

# PORTER DEVELOPMENT OPPORTUNITY

±27.56 ACRES  
PORTER, TX



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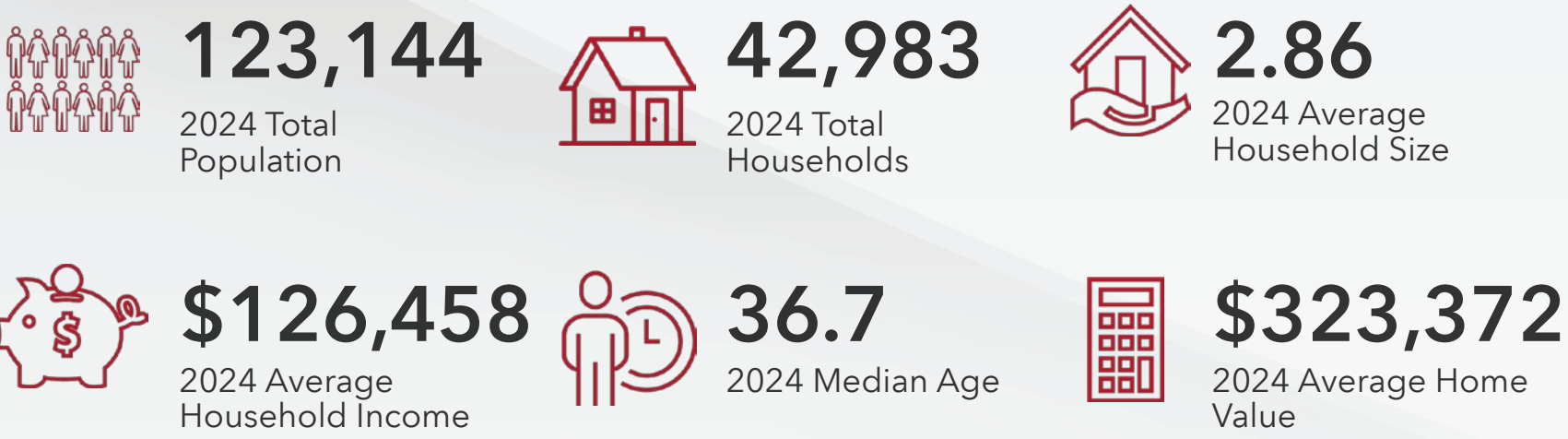




