PORTER DEVELOPMENT OPPORTUNITY

±27.56 ACRES PORTER, TX





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DEMOGRAPHIC OVERVIEW

5 MILES

HOUSEHOLDS



123,144

Population



42,983



2.86



\$126,458 36.7
2024 Average 2024 Median Age





2024 Average Home

POPULATION



3.18% 2024-2029 Population: Compound Annual Growth Rate



105,532 2024 Total Daytime Population





38% Population: Workers



62% 2024 Daytime Population: Residents





\$323,372

50% Male





1,343.9 2024 Daytime Population Density (Pop per Square Mile)

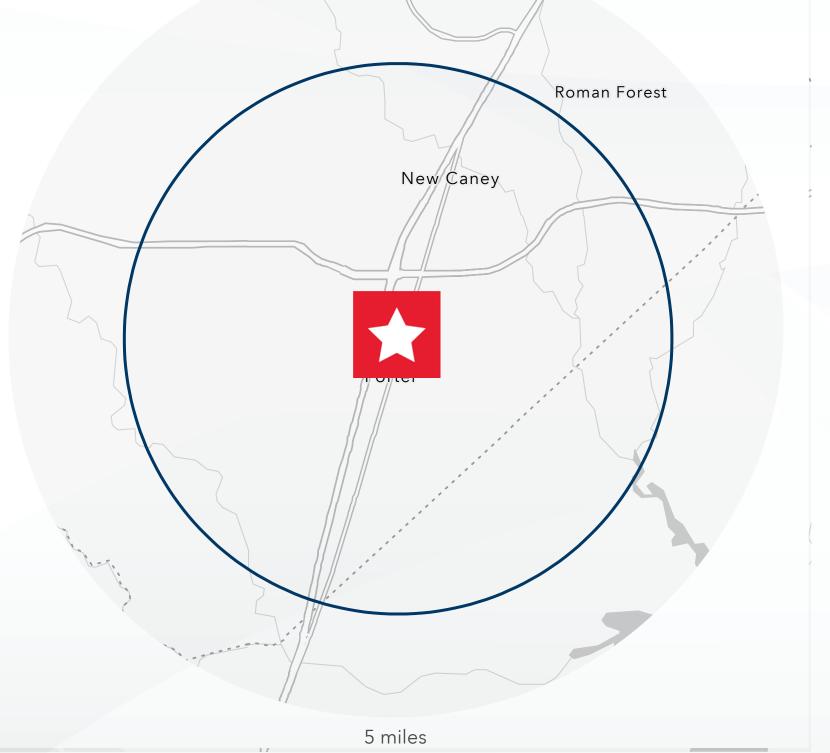


3,391 2024 Total



30,875 Employees





EDUCATIONAL ATTAINMENT

20% High School Diploma

4% GED/Alternative Credential

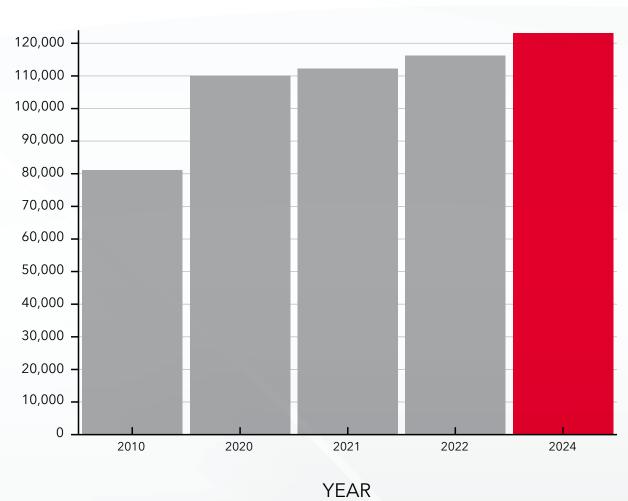
20% Some College/

No Degree Degree

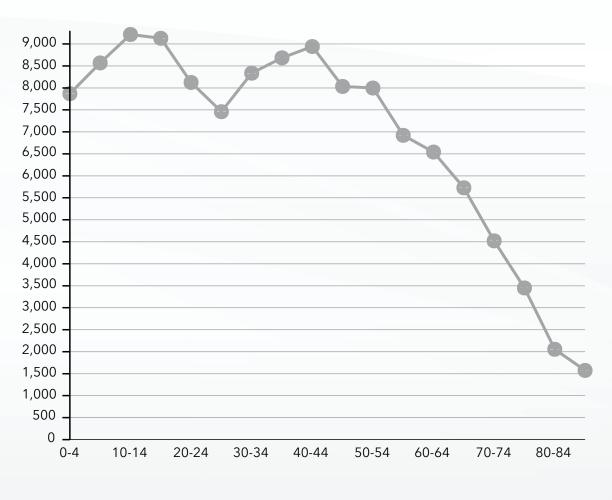
9% Associate's 25% Bachelor's Degree

13% Graduate/ Professional Degree

POPULATION TIME SERIES 2010-2024

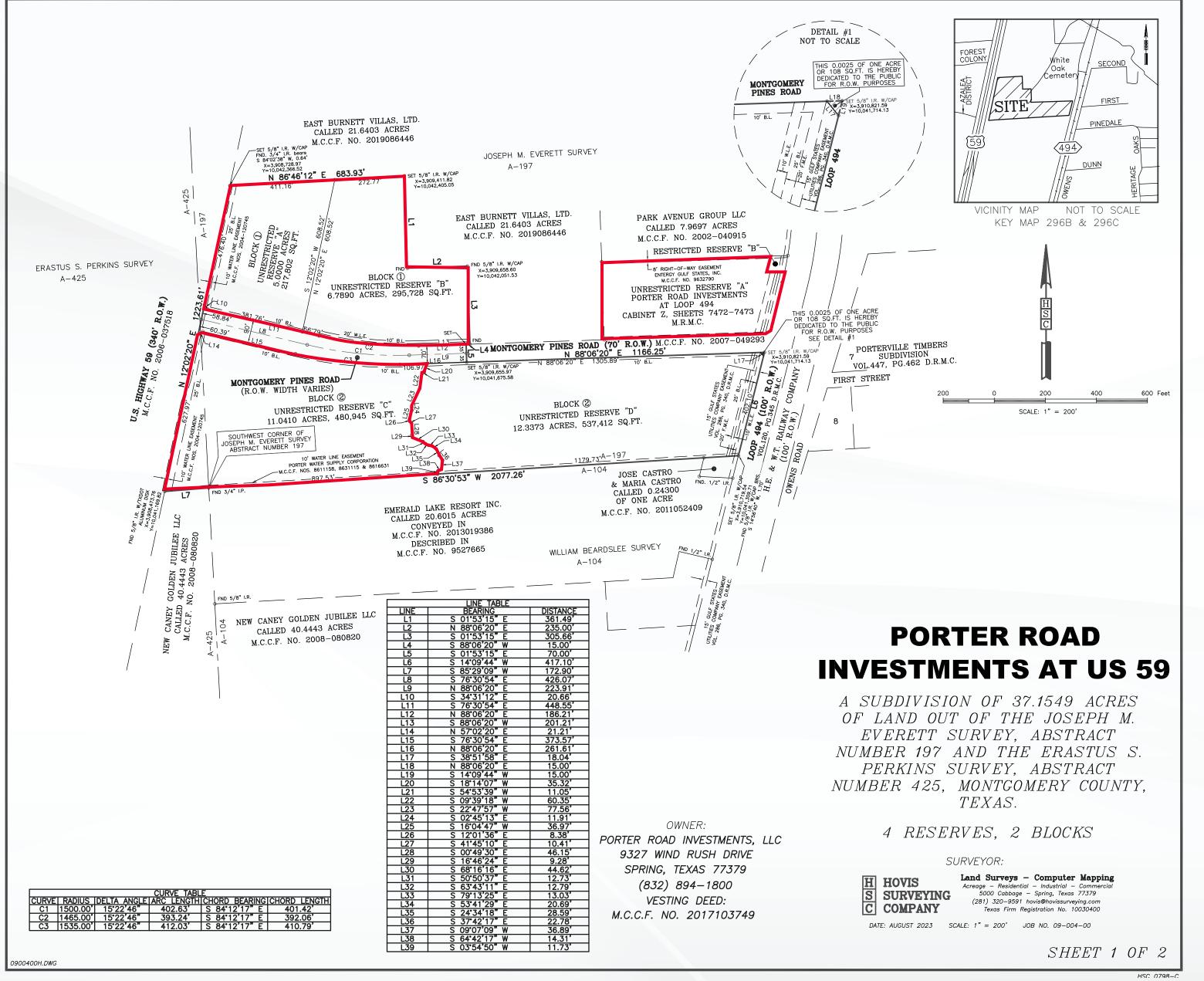


POPULATION BY AGE GROUP





SURVEY



PORTER LAND TRACTS | ±27.56 ACRES



Three tracts totaling ±27.56 acres - strategically situated along US Highway 59/I-69 and Loop 494, less than two miles from 99/Grand Parkway in Porter, Texas. Offering prime frontage and visibility in a high-growth corridor, the properties are surrounded by strong commercial and residential development, including Valley Ranch across Highway 59. With proximity to major retail centers, residential communities, and schools, these tracts present an excellent opportunity for mixed-use, industrial, or commercial development. As the area continues to expand, the sites' accessibility and location make them ideal for investors and developers seeking to capitalize on Porter's rapid growth.

PROPERTY HIGHLIGHTS

- Three tracts totaling ±27.56 acres
 - Tract 1: ±11.041 Acres
 - Tract 2: ±11.789 Acres
 - Tract 3: ±4.73 Acres
- Property is restricted reach out to brokers for more information
- Underground Utilities and a lift station has been installed on site
- Detention is off-site, there is an agreement in place with the neighbors to the north to tie into their existing detention pond
- Property is located in Porter MUD and has an all in tax rate of +/-2.3505

Contact Brokers for more information



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