



**20288 Fm 1314 Rd - 1.8815-Ac  
Land FM 1314 Frontage 1.88  
Acres of Commercial Land  
Offered at \$1,050,000 in  
Porter, TX 77365**

Price offered

**\$1,050,000**

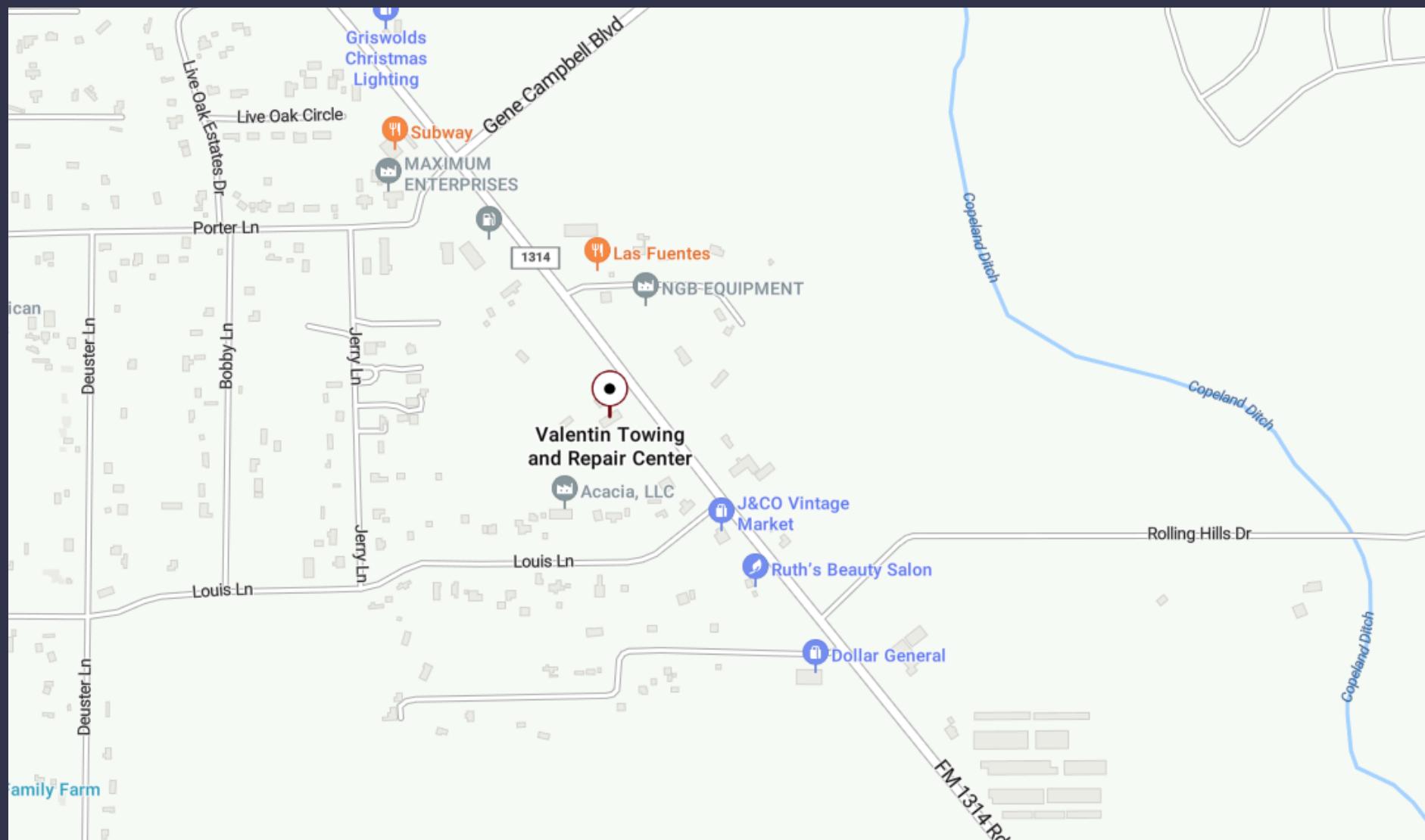
Price  
\$1,050,000  
Lot Size  
1.88 AC  
Price Per AC  
\$558,510.64

Property at 20288 FM 1314 Rd, Porter, TX 77365 is 1.88-acres commercial property located on an unrestricted zone, making it suitable for variety of uses. It has access to utilities including water, electricity and existing septic.

## DESCRIPTION

Prime Commercial Opportunity on FM 1314 – 1.88 Acres in Rapidly Growing Porter, TX

Unlock the potential of this highly visible 1.88-acre commercial property located directly on FM 1314, one of Porter's busiest thoroughfares. Zoned for flexible commercial use and positioned in an area experiencing rapid residential and retail growth, this tract offers outstanding potential for development of retail, office or service-based businesses. The property features two contiguous lots (Lots 10 & 11, Block 1 of Harvest Pond Acres) with approximately 410 feet of road frontage, allowing for excellent accessibility and exposure. Ideal for immediate development. Located just minutes from Highway 59/69 and Grand Parkway (SH-99). Whether you're an investor, developer, or business owner, this property provides a rare opportunity to establish a presence in one of Montgomery County's fastest-growing commercial corridors.



## INVESTMENT HIGHLIGHTS

- Prime Location- high-traffic frontage on FM 1314 near US-59 and SH-99
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- 1.88Acres- Flat, usable land ready for development
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- Minutes from Walmart Distribution Center
- Minutes from TX-242, US-59 and SH-99
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- Growth Corridor- Located in a rapidly expanding area of Montgomery County.

## EXECUTIVE SUMMARY

The property located at 20288 FM 1314, Porter, TX 77365 consists of approximately 1.88 acres of commercially zoned land situated along a growing corridor in Montgomery County. The lot is part of the Harvest Pond Acres subdivision and is designated for commercial use. The site lies on a high-traffic stretch of FM 1314, surrounded by ongoing commercial and residential development, making it well-positioned for future retail, service, or mixed-use opportunities. Demographic trends in the area show steady population growth, further supporting the site's investment potential.

### PROPERTY FACTS

Price

\$1,050,000

Property Subtype

Commercial

Sale Type

Investment

Proposed Use

Commercial

No. Lots

1

Total Lot Size

1.88 AC

Property Type

Land

TEXCOM REALTY



281-354-1299

