



US-59 near FM-1314

34.70 Acres | Porter, Texas



- SIZE:** 34.70 Acres
- PRICE:** Contact Broker for Pricing Information
- LOCATION:** US Hwy-59/I-69, just south of FM-1314 in Porter, Texas
- USES:** Mixed use, Multi-family, Retail, Medical

PROPERTY HIGHLIGHTS:

- Conceptually designed for multifamily use, with retail pads.
- Unrestricted
- Not in the floodplain
- Utilities are adjacent to site - available from Porter MUD
- 1,750' of frontage on US 59
- Only 2 miles south of the Grand Parkway and the Valley Ranch retail development
- High growth area

MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com

MATTHEW SEYMOUR | 281.664.6742 | MSeymour@CaldwellCos.com



Doing it right. Right now.®

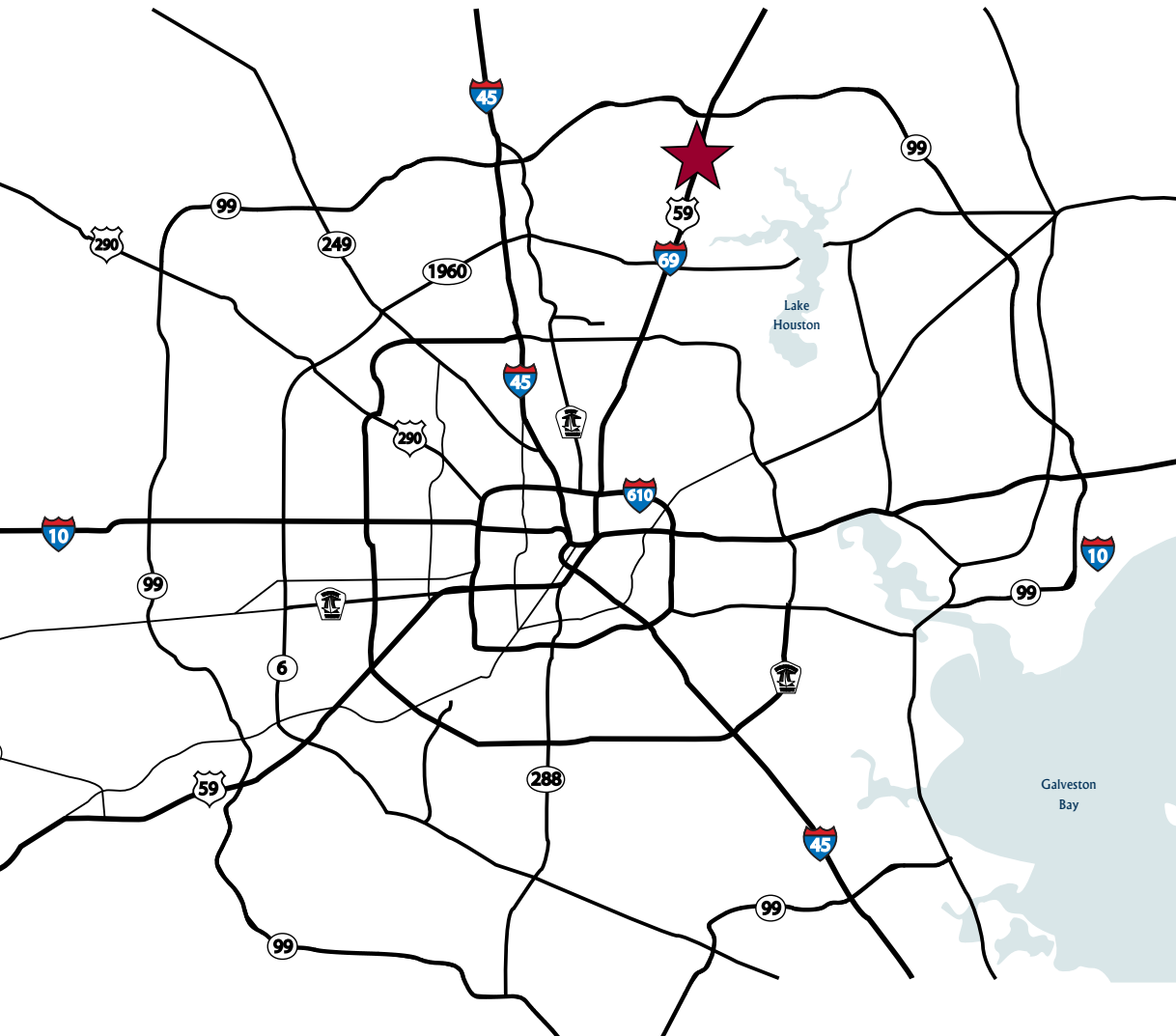
The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

