

OFFERING MEMORANDUM

24540 FM 1314,
PORTER, TX 77365

Fully built-out medical office is ideally situated on FM 1314 in Porter, TX, just minutes from I-69 and the Grand Parkway (SH-99). Positioned on approximately 1.94 acres, the property offers excellent visibility, easy access, and ample parking for patients and staff.

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PROPERTY SUMMARY

24540 FM 1314, PORTER, TX 77365

SALE PRICE: \$3,900,000

BUILDING CLASS: B

PROPERTY TYPE: Office

BUILDING SIZE: 5,000 SF

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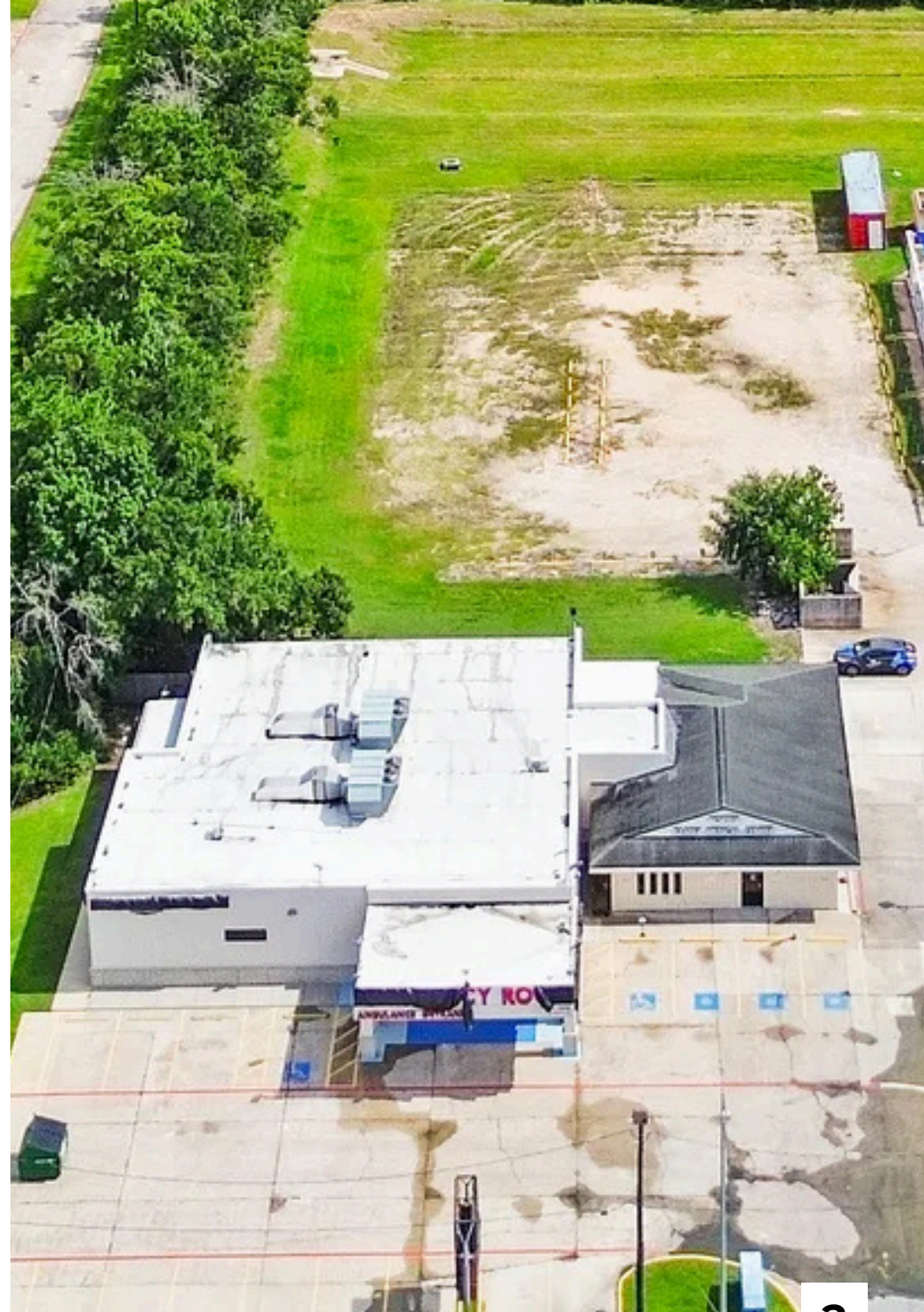
The existing structure is move-in ready, featuring a functional layout with exam rooms, a waiting area, reception, and private offices—making it well-suited for general practitioners, urgent care, dental offices, or specialty practices.

