



 **MALABAR
HILL CAPITAL**

THE MARKET AT VALLEY RANCH

NEW CONSTRUCTION RETAIL CENTER FOR LEASE

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



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 2026
- 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

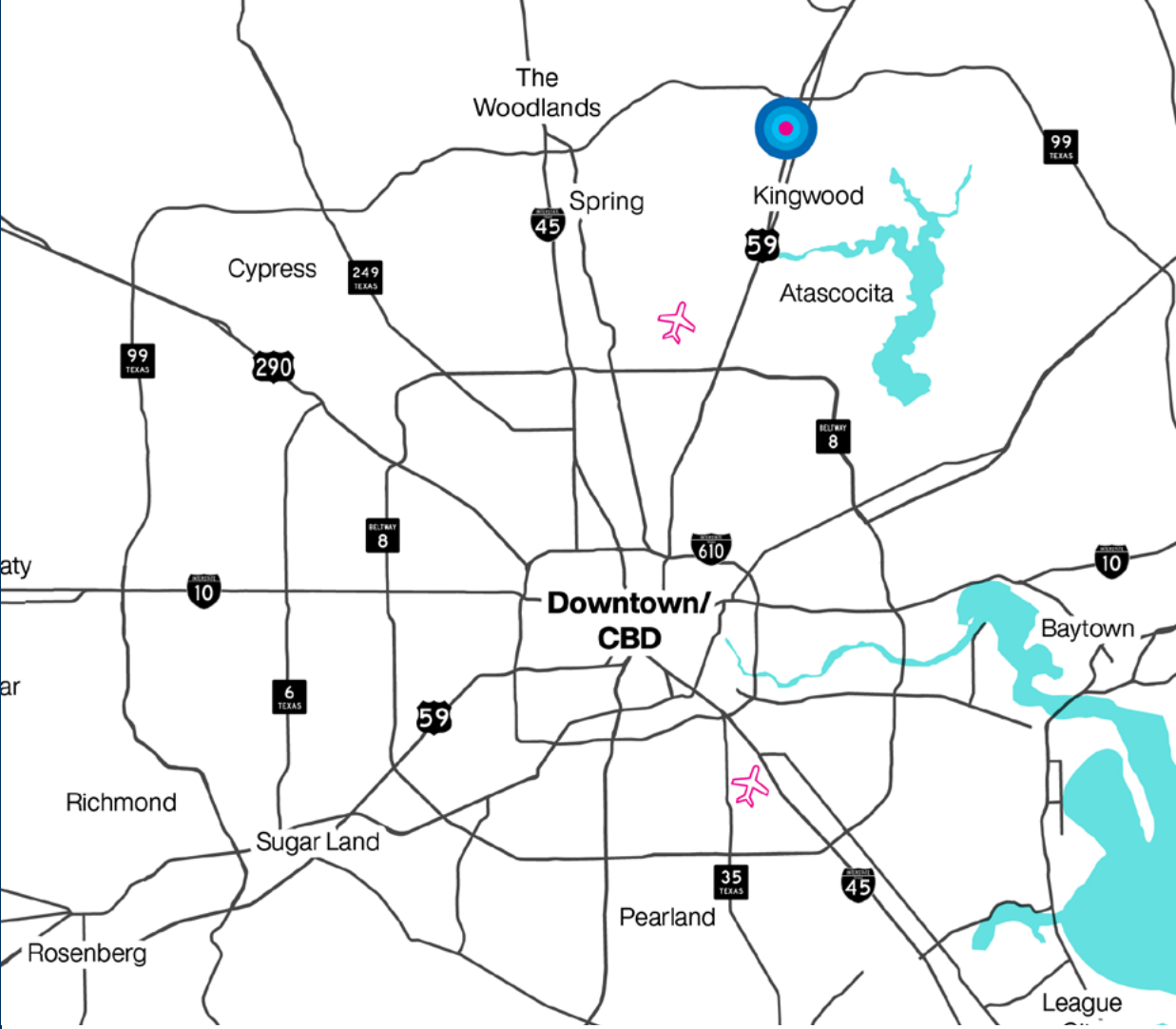
TRAFFIC COUNTS:

