

FOR SALE

±15,000 SF OFFICE BUILDING



23750 FM 1314

PORTER, TEXAS 77365

2.3240 ACRES OF LAND



23750 FM 1314 | PORTER, TEXAS 77365

PROPERTY HIGHLIGHTS

±15,000 SF Fully insulated metallic building with masonry frontage

Currently designed for two users with separate entrances

Covered entrance on side

One Grade-Level loading door

Renovated in 2021

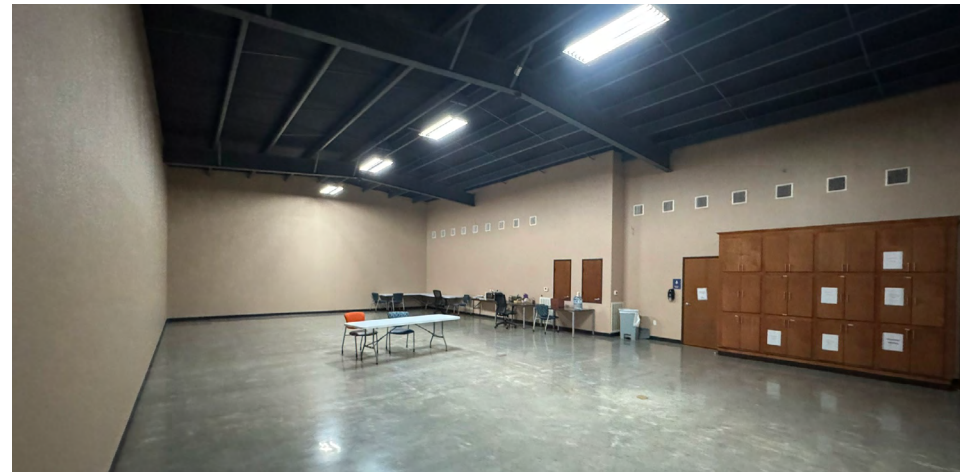
Concrete parking and driveway - 76 car spots

