





**REDUCED!**  
**\$12/SF**

**4.3 ACRES**  
**VALLEY RANCH PKWY, PORTER TX**  
 OFFERING MEMORANDUM

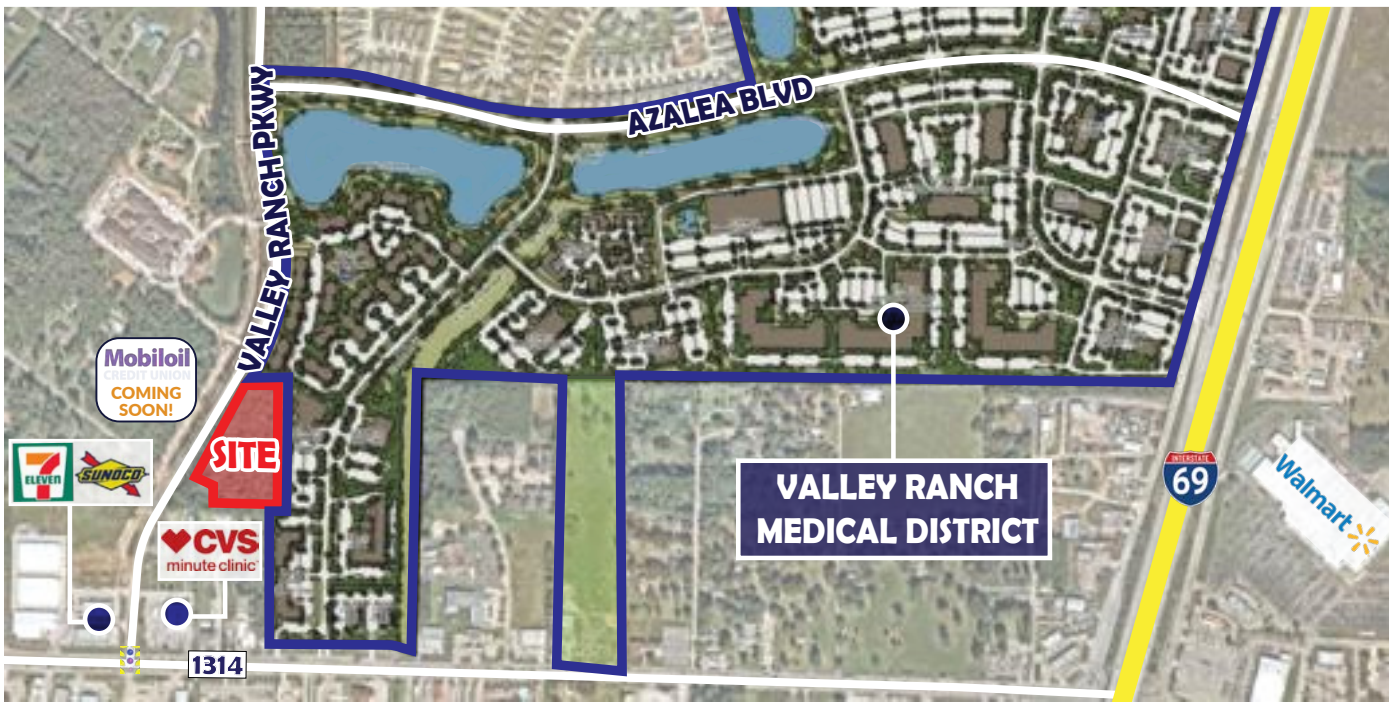
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**SENDERO**  
 REAL ESTATE



## PROPERTY DETAILS

This 4.3-acre tract is located on Valley Ranch Pkwy in one of Houston's fastest growing master planned communities. Home of Valley Ranch Town Center which is a mixed use development and has over 1M square foot of retail. There is more development under way in the immediate area that includes Valley Ranch Medical District which is directly adjacent to the site and Valley Ranch Marketplace which has more proposed retail along Valley Ranch Pkwy. CVS & 7/11 are located just south of the subject site at the four-way lighted intersection of FM 1314 & Valley Ranch Pkwy which has over 40k-VPD. Convenient location only half a mile west of I-69, situated at the main entrance of Valley Ranch Medical District. This tract can be utilized for many uses and can be served for utilities by nearby utility districts. Tract has over 560ft of frontage along Valley Ranch Pkwy and is ready for development.

