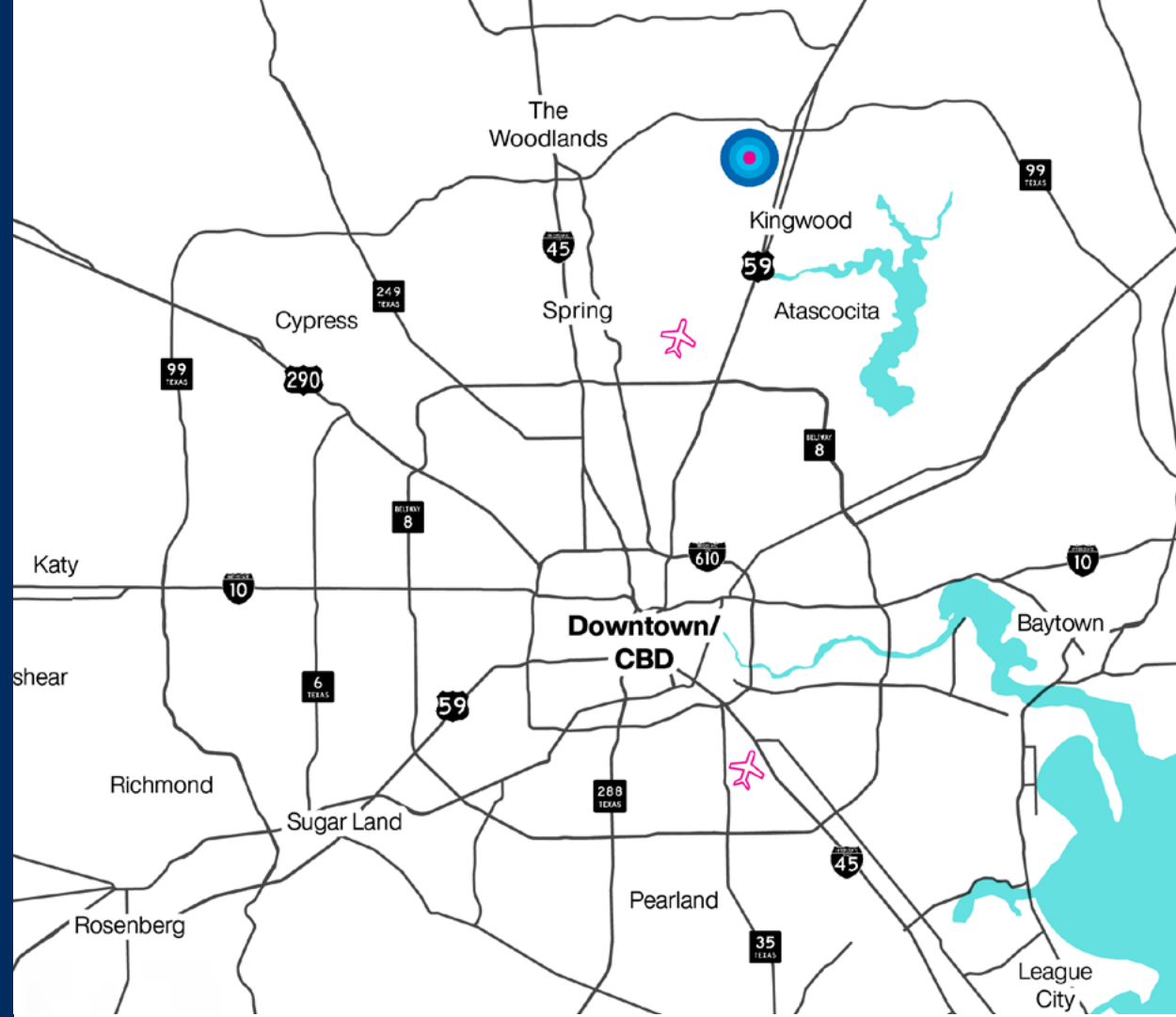
TRAFFIC COUNTS:

FM 1314: 23,864 CPD '23

Sorters Rd: 10,716 CPD '23

2024 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	3,072	40,372	97,409
Daytime Pop.	1,380	21,202	56,079
Avg HH Income	\$162,295	\$144,794	\$129,580



