

FOR SALE



Valley Ranch Resort Rentals

22340 Cuttler Road, New Caney, TX 77357



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800
Houston, Texas 77046

713-623-6944

hpiproperties.com



Demographics	2 mi	3 mi	5 mi
Population (2025)	19,034	38,980	100,118
Median Age	31.2	31.8	34.0
Projected Population (2031)	22,872	48,000	120,226
Average Household Income	\$94,347	\$119,539	\$123,441
Labor Force Population	14,342	29,457	76,616
Unemployment Rate	2.6%	2.9%	2.6%

22340 Cuttler Road
New Caney, TX 77357

LIST PRICE
\$10,200,000.00

TOTAL BUILDING SF
±41,000 SF

LOT SIZE SF
224,320 SF

LOT SIZE AC
5.15 AC

TOTAL INCOME PRODUCING LOTS
51

YEAR BUILD/RENOVATED
2022

PARCEL-ID
0540-01-01410

SUBMARKET
MONTGOMERY COUNTY



Valley Ranch Resort Rentals is a fully occupied, 51-unit tiny home community offering fully furnished units within one of the fastest-growing corridors in the greater Houston area, located approximately 30 miles northeast of downtown Houston. Situated on 5.15 acres and constructed in 2022, the property offers a well-balanced unit mix ranging from one-bedroom/one-bathroom layouts up to the community's largest three-bedroom/threebathroom units. On-site amenities include a laundromat and storage units, both of which present additional income opportunities for ownership.

New Caney continues to see strong rental demand, sitting at the heart of several multimillion-dollar commercial and residential development projects currently underway in the area.

As of August 2026, the property's trailing year-end NOI stands at \$507,628.25. Sustained demand for these units indicates meaningful upside for a new owner, with the ability to increase rents by as much as \$100 per unit without any additional capital investment. An approximately 1,600-square-foot storage unit also presents an opportunity for additional rental income or alternative use, further supporting cash flow growth.

Additional upside exists through the potential implementation of a RUBS program or partial water utility reimbursement structure. The current owner has consistently reinvested in the property's long-term performance through significant capital improvements. Currently managed by an on-site property manager, Valley Ranch Resort Rentals represents a stable, 100% occupied asset with strong long-term demand fundamentals — an attractive, turnkey addition to any income-producing investment portfolio.

Maggie McCarthy
Sr Associate | Brokerage
832.955.2434
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A curated collection of 50 fully furnished tiny home-style units

Private fishing pond with a sitting deck for quiet outdoor relaxation

Community swimming pool for residents to relax and unwind

Choice of Junior Suites, Deluxe Suites, and elevated Tree House-style units

Directly adjacent to New Caney High School, home to over 2,400 students, offering exceptional convenience for families

Near Caney Crossing, anchored by a Walmart Supercenter and additional retail

Upcoming HEB – Valley Ranch location nearby, with construction slated to begin January 2027 and a grand opening planned for Fall 2027

Laundromat on site





Flood Map

National Flood Hazard Layer FIRMette





VALLEY RANCH TOWN CENTER

A major mixed-use retail and entertainment destination in New Caney, featuring national retailers, restaurants, services and entertainment venues. Its location at Grand Parkway and I-69 makes it a significant commercial hub for the growing East Montgomery County area.



HOME DEPOT

Home Depot is a leading home improvement retailer serving homeowners, contractors and businesses throughout the region. Its East Montgomery County presence supports local retail employment while providing building materials, tools, home improvement products and professional services.



WALMART DISTRIBUTION CENTER

Walmart operates a large distribution facility in New Caney that supports the company's regional supply chain and retail network. The facility is one of East Montgomery County's largest private employers, providing significant warehouse, logistics and operations employment.



GRAND TEXAS ENTERTAINMENT DISTRICT - 610 ACRES

Grand Texas is a large-scale entertainment and hospitality destination in New Caney featuring attractions, recreation and family-oriented venues. The development draws visitors from across the Houston region and supports continued tourism, hospitality and commercial growth in the area.



LOWE'S DISTRIBUTION CENTER

Lowe's operates a major distribution center within the East Montgomery County Industrial Park. The approximately 1.5 million-square-foot facility supports regional product distribution and contributes substantial logistics and warehouse employment to the New Caney area.



NEW CANEY ISD

New Caney Independent School District serves the rapidly growing New Caney and East Montgomery County communities through its network of K-12 campuses and educational facilities. The district is also one of the area's largest employers, supporting thousands of education and administrative jobs.



