

ASSET PRICED TO SELL

2.36 ACRES

Major Price Reduction - Land Available For Sale

SEC FM 1314 & Timberland Blvd | Porter, TX

BLUE OX

www.BlueOxGroup.com

Property Information:

Address:	SEC FM 1314 & Timberland Blvd Porter, TX
Size:	2.36 AC
Price:	$11.00 PSF

Highlights:

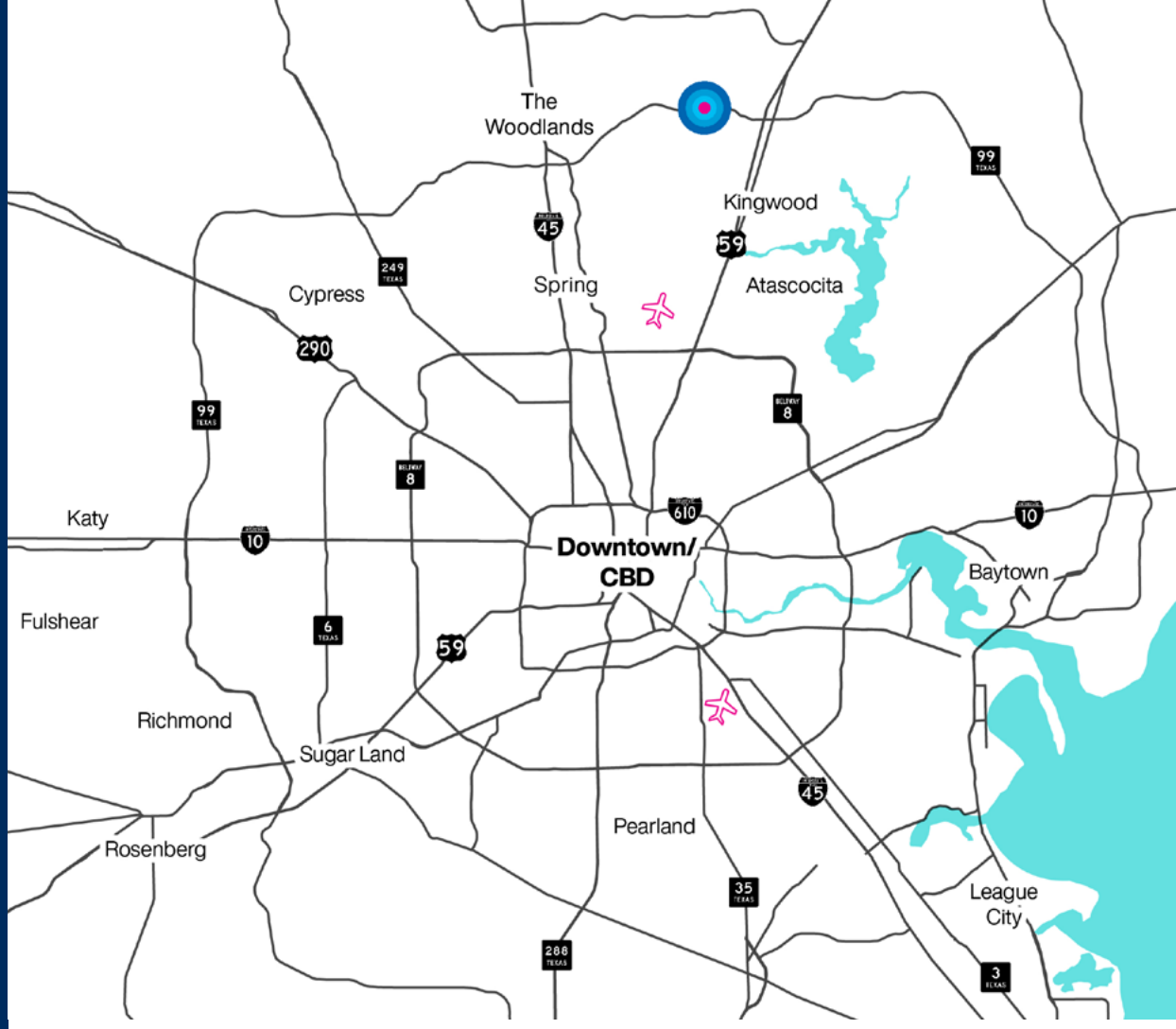
- Asset is priced to sell
- Site is pad ready
- Off-site detention in place
- Sufficient capacity for a 2-tunnel car wash
- Located within an Opportunity Zone
- Close proximity to Grand Parkway
- Visibility along FM 1314, a major thoroughfare connecting Hwy 59 to the Grand Pkwy
- Surrounded by multiple rapidly growing communities including: The Highlands (±4,000 homes at completion), Valley Ranch (±4,000 homes at completion), Cumberland Crossing (±367 homes at completion) and Riverwalk (±1,126 homes at completion)