713-690-0000 | CaldwellCos.com



US-59 near FM-1314

34.70 Acres | Porter, Texas



LOCATION:

US-59 / I-69 at W. Ford Rd
Porter, Texas 77365

TAXES:

Emergency Ser Dist #6	\$0.10
Montgomery County	\$0.47
Montgomery County Hosp.	\$0.06
Lone Star College	\$0.11
New Caney ISD	\$1.67
TOTAL TAXES	\$2.41

TRAFFIC COUNTS:

US-59/I-69: 150,850 VPD (TXDOT 2024)
FM-1314: 35,813 VPD (TXDOT 2024)

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
2025 Population	5,147	58,459	120,360
5 Yr Proj. Growth	3.61%	2.30%	2.85%
Avg. HH Income	\$138,650	\$113,885	\$125,924

MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com

MATTHEW SEYMOUR | 281.664.6742 | MSeymour@CaldwellCos.com



Doing it right. Right now.®

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

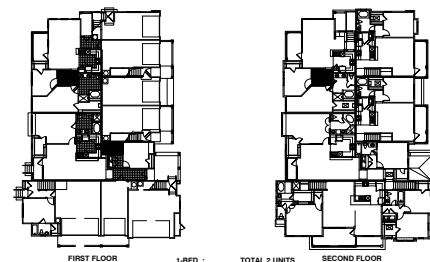
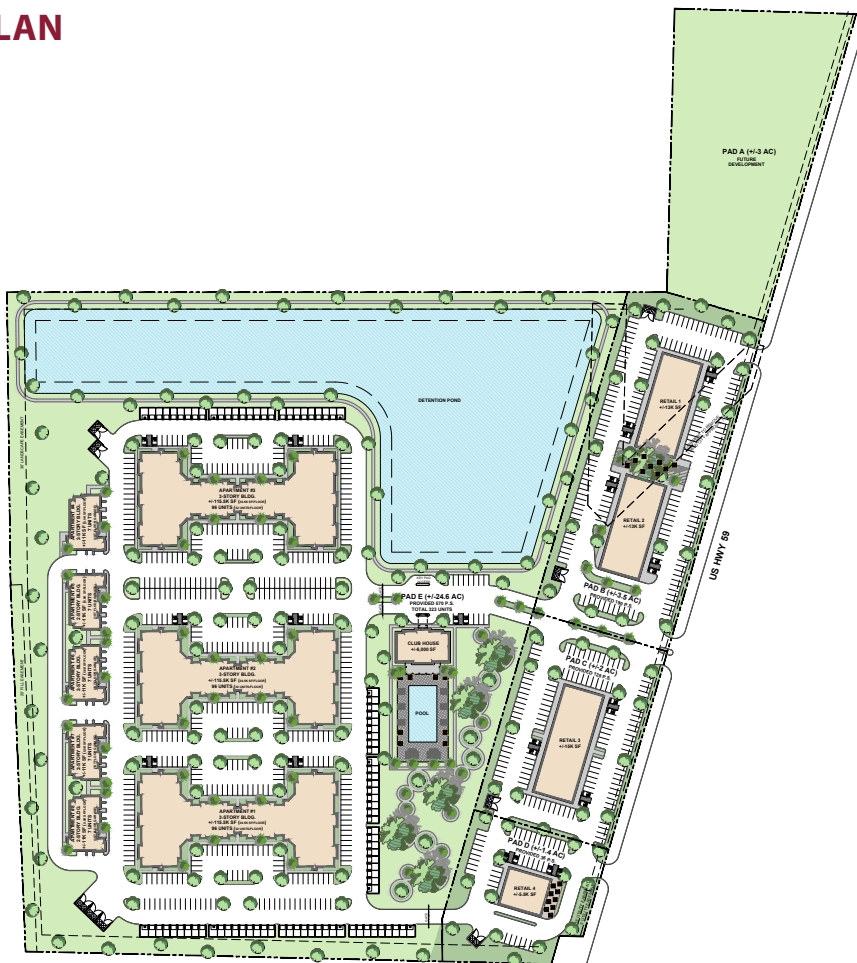
713-690-0000 | CaldwellCos.com



