

THE MARKET AT VALLEY RANCH

New Construction Retail Center For Lease

NWC I-69/US-59 & Valley Ranch Crossing Dr | Porter, TX

BLUE OX

www.BlueOxGroup.com

Property Information:

Address:	NWC I-69/US-59 & Valley Ranch Crossing Dr Porter, TX 77365
Availability:	**Bldg A:** ±10,200 SF (Divisible) **Bldg B:** 4,639 SF (Divisible) and 8,348 SF (Divisible)
Price:	$34.00 - $36.00 PSF

Highlights:

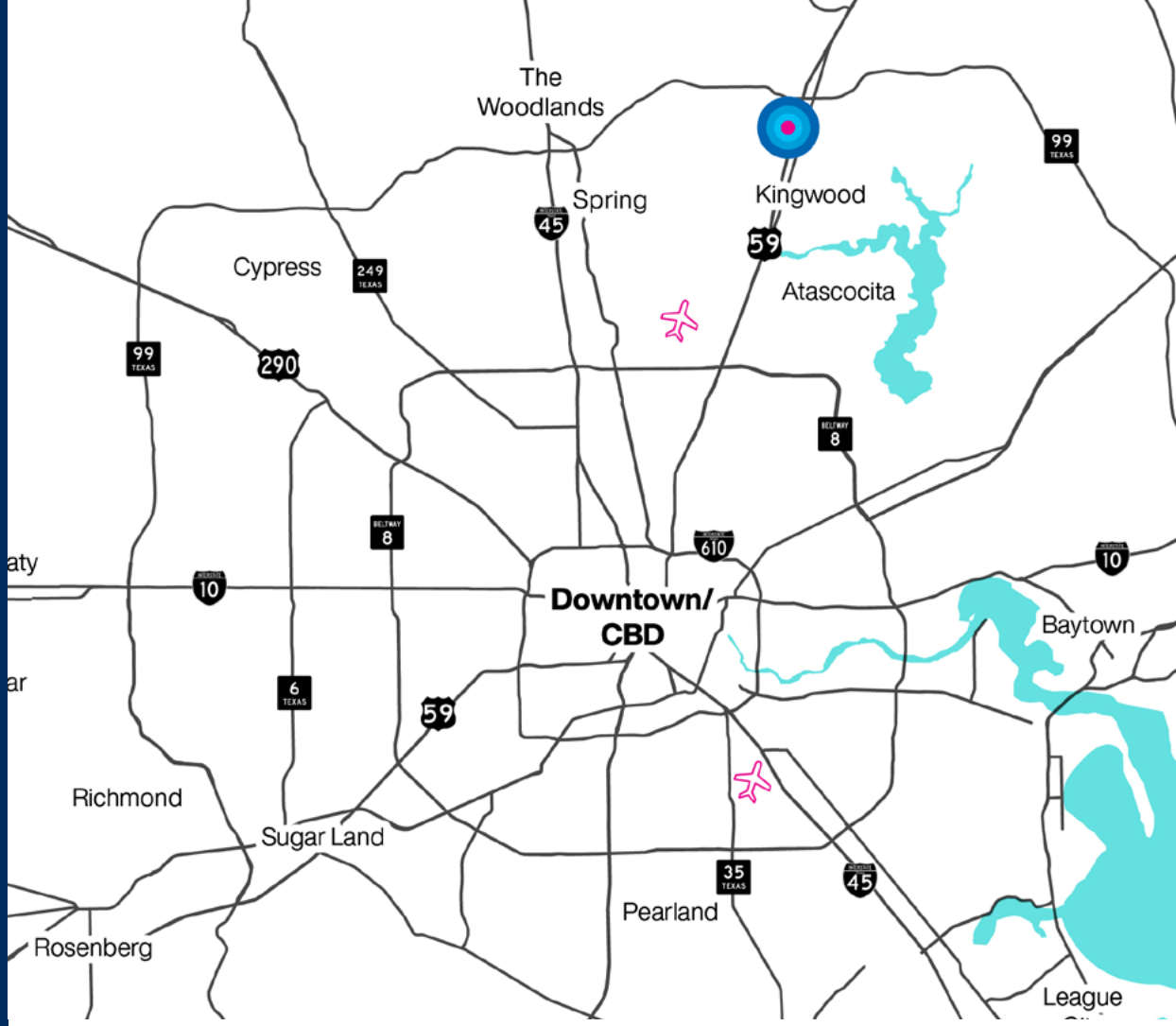
- Brand new retail center coming soon
- Estimated delivery: Q3 2027
- Located within a Qualified Opportunity Zone
- Excellent visibility along I-69/US-59
- Easy access to I-69/US-59 and The Grand Parkway
- Close proximity to Valley Ranch, a development by Signorelli that will feature over ±2.35 million SF of mixed-use retail upon completion
- Strategically positioned at the entrance to the Valley Ranch neighborhood featuring over ±3,400 homes and ±1,000 townhomes
- Adjacent to Valley Ranch Elementary School and Pine Valley Middle School
- Located within a rapidly growing trade area

