



24750 Ford Road



OFFERING MEMORANDUM

24750 Ford Rd
Porter, TX 77365



OFFERING SUMMARY

ADDRESS	24750 Ford Rd Porter TX 77365
COUNTY	Montgomery
PRICE	\$550,000
PRICE PSF	\$10.61
LAND SF	51,836 SF
LAND ACRES	1.19

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	9,572	58,797	123,844
2024 Median HH Income	\$101,355	\$102,732	\$100,817
2024 Average HH Income	\$120,787	\$132,535	\$137,692

Property Location

- Property is located in Montgomery County
Ford Rd is heavily traveled to/from the Kingwood area
Located in an opportunity zone
- Property is located between Kingwood TX and Porter, TX
-20 minutes from IAH
-15 minutes from SH-99
-25 minutes from Beltway 8

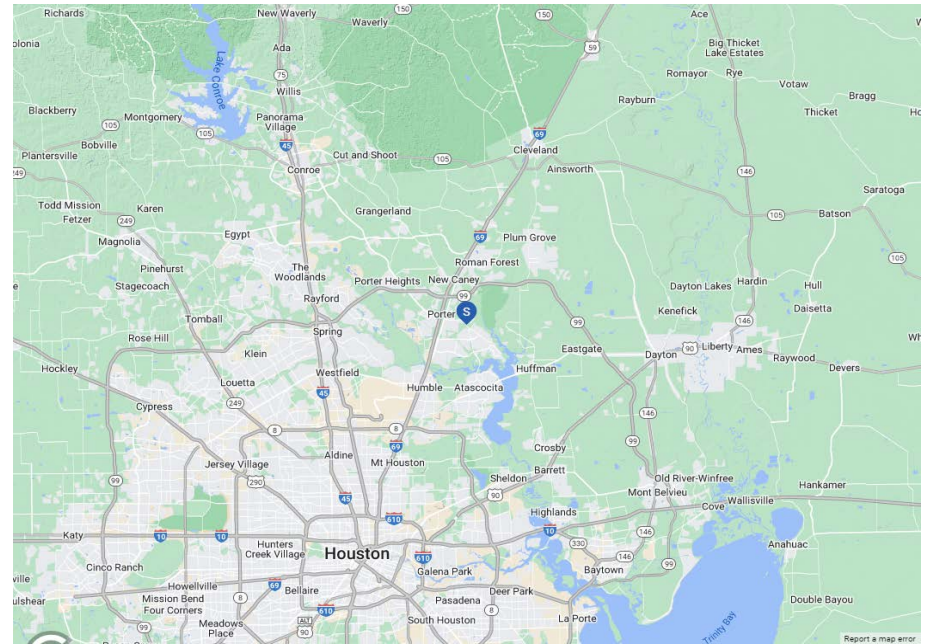


- Located near the intersection for Mills Branch and Ford Rd., just west of W. Lake Houston Pkwy

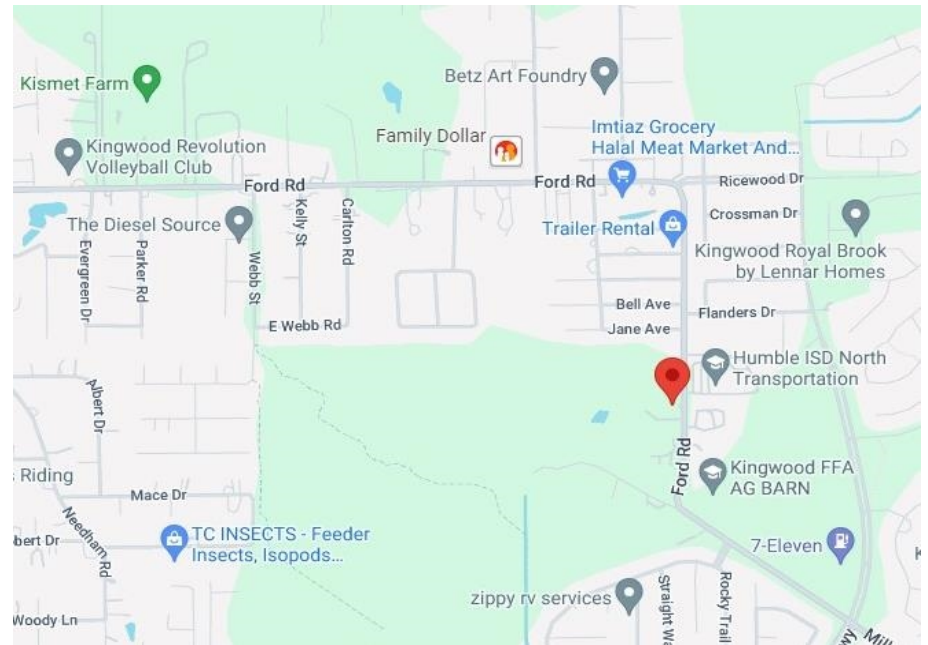
-Ford Road is currently being expanded to a 5 Lane Road from HWY 59/69 going east to the back of Kingwood at Mills Branch Road and W. Lake Houston Pkwy

