

# Report for 23430 Fm 1314, Porter

Prepared September 13, 2023

## Presented By

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**Texas Prominent Realty, Inc.**



**Miriam Ramirez**  
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# Retail For Sale



Texas Prominent Realty, Inc.

5905 Treaschwig Road Spring, TX 77373 | 281-645-4094

## 23430 & 23464 FM 1314 Rd.

23430 Fm 1314, Porter, TX, 77365

Retail: Restaurant For Sale

Prepared on September 13, 2023



### Listing Details | Retail For Sale

Total Available Space	<b>Unknown</b>	Available Date	<b>Now</b>
Asking Price	<b>\$3,000,000</b>	Date Listed	<b>9/12/2023</b>
Listing Price Per SF	<b>\$496.44</b>	Last Modified	<b>9/12/2023</b>
Cap Rate (Actual)	-	Listing ID	<b>38890526</b>
Vacant	<b>No</b>	Parking Spaces	-

### Description

This well established business offers substantial growth potential and encompasses an operational restaurant, meat market, washateria, and money transfer service. Located near two major highways, 59 and 99, it offers excellent visibility and accessibility. Moreover, this property is not located in the flood zone, providing peace of mind and it features over 210 feet of frontage, ensuring maximum exposure.

### Property Details

Building Class	-	Year Built/Renovated	<b>1983, 1983</b>
Property Type	<b>Retail</b>	Primary Construction	<b>Framed</b>
Sub Type	<b>Restaurant</b>	Occupancy Type	<b>Single Tenant</b>
Zoning	-	Percent Occupied	<b>100%</b>
Building Status	<b>Existing</b>	Parcels	<b>R154061</b>
Building Size	<b>6,043 SF</b>	Legal Owner	<b>Jeff Mcknight Investme...</b>
Land Size	<b>1.46 Acres / 63,598 SF</b>	Submarket	<b>CG - Montgomery Count...</b>
Number of Buildings	<b>1</b>	County	<b>Montgomery</b>
Floors	<b>1</b>	Floor Size	<b>5,274 SF</b>

### Contact



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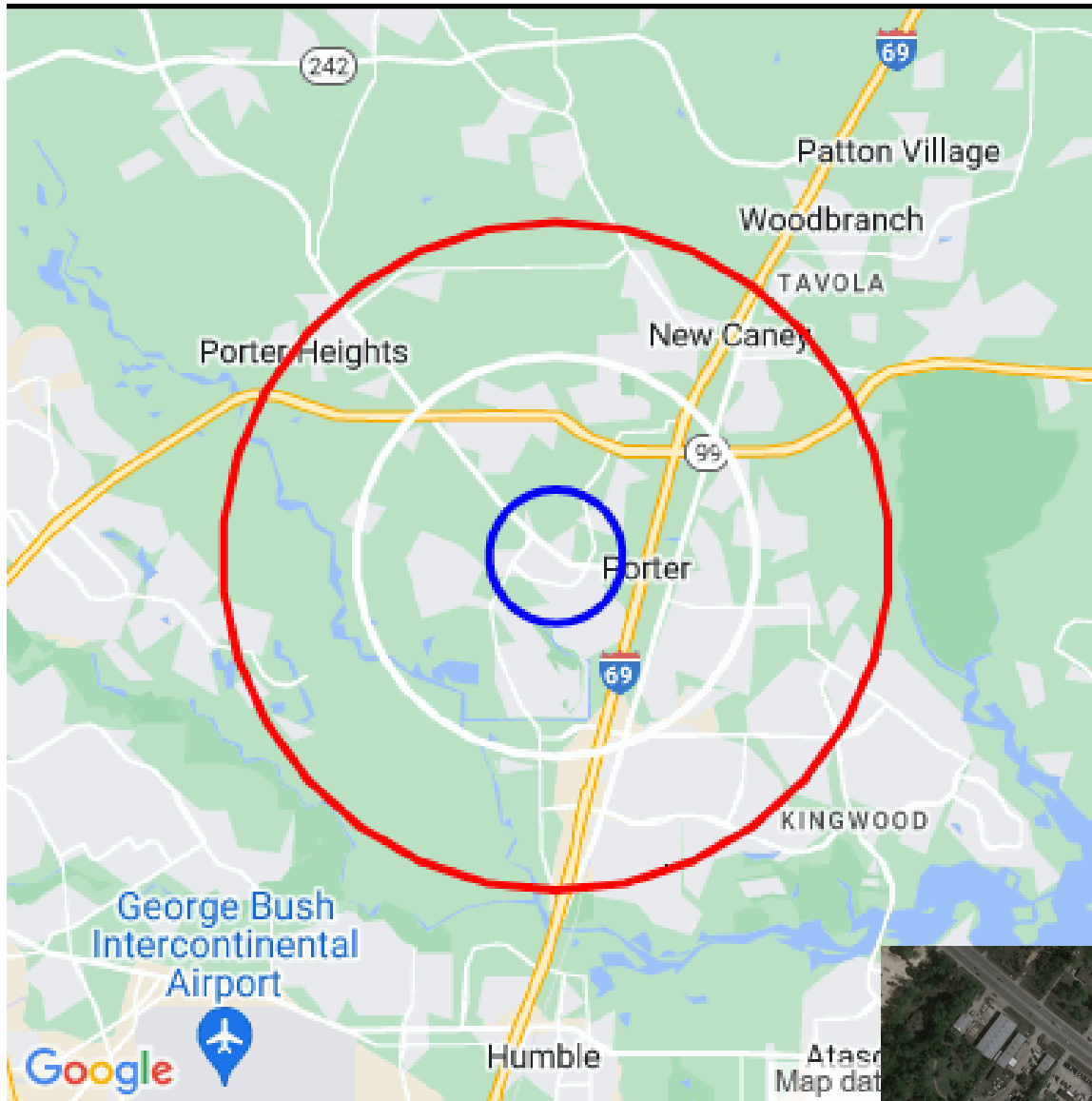