## LOCATION INFORMATION

LOCATION	Valley Ranch Pkwy, North of FM 1314, South of 99/Grand Parkway
SUBMARKET	Valley Ranch
SIZE	4.307 acres
PRICE	\$12/SF or \$2.25M
UTILITIES	Can be served by nearby Porter MUD/SUD
FLOOD PLAIN	Not in flood plain
TAX RATE	1.87% (2023)
SCHOOL DISTRICT	New Caney ISD
USE	Retail, Self Storage, Medical/Office, or Religious
LEGAL	A0425 - PERKINS ERASTUS, TRACT 2, ACRES 4.309

## PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED 1/5 MILE NORTH OF FM 1314
- ⊕ VALLEY RANCH PKWY WAS RECENTLY EXPANDED TO 4-LANES PLUS A TURN LANE
- ⊕ HALF A MILE TO I-69 WITH OVER 100K-VPD
- ⊕ CAN BE SERVED BY PORTER MUD/SUD
- ⊕ SURROUNDED BY NEW VALLEY RANCH DEVELOPMENTS COMING ONLINE
- ⊕ GREAT DEMOGRAPHICS IN THE AREA
- ⊕ VASTLY GROWING CORRIDOR
- ⊕ NO FLOOD PLAIN

## TRAFFIC COUNTS PER 2023 TRAFFIC COUNTS

FM 1314 @ Valley Ranch Pkwy	40,000 VPD
I-69 @ FM 1314	109,434 VPD

