




For sale

 **JLL** SEE A BRIGHTER WAY

±2.79 Acres available

FM 1485 & Pinebrook Dr
New Caney, TX 77357

Site Details

Location

Located at the NWC of FM 1485 Rd. & Pinebrook Dr. in New Caney, TX

Size

±2.79 AC Available for sale

Site Details

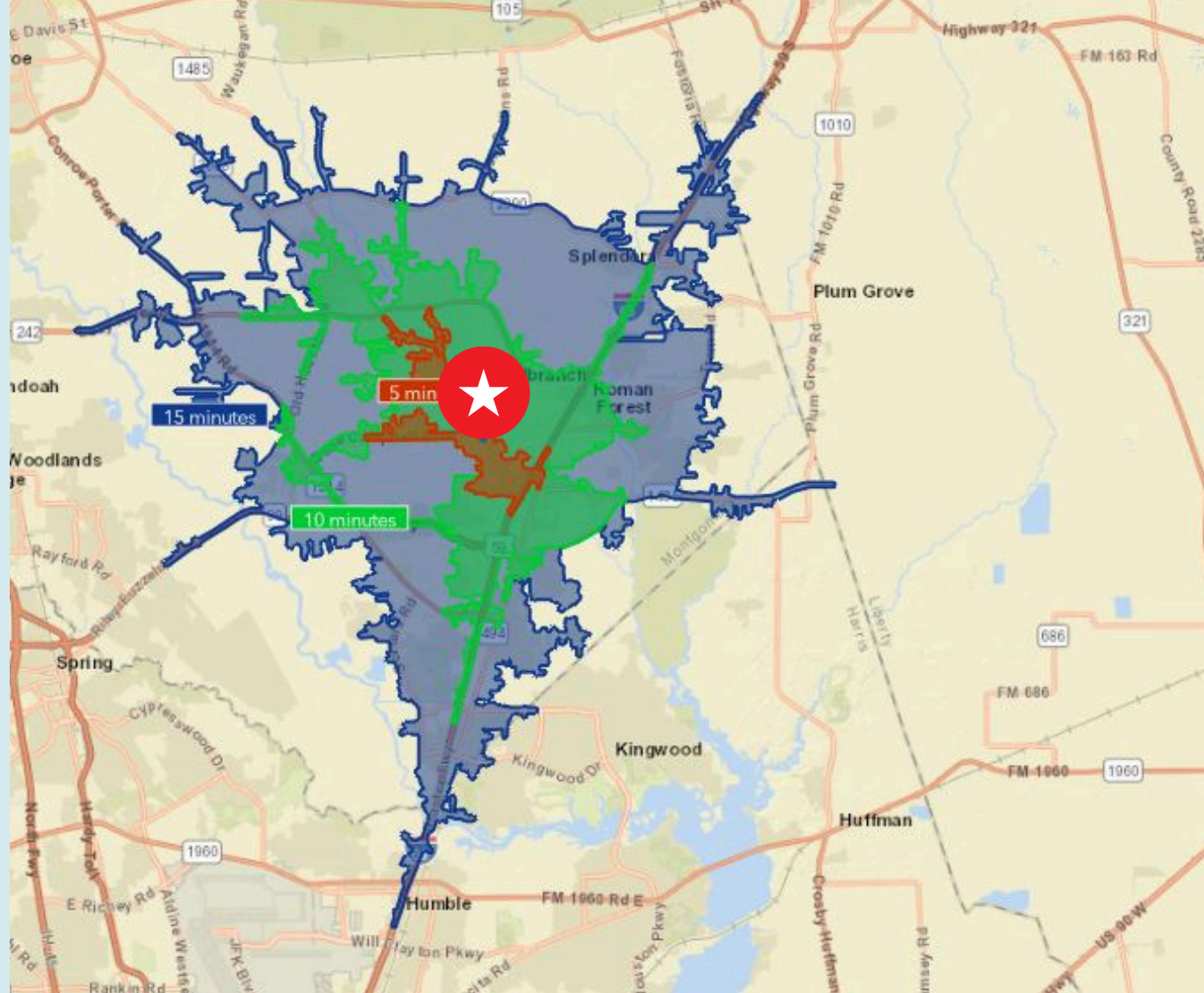
- Perfect development opportunity
- Easy access to I-69 and national retailers
- Situated between Conroe and Humble, in close proximity to Valley Ranch

About the Area

Located northeast of Houston in Montgomery County. New Caney is known for its blend of rural charm and modern development, the area offers a mix of residential, local businesses, and outdoor recreation opportunities.

Price

\$10 PSF



	1 mile	3 miles	5 miles
2024 Total Population	748	28,629	66,970
2024 Median Age	32.2	35.7	35.0
Average HH Income	\$60,601	\$120,388	\$119,907
Average Home Value	\$343,153	\$350,420	\$328,939

Site



Trade Area Aerial



THE LANDING
Lots: +/-182

NEW CANEY OAKS APTS
Units: 102

GARDEN GATE APTS
Units: 88

TAVOLA
Lots: +/-4,262

VALLEY RANCH TOWN CENTER
11.7M Annual Visits

THE POINTE AT VALLEY RANCH TOWB CENTER APTS
Units: 335

Future Multifamily

SITE

ROSS	HomeGoods	Kroger	TJ-maxx
PartyCity	five BELOW	pop shelf	Bath Body Works
Burlington	PET SMART	Academy	
Clive Garden	SWEET GRASS	GRINGO'S	JAMES AVERY
MOD	TACO BELL	ULTA	
CUNES	HOBBY LOBBY		

Grand Pkwy | 63,601 VPD

FM 1465 Rd | 22,144 VPD

Loop 494 | 10,476 VPD

Eastex Fwy | 96,692 VPD

Gene Campell Rd

FM 1485 Rd



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