Texas Prominent Realty, Inc.



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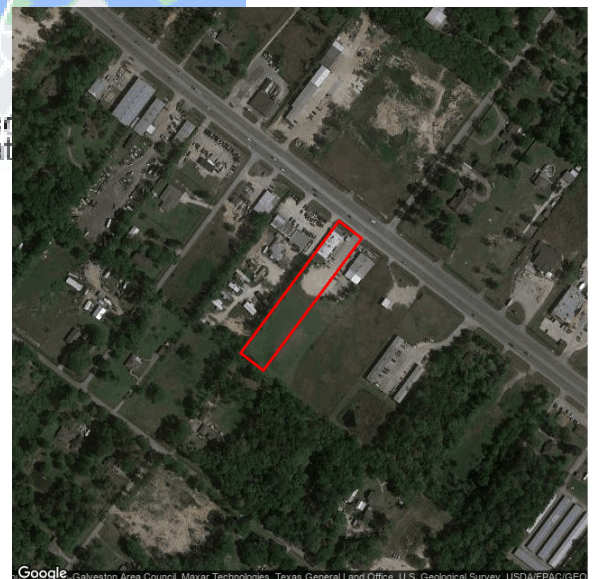
## Demographic Report



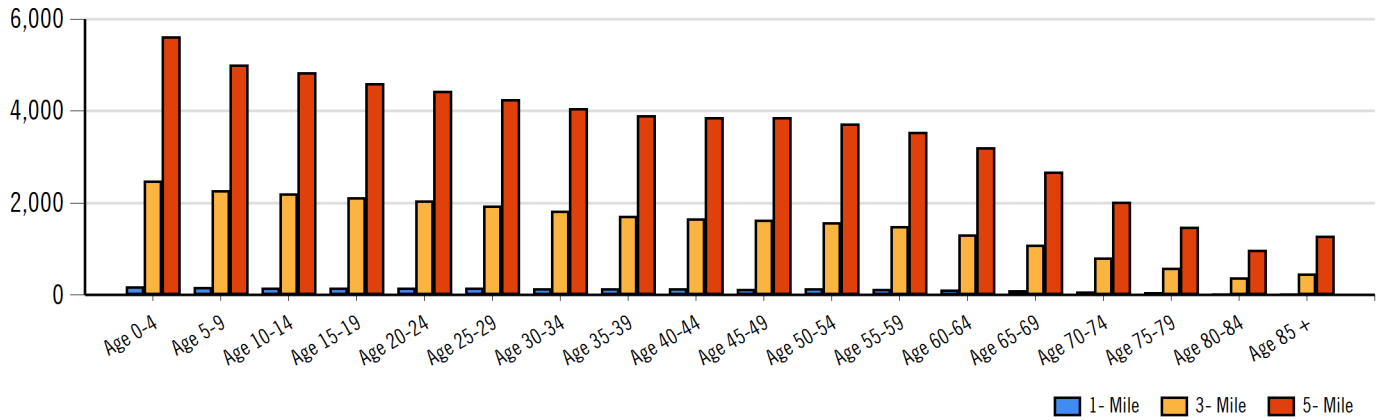
### 23430 Fm 1314 Rd

#### Population

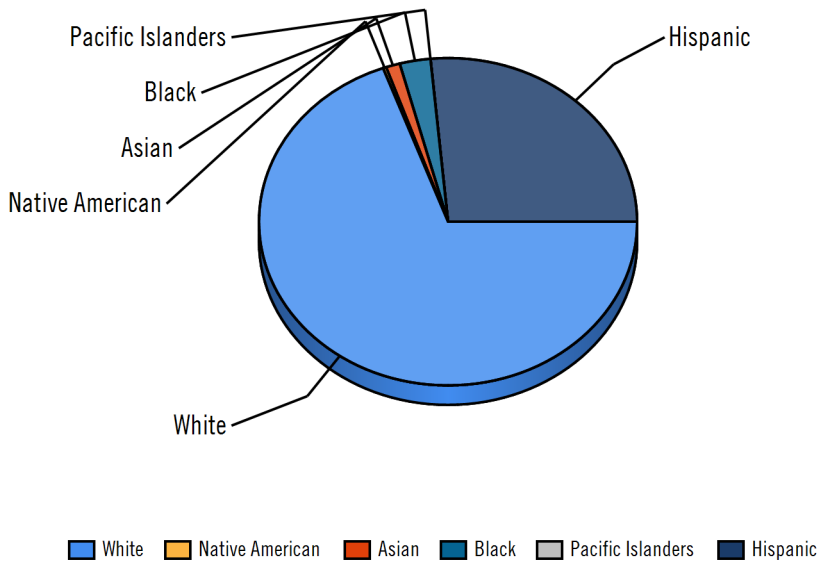
Distance	Male	Female	Total
1- Mile	1,199	1,084	2,283
3- Mile	14,147	13,565	27,712
5- Mile	31,906	31,497	63,403