VALLEY RANCH MEDICAL DISTRICT

A planned health and wellness district designed to bring healthcare, medical offices, life sciences, hospitality, retail, and complementary services to the growing Valley Ranch Community.



VALLEY RANCH OUTLETS

A planned outlet retail destination envisioned to expand Valley Ranch's shopping, dining, entertainment, and mixed-use offerings along the rapidly growing I-69 corridor.



VALLEY RANCH COMMERCE DISTRICT

A new 55-acre mixed-use district planned for approximately 400,000 square feet of commercial development, complemented by retail, dining, services, and 600 luxury multifamily residences.



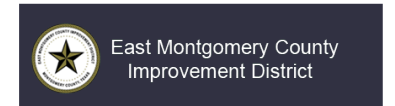
VALLEY RANCH TOWN CENTER

A 240-acre regional destination featuring more than 1.5 million square feet of retail, dining, entertainment, residential, and mixed-use development at I-69 and Grand Parkway.



H-E-B – FALL 2027

New Caney's first H-E-B is planned as a 120,000-square-foot anchor within the Commerce District, with an anticipated opening in Fall 2027.



EAST MONTGOMERY COUNTY INDUSTRIAL PARK

Continued expansion of the East Montgomery County Industrial Park is bringing new manufacturing, warehousing, and employment-generating development to the rapidly growing New Caney area.



SAM HOUSTON NATIONAL FOREST

A vast East Texas outdoor destination offering hiking, biking, horseback riding, camping, and miles of multi-use trails surrounded by the region's signature pine forests.



LAKE HOUSTON WILDERNESS PARK

Nearly 5,000 acres of preserved woodlands offer more than 20 miles of trails, camping, kayaking and scenic creek access just east of New Caney.



BIG RIVERS WATERPARK & ADVENTURES

A family entertainment destination featuring waterslides, a wave pool, lazy river, aerial adventures, amusement rides, and outdoor attractions for visitor of all ages.

Valley Ranch Azalea District

AZALEA DISTRICT

A 328-acre health and wellness-focused district combining residential, healthcare, retail, dining, hospitality, trails, and community amenities, with 359 single-family homes planned.



EAST FORK SAN JACINTO RIVER

A scenic, forest-lines waterway flowing toward Lake Houston, known for its natural beauty, diverse aquatic habitat, and connection to the area's expansive outdoor recreation network.



NEW CANEY, TX

A COMMUNITY POSITIONED FOR LONG-TERM GROWTH

Tucked along the rapidly expanding U.S. 59/I-69 and Grand Parkway (SH 99) corridor in Montgomery County, New Caney has emerged as one of Greater Houston's fastest-growing communities—and the trajectory continues upward. Fueled by significant residential development, expanding retail, and major infrastructure investments, the area has experienced population growth of more than 37% in recent years. Today, more than 37,500 residents call New Caney home, with a median age of just 31, creating a young, expanding consumer base with long-term purchasing power. As Montgomery County continues to rank among the nation's fastest-growing counties, New Caney stands at the center of one of Texas' most dynamic growth corridors.

