

31 +/- acres on FM 1314 /Dunn Ln by US 59

(23531 Dunn Ln, Porter TX for mapping purposes)

Presented by Tamarah Courtright Curtis, Broker
Creighton Realty Partners, LLC



1,350,360 sqft (31 +/- acres)

\$13,500,00.00 Asking Price (\$9.997/sqft)

Front – 960 ft (FM 1314), Back – 1022 ft

Left – 1255 ft Right – 1315 ft

*approx.

- Located 600 feet from the corner of US 59 and FM 1314, this property offers huge opportunity. Five curb cuts in place on FM 1314 and a dedicated road in place (Dunn Lane). The North boundary is Valley Ranch, East boundary shared by Burger King, a few vacant tracts, South boundary is FM 1314 and the West boundary adjoins a Doctors office and residential tracts. Its vicinity is composed of both residential and commercial sites, making it ideal for growth opportunities.

PROPERTY FACTS

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Price \$13,500,000
Proposed Use Commercial
Sale Type Investment or Owner User
Total Lot Size 31.00 AC
Cross Streets FM 1314
Property Type Land
Opportunity Zone Yes

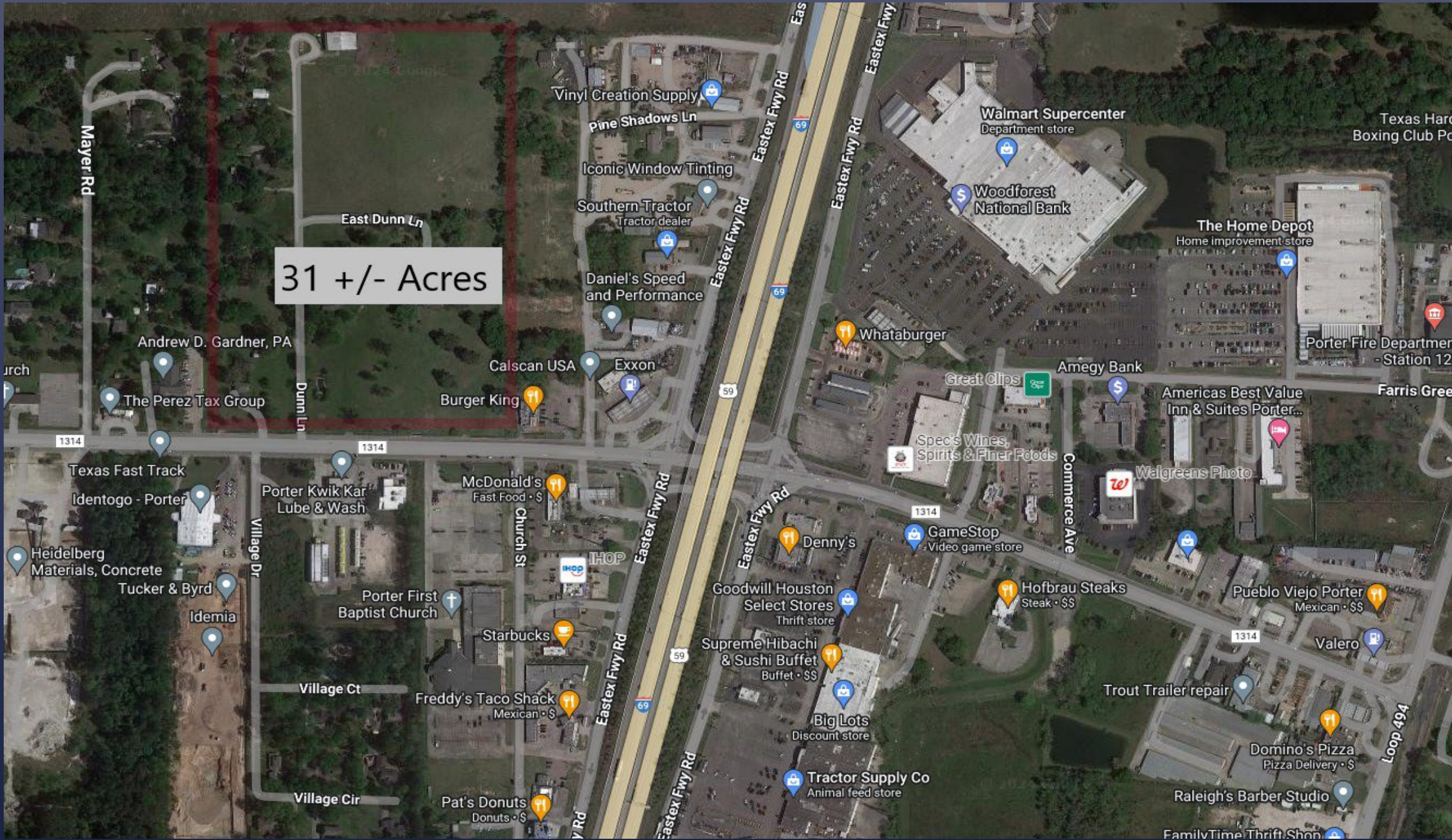
AIRPORT

Houston George Bush Intercontinental Airport 22 min drive 16 mi

PROPERTY TAXES

Parcel Number 0425-00-07400 0425-00-07100 0425-00-07200
0425-00-02500 0425-00-06800 0425-00-06700
0425-00-02501 0425-00-06400 0425-00-06200
0425-00-06212