±12,260 SF of undeveloped site

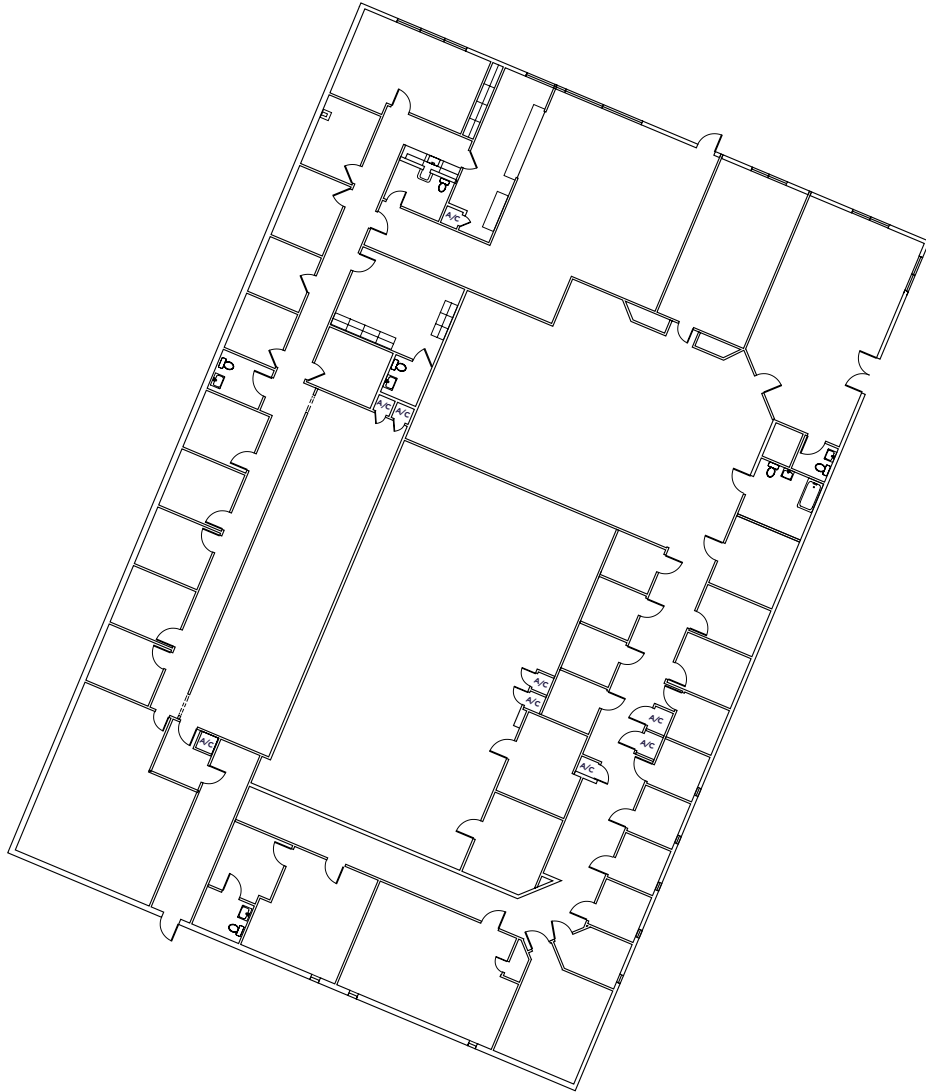
Rear access to Canterbury Lane

Fully built-out space and all HVAC

Just west of I-69 and south of SH 99



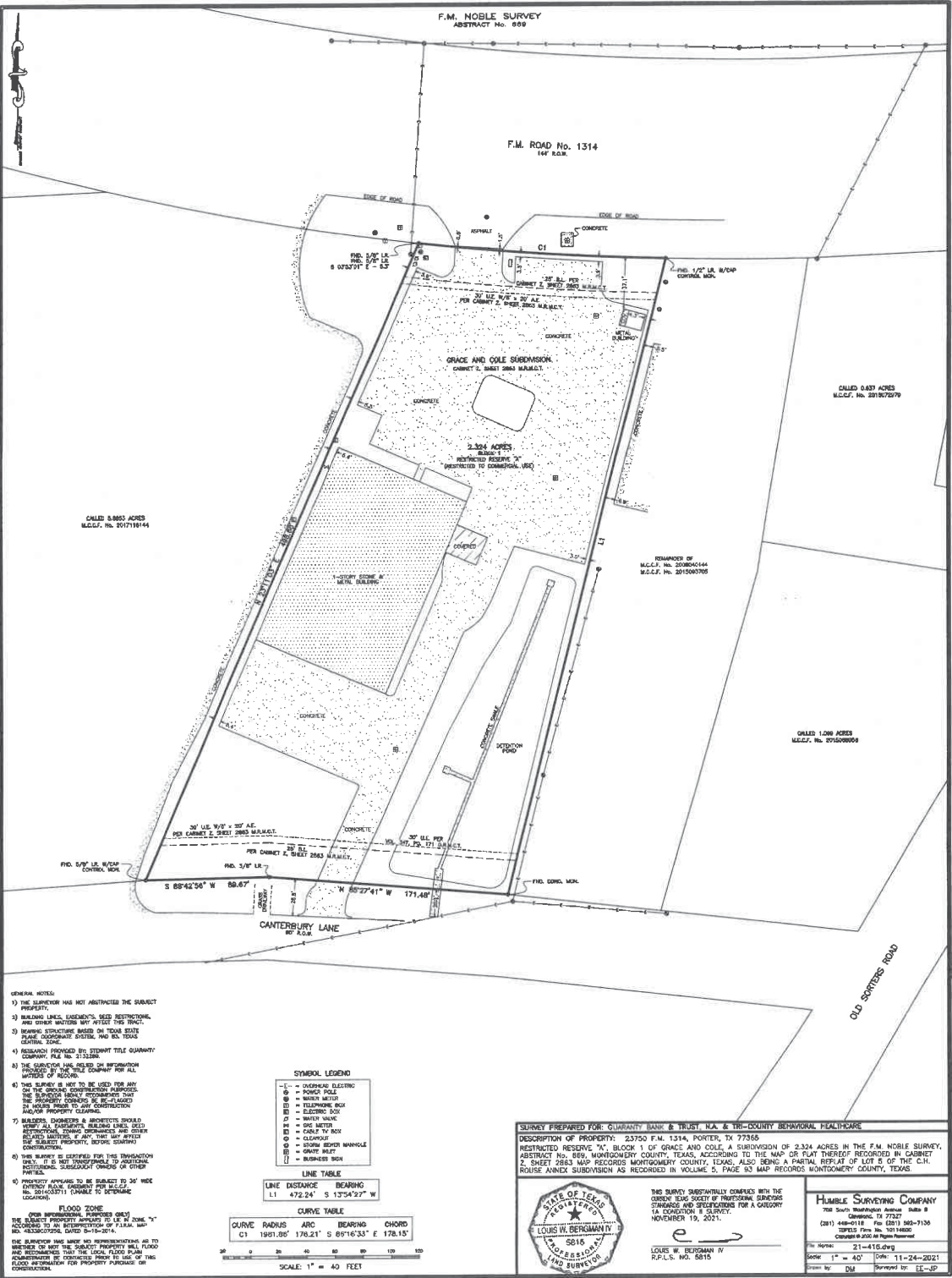
FLOOR PLAN



23750 FM 1314 | PORTER, TEXAS 77365



SITE PLAN



GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 2) BUILDING LINES, EASEMENTS, REED RESTRICTIONS, AND OTHER NOTICES MAY AFFECT THIS PROJECT. PLEASE INVESTIGATE SYSTEMS, AND SO, TEXAS CENTRAL ZONE.
- 3) MEASUREMENTS BASED ON TOWN STATE PLANS, SURVEYING SYSTEMS, AND SO, TEXAS CENTRAL ZONE.
- 4) REVISIONS PROVIDED BY CLIENT ARE THE SURVEYOR'S RESPONSIBILITY. THE SURVEYOR HAS REVIEWED THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE ACCURATE.
- 5) THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THE INTENTED PURPOSE. THE SURVEYOR DOES NOT WARRANT THAT THE PROPERTY CONFORMS TO ANY REGULATORY OR ZONING REQUIREMENTS.
- 6) BUILDERS, CONTRACTORS & ARCHITECTS SHOULD VERIFY ALL DIMENSIONS, BUILDING LINES, REED RESTRICTIONS, EASEMENTS, AND OTHER NOTICES BEFORE CONSTRUCTION. ANY CHANGES TO THE SURVEY SHOULD BE MADE BY THE SURVEYOR.
- 7) THIS SURVEY IS DESIGNED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ANY OTHER TRANSACTION, SUBSEQUENT OWNERS OR OTHER PURPOSES.
- 8) PROPERTY APPLICABLE TO BE SUBJECT TO 30' WCD PER TEXAS REGULATIONS FOR FLOOD ZONE "A" (483.3637224) (CAPABLE TO EXPANDE (CZ-04)).

FLOOD ZONE
FOR INFORMATION, PROPERTY OWNER THE SUBJECT PROPERTY APPLICABLE TO FLOOD ZONE "A" (483.3637224) (CAPABLE TO EXPANDE (CZ-04)).

THE SURVEYOR HAS MADE NO REPRESENTATION AS TO WHETHER OR NOT THE PROPERTY SHOULD BE FLOOD ZONED. THE SURVEYOR'S ONLY DUTY IS TO PROVIDE AN ACCURATE SURVEY OF THE PROPERTY AS REQUESTED. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY CONSTRUCTION.

SYMBOL LEGEND

- OVERHEAD ELECTRIC