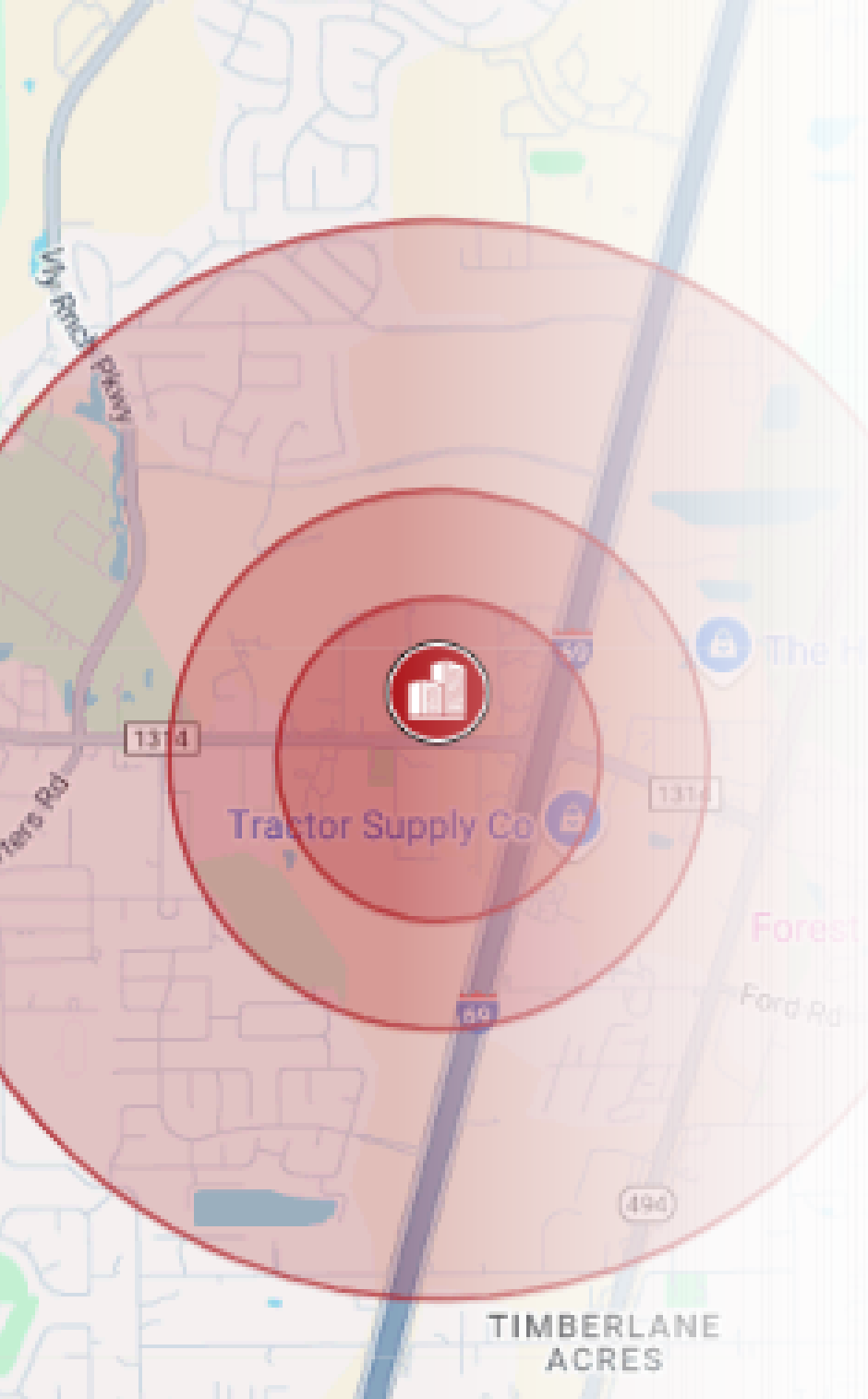


PROPERTY HIGHLIGHTS

Ready-to-Use Medical Office – High-Traffic Area

- ±1.94-acre site with excellent frontage on FM 1314
- 1 control/1 electrical room
- Fully built-out medical office with exam rooms, reception, and private offices:
 - 4-5 storage rooms (linen room/janitor room)
 - 1 lab room
 - 1 RR
 - 1 staff/break room
 - 1 supply room
 - 2 staff restrooms
- Move-in ready for general practice, urgent care, dental, or specialty use
- High-visibility location with strong traffic counts
- Just minutes from I-69 and Grand Parkway (SH-99)
- Ample parking and easy patient access
- Located in a rapidly growing residential and commercial corridor
- Ideal for owner-user or investment opportunity





AREA OVERVIEW

Located on FM 1314 in Porter, TX, just minutes from I-59, I-45 and the Grand Parkway, this property offers prime access in a fast-growing area. Surrounded by new residential and commercial development, it's an ideal location for business expansion or investment.

	0.3 Miles	0.5 Miles	1 Miles
Total households	101	327	2,055
Total population	267	895	6,168
Persons per household	2.6	2.7	3
Average household income	\$166,479	\$158,863	\$144,734
Average house value	\$305,852	\$293,478	\$280,408
Average age	37	37	36
Average age male	36	36	35
Average age female	38	38	37

RETAILER MAP



An aerial photograph of a commercial property. A red outline highlights a specific area within the property, which appears to be a mix of paved and grassy land. The surrounding area includes a large parking lot, several commercial buildings, and a dense line of trees. In the background, there's a residential area with houses and a golf course.

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