



**24226 Sorters Road
Porter, Texas 77365
3.395 Acres of Prime Commercial
Land**

Price offered
\$1,800,000

Price
\$1,800,000.00
Lot Size
3.395 AC

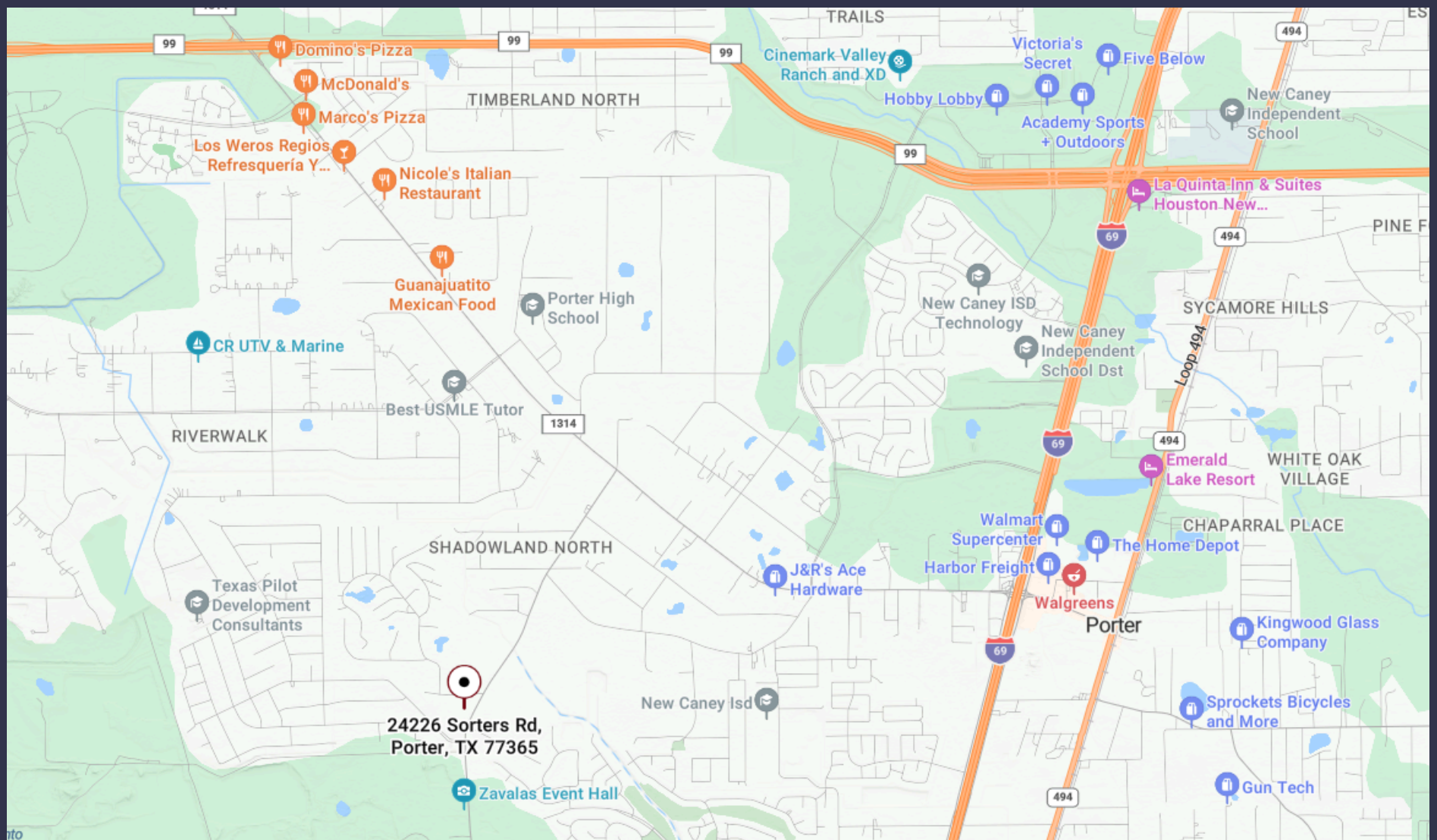
Welcome to 24226 Sorters Road, a premier 3.395-acre commercial real estate opportunity ideally situated in the rapidly growing Porter, Texas area. This prime property offers exceptional visibility, strong traffic exposure, and easy accessibility—just minutes from Highway 59/I-69 and FM 1314, two of the region's key transportation corridors.

DESCRIPTION

Welcome to 24226 Sorters Road, a premier 3.395-acre commercial property strategically positioned in the rapidly growing Porter, Texas area. This high-visibility site offers excellent frontage along Sorters Road and easy access to major transportation corridors, including Highway 59/I-69 and FM 1314.

The property's versatile layout and available utilities make it ideal for a wide range of uses—whether for retail, office, service-oriented businesses, or mixed-use development. The area's rapid expansion, fueled by new residential subdivisions, shopping centers, and infrastructure improvements, makes this a highly desirable investment location within Montgomery County's fastest-growing corridor.

With close proximity to Kingwood, New Caney, and the Grand Parkway (TX-99), 24226 Sorters Road offers an unmatched balance of convenience, exposure, and long-term growth potential.



INVESTMENT HIGHLIGHTS

- 3.395 acres of prime, developable land
- Excellent frontage and visibility along Sorters Road
- Minutes from major thoroughfares — Highway 59/I-69 and FM 1314
- Utilities available on-site
- Located in a high-growth area surrounded by new housing and commercial developments
- Proximity to major economic hubs including Kingwood, New Caney, and the Grand Parkway (TX-99)
- Ideal for retail, commercial, office, or mixed-use projects
- Positioned within Montgomery County, one of the fastest-growing counties in Texas
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EXECUTIVE SUMMARY

24226 Sorters Road represents a rare opportunity to acquire high-exposure land in one of Southeast Texas' most dynamic growth markets. Its strategic location, combined with strong surrounding development trends and flexible usage potential, makes it an exceptional choice for developers, investors, or business owners looking to capitalize on Porter's expanding commercial corridor.

This property offers the perfect foundation for future growth and long-term value creation in a market poised for continued expansion.

PROPERTY FACTS

Price

\$1,800,000.00

Property Subtype

Commercial

Sale Type

Investment

Proposed Use

Commercial

No. Lots

Total Lot Size

3.395 AC

Property Type

Land