# DEMOGRAPHIC SUMMARY

23275-23553 Valley Ranch Pkwy  
Ring of 5 miles

## KEY FACTS

112,748

Population



39,731

Households

36.2

Median Age

\$75,431

Median Disposable Income

## EDUCATION

10.3%

No High School Diploma



25.2%

High School Graduate



30.3%

Some College/Associate's Degree



34.2%

Bachelor's/Grad/Prof Degree

## INCOME



\$90,419

Median Household Income



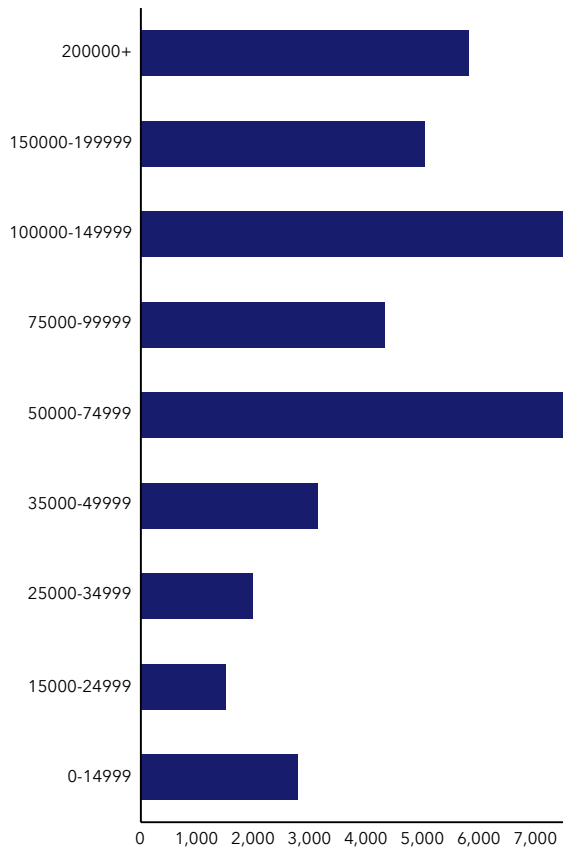
\$42,749

Per Capita Income

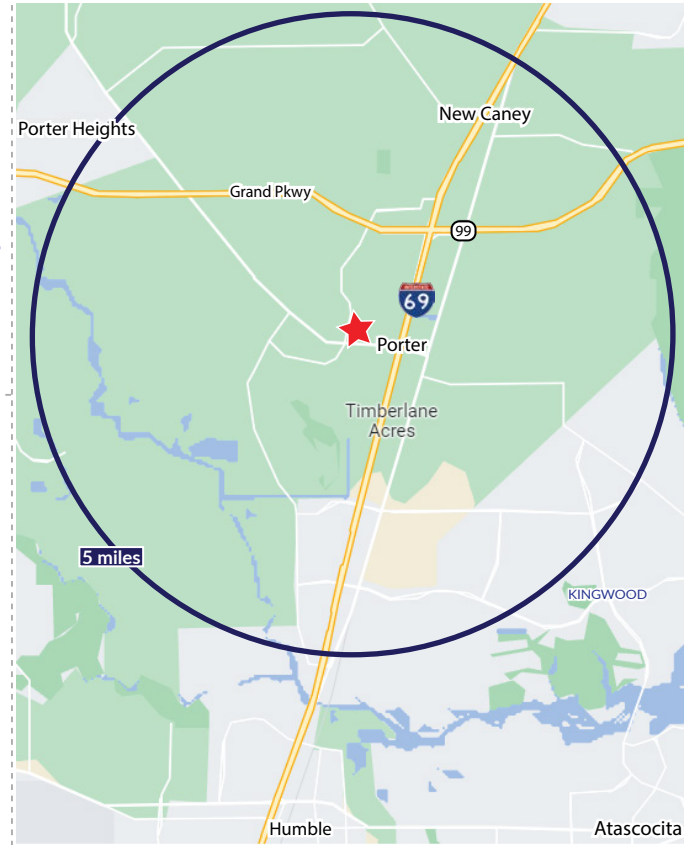


\$295,074

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



65.3%

White Collar



24.4%

Blue Collar



Services

3.8%

13.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



99  
TEXAS

THE GREGORY  
269 APARTMENTS

PROPOSED  
MULTI-FAMILY

VALLEY RANCH  
TOWN CENTER

VALLEY RANCH PKWY

AZALEA BLVD

THE HEIGHTS®  
ON VALLEY RANCH

VALLEY RANCH  
MEDICAL DISTRICT

SMITH RD

Mobiloil  
CREDIT UNION  
RECENTLY SOLD!