## Population by Distance and Age (2020)



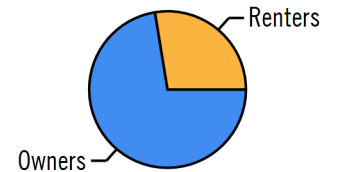
## Ethnicity within 5 miles



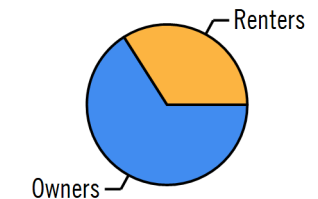
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

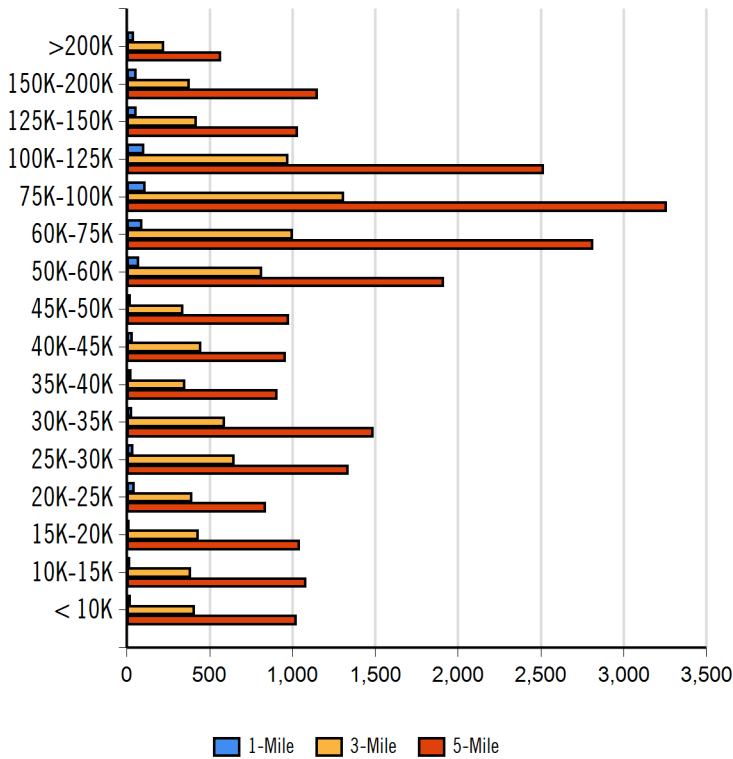
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,059	49	0.50 %
3-Mile	12,066	657	2.36 %
5-Mile	29,133	1,389	3.08 %



## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	6	33	131	97	42	94	104	3	119	248	62	34	80
3-Mile	31	233	1,601	1,066	346	1,386	1,338	23	1,334	2,553	849	342	830
5-Mile	74	698	3,114	2,104	1,093	3,408	3,545	141	3,294	6,191	2,035	850	1,930

## Household Income



Radius	Median Household Income
1-Mile	\$70,304.33
3-Mile	\$59,101.00
5-Mile	\$76,975.36

Radius	Average Household Income
1-Mile	\$72,207.33
3-Mile	\$63,460.62
5-Mile	\$79,191.14

Radius	Aggregate Household Income
1-Mile	\$67,460,343.40
3-Mile	\$628,798,553.00
5-Mile	\$1,614,019,168.10

## Education

	1-Mile	3-mile	5-mile
Pop > 25	1,446	16,545	38,907
High School Grad	663	6,521	12,305
Some College	276	3,490	9,904
Associates	34	566	1,747
Bachelors	89	1,039	4,798
Masters	4	134	1,312
Prof. Degree	6	146	437
Doctorate	1	69	228

## Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	0 %	0 %	0 %
Households with 4+ Cars	9 %	44 %	62 %
Military Households	0 %	0 %	6 %
Mobile Homes	61 %	258 %	223 %
New Homes	18 %	133 %	214 %
New Households	11 %	53 %	83 %
Public Transportation Users	0 %	2 %	16 %
Teen's	12 %	54 %	75 %
Vacant Ready For Rent	3 %	14 %	41 %
Young Wealthy Households	0 %	2 %	25 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	42,073,177		437,865,122		1,111,994,403	
<b>Average annual household</b>	49,652		46,411		52,438	
<b>Food</b>	6,463	13.02 %	6,085	13.11 %	6,780	12.93 %
Food at home	4,201		4,016		4,340	
Cereals and bakery products	598		570		617	
Cereals and cereal products	214		204		220	
Bakery products	384		366		397	
Meats poultry fish and eggs	827		799		859	
Beef	190		184		199	
Pork	149		145		152	
Poultry	156		150		162	
Fish and seafood	134		128		141	
Eggs	68		66		69	
Dairy products	428		403		443	
Fruits and vegetables	858		815		885	
Fresh fruits	127		120		131	
Processed vegetables	164		158		167	
Sugar and other sweets	154		148		158	
Fats and oils	133		128		137	
Miscellaneous foods	792		758		816	
Nonalcoholic beverages	357		345		364	
Food away from home	2,262		2,069		2,439	
Alcoholic beverages	357		326		387	
<b>Housing</b>	17,805	35.86 %	16,890	36.39 %	18,585	35.44 %
Shelter	10,770		10,183		11,263	
Owned dwellings	6,526		6,017		6,917	
Mortgage interest and charges	3,343		3,028		3,531	
Property taxes	2,168		2,002		2,325	
Maintenance repairs	1,015		986		1,060	
Rented dwellings	3,393		3,408		3,368	
Other lodging	850		757		977	
Utilities fuels	4,163		4,033		4,256	
Natural gas	390		372		403	
Electricity	1,650		1,618		1,678	
Fuel oil	160		153		168	
Telephone services	1,305		1,258		1,329	
Water and other public services	657		630		676	
<b>Household operations</b>	1,214	2.45 %	1,128	2.43 %	1,299	2.48 %
Personal services	356		321		386	
Other household expenses	858		807		913	
Housekeeping supplies	589		560		626	
Laundry and cleaning supplies	163		156		168	
Other household products	342		324		366	
Postage and stationery	84		80		91	
Household furnishings	1,068		983		1,139	
Household textiles	81		74		86	
Furniture	231		202		261	
Floor coverings	27		24		30	
Major appliances	143		140		140	
Small appliances	86		82		95	
Miscellaneous	499		459		524	
<b>Apparel and services</b>	1,311	2.64 %	1,224	2.64 %	1,404	2.68 %
Men and boys	258		234		282	
Men 16 and over	216		195		235	
Boys 2 to 15	41		39		46	
Women and girls	474		445		505	



