

VALLEY RANCH

UP TO ±4.2 AC FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:



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PROPERTY OVERVIEW & HIGHLIGHTS

Location

The available property is located in the Valley Ranch master planned community on FM 1314, just east of Valley Ranch Pkwy.

Situated in close proximity to Interstate 69 and the Grand Parkway (99).

Additional Information

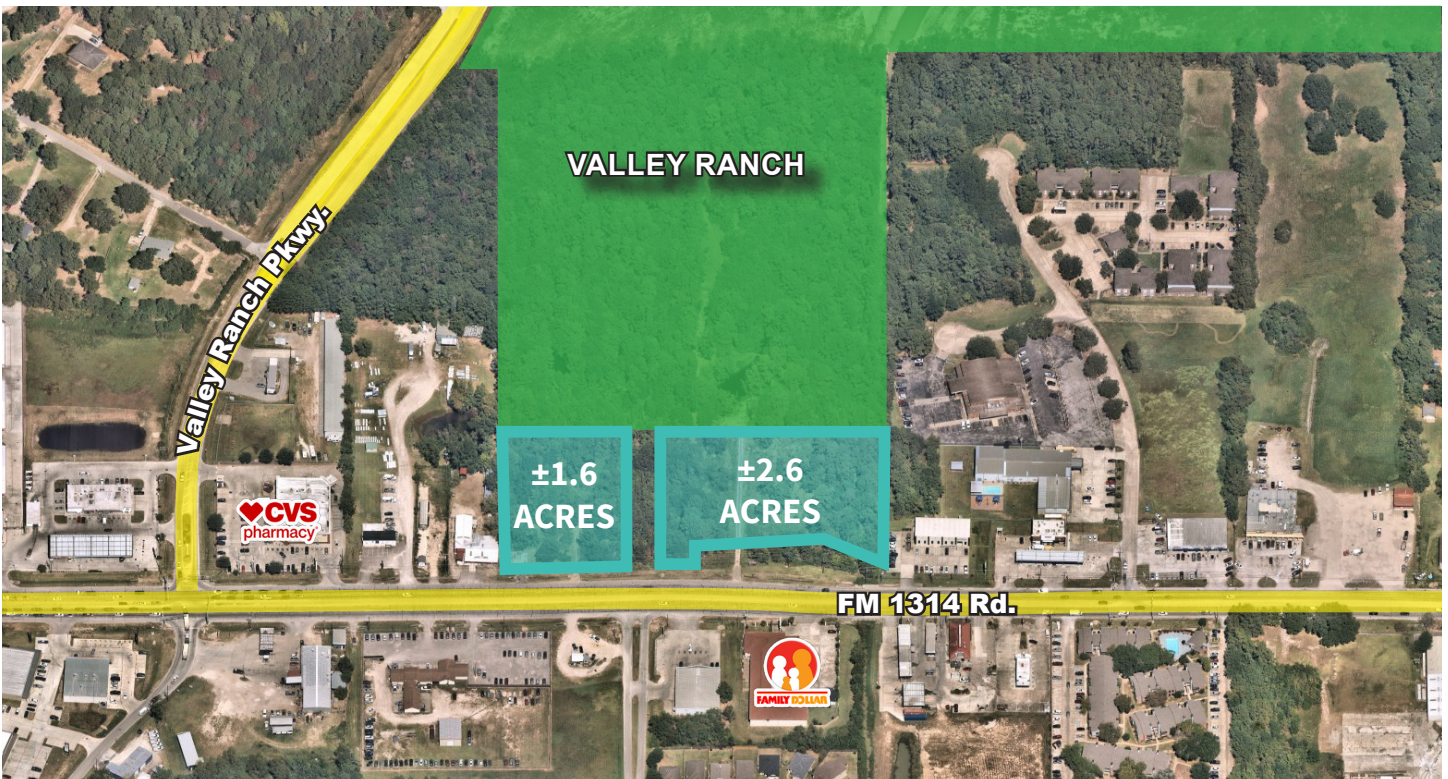
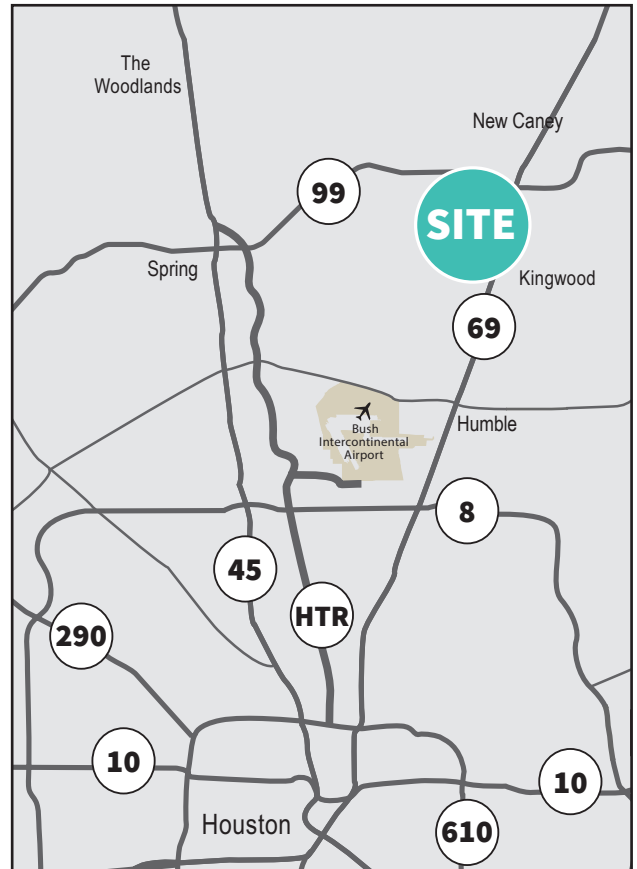
- Utilities Available
- Off Site Detention
- Located in designated opportunity zone