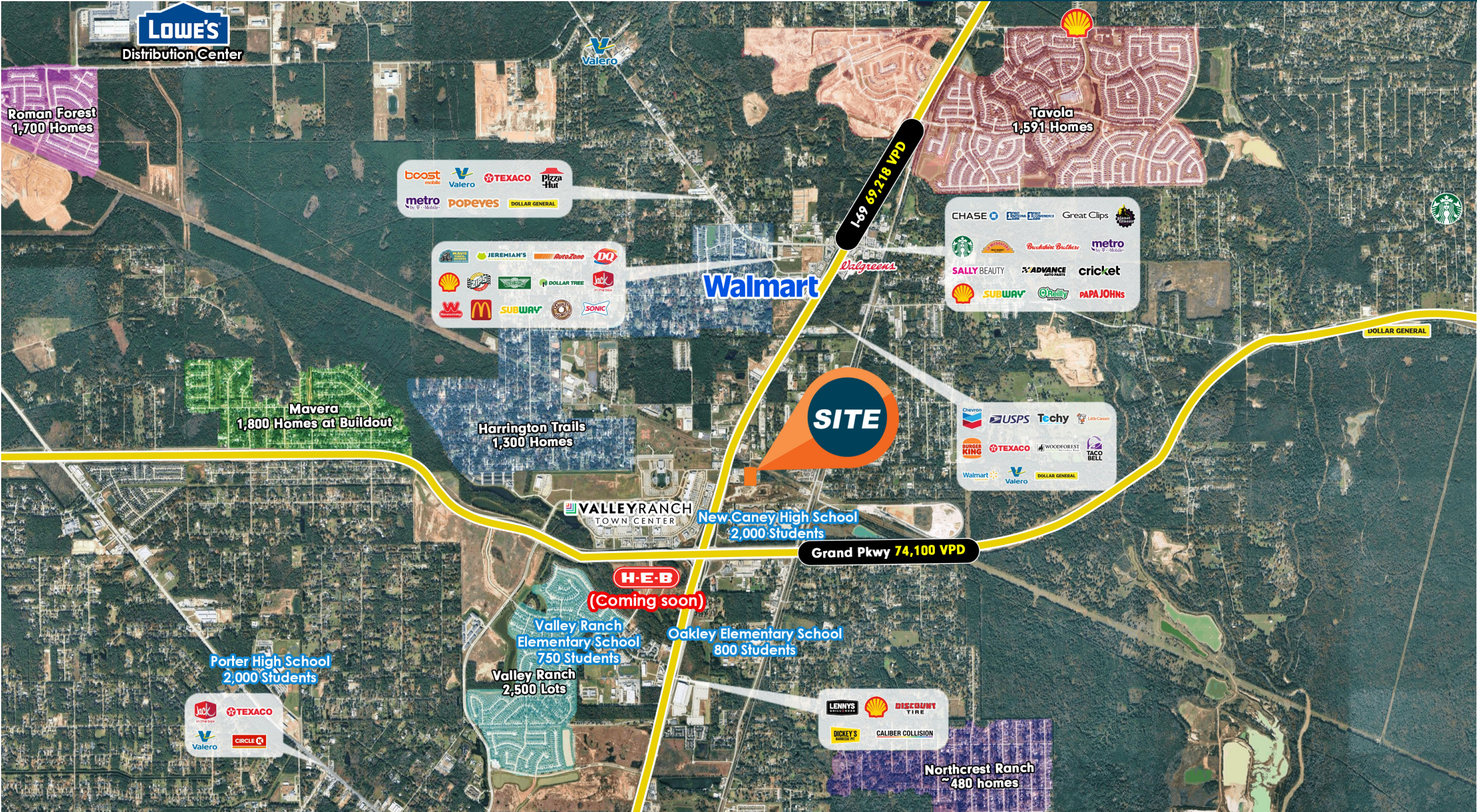
The area's residential expansion has been equally impressive. Master-planned communities including Valley Ranch, Tavola, Harrington Trails, Maveria, and Northcrest Ranch continue to deliver thousands of new homes, while additional residential developments remain underway throughout the trade area. Families are drawn by highly regarded New Caney ISD schools, abundant parks and trails, convenient access to Lake Houston recreation, and the area's ability to combine suburban living with exceptional regional connectivity.

City

Residents enjoy direct access to Downtown Houston in approximately 35 minutes, George Bush Intercontinental Airport in less than 20 minutes, and The Woodlands in roughly 20 minutes, providing seamless connectivity to many of the region's largest employment centers, healthcare institutions, and entertainment destinations.

Commercial development has accelerated alongside the residential boom. Valley Ranch Town Center has become the area's premier mixed-use destination, reaching approximately 97% occupancy while supporting more than 100 national, regional, and local retailers and restaurants. Recent additions including Wells Fargo, Starbucks, H-E-B, and numerous service-oriented businesses continue to strengthen the area's retail draw. Valley Ranch alone has generated roughly 3,000 full-time jobs, with employment expected to increase significantly as millions of additional square feet of commercial development are completed. Nearby, the emerging Commerce District and additional mixed-use projects are further positioning New Caney as a regional destination for shopping, dining, healthcare, hospitality, and professional services. The local economy is supported by a diverse employment base anchored by major employers such as New Caney ISD, Walmart, Kroger, Insperity, and nearby healthcare providers, while the Grand Parkway provides convenient access to regional employers including Chevron Phillips, Entergy, Weatherford International, and numerous logistics and industrial operations throughout northeast Houston. Continued public and private investment—including new transportation improvements, commercial developments, educational facilities, and hospitality projects—has created sustained momentum that extends well beyond traditional suburban growth.

