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# 14.3± ACRES FOR SALE

23301 FM 1314  
 Porter, TX 77365







## PROPERTY DETAILS

This 14.3± acre tract is located on FM 1314 and is only 2.5 miles to 99/Grand Pkwy, and only 1.5 miles to Hwy 59/I-69. FM 1314 is a busy retail thoroughfare and carries over 35k-VPD. The site is nearby Valley Ranch development, which is Houston's fastest growing master planned community and retail corridors. This tract can be utilized for many uses including multi-family, BTR, mixed-use, medical, and retail. The site has no flood plain and can be served utilities by nearby MUD/SUD districts. The tract has 635ft of frontage along FM 1314 and has dual access on Smith Rd with 415ft of frontage. The adjoining 2.86 acres is also available for sale providing over 845ft of total frontage.

## LOCATION INFORMATION

LOCATION	FM 1314, WEST OF VALLEY RANCH PKWY, EAST OF SORTERS RD
SIZE	14.3± ACRES
FLOOD PLAIN	NONE
PRICE	CALL FOR PRICING
UTILITIES	CAN BE SERVED BY NEARBY MUD/SUD
TAX RATE	2.0675%
USES	Multi-Family, Retail, Mixed-Use, Industrial

## PROPERTY HIGHLIGHTS

- ⊕ LOCATED ON ONLY 2.5 MILES TO 99/GRAND PKWY AND 1.5 MILES TO HWY 59/I-69
- ⊕ SITUATED ON BUSY FM 1314 WITH 40,000- VPD
- ⊕ NO FLOOD PLAIN
- ⊕ CAN BE SERVED UTILITIES BY NEARBY MUD/SUD
- ⊕ DUAL ACCESS WITH 635' OF FRONTAGE ON FM 1314 & 415' OF FRONTAGE ON SMITH RD
- ⊕ SITE IS NEARBY THE VALLEY RANCH DEVELOPMENT, WHICH IS HOUSTONS' FASTESTS GROWING MASTER PLANNED COMMUNITY
- ⊕ TRACT CAN BE UTILIZED FOR MANY USES INCLUDING MULTI-FAMILY, BTR, MIXED USE, MEDICAL, AND RETAIL.

# DEMOGRAPHIC SUMMARY

23251 FM 1314 Rd

Drive time of 15 minutes

## KEY FACTS

156,401

Population



55,255

Households

36.3

Median Age

\$79,334

Median Disposable Income

## EDUCATION

9.5%

No High School Diploma



24.8%

High School Graduate



32.5%

Some College/Associate's Degree



33.1%

Bachelor's/Grad/Prof Degree

## INCOME



\$96,055

Median Household Income



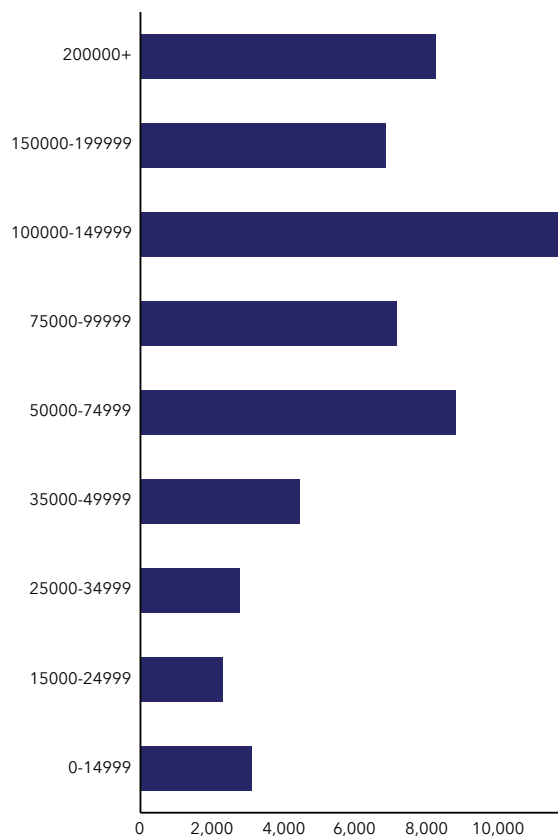
\$43,813

Per Capita Income

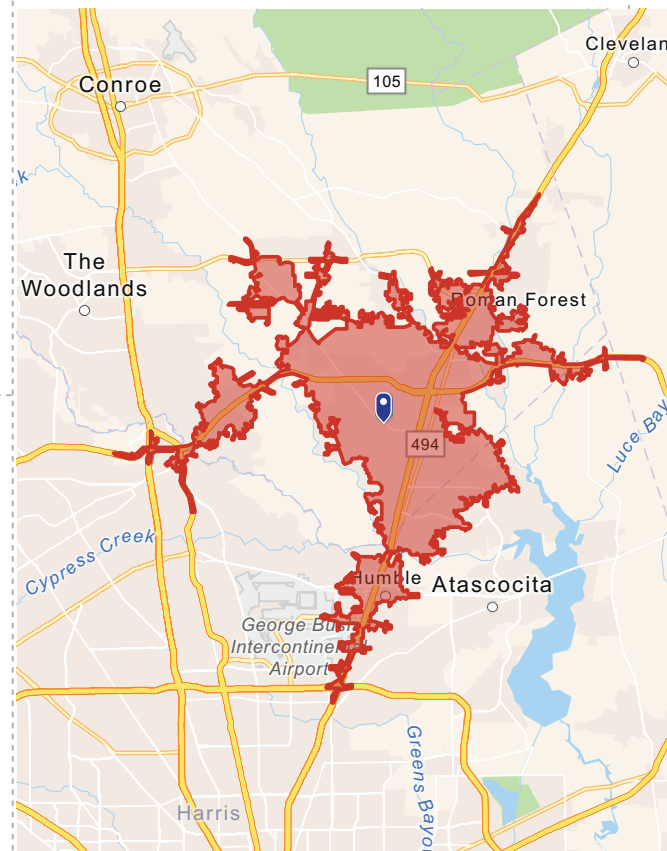


\$297,137

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

64.9%



Blue Collar

24.0%



Services

13.8%

3.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri



\* THE HIGHLANDS  
4,000 ± HOMESITES

**COMING  
SOON**



99  
TEXAS

**Grand Pkwy**



**MIXED USE  
DEVELOPMENT  
COMING SOON**



**Sorters Rd 9,000-VPD**

**SITE**

**Smith Rd**

**40,000-VPD**





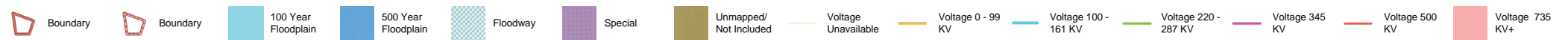




















# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

\_\_\_\_\_  
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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