Size

2 sites: ±1.6 AC and ±2.6 AC, both offering Frontage on FM 1314

Pricing

Please contact brokers for pricing.



Welcome to

VALLEY RANCH

PREMIER SUBURBAN LIFESTYLE

Valley Ranch is a 1,400-acre master-planned community. At full build out, the mixed-use development is projected to span over 12 million square feet

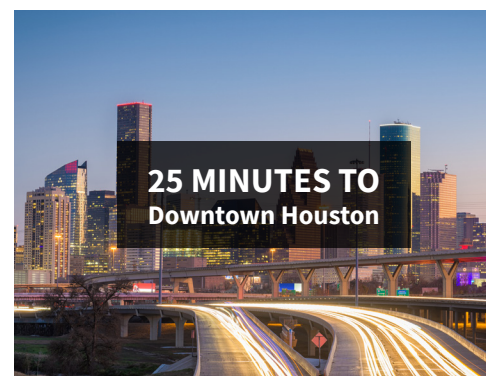
The epicenter of Houston's fastest growing corridor Valley Ranch is located at Interstate 69 and The Grand Parkway (99). The dynamic development offers a variety of shopping, dining, entertainment and work options, as well as almost 2,000 completed homes. Upon completion, Valley Ranch will offer over 12 million square feet of mixed-use development including residential, retail, entertainment, office, hotel and medical.