SITE

VALLEY RANCH  
MEDICAL DISTRICT

FM 1314

40,000-VPD



**Mobiloil**  
CREDIT UNION  
RECENTLY SOLD!

THE HEIGHTS<sup>®</sup>  
ON VALLEY RANCH

VALLEY RANCH PKWY

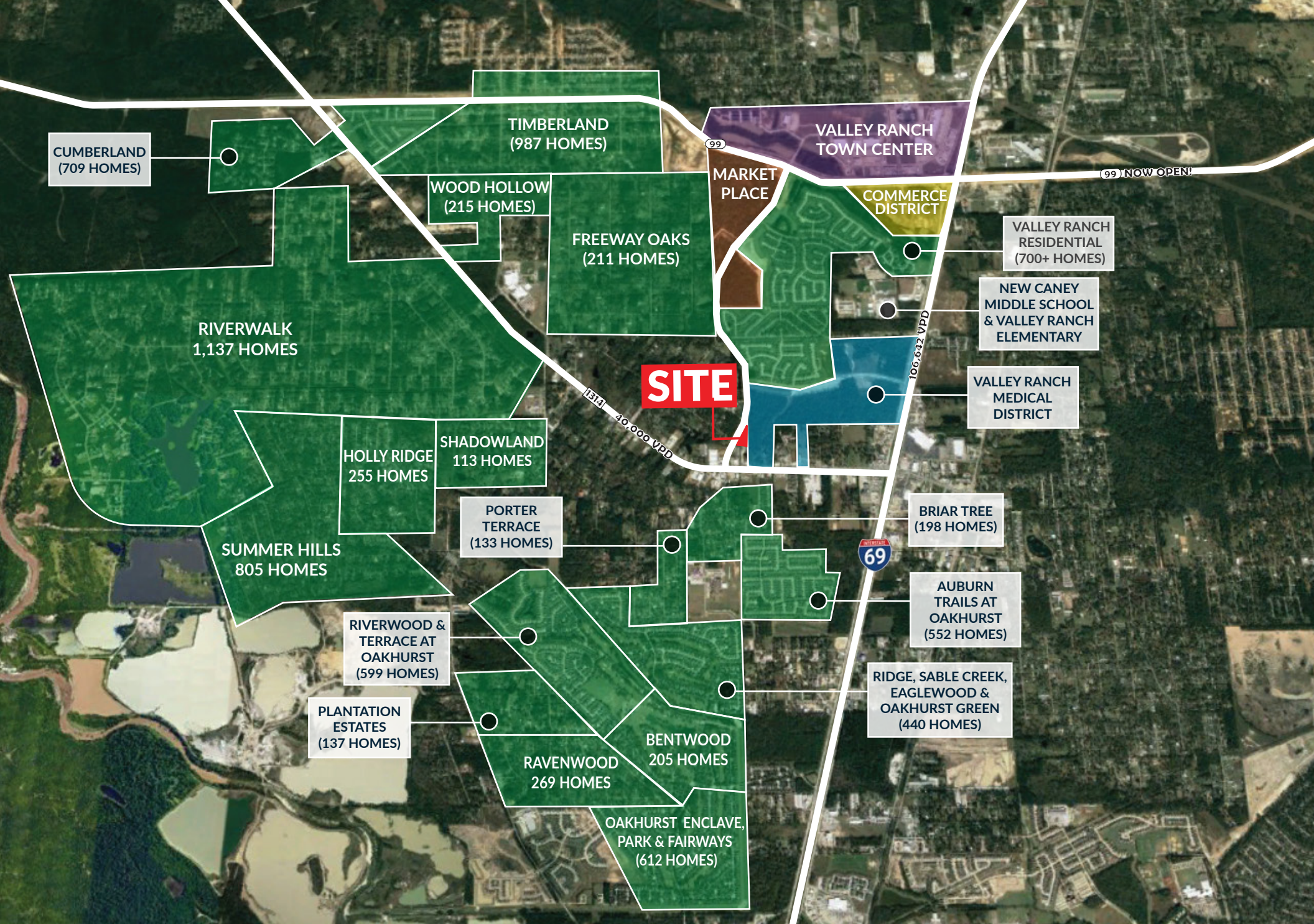
299'

