



24642 US-59 Porter, TX 77365
Frontage 4.20 Acres of Commercial
Land Offered at \$3,500,000.00 in
Porter, TX 77365

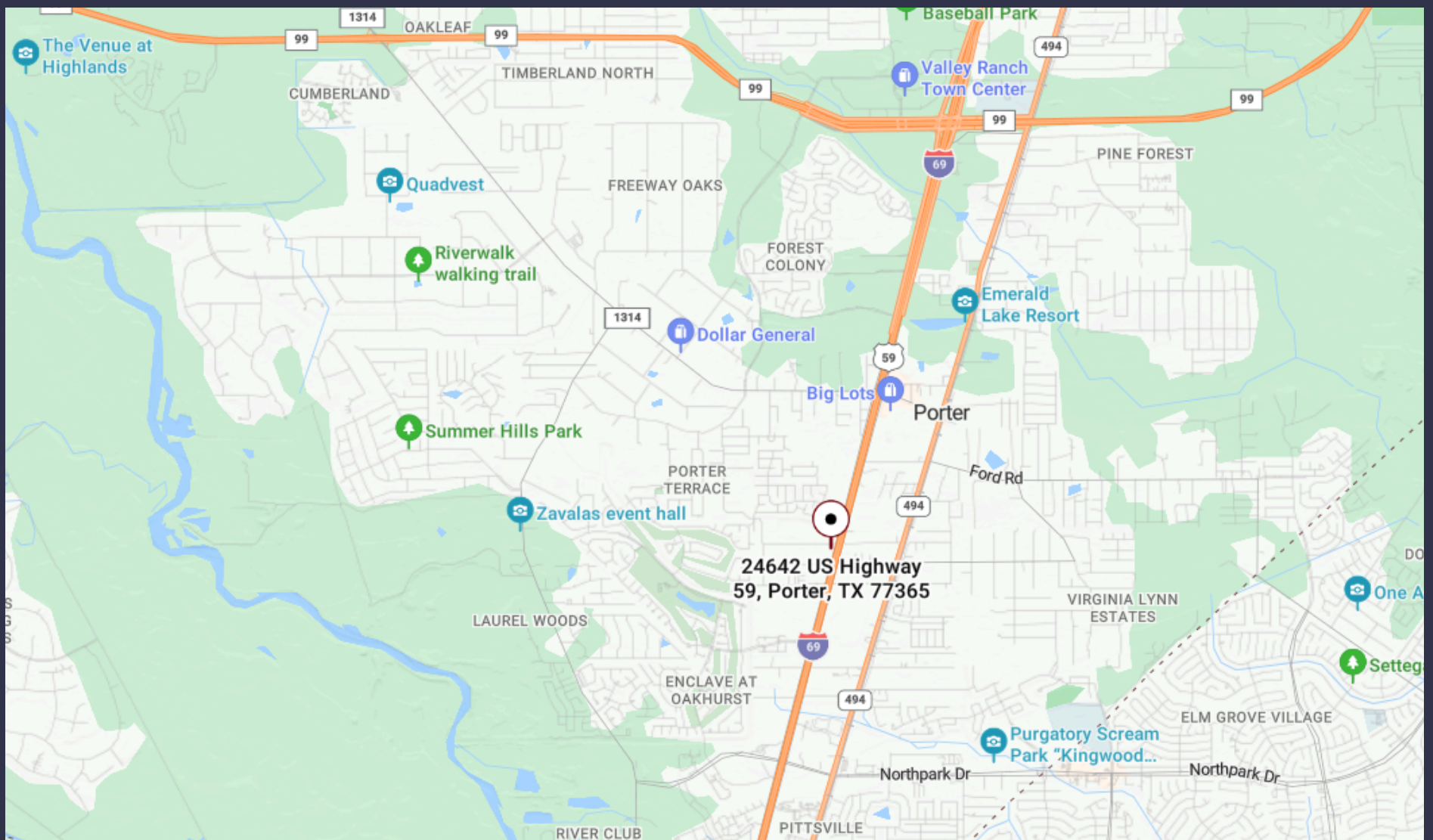
Price offered
\$3,500,000.00

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\$3,500,000.00
Lot Size
4.20 AC

The site benefits from 220 feet of frontage on Highway 59, multiple access points (three roads), heavy stabilized yard, full fencing, 24/7 access. Property is positioned less than 3 miles from SH-99 and is connected to major Hwy.

DESCRIPTION

The property at 24642 US-59, Porter, TX 77365 is a highly visible 4.2 Acres commercial/industrial site with approximately 220 feet of highway frontage and three separate access points, making it ideal for logistics, equipment storage, or business operations requiring high traffic exposure. The lot includes a fully fenced yard, yard with heavy stabilization, providing durability for truck or machinery use. Utilities include city water and sewer, and the site allows for pylon signage, enhancing its business visibility. The property is unrestricted, offering broad development potential, and is located less than 3 miles from the Grand Parkway (TX-99), ensuring convenient regional access.



INVESTMENT HIGHLIGHTS

- 4.2 Acres heavy stabilized yard
- Fully Fenced
- Pylon Signage available
- 220 ft frontage on HWY-59
- 3 Separate road access points. US-59W Martin Dr and W Hammond Dr.
- Less than 3 Miles from Grand Parkway(TX-99)
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EXECUTIVE SUMMARY

The property at 24642 US Highway 59, Porter, TX 77365 is a commercially zoned parcel located in the Timberlane Acres Section 1 subdivision in Montgomery County, Texas. Positioned directly along the busy US-59 corridor, the site offers high visibility, easy access, a consideration for future development. Its classification is commercial and can support a wide range of potential business uses.

PROPERTY FACTS

Price	\$3,500,000.00
Property Subtype	Commercial
Sale Type	Investment
Proposed Use	Commercial
No. Lots	
Total Lot Size	4.20 AC
Property Type	Land

TEXCOM REALTY



281-354-1299