US-59: 160,737 CPD '25

Grand Pkwy: 39,866 CPD '25

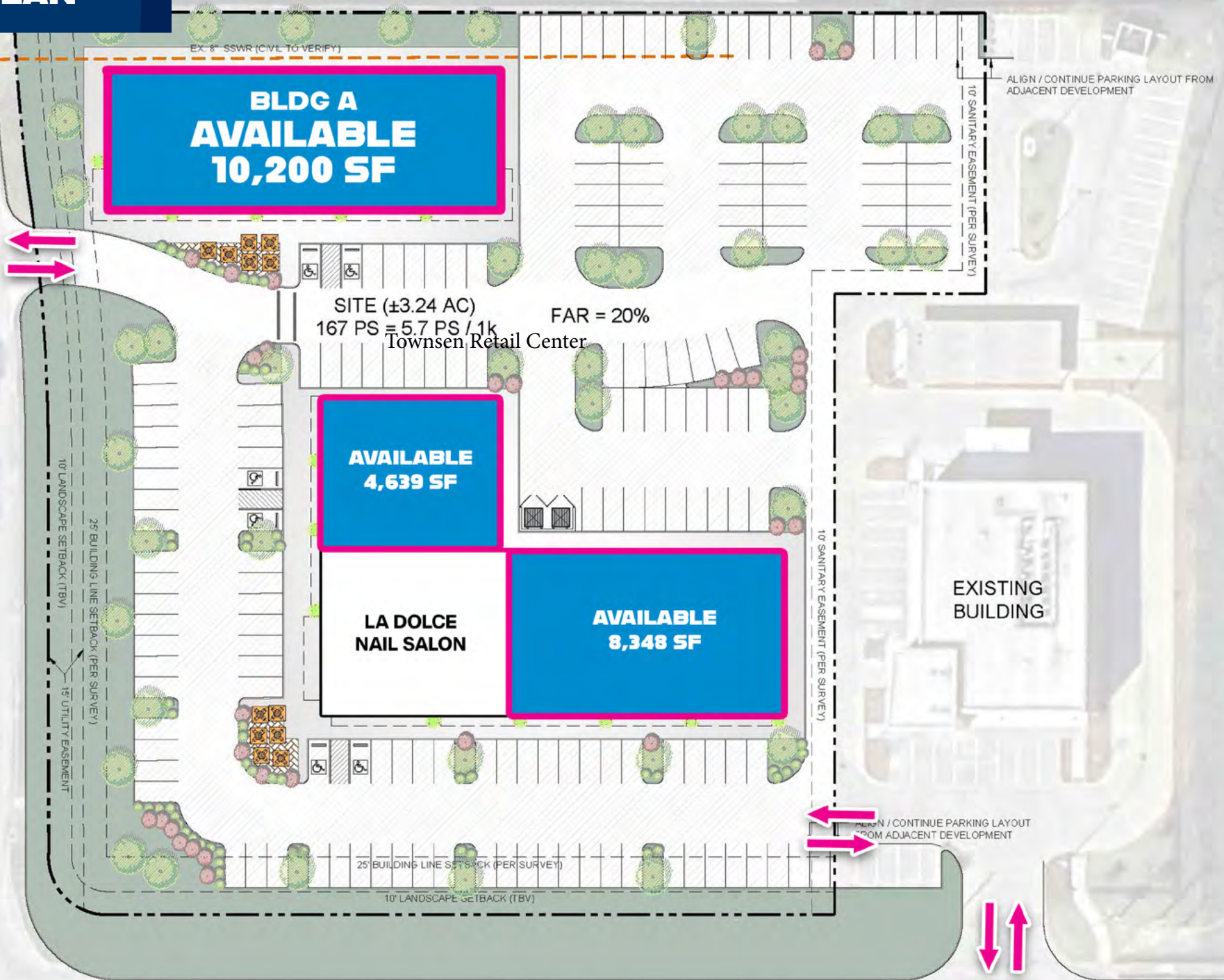
2026 DEMOGRAPHICS:

	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

VALLEY RANCH CROSSING DRIVE
(320' VARIES)



US HIGHWAY 59
(320' R.O.W.)



East Montgomery County Industrial Park

Walmart Distribution Center
Kroger
IOS
JMM
M Maly
Woodmark

Lowe's
Distribution Center

Gene Campbell Rd

Porter Mill
±3,000 Acres
10,000 Proposed Homes

Valley Ranch

Target
Kroger
HomeGoods
Academy
Goody's
TJ-MAXX
PETSMART
Burlington
MEMORIAL HERMANN
HAVERTY'S
BACK ROOM SHOPS
ROSS
Bath & Body Works
five BEL'W
Party City
ULTA

Holiday Forest
80 Lots

Caney Creek
28 Lots

Pine Brook Village
23 Lots

69
59

Travola
2,500 Lots

Wildwood Forest

Trinity Way
84 Lots

Post Oak Estates
220 Lots

Brookshire Brothers
Foodtown
SUBWAY
Taco Bell
Chickadee
W

Silver Trails
196 Lots

River Hollow
92 Lots

Timberland North
571 Lots

Cumberland Crossing
367 Lots

H-E-B
OWNED PARCEL

Cumberland Crossing
315 Lots

Crippen Elementary

The Highlands
±2,700 Acres
10,000 Proposed Homes

COMING SOON:
H-E-B

New Caney High School

Green Oaks

Monty Oaks
106 Lots

Over 1 Million SF of Retail, Dining & Entertainment Space

Valley Ranch
±1,200 Acres
±3,400 Homes
±1,000 Townhomes

Valley Ranch Elementary

Pine Valley Middle School

SITE

Freeway Oaks
192 Lots

Porter High School

Riverwalk
1,126 Lots

Summer Hills
734 Lots

Oak Shadows
766 Lots

Walmart

Home Depot

Target
Kroger
HomeGoods
Goody's
TJ-maxx
Academy Sports & Outdoors
Goody's
PETSMART
Burlington
MEMORIAL
HAYERTYS
ROSS
Bath & Body Works
FIVE BELOW
PartyCity
ULTA

CINEMARK

COMING SOON:

H-E-B

SITE

New Caney High School

WELLS FARGO

LAQUINTA

Best Western

Oakley Elementary

Valley Ranch Elementary

Pine Valley Middle School

DISCOUNT TIRE

neighbors

amazon

69
59

Walmart
HARBOR FREIGHT

HOME DEPOT

39,866 CPD '25

160,737 CPD '25

99 TOLL



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.

Blue Ox Brokerage, LLC

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

An architectural rendering of a new retail center at dusk. The building is a long, single-story structure with a mix of stone and light-colored siding. Various storefronts are visible, including 'MODERN COFFEE', 'Denti', 'Spicy Sushi', 'BOUTIQUE', 'MILLAN CLINIC', 'DESIGN STUDIO', 'RUSTICA', 'Sweet Treats', 'Valley Ranch American Food' (two locations), 'LEGAL & SHAW', 'Appliance', 'Moving', 'INSURANCE', and 'BANK'. Several cars are parked in the lot in front of the building, and trees are planted along the sidewalk.

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