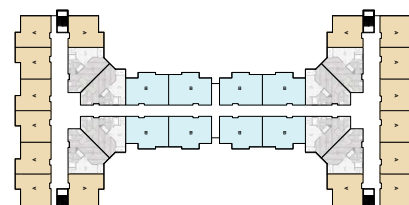
US-59 near FM-1314

34.70 Acres | Porter, Texas

CONCEPT PLAN



02 TYP. 2-STORY GARAGE APT. FLOOR PLAN
SCALE: 1/8"=1'-0"



03 TYP. 3-STORY APT. FLOOR PLAN
SCALE: 1/32"=1'-0"

DATA TABLE:			
TOTAL SITE :	+/- 34.5 AC		
PAD A (FUTURE DEVELOPMENT) :	+/- 3 AC		
PAD B (COMMERCIAL) :	+/- 3.5 AC		
- RETAIL 1 :	13K SF		
- RETAIL 2 :	13K SF		
PARKING PROVIDED :	190 P.S. (7P.S./1K)		
PAD C (COMMERCIAL) :	+/- 2 AC		
- RETAIL 3 :	15K SF		
PARKING PROVIDED :	128 P.S. (8.5P.S./1K)		
PAD D (COMMERCIAL) :	+/- 1.4 AC		
- RETAIL 4 :	5.5K SF		
PARKING PROVIDED :	35 P.S. (8.3P.S./1K)		
TOTAL :	+/- 46.5K SF	+/- 6.9 AC	
PAD E (MULTI-FAMILY) :	+/- 24.8 AC		
AREA CALCULATION:	SF/BLDG	QUAN. (# BLDG)	TOTAL
3-STORY APT. :	115.5K SF	3	346.5K SF
2-STORY GARAGE APT. :	115K SF	5	555K SF
CLUB HOUSE :			6K SF
TOTAL :			407.5K SF
UNIT COUNT :	UNITS/BLDG	QUAN. (# BLDG)	TOTAL UNITS
3-STORY APT. :	95	3	285
2-STORY GARAGE APT. :	7	5	35
TOTAL :		8 BLDG.	323 UNITS
UNIT TYPES:			
1-BED :	TOTAL 228 UNITS (70%)		
2-BEDs:	TOTAL 52 UNITS (16%)		
3-BEDs:	TOTAL 5 UNITS (2%)		
PARKING COUNT :			
PARKING PROVIDED :	480 PARKING SPACES		
DETACHED GARAGE :	90 PARKING SPACES		
TOTAL :	570 PARKING SPACES		

MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com
 MATTHEW SEYMOUR | 281.664.6742 | MSeymour@CaldwellCos.com



