

OFFERING MEMORANDUM

18086 FM 1485, NEW
CANEY, TX 77357

Positioned along the rapidly developing FM 1485 corridor, this ±4.8-acre property offers an exceptional opportunity for residential, commercial, or mixed-use development in one of Montgomery County's most active growth zones.

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PROPERTY SUMMARY

18086 FM 1485, New Caney, TX 77357

SALE PRICE: \$429,000

LOT SIZE: 4.8 Acres

PROPERTY TYPE: Commercial, Retail,
Industrial/Development

The land features approximately 4.8 acres with prominent road frontage, making it ideal for businesses, builders, or investors looking to capitalize on New Caney's expansion. Planned FM 1485 improvements—including widening and enhanced traffic flow—further elevate the long-term potential of this site.

Whether you're looking to develop, invest, or relocate a business, this strategically located acreage offers both immediate and future upside in a thriving part of Greater Houston.



PROPERTY HIGHLIGHTS

**For Sale: ±4.8 Acres with FM 1485
Frontage | High-Growth Opportunity in
New Caney, TX**

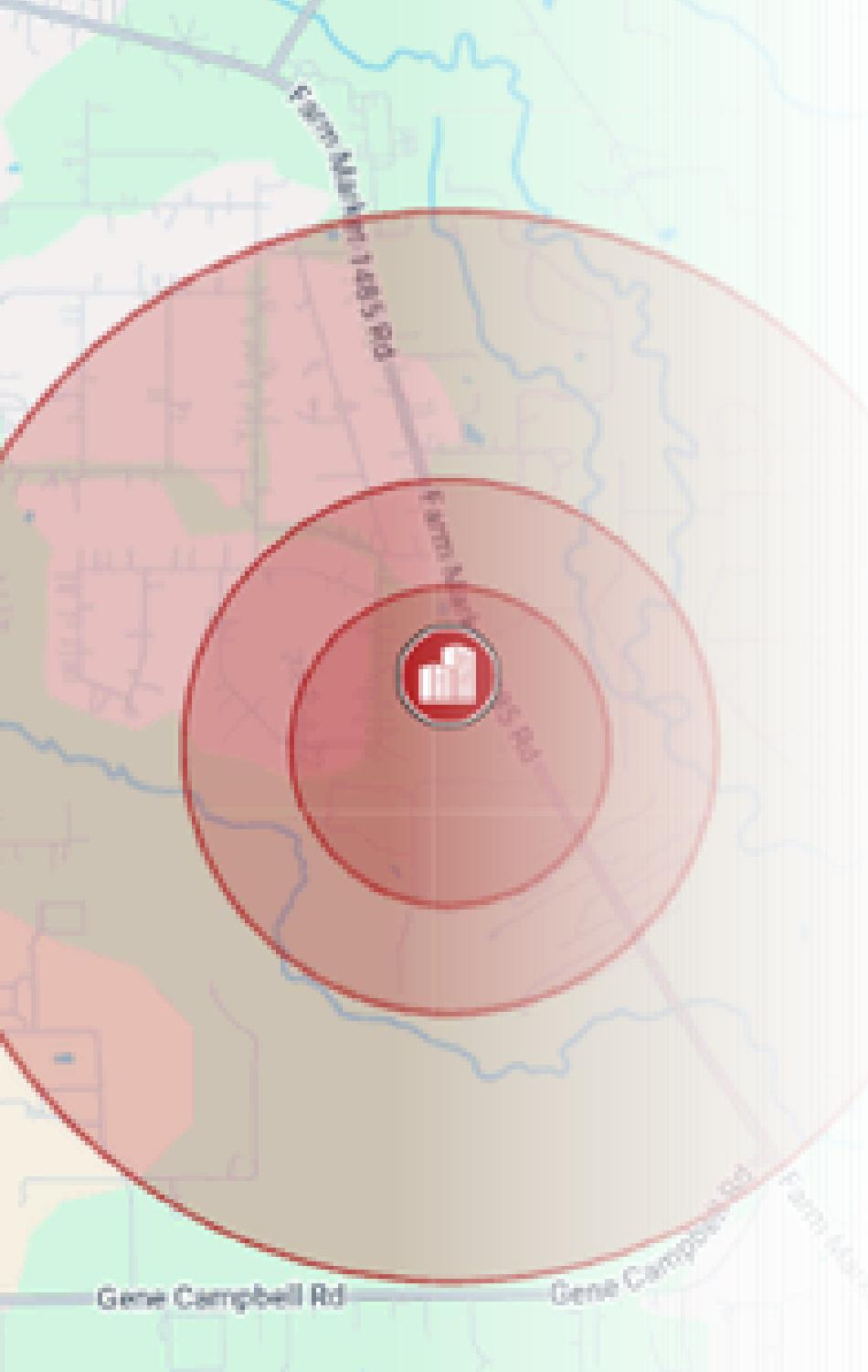
Surrounded by residential neighborhoods, retail centers, and major attractions like Valley Ranch Town Center and Grand Texas, the property sits in a dynamic corridor with increasing demand for services, housing, and infrastructure.