Traffic Counts:

Grand Parkway:	62,326 CPD '25
FM 1314:	27,117 CPD '25

2026 Demographics:

	1 Mile	3 Miles	5 Miles
Population	6,133	29,662	73,913
Daytime Pop.	1,929	10,093	38,352
Avg HH Income	$194,209	$136,755	$130,949

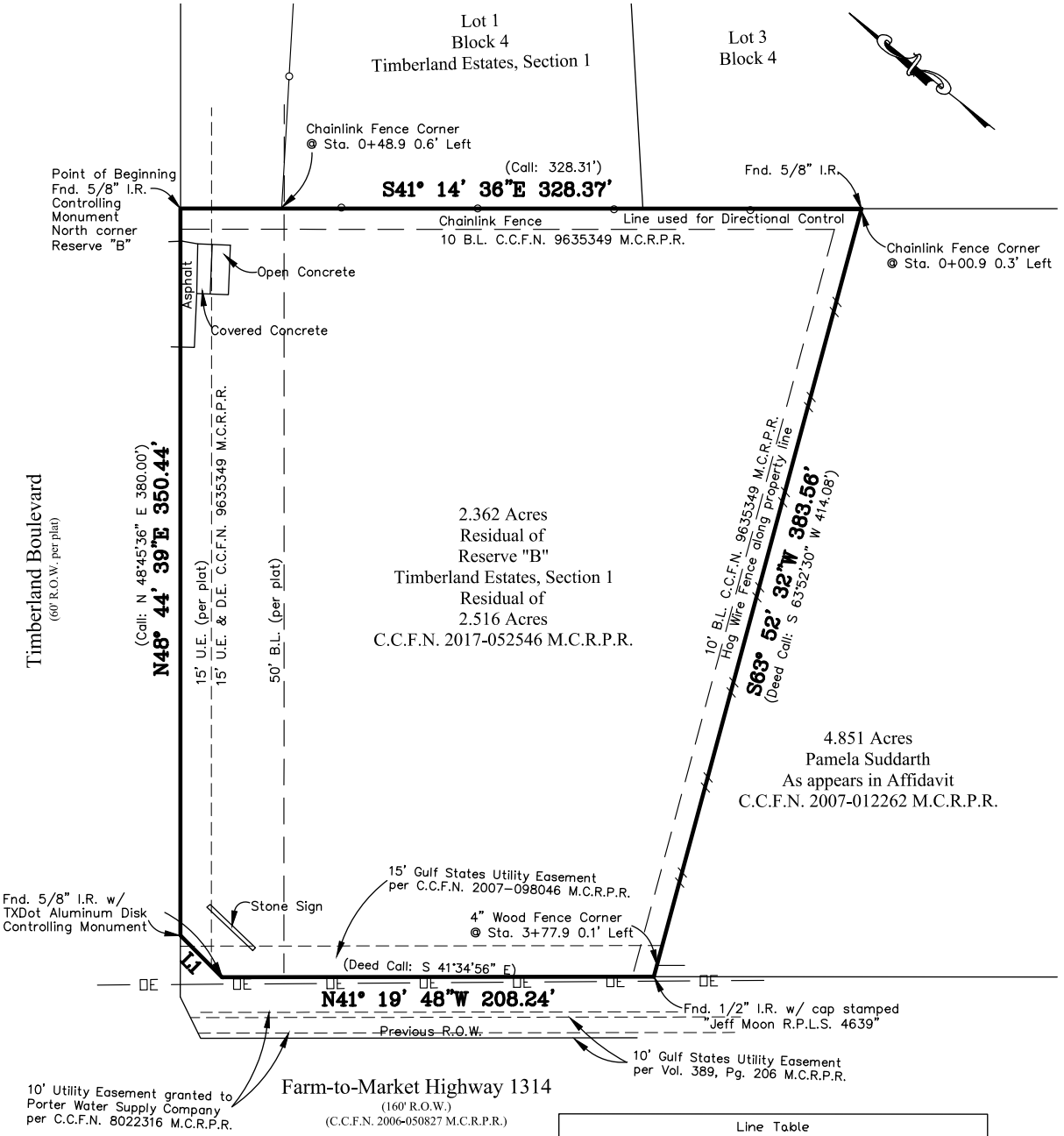





99 TOLL
Grand Parkway
62,326 VPD '25
99 TOLL
North Houston Airport
Southern Maid
Denny's
Domino's
RE/MAX
SONIC
H-E-B
Owned Parcel
27,117 VPD '25
Shell
KIDDIE ACADEMY
TACO BELL
Cumberland Crossing 367 Lots
Retail Center Coming Soon
InvesTex
Timberland Blvd
Timberland Blvd
Timberland North 571 Lots
Cumberland Blvd
Cumberland Crossing 315 Homes
Crippen Elementary
O'Reilly AUTO PARTS
Retail Center Coming Soon
PHILLIPS 66
±2.35 AC $11.00 PSF
Extra Space Storage
Valley Ranch 3,000+ Homes 1,000 Townhomes at Completion
SITE
Grand Parkway Church
Riverwalk 1,126 Homes at Completion
Exxon
Porter High School


Lowe's Distribution Center
East Montgomery County Industrial Park
Walmart Distribution Center
JM Maly
WoodMark
Gene Campbell Rd
Porter Mill
±3,000 Acres
10,000 Proposed Homes
Airport Acres
EXXON
SUBWAY
Shell
DOLLAR GENERAL
North Houston Airport
Harvest Pond Acres
Valley Ranch
Kroger
HOBBY LOBBY
sam's club
PETSMART
T.J.maxx
Burlington
SALLY
CINEMARK
MATTRESS FIRM
PartyCity
GNC
UPS
TACO BELL
FIVE GUYS
SportClips
SUPERCUTS
Denny's
Southern Maid
PORTER SMILES DENTAL
MECKKA
RE/MAX
SONIC
Mixed-Use Development Coming Soon
1485
Caney Creek
28 Lots
Holiday Forest
80 Lots
Pine Brook Village
23 Lots
Walmart
DUNKIN'
FAMILY DOLLAR
Trinity Way
84 Lots
Post Oak Estates