For retailers, restaurants, medical users, and service providers, New Caney represents a compelling opportunity to establish a presence within an expanding trade area characterized by strong demographics, accelerating residential growth, increasing household incomes, and exceptional regional accessibility. With thousands of additional homes planned, continued commercial investment, and one of the strongest growth stories in the Greater Houston market, New Caney is well-positioned to remain a premier destination for both residents and businesses for years to come. infrastructure, rooftops, and momentum to back it up — New Caney offers a rare window of opportunity in one of Texas's hottest growth corridors.

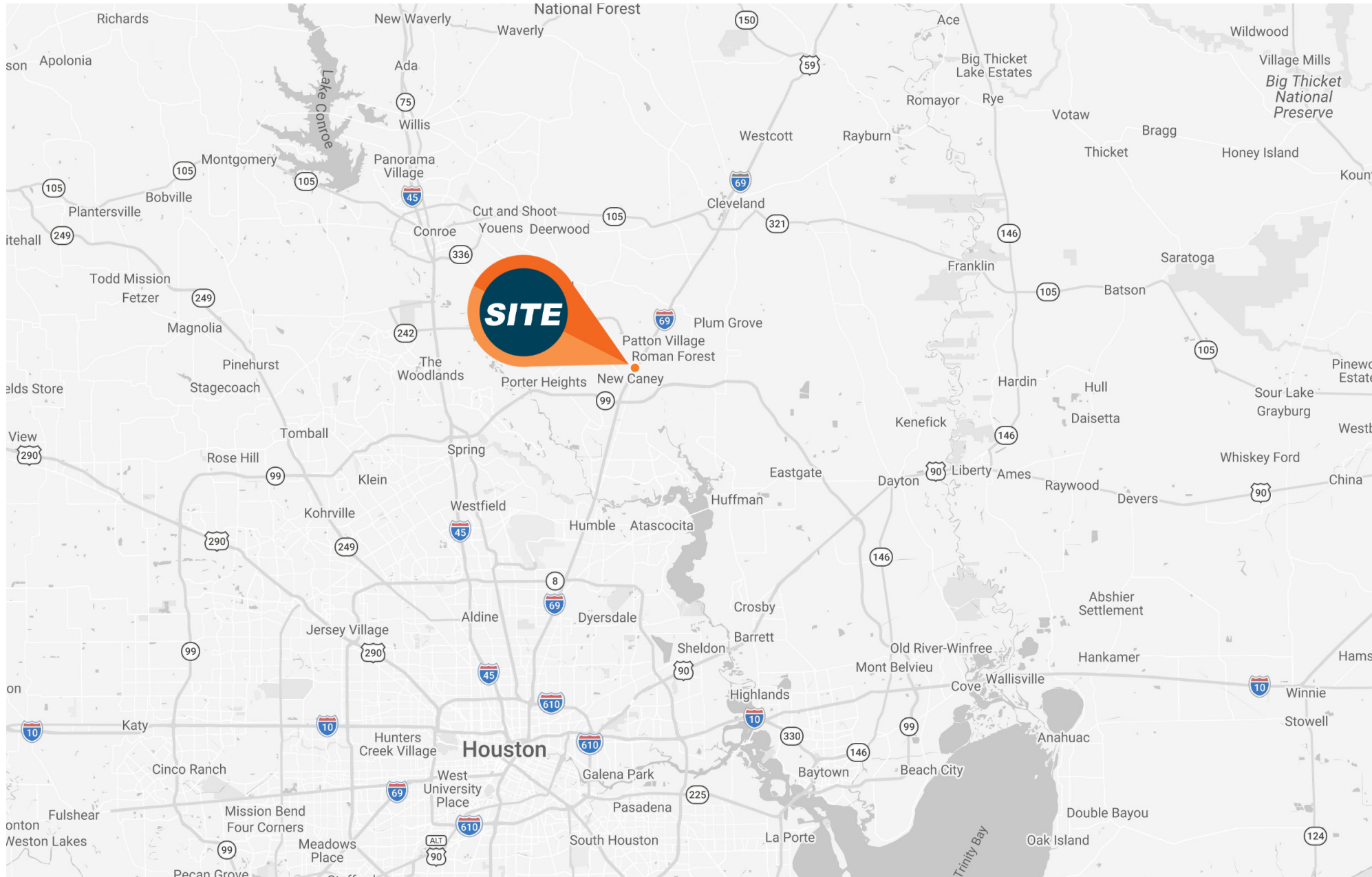


The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.



Hunington

Location Map



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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date