- POWER POLE
- MASONRY WALL
- TELEPHONE BOX
- ELECTRIC BOX
- WELDED TANK
- GAS METER
- CABLE TIE-ROD
- CLEANOUT
- STAIN STEEL MANHOLE
- GRAVE SILET
- BURIAL SIGN

LINE TABLE

LINE DISTANCE	BEARING
L1	472.24' S 13°54'22" W

CURVE TABLE

CURVE RADIUS	ARC BEARING	CHORD
C1	1891.85' S 85°16'33" E	178.15'

SCALE: 1" = 40' FEET

SURVEY PREPARED FOR: GUARANTY BANK & TRUST, N.A. & TRI-COUNTY BEHAVIORAL HEALTHCARE

DESCRIPTION OF PROPERTY: 23750 F.M. 1314, PORTER, TX 77365

RESTRICTED RESERVE "A", BLOCK 1 OF GRACE AND COLE, A SUBDIVISION OF 2.324 ACRES IN THE F.M. NOBLE SURVEY, ABSTRACT NO. 588, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN CABINET Z, SHEET 2883 MAP RECORDS MONTGOMERY COUNTY, TEXAS, ALSO BEING A PARTIAL REPEAT OF LOT 5 OF THE C.H. ROUSE ANNEX SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 93 MAP RECORDS MONTGOMERY COUNTY, TEXAS.



THIS SURVEY SUBSTANTIALLY CONFORMS WITH THE DESIGN AND SPECIFICATIONS FOR A CATEGORY 1A CONSTRUCTION SURVEY, NOVEMBER 19, 2021.

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

HABLE SURVEYING COMPANY
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Cedarburg, TX 77327
(281) 484-1118 Fax (281) 483-7136
CIPRIS Plaza, No. 10174800
Cedarburg, TX 77327

File Name: 21-416.dwg
Scale: 1" = 40' Date: 11-24-2021
Drawn by: DM Surveyed by: EE-JP


SITE PLAN



INTERSTATE 45
16.2 Miles

HIGHWAY 99
2.1 Miles

INTERSTATE 69
1.1 Miles

 **GEORGE BUSH INTERCONTINENTAL AIRPORT**
15.4 Miles

LOCATION MAP

**23750 FM 1314
Porter, TX, 77365**

J&R's Ace Hardware
Find Deals at
Ace Hardware®



Public Storage

O'Reilly Auto Parts
Auto parts store

Mexican House
Sports Bar

Canterbury Ln

Canterbury Ln

Canterbury Ln

Canterbury Ln

Canterbury Ln

Old Sorters Rd

Old Sorters Rd

AERIAL MAP

CONTACT INFORMATION

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