

LAND FOR SALE

+/- 23.5 ACRE TRACT

US HWY 59 & GABRIEL ROAD | MONTGOMERY COUNTY
NEW CANEY, TEXAS 77357



FOR MORE
INFORMATION:

David Husid
Director
david.husid@nmark.com | 713.599.5149

NEWMARK

US HWY 59 & GABRIEL ROAD HIGHLIGHTS

Demographics

2024 Summary	1 Mile	3 Miles	5 Miles
Total Population	2,627	30,522	70,058
Total Households	899	10,475	23,011
Family Population	2,243	26,546	61,519
Average Household Size	2.91	2.91	3.04
Owner Occupied Housing Units	563	8,037	17,835
Renter Occupied Houston Units	336	2,438	5,176
Median Age	33.8	35.7	34.9
Median Household Income	\$66,677	\$85,925	\$81,914
Average Household Income	\$90,420	\$122,487	\$115,646



LOCATION

- Location at the Northwest corner of US Hwy 59 and Gabriel Road
- Approximately 2 miles Northeast of US Hwy 59 and Grand Parkway Interchange



FRONTAGE

- Approximately 437 feet on US HWY 59 Feeder Rd
- Approximately 436 feet on Gabriel Rd
- Approximately 915 feet on Caney Creek Access Road



+/-23.5 ACRES

- +/- 1,023,791 SF
- Portion of land in floodplain (+/- 3 Acres)



DETENTION

- On-site detention will be required



ACCESS

- Indirect access from Hwy 59
- Take Exit FM 1485 coming from the South and North



UTILITIES

- Property is a part of the New Caney municipal utility district with water onsite and sewer lines in close proximity to the property



OPPORTUNITY ZONE

- Property is located in an economic opportunity zone



SCHOOL DISTRICT

- Located in New Caney ISD, a highly rated school district by the Texas Education Agency (TEA)



RESTRICTIONS

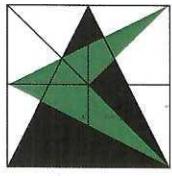
- No zoning restrictions
- No deed restrictions
- City of Houston Extraterritorial Jurisdiction (ETJ)



FLOODPLAIN

- Land was filled and raised out of the floodplain; Letter of Map Revision (LOMR) from FEMA received

PROPERTY HIGHLIGHTS



CARNEY
ENGINEERING, PLLC
EXPECT EXCELLENCE

DRAINAGE MEMO
FRIDKIN-KAUFMAN, LTD
NWC US HWY 59 & GABRIEL ROAD
NEW CANEY, MONTGOMERY COUNTY, TEXAS
September 18, 2024

The subject property is approximately 23.5-acres. Fill was added to this property and in a 2017 LOMR-F completed by Texas Land Engineers and all but approximately 3 acres were removed from the Effective Zone AE floodplain. For a more detailed description of the area removed from the floodplain a metes and bounds description of the area removed can be provided upon request.

Carney Engineering preformed a detailed review in September 2024 of the existing grades on the property, its hydraulic and hydrologic characteristics, and the effective FEMA floodplain around the property. Upon completion of the detailed review, Carney Engineering confirmed the accuracy of the LOMR-F filed by Texas Land Engineers in 2017. Carney Engineering confirms the LOMR-F filed in 2017 for the subject property remains in effect at the date of this letter, and Carney Engineering concurs with the standard engineering practices utilized by Texas Land Engineers in 2017 to remove the majority of the property from the floodplain. Development of the site will need to be done in accordance with Montgomery County Drainage Criteria Manual.

Carney Engineering can provide additional floodplain analysis and stormwater management designs upon request.