-Ford Road development could serve a growing demand for retail, shopping, and office spaces

Regional Map



Locator Map



PROPERTY FEATURES

LAND SF	51,836
LAND ACRES	1.19
CORNER LOCATION	Mills Branch/Ford Rd.
TRAFFIC COUNTS	5,254

NEIGHBORING PROPERTIES

NORTH	HISD Bus Barn
SOUTH	Ford Manufactures Steel LLC
EAST	Mikel Machine Inc.
WEST	RV Storage

UTILITIES

WATER	Porter SUD
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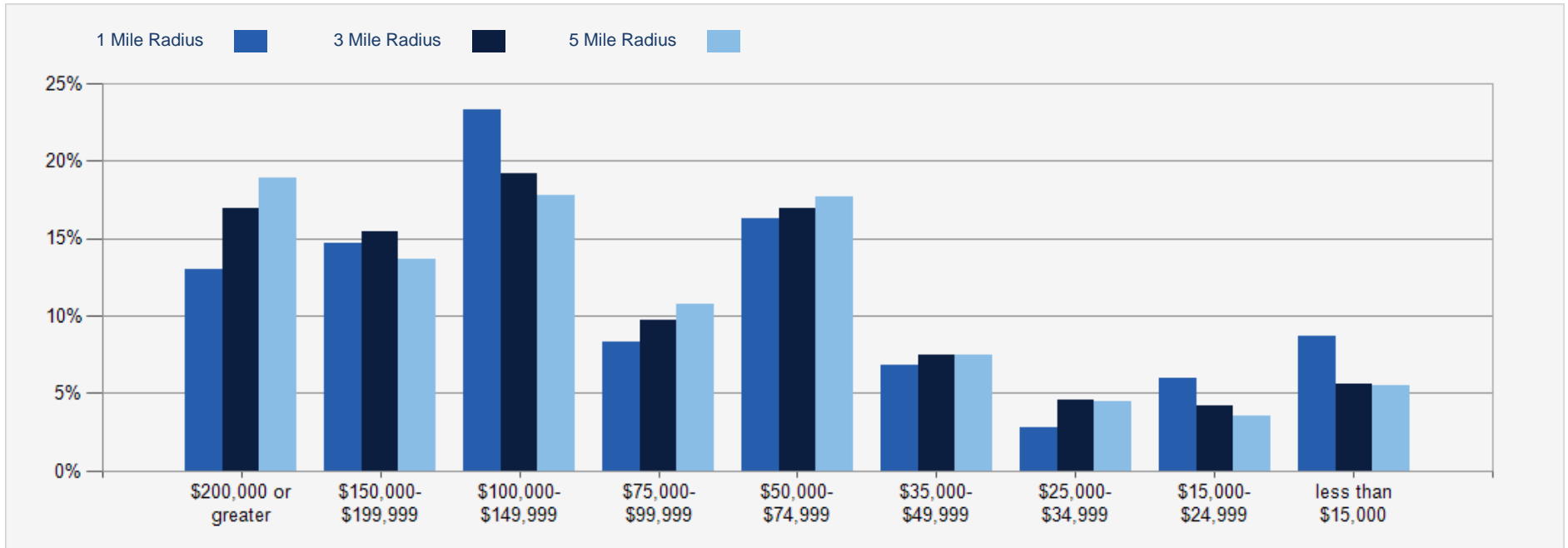
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,179	43,887	71,632
2010 Population	6,624	47,455	89,643
2024 Population	9,572	58,797	123,844
2029 Population	9,990	61,042	130,048
2024 African American	427	2,738	7,809
2024 American Indian	92	538	1,098
2024 Asian	324	2,278	4,801
2024 Hispanic	2,726	16,190	34,348
2024 Other Race	840	5,117	11,443
2024 White	6,350	38,707	79,516
2024 Multiracial	1,531	9,340	18,992
2024-2029: Population: Growth Rate	4.30%	3.75%	4.90%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	290	1,140	2,498
\$15,000-\$24,999	198	838	1,603
\$25,000-\$34,999	93	914	2,026
\$35,000-\$49,999	226	1,507	3,346
\$50,000-\$74,999	541	3,422	7,983
\$75,000-\$99,999	277	1,958	4,858
\$100,000-\$149,999	774	3,873	8,028
\$150,000-\$199,999	487	3,112	6,157
\$200,000 or greater	432	3,428	8,525
Median HH Income	\$101,355	\$102,732	\$100,817
Average HH Income	\$120,787	\$132,535	\$137,692