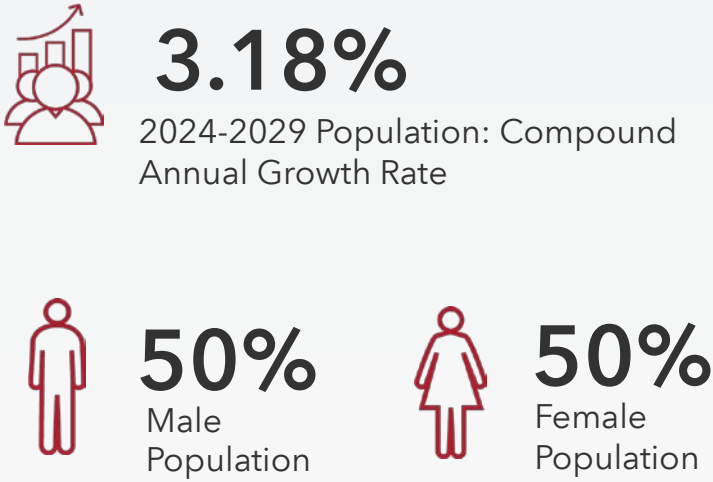
# DEMOGRAPHIC OVERVIEW

5 MILES

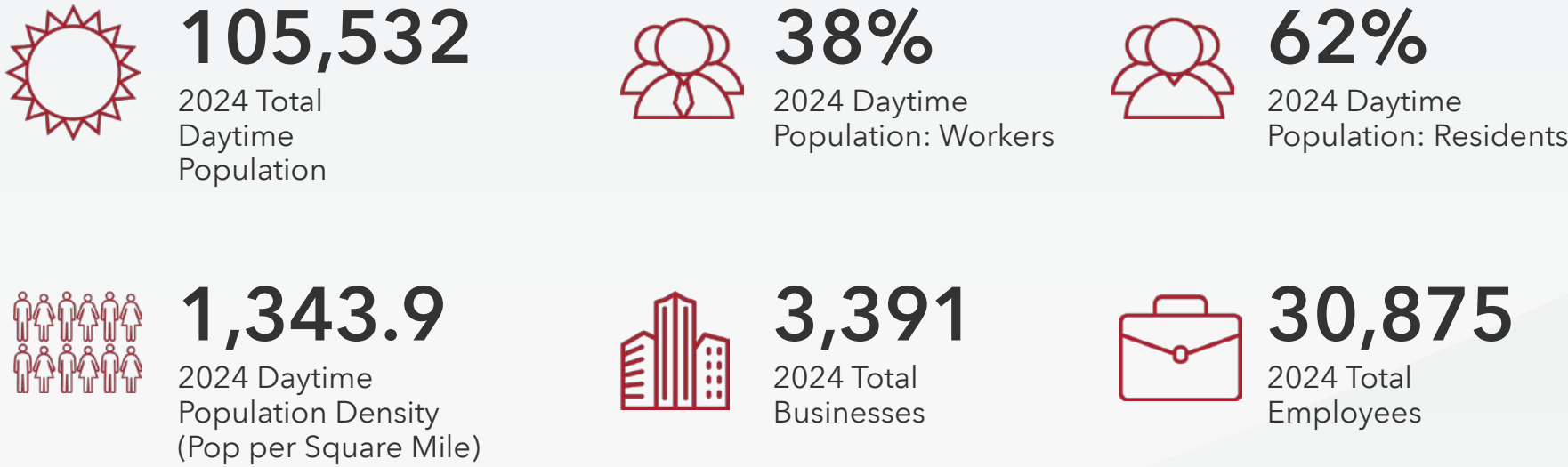
## HOUSEHOLDS



## POPULATION



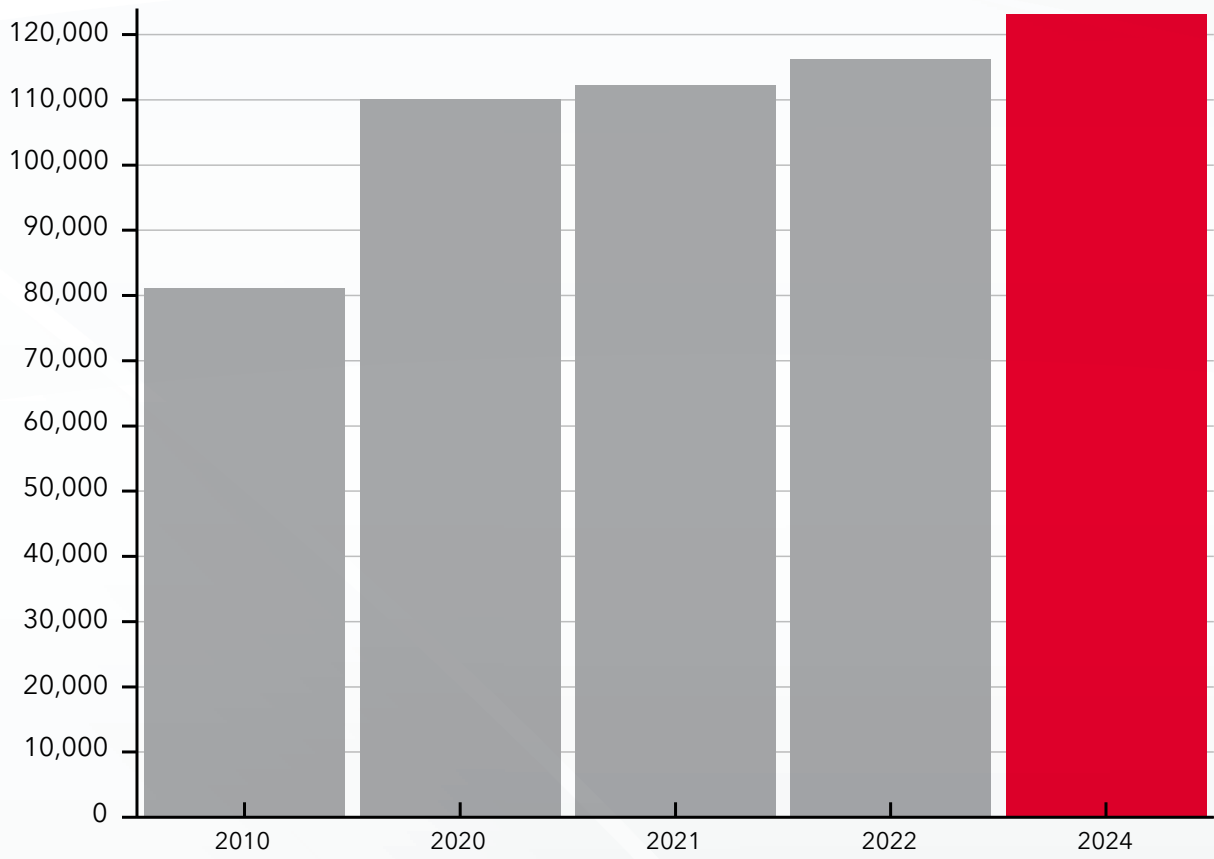
## EMPLOYMENT



## EDUCATIONAL ATTAINMENT

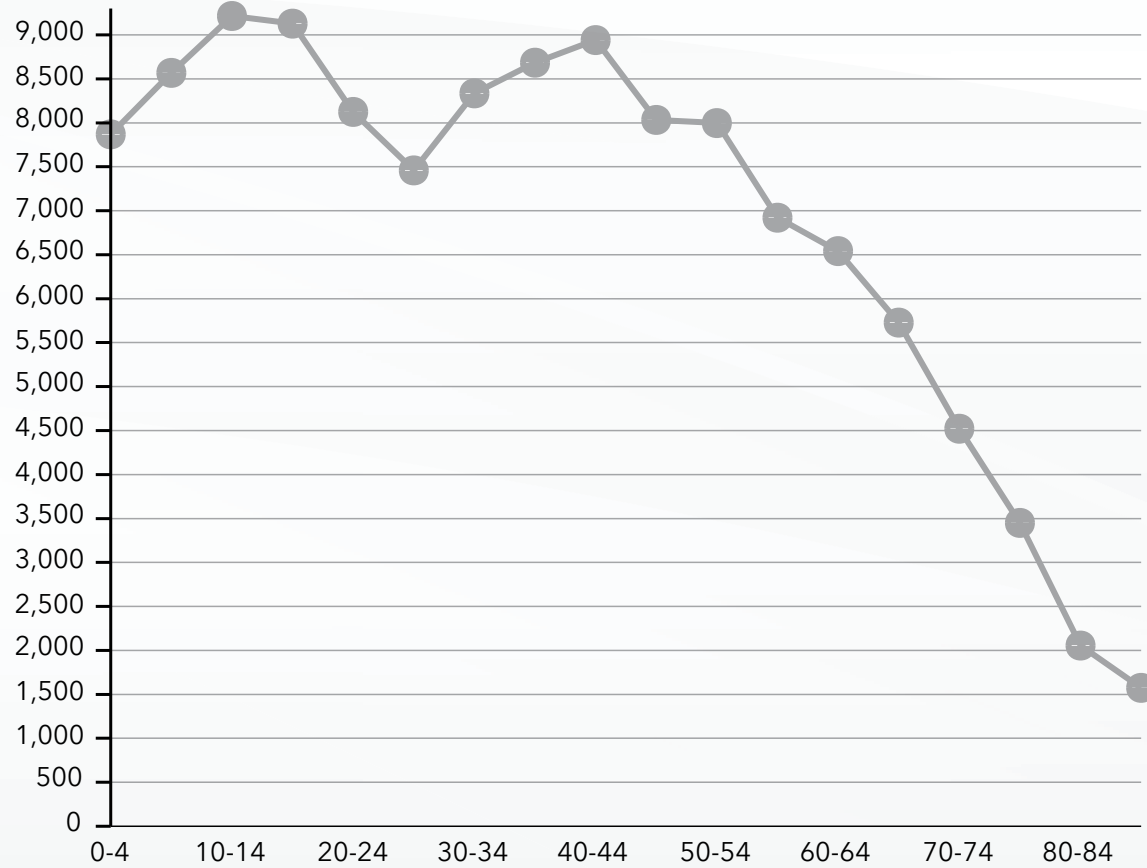


POPULATION TIME SERIES 2010-2024



YEAR

POPULATION BY AGE GROUP







59

69

99  
TEXAS

494

TRACT 2: ±11.789 AC

OFF-SITE DETENTION

TRACT 3: ±4.73 AC

TRACT 1: ±11.0410 AC

MONTGOMERY PINES RD

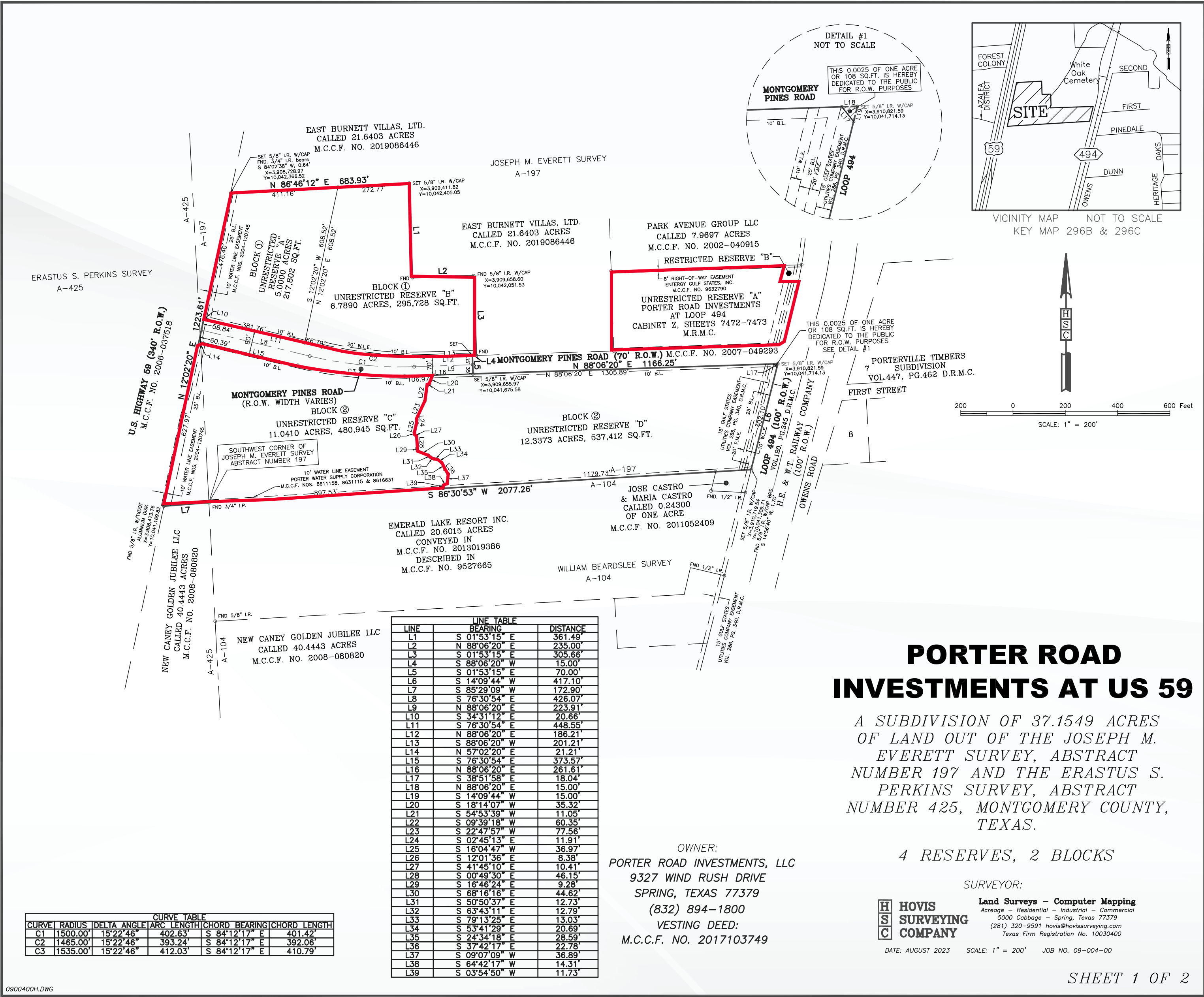








SURVEY







Three tracts totaling ±27.56 acres - strategically situated along US Highway 59/I-69 and Loop 494, less than two miles from 99/Grand Parkway in Porter, Texas. Offering prime frontage and visibility in a high-growth corridor, the properties are surrounded by strong commercial and residential development, including Valley Ranch across Highway 59. With proximity to major retail centers, residential communities, and schools, these tracts present an excellent opportunity for mixed-use, industrial, or commercial development. As the area continues to expand, the sites’ accessibility and location make them ideal for investors and developers seeking to capitalize on Porter’s rapid growth.

PROPERTY HIGHLIGHTS

- Three tracts totaling ±27.56 acres
  - Tract 1: ±11.041 Acres
  - Tract 2: ±11.789 Acres
  - Tract 3: ±4.73 Acres
- Property is restricted - reach out to brokers for more information
- Underground Utilities and a lift station has been installed on site
- Detention is off-site, there is an agreement in place with the neighbors to the north to tie into their existing detention pond
- Property is located in Porter MUD and has an all in tax rate of +/-2.3505

Contact Brokers for more information



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