Doing it right. Right now.®

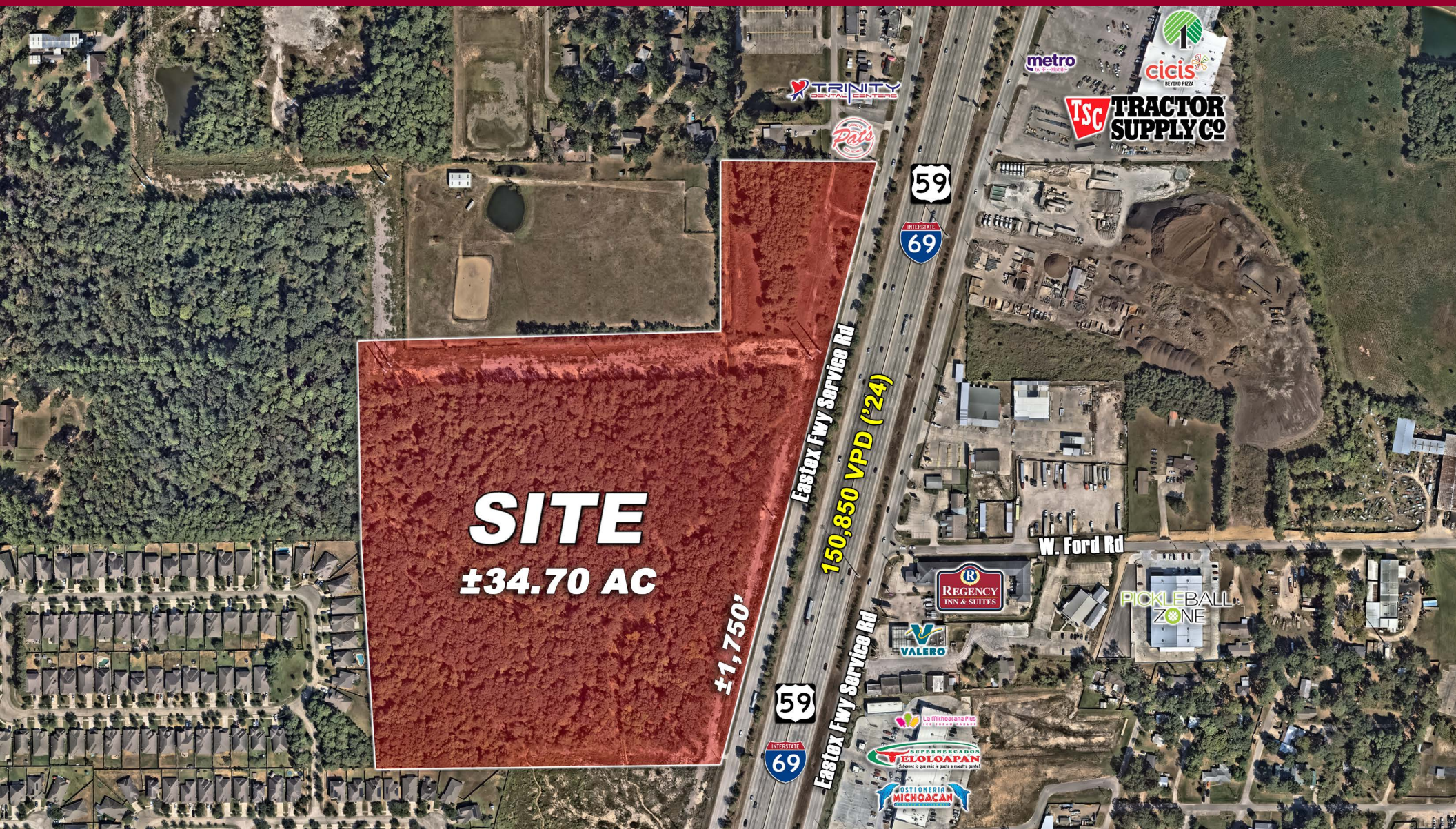
The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

713-690-0000 | CaldwellCos.com



US-59 near FM-1314

34.70 Acres | Porter, Texas



MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com

MATTHEW SEYMOUR | 281.664.6742 | MSeymour@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



