



## Properties for Sale

1 24255 US 59, Porter, TX 77365



### Property Details

Price	\$3,349,000
No. Unit	0
Total Lot Size	4.68 AC
Property Type	Land
Status	Active

### Broker Information

 Tim O'Neill  
(713) 289-0499

### Property Notes

### Sale Notes

PRICE REDUCTION, SELLER MOTIVATED.  
CLEARED WITH DETENTION IN PLACE AND ENGINEERING PLANS COMPLETED. TXDOT CURB CUT ALREADY APPROVED.

### Property Description

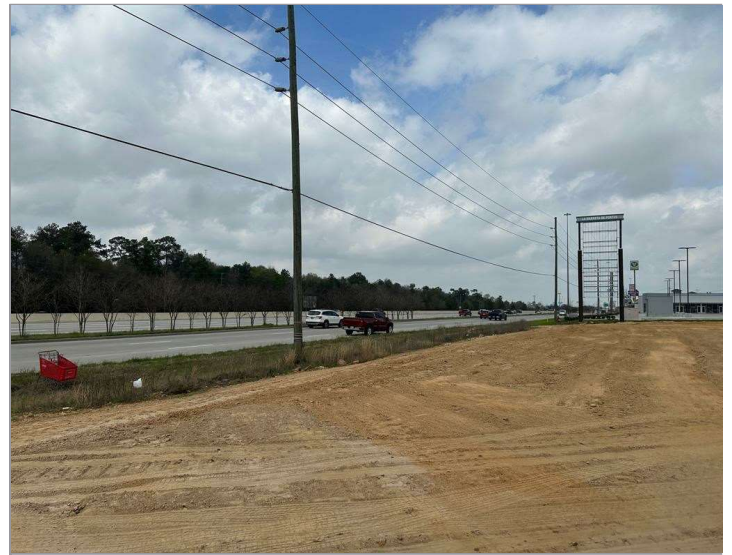
Situated along Highway 59N in Porter, TX, this expansive 4.6-acre parcel boasts prime positioning, is located 2.5 miles north of Kingwood, and is equal distance from the Highway 99 Grand Parkway extension. Offering approximately 343 feet of highway frontage and additional access from the NE corner of the lot, via Loop 494. This property presents an exceptional opportunity for commercial development, catering to a variety of ventures including retail outlets, hotels, pad sites, and more, complementing the potential for mixed-use opportunities. Moreover, the vicinity is enriched with major establishments such as Wal-Mart, Home Depot, Lowes, and various other significant developments, enhancing the area's allure and economic prospects.

General Description

### Highlights

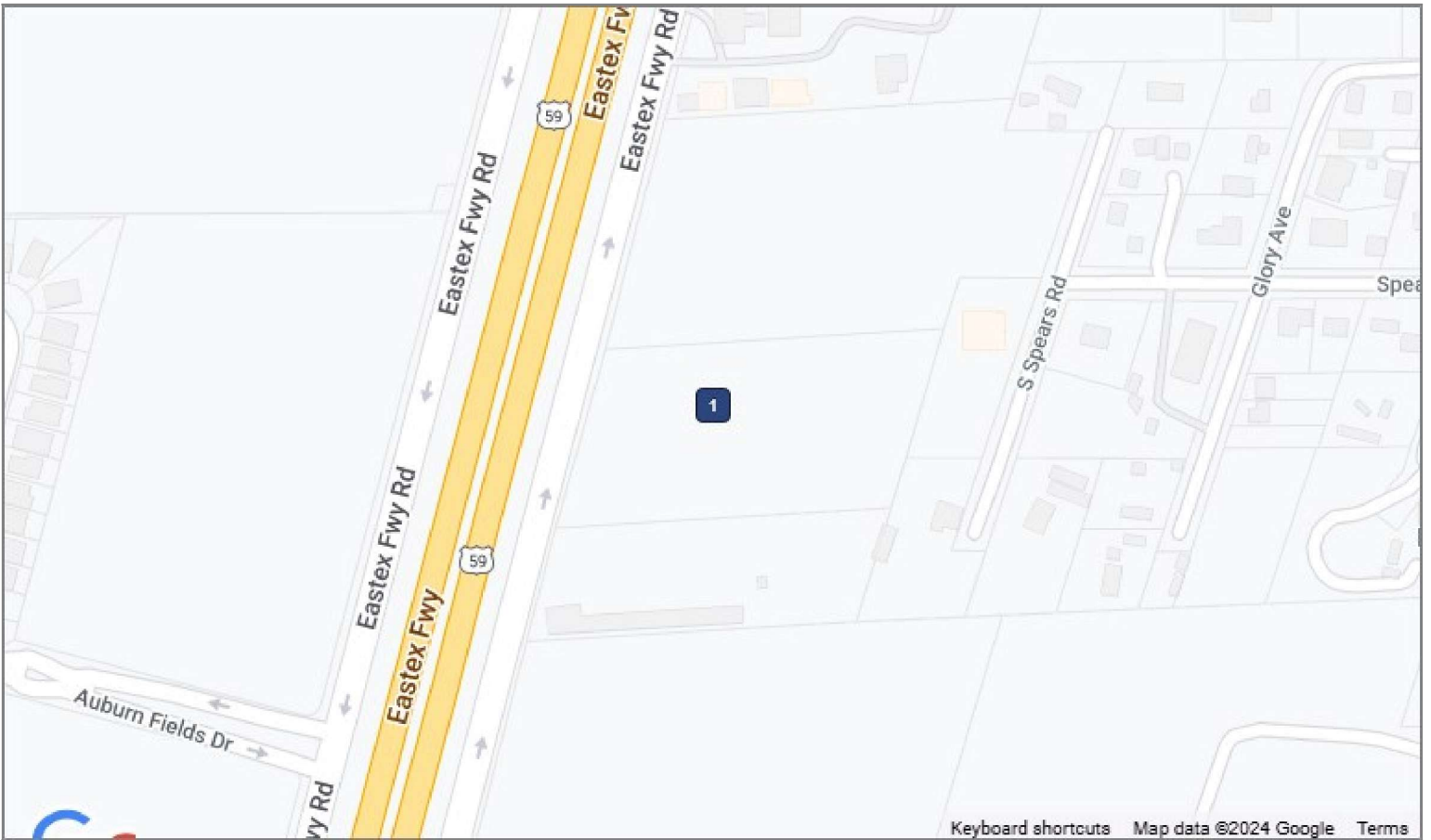
HEAVY TRAFFIC	DETENTION ALREADY IN PLACE	PERMITS PULLED
TXDOT APPROVED CURBCUT.		

### Photos





Map



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Porter, TX 77365