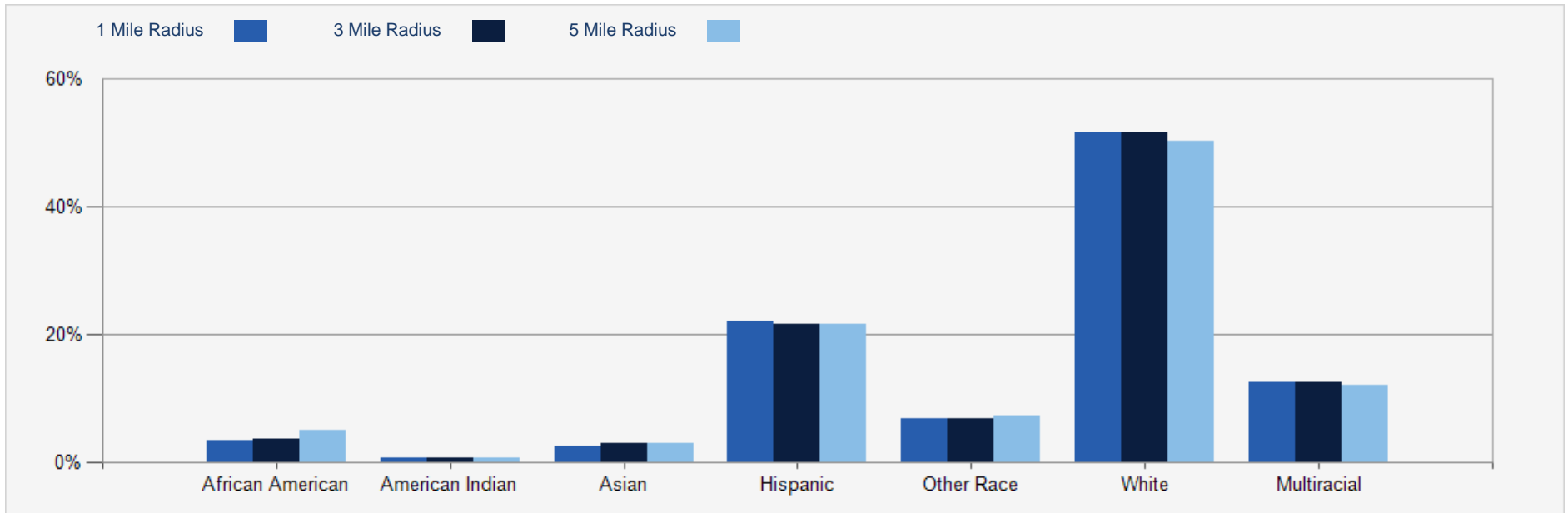
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,171	15,473	26,561
2010 Total Households	2,333	16,824	33,343
2024 Total Households	3,318	20,191	45,023
2029 Total Households	3,490	21,232	47,921
2024 Average Household Size	2.88	2.91	2.75
2000 Owner Occupied Housing	1,754	12,425	20,242
2000 Renter Occupied Housing	338	2,483	4,833
2024 Owner Occupied Housing	2,622	15,879	32,539
2024 Renter Occupied Housing	696	4,312	12,484
2024 Vacant Housing	230	1,306	4,195
2024 Total Housing	3,548	21,497	49,218
2029 Owner Occupied Housing	2,852	16,977	35,164
2029 Renter Occupied Housing	638	4,254	12,757
2029 Vacant Housing	256	1,346	4,375
2029 Total Housing	3,746	22,578	52,296
2024-2029: Households: Growth Rate	5.10%	5.05%	6.30%