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Women 16 and over	398	370	430
Girls 2 to 15	75	74	74
Children under 2	89	87	92

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	42,073,177		437,865,122		1,111,994,403	
<b>Average annual household</b>	49,652		46,411		52,438	
<b>Transportation</b>	6,860	13.82 %	6,433	13.86 %	7,150	13.64 %
Vehicle purchases	1,659		1,498		1,739	
Cars and trucks new	866		766		909	
Cars and trucks used	749		692		786	
Gasoline and motor oil	2,164		2,072		2,201	
Other vehicle expenses	2,552		2,431		2,666	
Vehicle finance charges	176		165		182	
Maintenance and repairs	900		842		942	
Vehicle insurance	1,145		1,122		1,193	
Vehicle rental leases	329		301		348	
Public transportation	485		430		542	
<b>Health care</b>	3,837	7.73 %	3,661	7.89 %	3,967	7.57 %
Health insurance	2,495		2,403		2,577	
Medical services	825		767		855	
Drugs	393		372		403	
Medical supplies	124		117		131	
<b>Entertainment</b>	2,975	5.99 %	2,777	5.98 %	3,108	5.93 %
Fees and admissions	574		504		636	
Television radios	1,037		1,005		1,055	
Pets toys	1,088		1,015		1,141	
Personal care products	644		596		681	
Reading	53		51		58	
Education	1,238		1,096		1,462	
Tobacco products	402		403		396	
<b>Miscellaneous</b>	786	1.58 %	735	1.58 %	843	1.61 %
<b>Cash contributions</b>	1,302		1,247		1,364	
<b>Personal insurance</b>	5,615		4,882		6,246	
Life and other personal insurance	170		160		182	
Pensions and Social Security	5,445		4,722		6,063	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	6,641	4,704	42.17 %	1,009	5,321	5,234	1,407	418
3-Mile	2020	19,766	14,371	36.91 %	4,898	13,767	12,139	7,627	1,449
5-Mile	2020	31,456	24,532	25.27 %	6,930	22,922	22,304	9,152	3,781
1-Mile	2023	7,111	4,704	52.58 %	1,080	5,698	5,598	1,513	439
3-Mile	2023	21,136	14,371	47.16 %	5,199	14,766	12,983	8,153	1,547
5-Mile	2023	33,070	24,532	31.33 %	7,269	24,118	23,443	9,627	4,503



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 23430 Fm 1314, Porter, TX 77365

