



6 ACRES FOR SALE

20727 Baldwin Ln, Porter, TX 77365



JUAN C. SANCHEZ
Managing Principal



M 832.607.8678
O 281.407.0601



Juan@SenderoGroup.net



SENDERO
REAL ESTATE



PROPERTY DETAILS

Position your next project in one of the fastest-growing corners of Greater Houston. This 6-acre tract gives you room to build without compromise, whether you're planning a contractor yard, office/warehouse, flex space, self-storage, or an investment hold. Located right next to the "Valley Ranch" development, one of Houston's fastest growing master planned communities and home of Valley Ranch Town Center which is a mixed use development and has over 1M square foot of retail. The property sits just minutes from US 59/I-69, with quick connections to the Grand Parkway/99, Kingwood, New Caney, and Humble. The surrounding area continues to boom with new rooftops, retail, and infrastructure, making this a smart buy whether you're ready to break ground or want to land bank in a market on the rise.

LOCATION INFORMATION

LOCATION	Baldwin Ln, North of FM1314 West of 1-69, South of 99/Grand Parkway
SUBMARKET	Valley Ranch
SIZE	6.006 acres
PRICE	\$120,000/acre; \$720,000
UTILITIES	Served by Porter SUD
FLOOD PLAIN	Not in the flood plain
TAX RATE	1.8855%
SCHOOLS	New Caney ISD
USE	Industrial, Flex, Yard
LEGAL	S846003 - ROUSE C H 03, LOT 87,88, ACRES 6.006