Traffic Counts:

US-59:	160,737 CPD '25
Grand Pkwy:	39,866 CPD '25

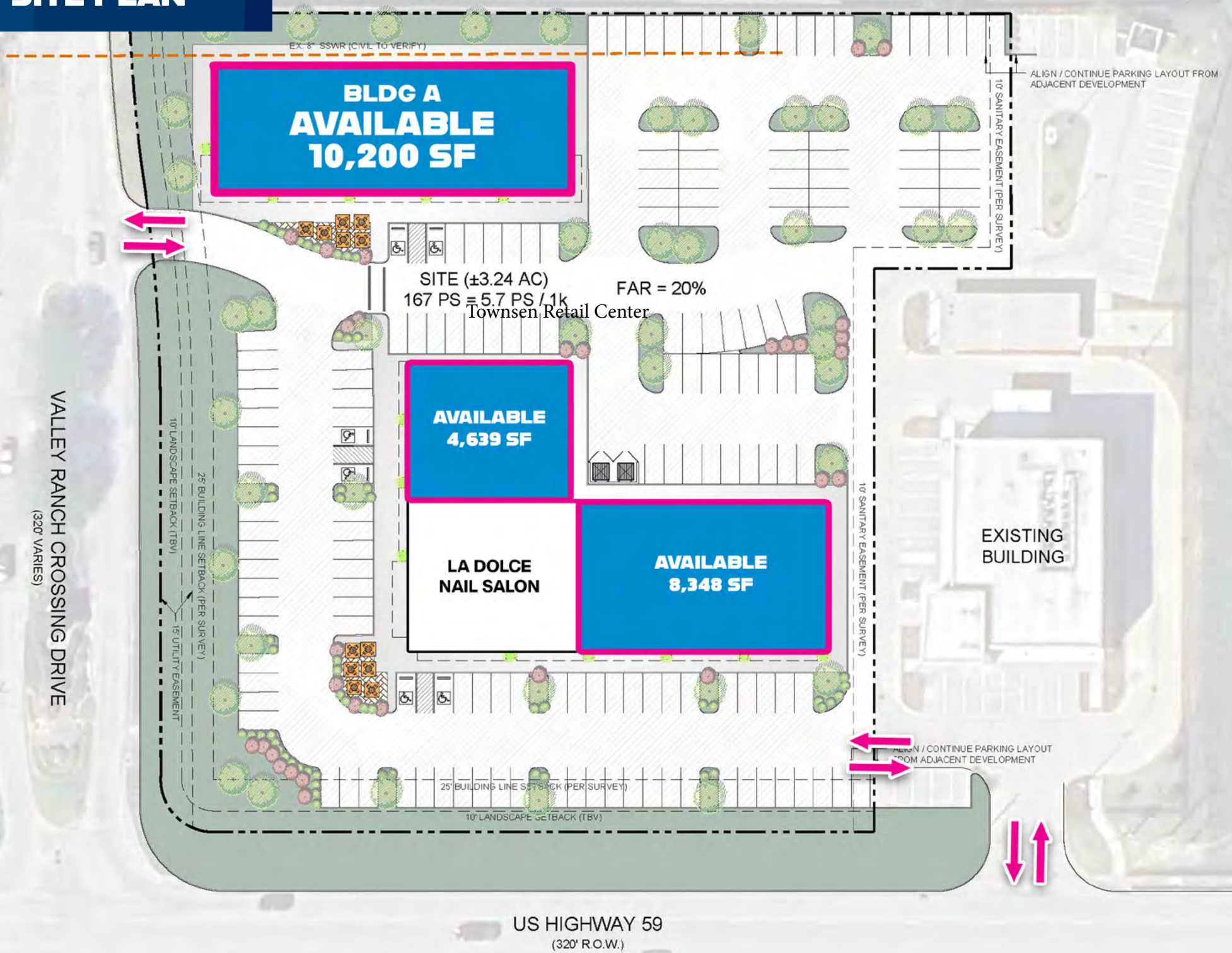
2026 Demographics:

	1 Mile	3 Miles	5 Miles
Population	4,508	41,876	118,162
Daytime Pop.	6,149	21,842	61,257
Avg HH Income	$103,341	$108,066	$125,459

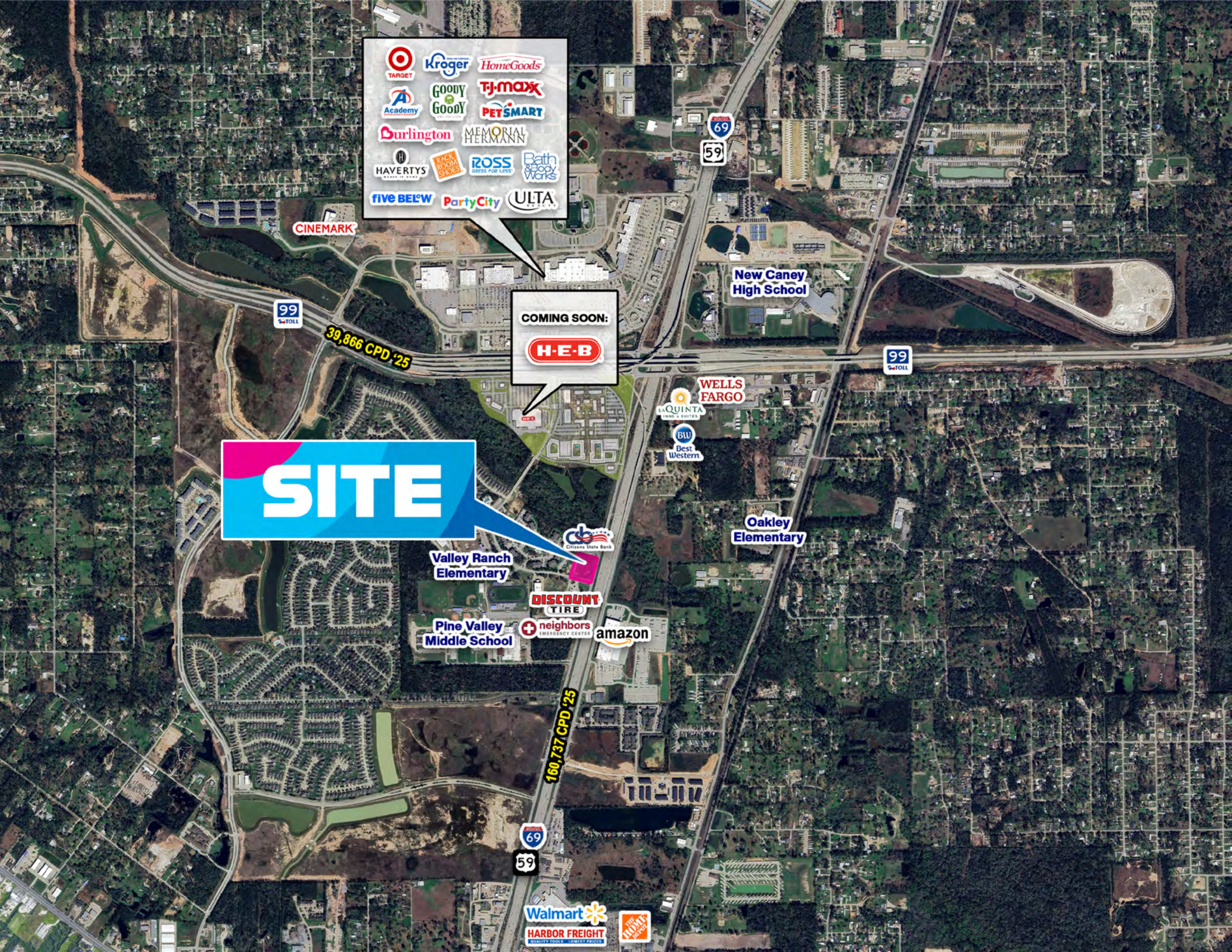




SITE PLAN


EX. 8" SSWR (CIVIL TO VERIFY)
BLDG A
AVAILABLE
10,200 SF
ALIGN / CONTINUE PARKING LAYOUT FROM ADJACENT DEVELOPMENT
10' SANITARY EASEMENT (PER SURVEY)
SITE (±3.24 AC)
167 PS = 5.7 PS / 1k
FAR = 20%
Townsen Retail Center
AVAILABLE
4,639 SF
LA DOLCE
NAIL SALON
AVAILABLE
8,348 SF
EXISTING
BUILDING
VALLEY RANCH CROSSING DRIVE
(320' VARIES)
10' LANDSCAPE SETBACK (TBV)
25' BUILDING LINE SETBACK (PER SURVEY)
15' UTILITY EASEMENT
10' SANITARY EASEMENT (PER SURVEY)
ALIGN / CONTINUE PARKING LAYOUT
FROM ADJACENT DEVELOPMENT
25' BUILDING LINE SETBACK (PER SURVEY)
10' LANDSCAPE SETBACK (TBV)
US HIGHWAY 59
(320' R.O.W.)


Lowe's Distribution Center
East Montgomery County Industrial Park
Walmart Distribution Center
IOS
M Maly
WoodMark
Gene Campbell Rd
Valley Ranch
Target
Kroger
HomeGoods
Goody Goody
TJ Maxx
Academy
PetSmart
Burlington
Memorial Hermann
Havertys
Back Room Shoes
Ross
Bath & Body Works
five BELOW
Party City
Ulta
Porter Mill
±3,000 Acres
10,000 Proposed Homes
Airport Acres
Exxon
Subway
Shell
Golden Trails
183 Lots
North Houston Airport
Dollar General
Harvest Pond Acres
Denny's
Southern Maid
Porter Smiles Dental
Meckka Dance Project
RE/MAX
Sonic
Mixed-Use Development Coming Soon
Holiday Forest
80 Lots
Caney Creek
28 Lots
Pine Brook Village
23 Lots
Walmart
Dunkin'
Trinity Way
84 Lots
Post Oak Estates
220 Lots
Family Dollar
Wildwood Forest
Travola
2,500 Lots
Brookshire Brothers
Foodtown
Subway
Taco Bell
Chicken Express
Green Oaks
Monty Oaks
106 Lots
Silver Trails
196 Lots
River Hollow
92 Lots
Cumberland Crossing
367 Lots
Timberland North
571 Lots