## CITY, STATE

**Porter, TX**

## POPULATION

**49,066**

## AVG. HHSIZE

**2.82**

## MEDIAN HH INCOME

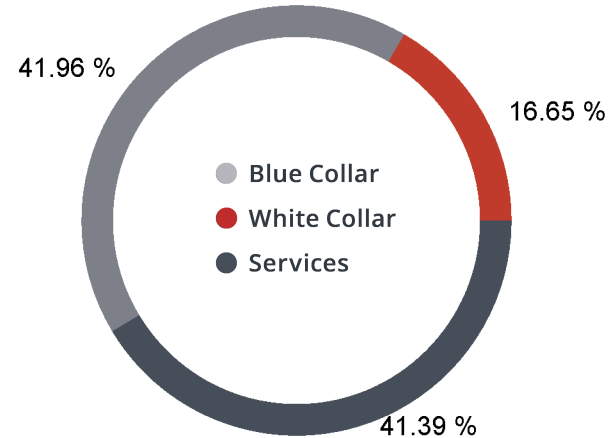
**\$59,675**

## HOME OWNERSHIP

Renters: **5,898**

Owners: **11,428**

## EMPLOYMENT

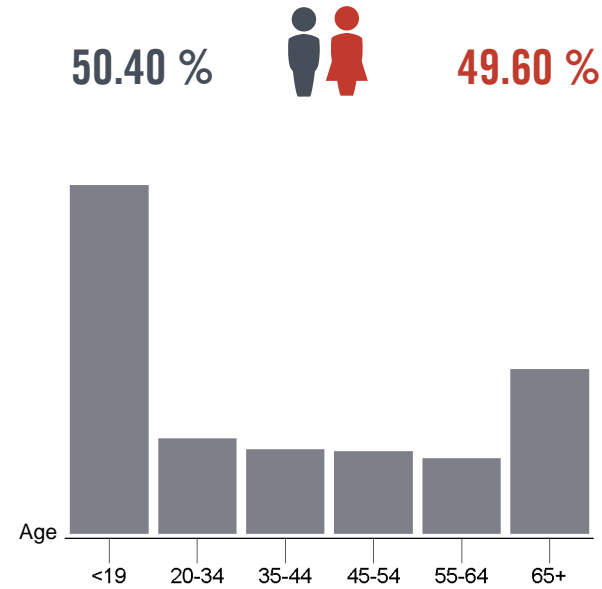


**44.55 %** Employed  
**2.21 %** Unemployed

## EDUCATION

High School Grad: **36.76 %**  
Some College: **24.18 %**  
Associates: **4.32 %**  
Bachelors: **12.03 %**

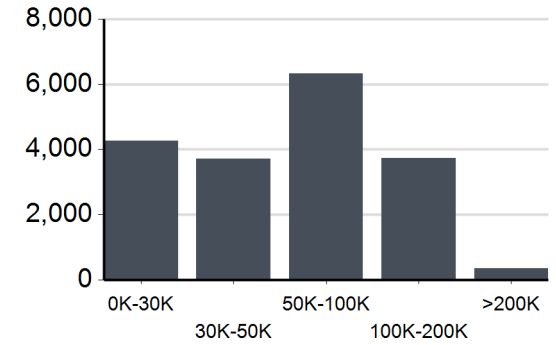
## GENDER & AGE



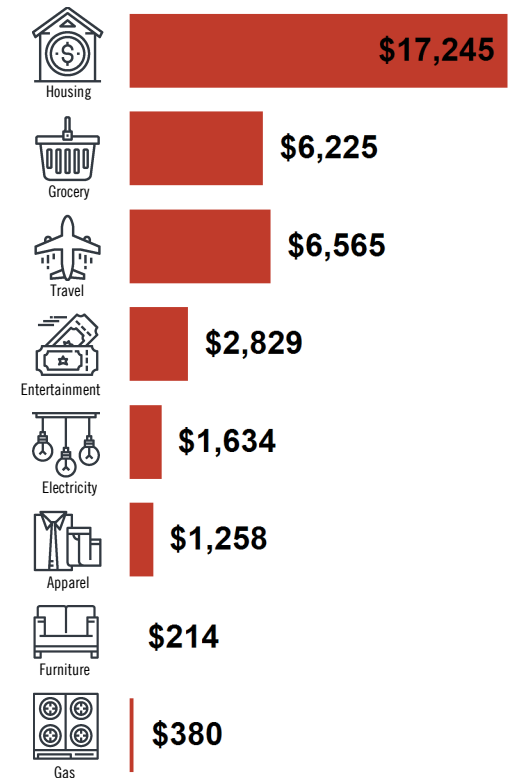
## RACE & ETHNICITY

White: **60.07 %**  
Asian: **0.69 %**  
Native American: **0.28 %**  
Pacific Islanders: **0.00 %**  
African-American: **1.79 %**  
Hispanic: **25.98 %**  
Two or More Races: **11.19 %**