PROPERTY HIGHLIGHTS

CONVENIENTLY LOCATED 1/2
MILE NORTH OF FM 1314

2 MIN FROM VALLEY RANCH
PKWY WHICH WAS RECENTLY
EXPANDED TO 4-LANES PLUS A
TURN LANE

TWO MILES TO I-69 WITH
OVER 100K-VPD

SERVED BY PORTER SUD

SURROUNDED BY NEW VALLEY
RANCH DEVELOPMENTS
COMING ONLINE

GREAT DEMOGRAPHICS IN THE
AREA

VASTLY GROWING CORRIDOR

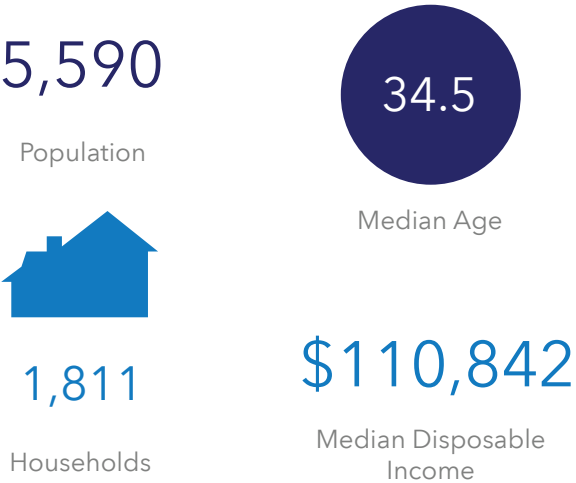
NO FLOOD PLAIN

UNRESTRICTED LAND IDEAL
FOR INDUSTRIAL
DEVELOPMENT

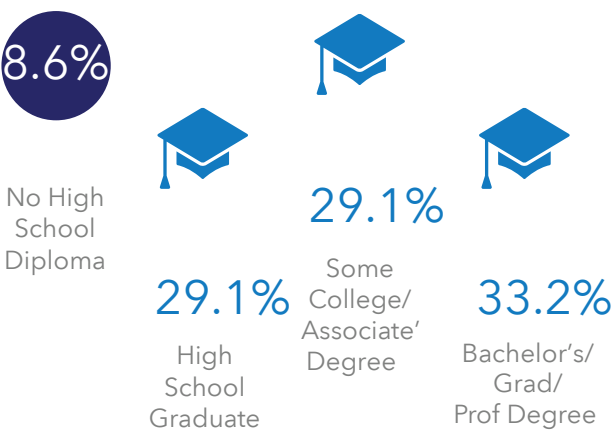
DEMOGRAPHIC SUMMARY

20727 Baldwin Ln
Ring of 1 mile

KEY FACTS



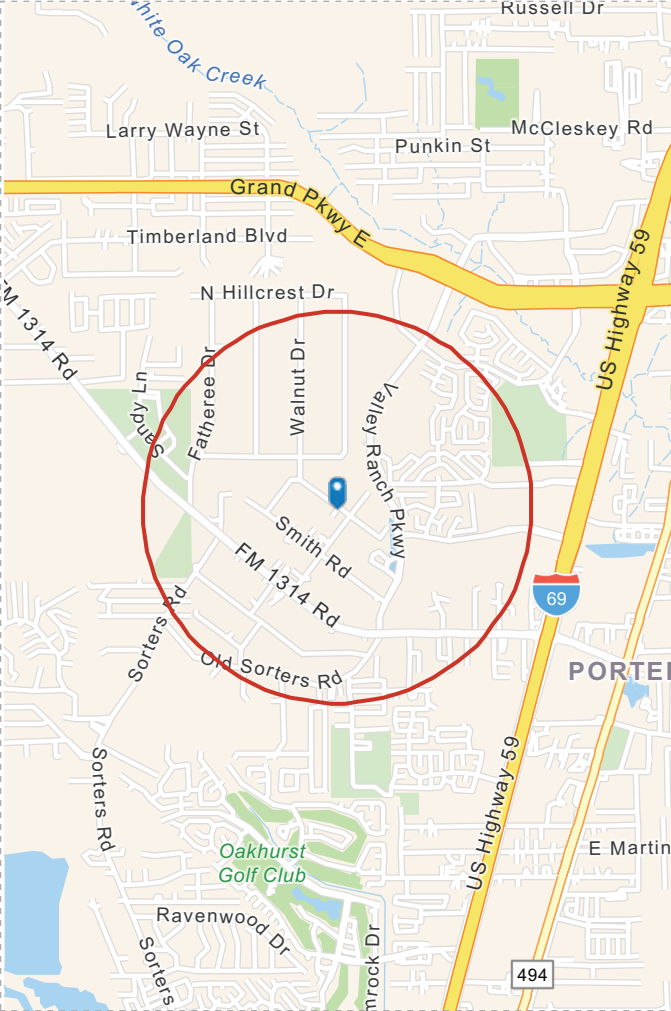
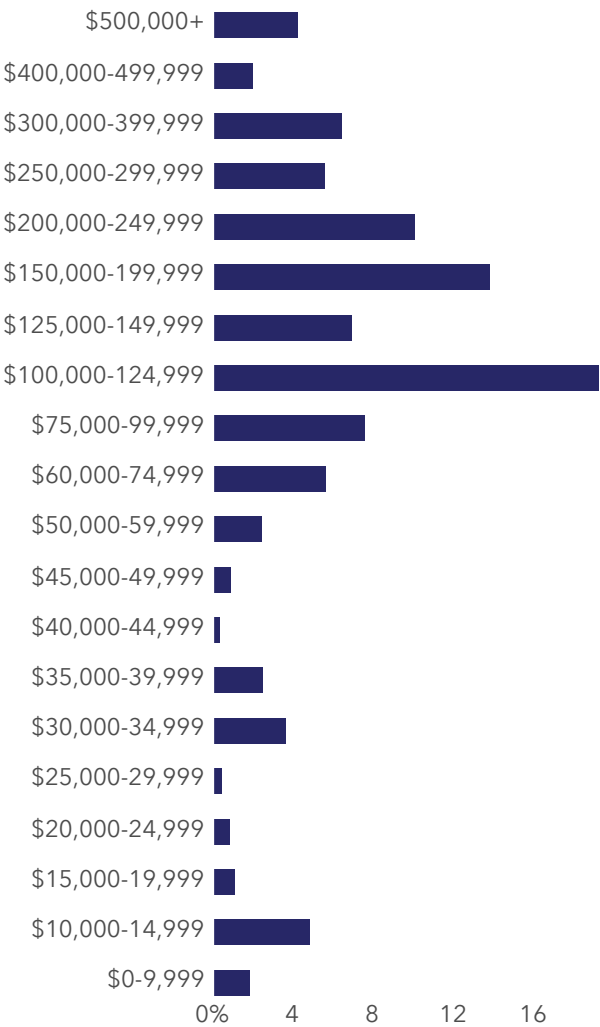
EDUCATION