EDUCATION

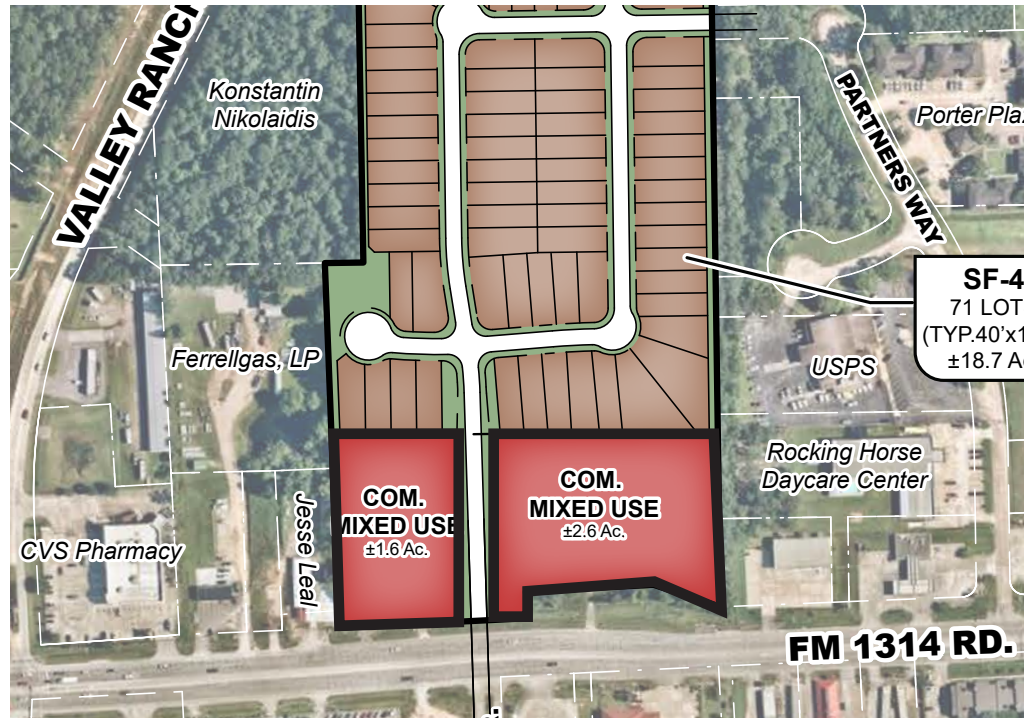
The New Caney Independent School District spans an area of 86.48 square miles and is situated approximately 25 miles northeast of downtown Houston, Texas in Montgomery County.

Today, New Caney ISD is among the fastest growing school districts in Texas. Enrollment has grown to more than 19,000 students and 20 campuses.

In addition, the community offers higher education opportunities at Kingwood College. As part of the esteemed Lone Star College System, Kingwood College attracts nearly 83,000 students and is conveniently located within a 10-minute drive from Valley Ranch. The college provides a diverse range of associate degree programs and continuing education options, accommodating an enrollment of over 12,000 students.



VALLEY RANCH SITE



DEMOGRAPHICS

Montgomery County boasts a strong economy, supported by diverse industries such as healthcare, manufacturing, finance, and energy. The region is home to several major employers, including ExxonMobil, Conroe Independent School District, Woodforest National Bank, and Memorial Hermann The Woodlands Medical Center. The county also has a thriving business community, with a mix of small businesses and larger corporations.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
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Population