LOWE'S
Distribution Center

East Montgomery County Industrial Park

Walmart Distribution Center

IOS

JMM J Maly

WOODMARK

Gene Campbell Rd

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

Valley Ranch

Kroger **HOBBY LOBBY** **sam's club**

PETSMART **TJ-MAXX**

Burlington **SALLY**

CINEMARK **MATTRESS FIRM** **Party City**

GNC **ups** **TACO BELL** **FIVE GUYS**

chili's **SportClips** **Chick-fil-A**

Wendy's **SUPERCUTS**

Holiday Forest
80 Lots

Caney Creek
28 Lots

Pine Brook Village
23 Lots

Trinity Way
84 Lots

Post Oak Estates
220 Lots

Walmart **BR**

McDonald's **DUNKIN'**

59

Travola
2,500 Lots

Wildwood Forest

Airport Acres

Golden Trails
183 Lots

North Houston Airport

Harvest Pond Acres

DOLLAR GENERAL

1314

Denny's **Southern Maid**

PORTER SMILES DENTAL **MECKKA** **McDonald's**

RE/MAX **SONIC** **Shell**

Mixed-Use Development Coming Soon

Silver Trails
196 Lots

River Hollow
92 Lots

Brookshire Brothers **Foodtown**

SUBWAY **TACO BELL** **CHICKEN WALKER** **Walgreens**

Green Oaks

Monty Oaks
106 Lots

99 TOLL

The Highlands
±2,700 Acres
10,000 Proposed Homes

H-E-B OWNED PARCEL
Cumberland Crossing
315 Lots

Cumberland Crossing
367 Lots

Timberland North
571 Lots

Over 1 Million SF of Retail, Dining & Entertainment Space

New Caney High School

LOOP 494

99 TOLL

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

69

59

Oakley Elementary

Freeway Oaks
192 Lots

Porter High School

Riverwalk
1,126 Lots

Summer Hills
734 Lots

Oak Shadow
766 Lots

Walmart

THE HOME DEPOT

1314

SITE

North Porter Business Park

Fatherine Dr

23,864 CPD '23



The Food Zone Food Truck Park



Porter Fire Dept.

DOLLAR GENERAL

Sorters Mill Elementary

10,716 CPD '23

Sorters Rd

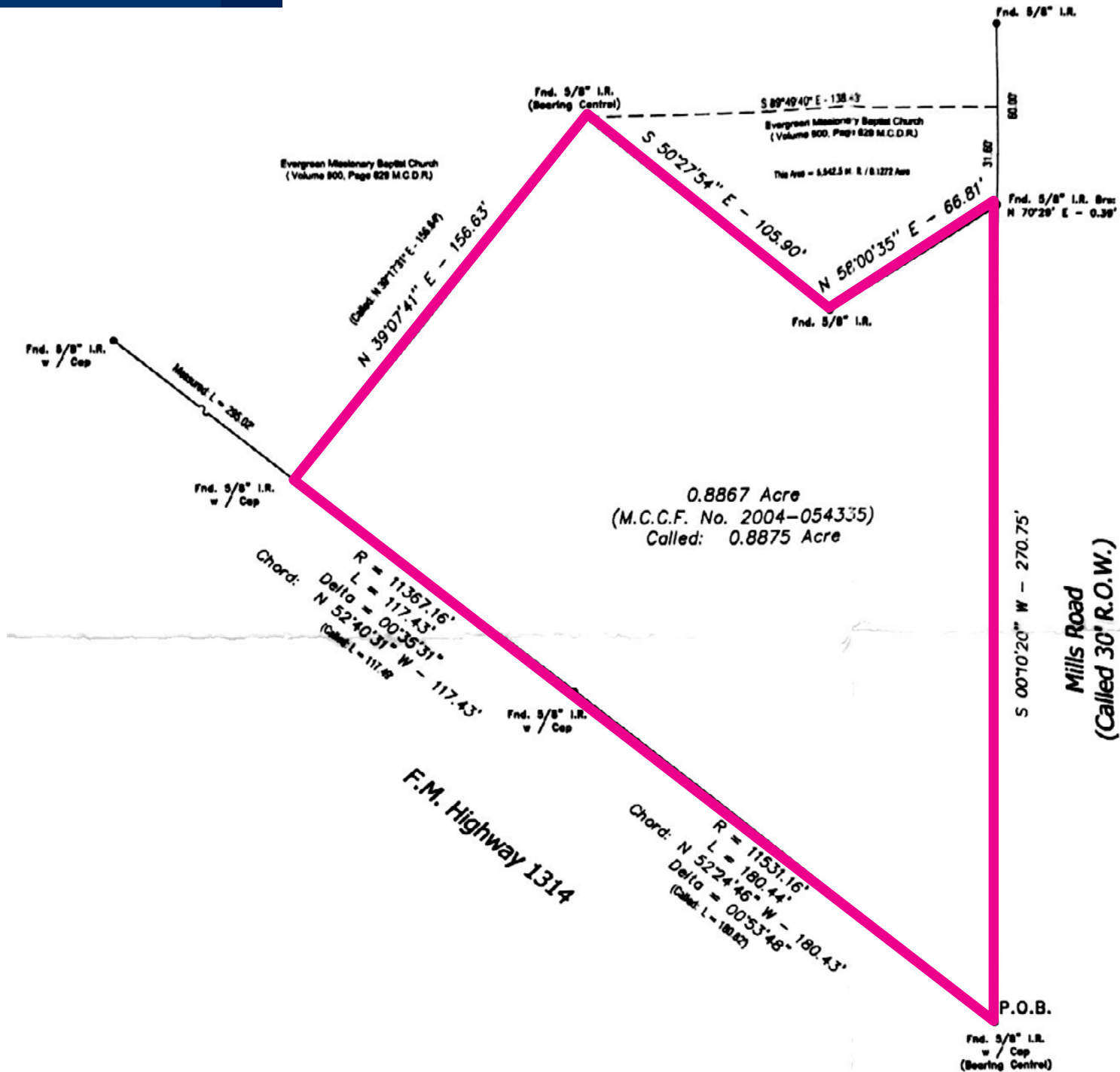
Andrew Ln

Porter Business Park



SITE







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
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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