31 +/- Acres

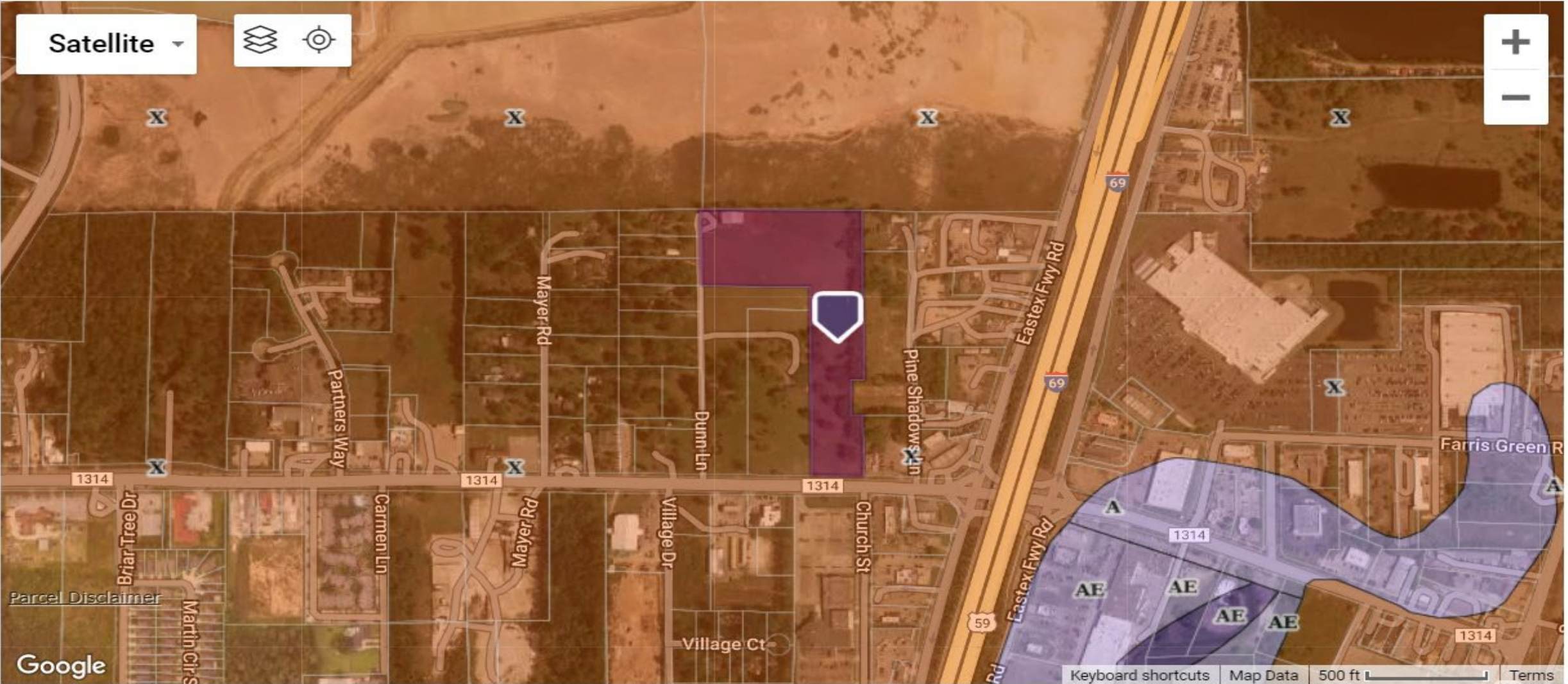


Flood Zone Code:
Flood Zone Date:
Flood Zone Panel:
Flood Code Description:

X
08/18/2014
48339C0750H
Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.

Special Flood Hazard Area (SFHA):
Within 250 Feet of Multiple Flood Zone:
Flood Community Name:

Out
No
MONTGOMERY COUNTY



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area



Walmart

THE HOME DEPOT

SPEC'S

TACO BELL

w

US-59

Arby's

TSC TRACTOR SUPPLY CO

Exxon

BURGER KING

Shell

McDonald's

Starbucks

FM

4314

Kwik Kar
WASH • DETAIL • LUBE

Utility Provider Info *independently verify