- Located between 242 & Us 59 with Access to 99
- ±4.8-acres



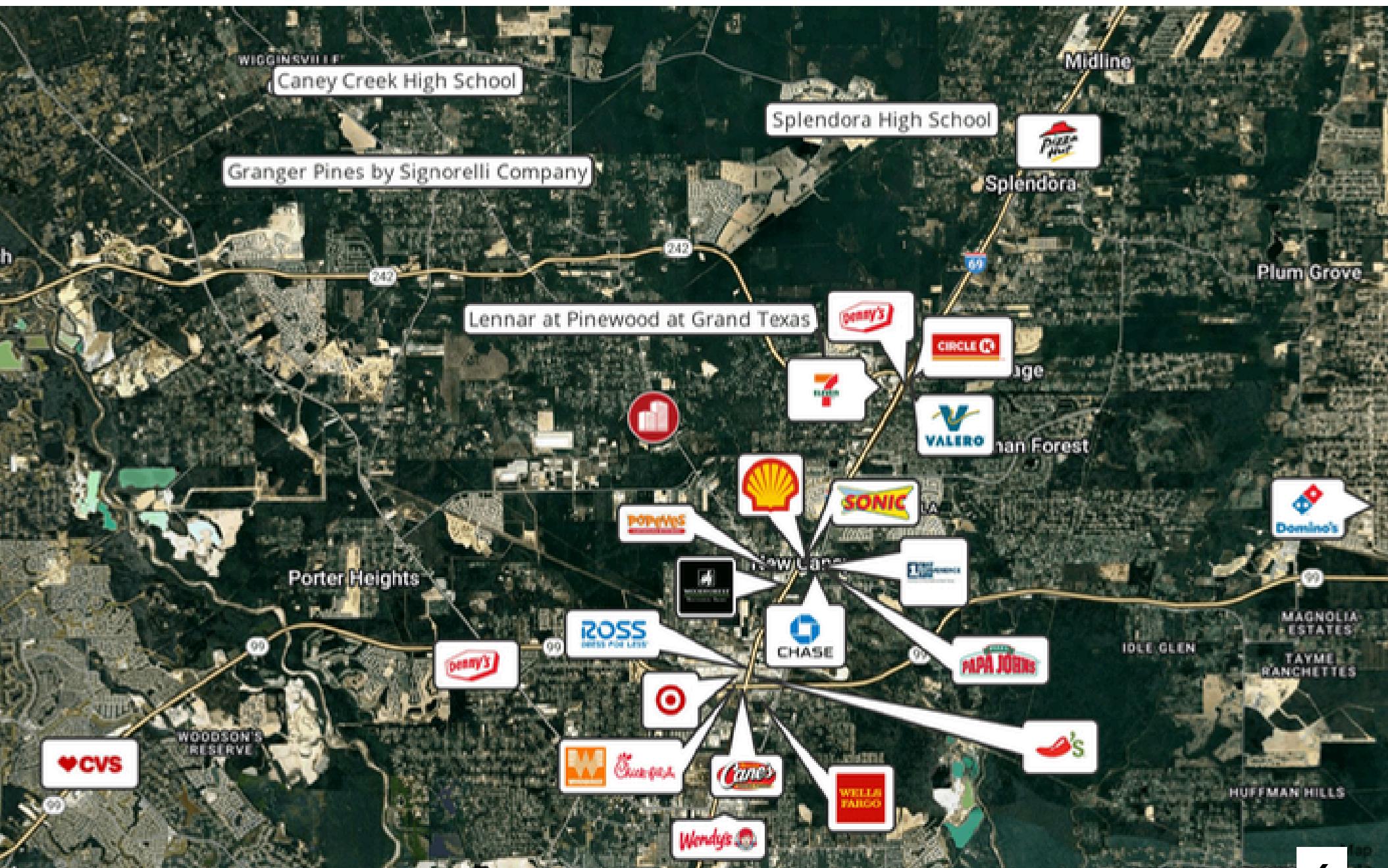
AREA OVERVIEW

Strategically positioned along FM 1485, this property offers excellent frontage on a major east-west thoroughfare in the heart of New Caney's growth corridor. FM 1485 provides direct access to both US 59 and the Grand Parkway-99, placing it just minutes from key regional connectors and high-traffic retail hubs.



	0.3 Miles	0.5 Miles	1 Miles
Total households	25	121	483
Total population	76	365	1,474
Persons per household	3	3	3.1
Average household income	\$69,821	\$69,391	\$78,995
Average house value	\$290,274	\$281,084	\$278,433
Average age	38	38	38
Average age male	38	38	38
Average age female	39	39	38

RETAILER MAP





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