220 Lots
Travola
2,500 Lots
Wildwood Forest
Brookshire Brothers
Foodtown
SUBWAY
TACO BELL
Silver Trails
196 Lots
River Hollow
92 Lots
LOOP 494
Green Oaks
Monty Oaks
106 Lots
99 TOLL
69
59
1314
H-E-B
OWNED PARCEL
Cumberland Crossing
367 Lots
Timberland North
571 Lots
Over 1 Million SF of Retail, Dining & Entertainment Space
New Caney High School
The Highlands
±2,700 Acres
4,000 Proposed Homes
Cumberland Crossing
315 Lots
Crippen Elementary
Valley Ranch
±1,200 Acres
±3,400 Homes
±1,000 Townhomes
Oakley Elementary
Valley Ranch Elementary
New Caney Middle School
SITE
Porter High School
Freeway Oaks
192 Lots
Riverwalk
1,126 Lots
Summer Hills
734 Lots
Oak Shadows
766 Lots
Walmart
The Home Depot

SURVEY



Line Table			
Line #	Direction	Length	Call Bearing and Distance
L1	N03° 57' 17"E	28.41	S03° 57' 17"E 28.28'

EQUAL HOUSING OPPORTUNITY

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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 writtng 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.

Blue Ox Brokerage, LLC	**9009549**	**jj@blueoxgroup.com**	**713.804.7777**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	**448255**	**jj@blueoxgroup.com**	**713.230.8882**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Claire Salazar	**764131**	**cs@blueoxgroup.com**	**713.574.6281**
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



2.36 ACRES
MAJOR PRICE REDUCTION
LAND AVAILABLE FOR SALE

SEQ Grand Parkway & FM 1314 | Porter, TX

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