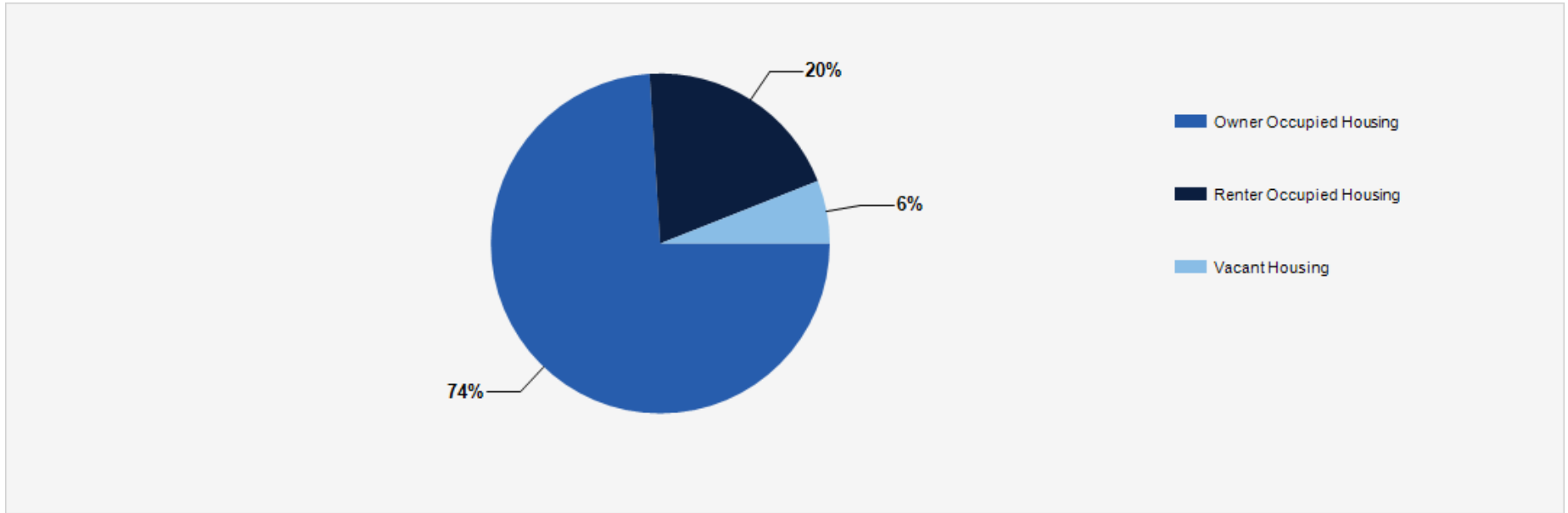
2024 Household Income



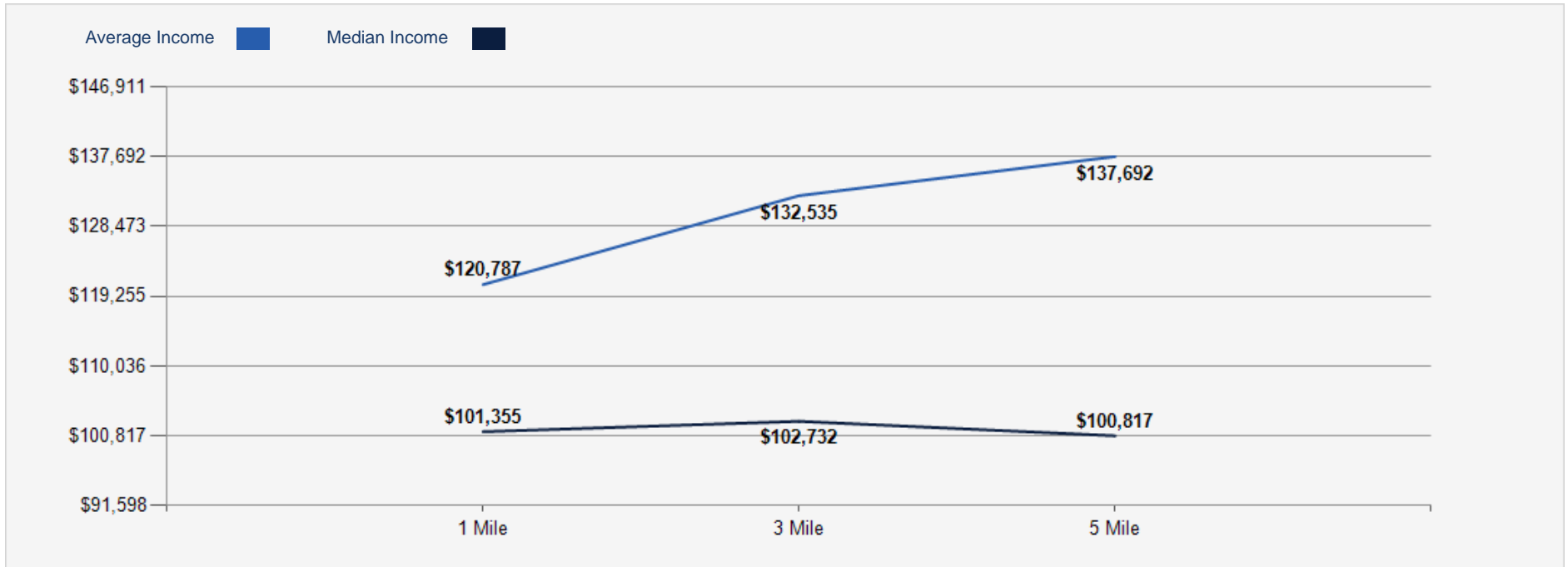
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



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