

QUALIFIED OPPORTUNITY ZONE

Valley Ranch
Master Planned Community
2,500 Total
Residential Units



Montgomery Pines
Apartments

**±4.73 ACRES
AVAILABLE**

LOOP
494

■ ■ ■ ■ ■ PROPOSED ROAD



COMMERCE PARK OF PORTER

HWY 59/I-69 | PORTER, TEXAS

±4.73 ACRES FOR SALE

JEFF LOKEY | 281.477.4300 | CARL MATTALIANO, III - SANTARITA PROPERTIES | 713.594.1051

SantaRita Properties
RE/MAX

PROPERTY INSIGHTS

±4.73 ACRES AVAILABLE FOR SALE IN PORTER, TEXAS

Location: 4.73 acre tract which is part of Commerce Park of Porter, a ±42-acre mixed-use development located at the southeast quadrant of Highway 59 and Grand Parkway. This development is expected to showcase mixed use retail and medical with over 1,200 feet of frontage on the freeway and frontage on Loop 494.

Access: US 59 has a direct off ramp directly to this Commerce Park of Porter and the Grand parkway. Additionally, with frontage on Loop 494 on the east boundary of this development gives this property exceptional ingress and egress from two major thoroughfares. Additionally, there is a developed street coming off of Loop 494 with 1,150 feet of frontage bordering the east end of the property. This gives the opportunity to extend this access east and west 1,100 feet all the way to US 59 feeder road thus having a development with a thru street from US 59 to Loop 494.

Area Development: Valley Ranch, a 1400-acre new destination community directly located across US 59 being the Southwest corner of US 59 and Grand Parkway. This development is slated to have ±2,500 homes upon completion.

Vivacity medical center is part of Valley Ranch projected to have 2.5 million health and wellness facilities. St. Lukes Health has become the first health care partner for Vivacity within the master planned community Valley Ranch. Vivacity will occupy 186 acres.

Valley Ranch Town Center, one of the largest retail centers in north Houston, covers 240 acres of mixed use retail with 1.5 million square feet of stores and restaurants. Tenants include Kroger, Sams, Academy, Hobby Lobby, Party City, Burlington, TJ Maxx, Petsmart, Ross and Rack Room Shoes and a 40,000 SF Cinemark Movie theater.

Target Users: Retail, medical, multi-family, professional buildings, light industrial & storage.

Traffic Counts: Approx. 64,811 VPD on Hwy 59 / I-69
Approx. 13,453 VPD on Loop 494

Development reimbursement available.

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PROPERTY HIGHLIGHTS



130,480

Current Population
Within 5-Mile Radius



67.99%

Population Growth
Within a 1-mile Radius
from 2020 to 2022



\$99,138

Average HHI Within
5-Mile Radius

DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 09/2022

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	9,997	17,933	46,864
Current Population	29,037	51,549	130,480
2020 Census Average Persons per Household	2.90	2.87	2.78
2020 Census Population	17,285	37,783	107,198
Population Growth 2020 to 2022	67.99%	36.44%	21.72%

CENSUS HOUSEHOLDS

1 Person Household	20.03%	20.89%	20.99%
2 Person Households	33.15%	32.70%	33.88%
3+ Person Households	46.82%	46.41%	45.13%
Owner-Occupied Housing Units	76.53%	72.71%	72.06%
Renter-Occupied Housing Units	23.47%	27.29%	27.94%

RACE AND ETHNICITY

2022 Estimated White	63.76%	64.05%	64.43%
2022 Estimated Black or African American	4.61%	5.67%	7.18%
2022 Estimated Asian or Pacific Islander	2.58%	3.07%	3.91%
2022 Estimated Other Races	27.86%	26.12%	23.56%
2022 Estimated Hispanic	37.44%	34.76%	31.21%

INCOME

2022 Estimated Average Household Income	\$84,690	\$90,280	\$99,138
2022 Estimated Median Household Income	\$69,866	\$79,223	\$86,588
2022 Estimated Per Capita Income	\$29,222	\$31,534	\$35,709

EDUCATION (AGE 25+)

2022 Estimated High School Graduate	29.61%	25.99%	22.35%
2022 Estimated Bachelors Degree	13.94%	17.25%	21.01%
2022 Estimated Graduate Degree	5.15%	7.68%	11.73%

AGE

2022 Median Age	32.9	33.6	35.4
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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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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