T. Craig Carney, P.E.
FIRM No. F-5033



9.18.24

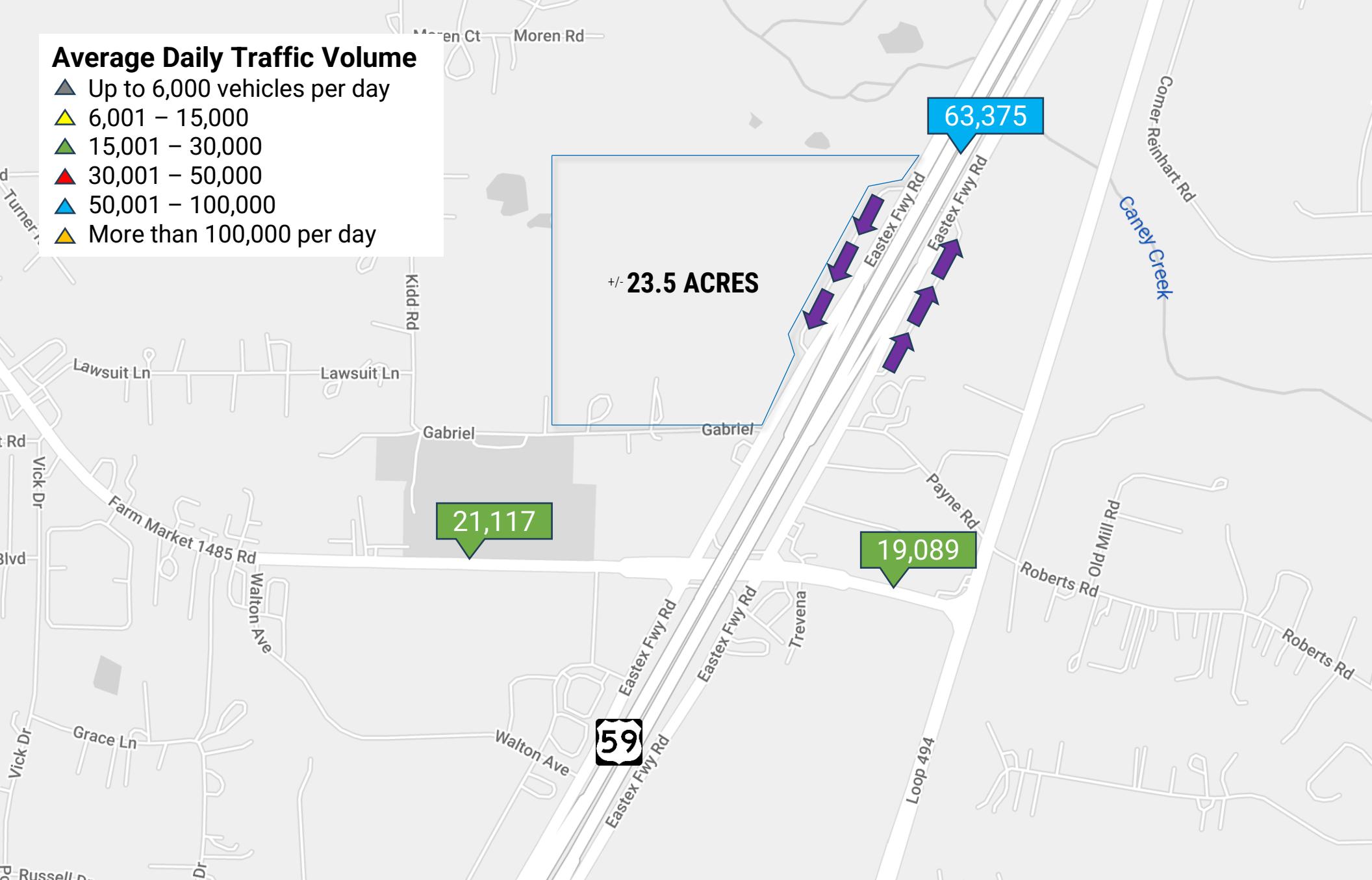


NEWMARK

AERIAL
MAP

Average Daily Traffic Volume

- Up to 6,000 vehicles per day
- 6,001 – 15,000
- 15,001 – 30,000
- 30,001 – 50,000
- 50,001 – 100,000
- More than 100,000 per day



TRAFFIC
MAP

New Caney Industrial Park

Lowes Distribution Center
1 Million SF Walmart Distribution Center

Grand Texas

632 Acre entertainment district including a theme park, waterpark, and sports plex

242

59

Tavola New Development



New RV Park

Subject Property

Walmart Super Center

186,000 SF store

494

59

Valley Ranch Master Plan

70 Acre Multi-Tenant Office Park
300 Bed Medical District
1.5 Million SF under construction
2,500 Single Family Homes

1314

2.1 miles

Valley Ranch Town Center

240 Acre mixed use
Adding Lumos, an Innovative Entertainment Venue

59

The Trails

2,000 Homes;
Currently, first phase has 254 for sale.

99

Royal Pines

450 Homes on 150 acres.

N

DEVELOPMENT MAP

INFORMATION ABOUT BROKERAGE SERVICES

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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Newmark	537005	713-626-8888
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Arispah Hogan	342405	713-490-9994
Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Phone
David Husid	599157	713-599-5149
Sales Agent/Associate's Name	License No.	Phone
Buyer/Tenant/Seller/Landlord Initials		Date