3,877

35,490

96,959



Median Age

32.4

33.4

35.8



Average Home Value

\$229,651

\$254,119

\$288,398



Average Household Income

\$75,727

\$81,946

\$88,985



Education - Bachelor's Degree or Higher

5.2%

14.7%

19.7%

TRAFFIC COUNTS	VEHICLES PER DAY
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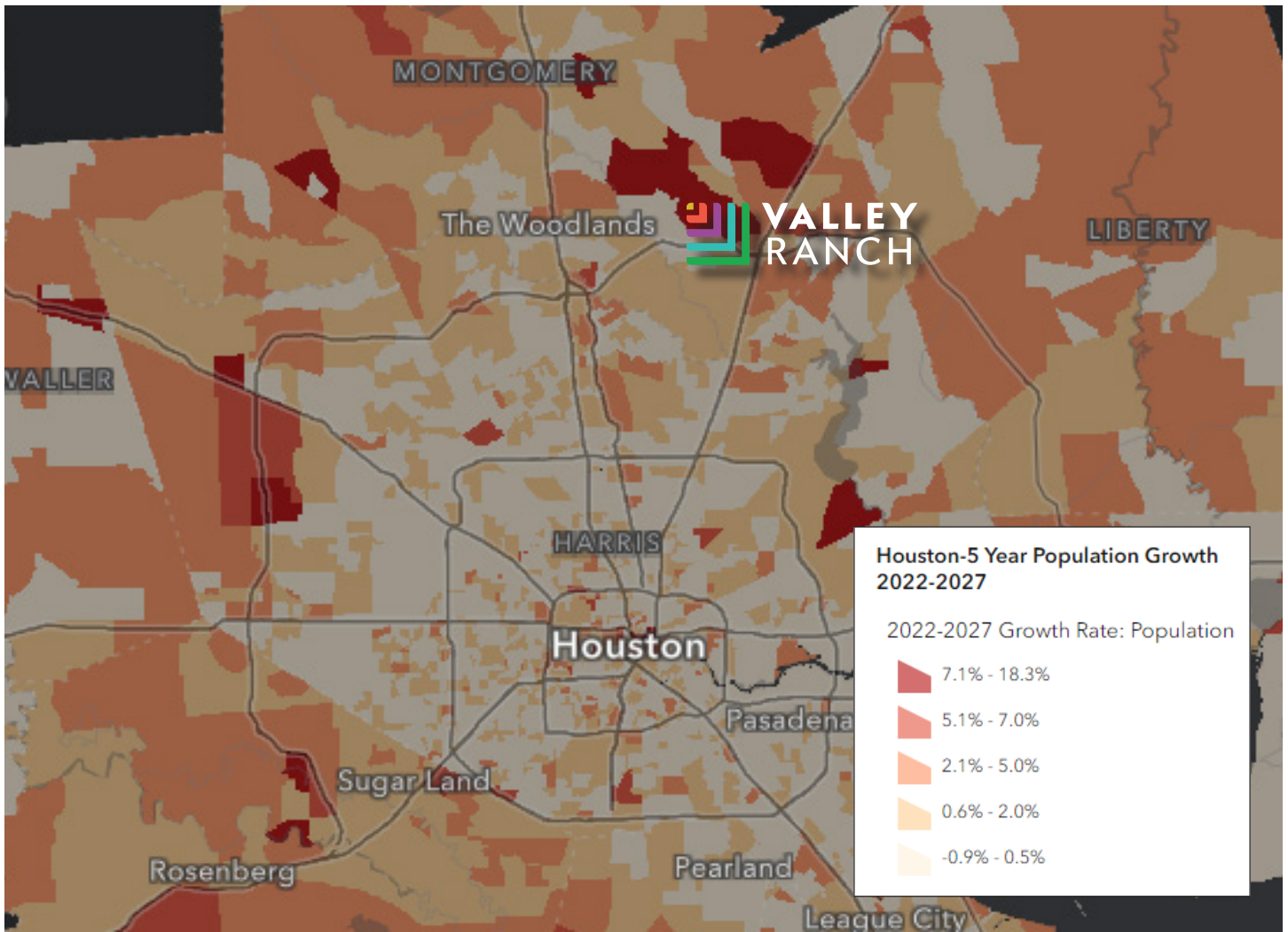


FM 1314 Rd, at I-69

32,776

I-69, at FM 1314 Rd

106,642



THRIVING WITH OPPORTUNITY

Montgomery County has experienced substantial growth in population, economy, infrastructure, and real estate development.

22

new master planned communities



±178,000

estimated new homes



±50,000

AC under development

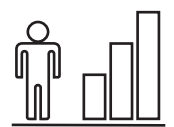


Population growth

630,000

residents in 2020 to projected

1.2+ million in 2035





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