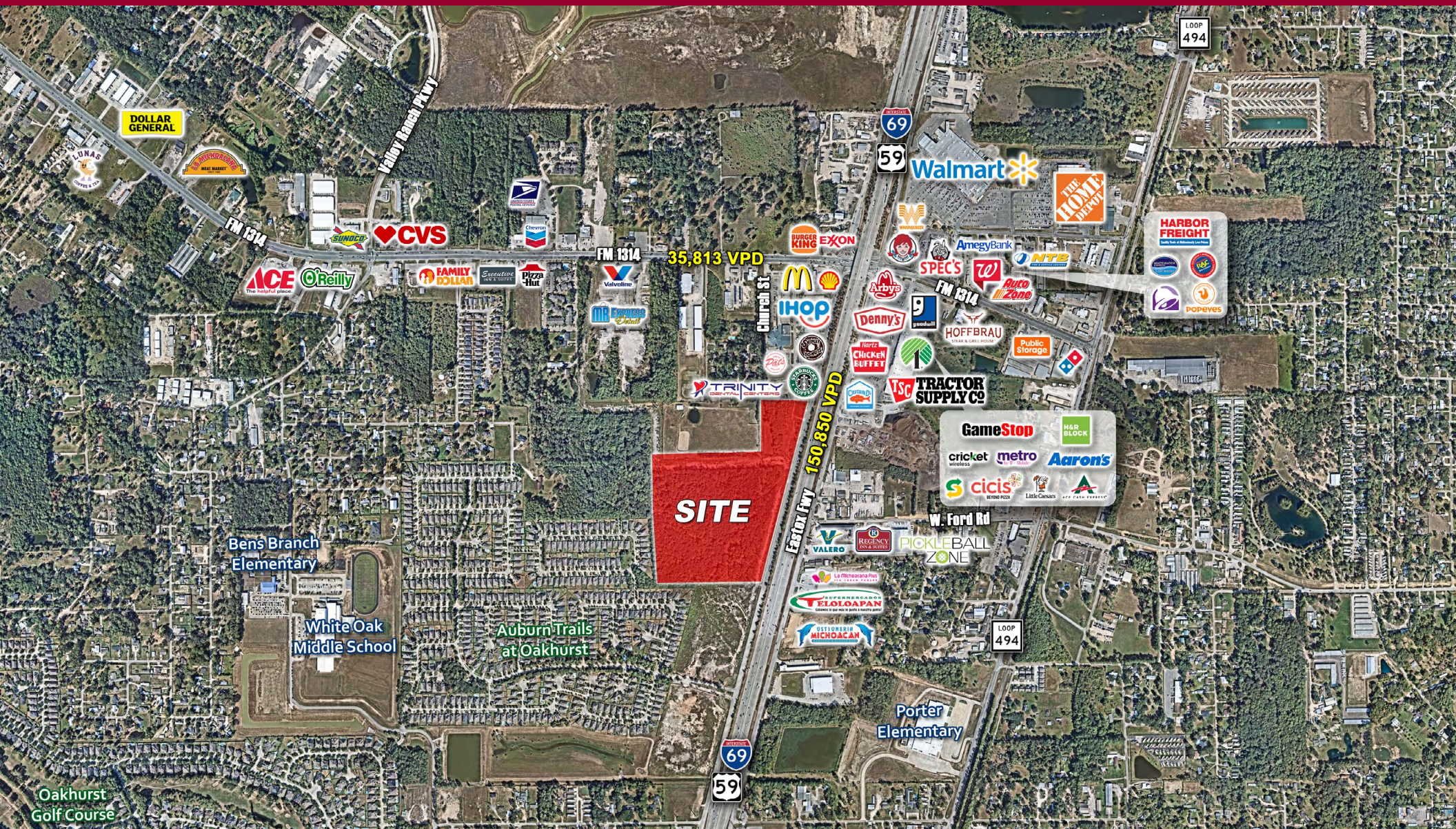
Doing it right. Right now.®

713-690-0000 | CaldwellCos.com



US-59 near FM-1314

34.70 Acres | Porter, Texas



MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com

MATTHEW SEYMOUR | 281.664.6742 | MSeymour@CaldwellCos.com



Doing it right. Right now.®

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

713-690-0000 | CaldwellCos.com



US-59 near FM-1314

34.70 Acres | Porter, Texas



MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com

MATTHEW SEYMOUR | 281.664.6742 | MSeymour@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



Doing it right. Right now.®

713-690-0000 | CaldwellCos.com



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1