## INCOME BY HOUSEHOLD

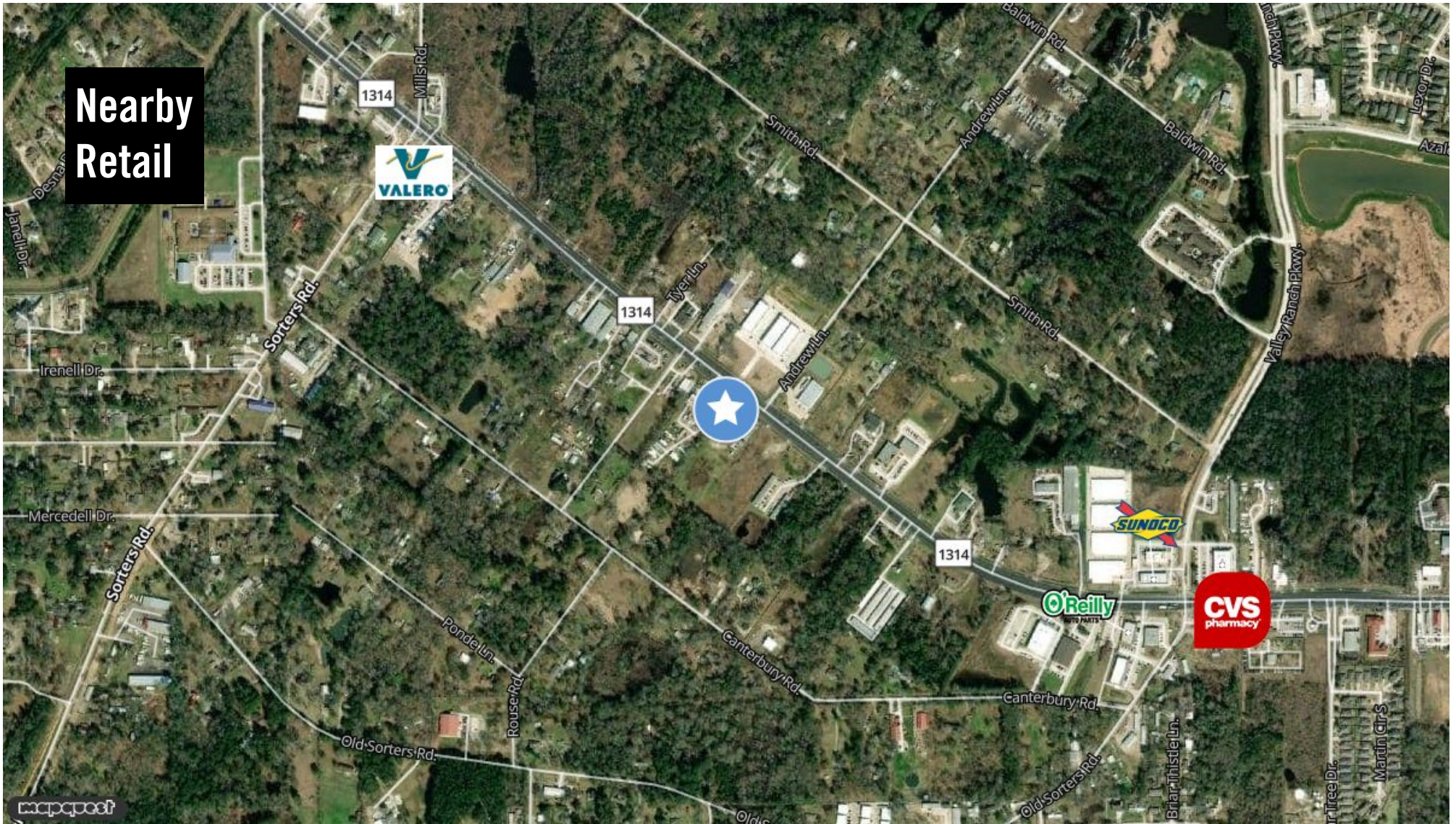


## HH SPENDING

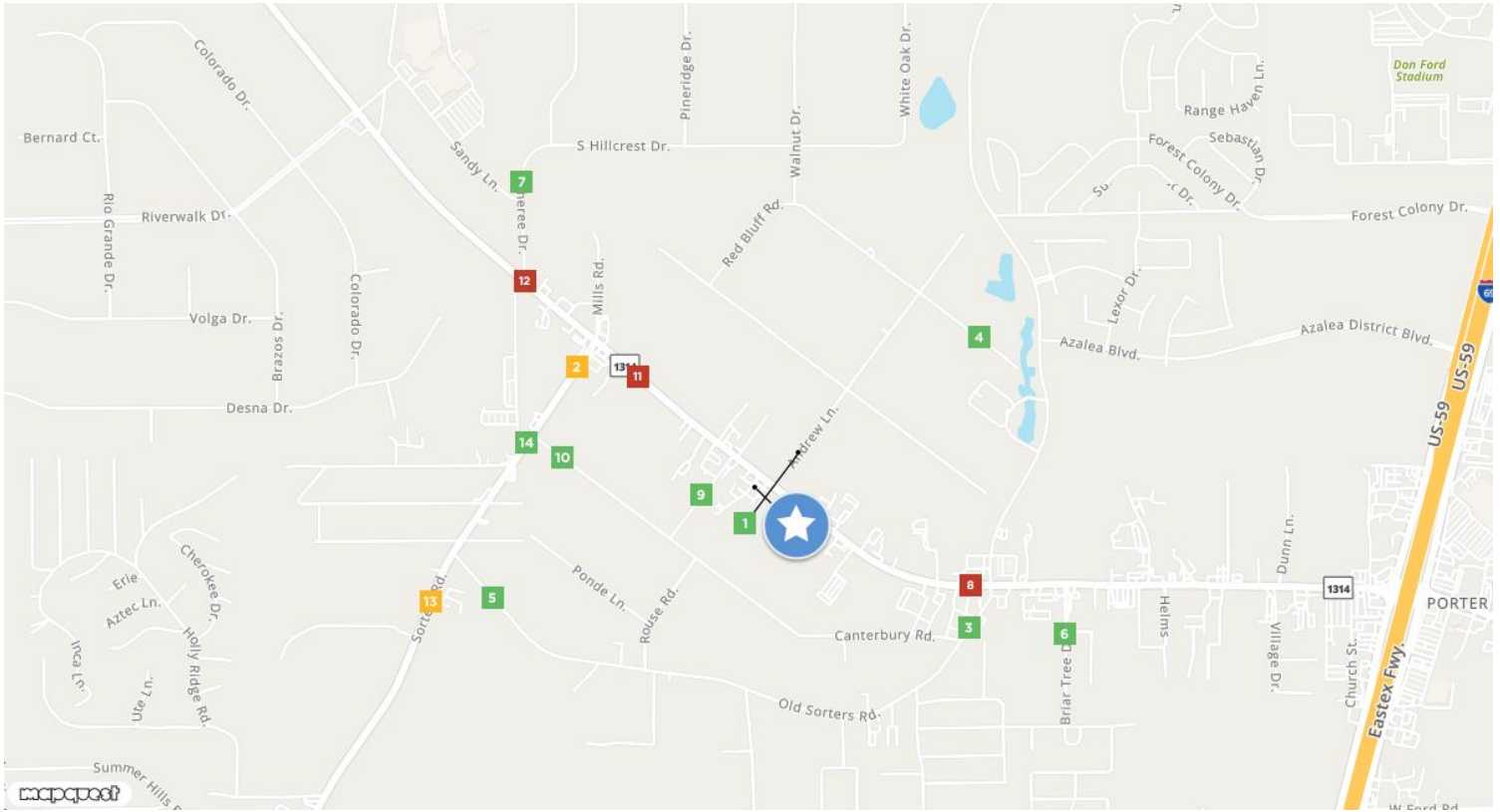


# 23430 Fm 1314 Rd

**Nearby  
Retail**



## Traffic Counts



<b>Andrew Ln</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">1</span>	<b>Sorters Rd</b> <span style="background-color: #ffc107; color: white; padding: 2px 5px;">2</span>	<b>Old Sorters Rd</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">3</span>	<b>Baldwin Rd</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">4</span>	<b>Old Sorters Rd</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">5</span>
FM 1314	Canterbury Dr	Canterbury Dr		Sorters Rd
Year: 2021 1,086 est	Year: 2021 8,526 est	Year: 2021 3,665 est	Year: 2021 60 est	Year: 2021 1,444 est
Year: 2011 1,020	Year: 2011 8,050	Year: 2011 3,740	Year: 2011 30	Year: 2011 1,210
Year: 2006 1,280	Year: 2006 8,740	Year: 2006 3,570	Year: 2006 110	Year: 2006 1,790
<b>Briar Tree Dr</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">6</span>	<b>Fatheree Dr</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">7</span>	<b>FM 1314</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">8</span>	<b>Kennedy Ln</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">9</span>	<b>Canterbury Dr</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">10</span>
FM 1314	S Hillcrest Dr	Old Sorters Rd	FM 1314	Sorters Rd
Year: 2021 748 est	Year: 2021 1,097 est	Year: 0 est	Year: 0 est	Year: 0 est
Year: 2011 880	Year: 2011 1,310	Year: 2002 23,000	Year: 2001 300	Year: 2001 170
Year: 2006 620	Year: 2006 880	Year: 1997 22,000		Year: 1996 170
<b>FM 1314</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">11</span>	<b>FM 1314</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">12</span>	<b>Sorters Rd</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">13</span>	<b>Sorters Rd</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">14</span>	
Griffin Ln	Fatheree Dr	Low Rd	Canterbury Dr	
Year: 0 est	Year: 0 est	Year: 0 est	Year: 0 est	
Year: 1998 15,000	Year: 1998 12,000	Year: 1996 5,620	Year: 1990 3,580	



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