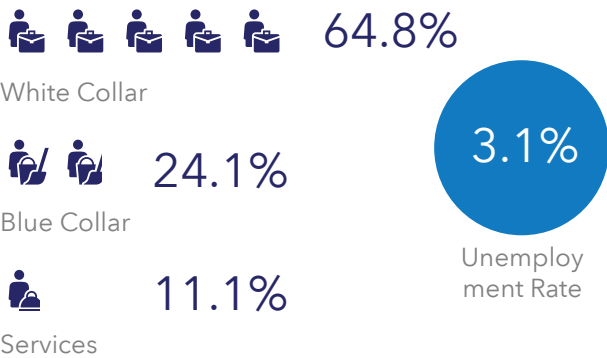
INCOME



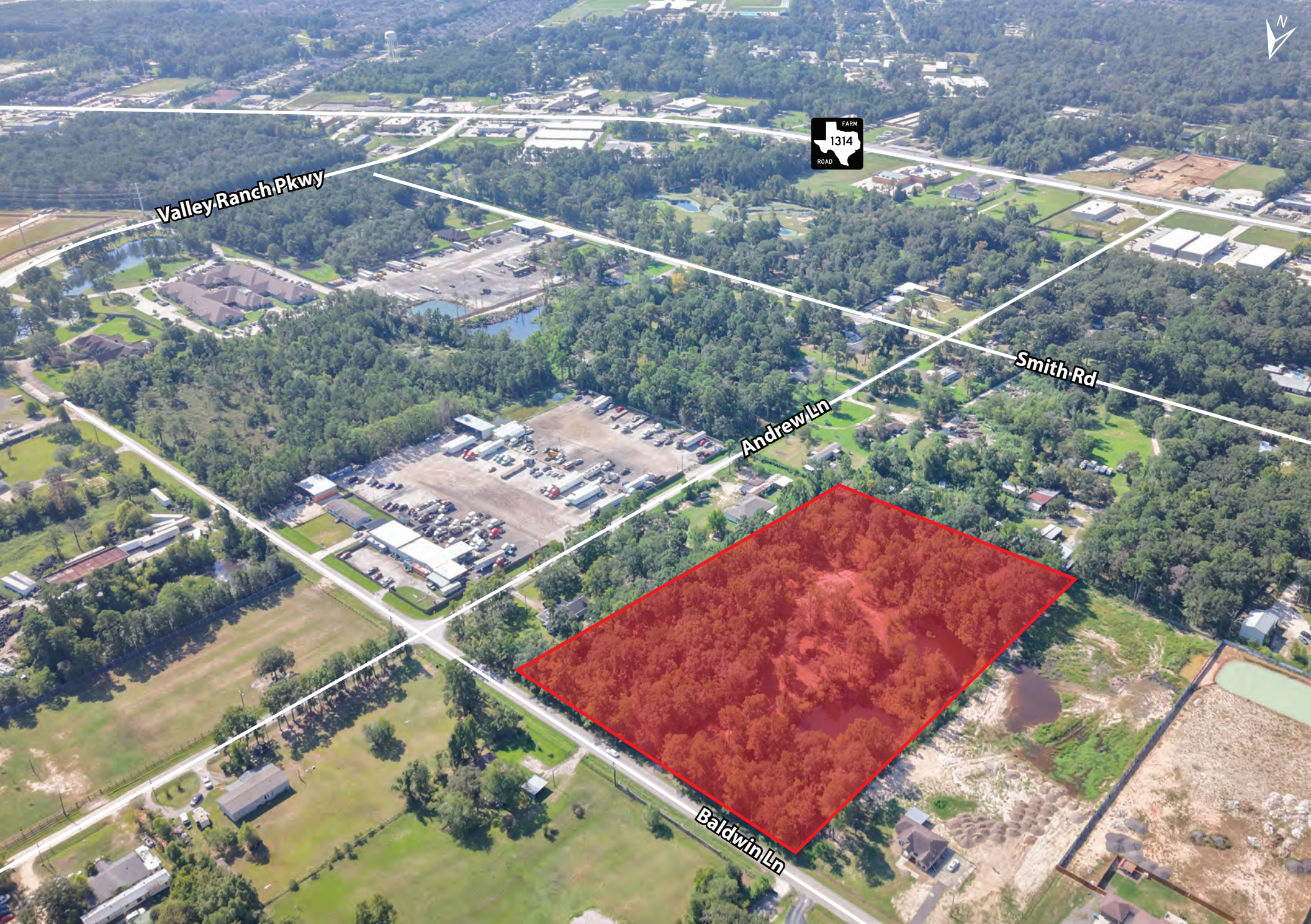
HOUSEHOLD INCOME



EMPLOYMENT







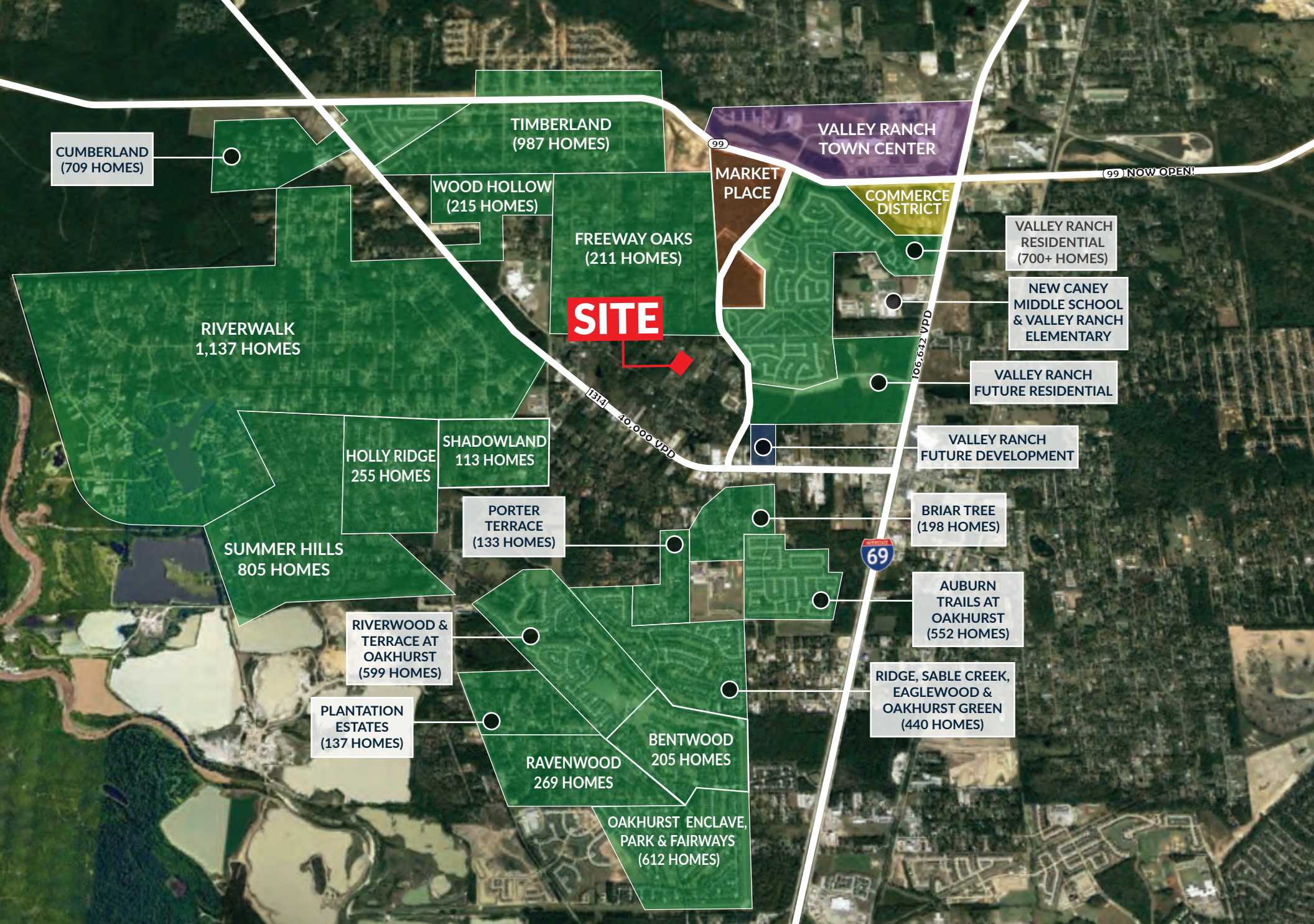
Valley Ranch Pkwy



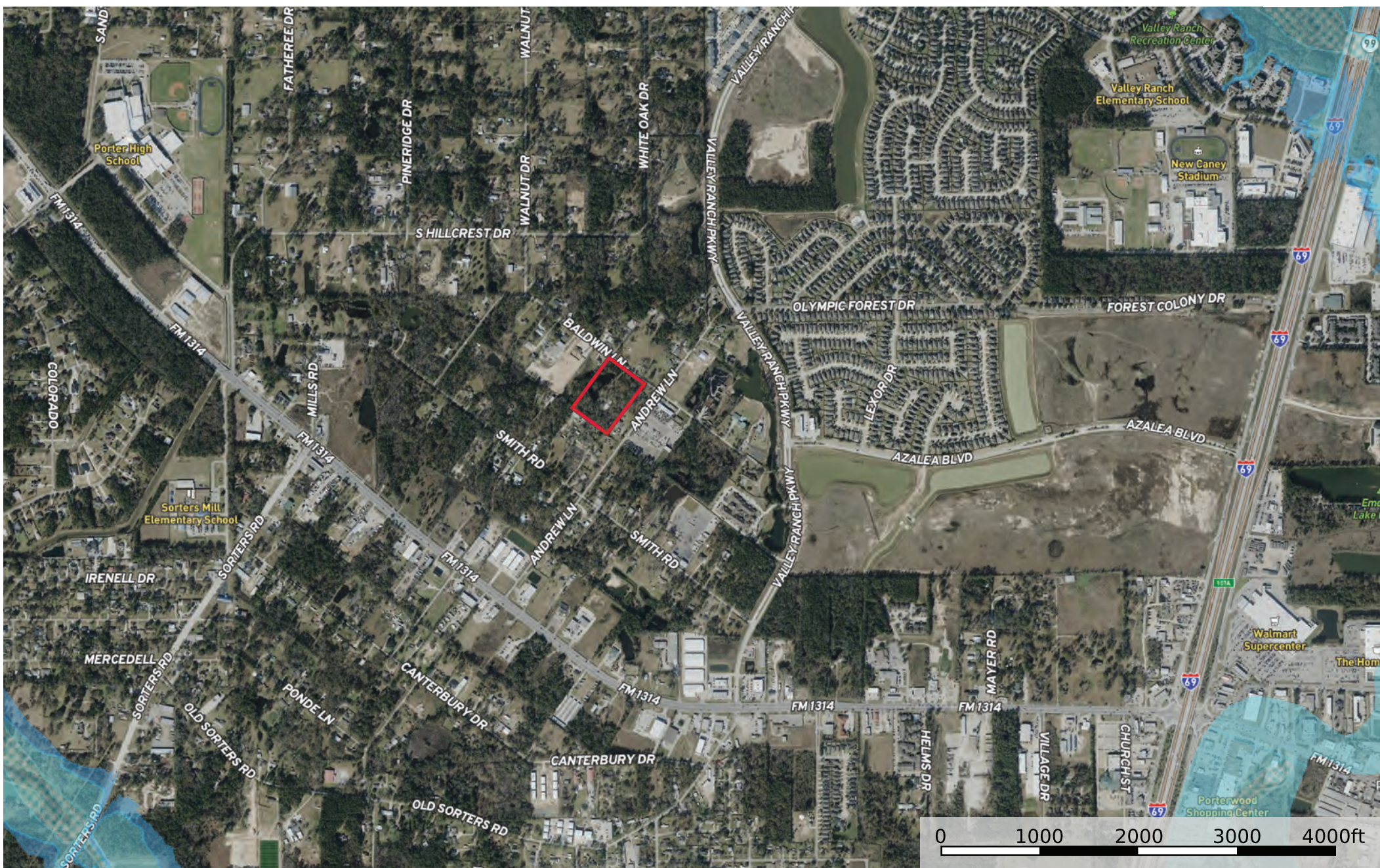
Smith Rd

Andrew Ln

Baldwin Ln











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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

SENDERO REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010551 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
JUAN C. SANCHEZ Designated Broker of Firm	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 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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