



## PROFESSIONAL OFFICE ON 3.75 ACRES FOR SALE

19276 FM 1485 Road,  
New Caney, Texas 77357



**DEVIN BAKER**

Broker Associate

(832) 631-9294

Devin@SenderoGroup.net



**SENDERO**  
REAL ESTATE



# PROPERTY INFO

19276 FM 1485  
New Caney, TX



Professional office available on 3.75 acres just north of Valley Ranch and the Grand Parkway. Located on a heavily traveled thoroughfare between I-69 and Hwy 242 and Conroe, FM 1485 boasts 15,506-VPD at the entrance to the property. The office layout includes both reception and coffee areas, an 8-10 person conference room, nine regular offices, two corner executive offices, a 34x25' training room, and a large break room. The property has 260' of frontage with a gated and columned entry. There is no flood plain, and the building is served by New Caney MUD and ATT Fiber. The adjoining 9.78 acres is also available providing an additional 451' of frontage.

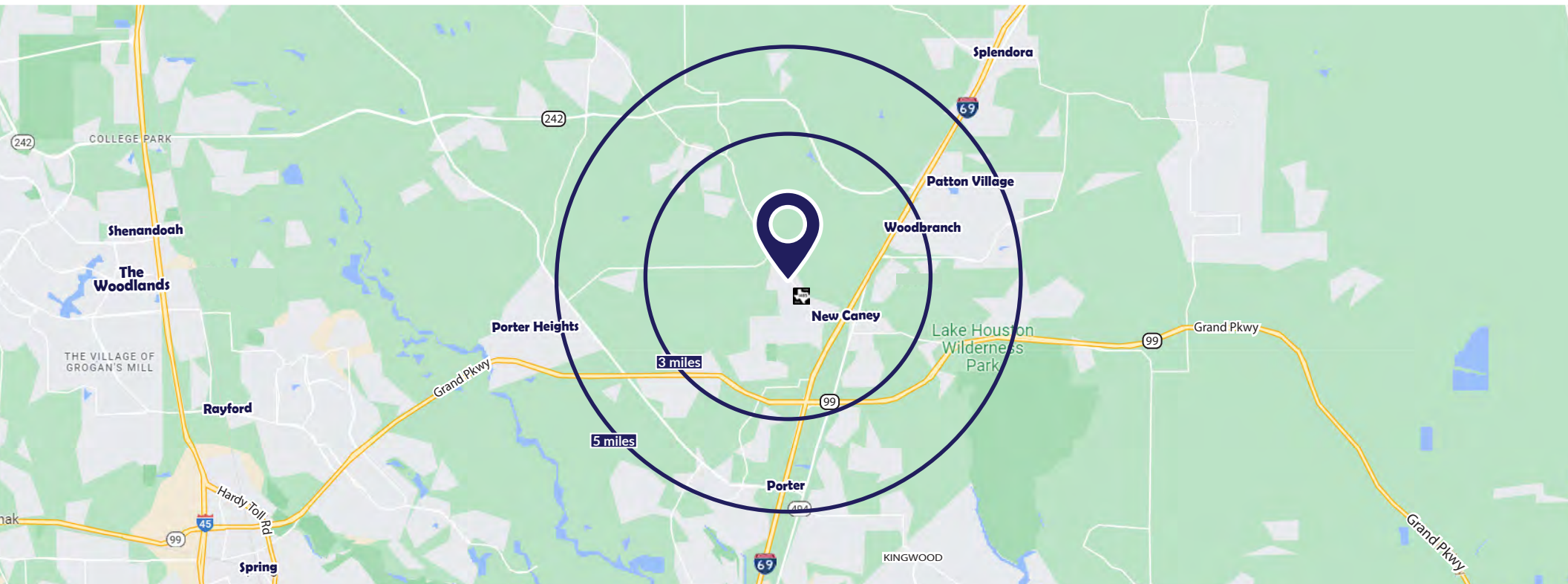
## LOCATION

LOCATION	LOCATION FM 1485, SW OF HWY 59/I-69, SE of GENE CAMPBELL
BUILDING	5,560 SF OFFICE + 400 SF WORKSHOP
LAND	3.75± ACRES (TOTAL 13.5± ACRES AVAILABLE)
FLOOD PLAIN	NONE (ZONE X)
PRICE	\$1.25M
UTILITIES	New Caney MUD
TAX RATE	2.2491% (2023)