Over 1 Million SF of Retail, Dining & Entertainment Space
COMING SOON:
H-E-B
New Caney High School
H-E-B
OWNED PARCEL
The Highlands
±2,700 Acres
10,000 Proposed Homes
Cumberland Crossing
315 Lots
Crippen Elementary
Valley Ranch
±1,200 Acres
±3,400 Homes
±1,000 Townhomes
Oakley Elementary
Valley Ranch Elementary
Pine Valley Middle School
SITE
Porter High School
Freeway Oaks
192 Lots
Riverwalk
1,126 Lots
Summer Hills
734 Lots
Walmart
The Home Depot
Oak Shadows
766 Lots
99 TOLL
69
59
1314
1485
Loop 494


TARGET
Kroger
HomeGoods
Academy
GOODY GOODY
T.J.maxx
PETSMART
Burlington
MEMORIAL HERMANN
HAVERTYS
RACK ROOM SHOES
ROSS DRESS FOR LESS
Bath & Body Works
five BELOW
PartyCity
ULTA
CINEMARK
COMING SOON:
H-E-B
99 TOLL
39,866 CPD '25
69
59
New Caney High School
WELLS FARGO
LaQUINTA INNS & SUITES
BW Best Western
SITE
Citizens State Bank
Valley Ranch Elementary
DISCOUNT TIRE
neighbors EMERGENCY CENTER
amazon
Pine Valley Middle School
Oakley Elementary
160,737 CPD '25
Walmart
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

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 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 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.

	License No.	Email	Phone
Blue Ox Brokerage, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	**9009549**	**jj@blueoxgroup.com**	**713.804.7777**
Joshua Jacobs Designated Broker of Firm	**448255**	**jj@blueoxgroup.com**	**713.230.8882**
Licensed Supervisor of Sales Agent/ Associate			
Rami Khoury **Claire Salazar** Sales Agent/Associate's Name	**775141** **764131**	**rk@blueoxgroup.com** **cs@blueoxgroup.com**	**832.677.3434** **713.574.6281**

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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