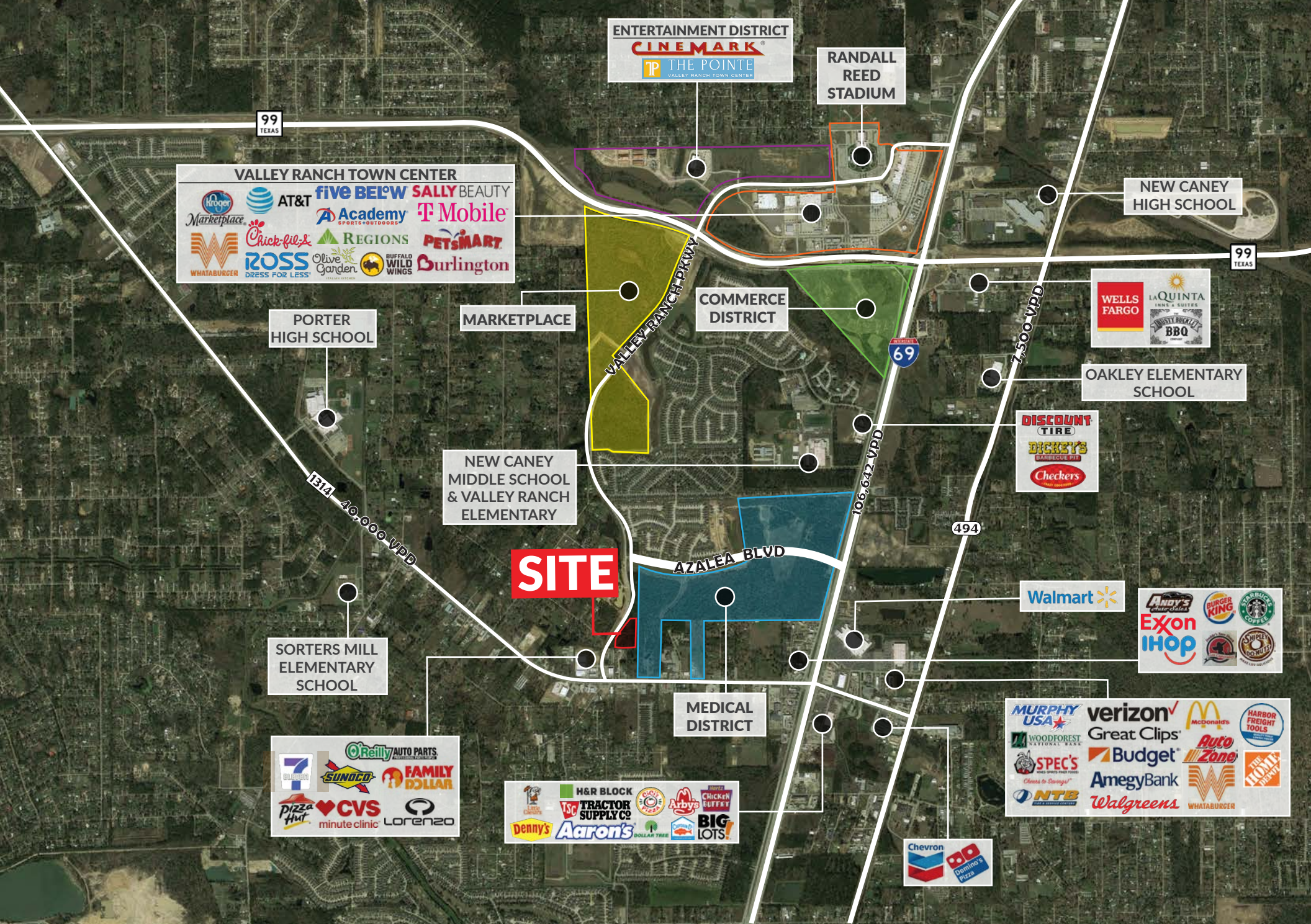
569'

150'

636'

VALLEY RANCH  
MEDICAL DISTRICT









# DESTINATION: VALLEY RANCH

Valley Ranch is a 1,400-acre master-planned community under development by The Signorelli Co. at the intersection of Hwy. 59 and the Grand Parkway in New Caney.



Size



Status

## 1 TOWN CENTER

Includes more than 1.5 million square feet of shopping, dining and entertainment offerings



240 acres



Final opportunities



Victoria's Secret opened Jan. 13.

PHOTOS BY HANNAH BROL/COMMUNITY IMPACT

## 2 ENTERTAINMENT DISTRICT

Includes Cinemark Theatres, The Hill at Valley Ranch, Randall Reed Stadium, The Point apartment complex and the future EMCID Conference Center



60 acres



Under development

## 3 COMMERCE DISTRICT

Future commercial development with office and retail space



57 acres



Under development

## 4 RESIDENTIAL DISTRICT

Includes 1,500 single-family homes



375 acres



Complete

## 5 WELLNESS DISTRICT

Future mixed-use development with high-quality health care and wellness spaces



170 acres



Under development



## 6 MARKETPLACE

Includes The Gregory Apartments and future walkable retail development



160 acres



Under development



The Gregory Apartments opened Oct. 25.

## 7 CROSSING

Community center with retail, restaurant and medical sites available



26 acres



Under development

[CLICK HERE FOR LINK TO FULL ARTICLE IN COMMUNITY IMPACT](#)

source: <https://communityimpact.com/houston/lake-houston-humble-kingwood/development/2023/03/22/development-booms-in-valley-ranch-after-grand-parkway-extension/>



# 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.

11-2-2015



## 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
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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