## PROPERTY HIGHLIGHTS

- ⊕ LOCATED ON ONE OF TWO MAJOR CONNECTORS BETWEEN CONROE AND HWY 59/69
- ⊕ 1.5 MILES TO FREEWAY AND 3.5 MILES TO GRAND PKWY AND VALLEY RANCH (HOUSTON'S FASTEST GROWING MPC)
- ⊕ 260' FRONTAGE ON FM 1485 WITH 15,506-VPD
- ⊕ UNINCORPORATED MONTGOMERY COUNTY / NO RESTRICTIONS
- ⊕ OPPORTUNITY ZONE
- ⊕ UTILITIES VIA NEW CANEY MUD
- ⊕ NO FLOOD PLAIN

# DEMOGRAPHICS



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,206	21,803	53,893
Households	727	7,183	17,835
Median Home Value	\$356,722	\$321,624	\$259,768
Average Household Size	3.1	3	3
Owner Occupied Housing Units	590	5,917	15,302
Renter Occupied Housing Units	223	2,181	4,736
Median Age	35.8	35.5	35.9
Average Household Income	\$83,579	\$95,505	\$102,022
Employees	362	7,180	13,707
Businesses	62	637	1,505



**53,893**  
POPULATION



**35.8** MEDIAN  
AGE



**3.1** AVERAGE  
HH SIZE

**\$102,022**  
AVG HH INCOME



**1,505**  
TOTAL  
BUSINESSES



**13,707**  
TOTAL  
EMPLOYEE



# EXTERIOR IMAGES

19276 FM 1485  
New Caney, TX



**BUILDING REAR**



**CIRCULAR DRIVEWAY ENTRY**



**400 SF WORKSHOP**



# INTERIOR IMAGES

19276 FM 1485  
New Caney, TX



OFFICE



MEETING ROOM



BREAK ROOM



# INTERIOR IMAGES

19308 FM 1485  
New Caney, TX



COFFEE BAR



RECEPTION



CONFERENCE ROOM



# AERIAL IMAGE

19276 FM 1485  
New Caney, TX





# CITY MAP





# LOCATION OVERVIEW

19276 FM 1485  
New Caney, TX

## VALLEY RANCH

Located only 2 miles from Valley Ranch, a 1,400 acre master planned community under development by The Signorelli Co. and is divided into “districts” including: TOWN CENTER, a 1.5 million SF of shopping, dining, and entertainment offerings; ENTERTAINMENT DISTRICT, which holds Cinemark, Randall Reed Stadium, and the future EMCID Conference Center; COMMERCE DISTRICT, a future commercial development with office and retail space; MARKETPLACE, which includes the Gregory Apartments and future walkable retail development; and WELLNESS DISTRICT, a future mixed-use development with high quality health care and wellness spaces.



## KINGWOOD

Located only 3 miles from the heart of Kingwood, a 14,000 acre suburban community located northeast of Houston, TX. It is known for its lush greenery, peaceful neighborhoods, and family-friendly atmosphere. The area offers a variety of recreational activities, including parks, trails, and golf courses. The community is home to a diverse population and a range of local businesses, restaurants, and shops. Kingwood is also known for its strong sense of community and is a popular destination for families and young professionals seeking a comfortable and convenient lifestyle.

## HOUSTON

Located less than 30 minutes from Downtown, Houston is the 4th largest city in the US. Known as the "Space City", Houston is home to NASA's Johnson Space Center. It boasts a diverse population and a thriving economy driven by industries such as energy, healthcare, and technology. The city offers a range of cultural and recreational opportunities, including museums, theaters, parks, and sports teams. Houston is also known for its excellent cuisine, with a variety of restaurants in its culinary scene.







# 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.

11-2-2015



## 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.

<b>SENDERO REAL ESTATE</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9010551</b> License No.	<b>JUAN@SENDEROGROUP.NET</b> Email	<b>281-407-0601</b> Phone
<b>JUAN C. SANCHEZ</b> Designated Broker of Firm	<b>520895</b> License No.	<b>JUAN@SENDEROGROUP.NET</b> Email	<b>281-407-0601</b> Phone
<b>JUAN C. SANCHEZ</b> Licensed Supervisor of Sales Agent/ Associate	<b>520895</b> License No.	<b>JUAN@SENDEROGROUP.NET</b> Email	<b>281-407-0601</b> Phone
<b>DEVIN BAKER</b> Sales Agent/Associate's Name	<b>656289</b> License No.	<b>DEVIN@SENDEROGROUP.NET</b> Email	<b>832-631-9294</b> Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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