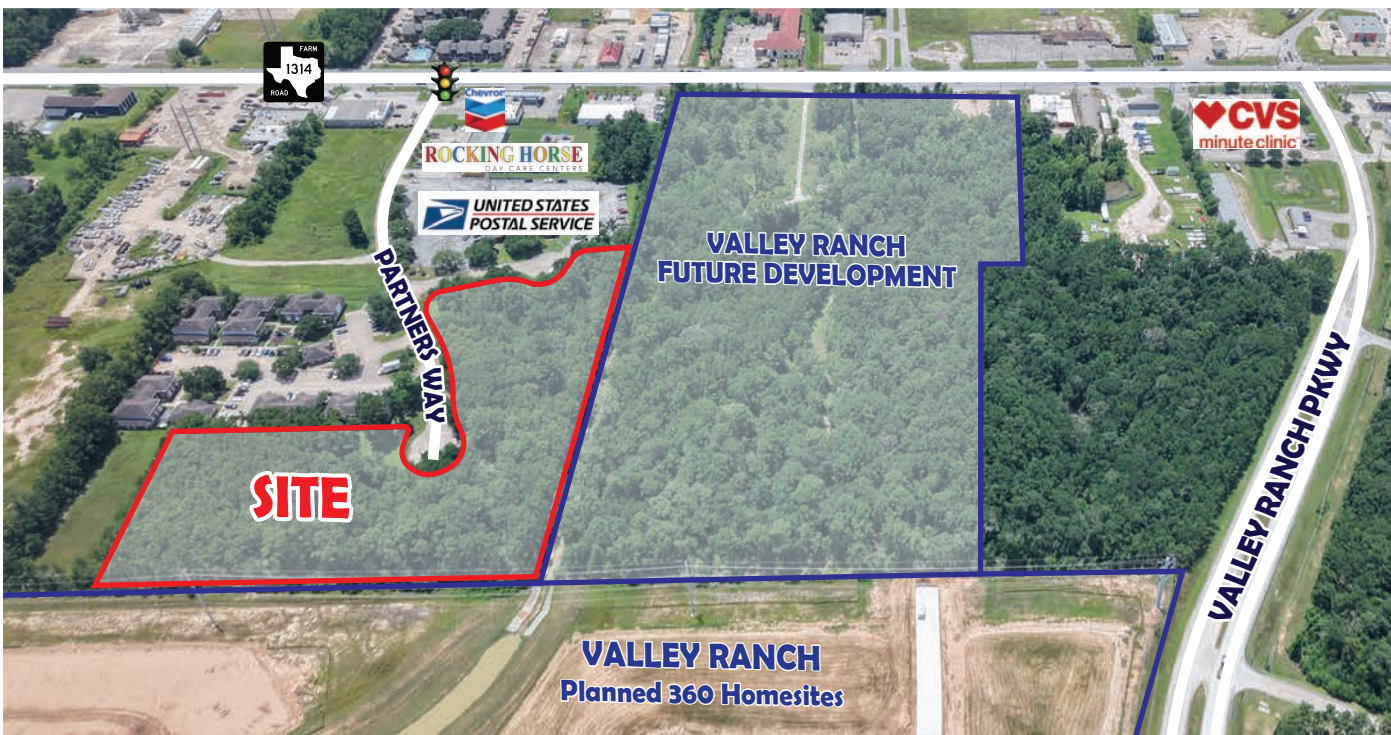






PROPERTY DETAILS

This 5.2± acre tract is located on Partners Way, just off FM 1314, 2.5 mi to 99/Grand Pkwy, and only 0.5 mile to either Hwy59 and Valley Ranch Pkwy, which was recently expanded to a 4-lane parkway. Located in one of Houston's fastest growing master planned communities and retail corridors. Home of Valley Ranch Town Center which is a mixed use development and has over 1M square foot of retail. There is more development under way in the immediate area including a new section of Valley Ranch residential which is directly adjoining to the site and Valley Ranch Marketplace which has more proposed retail along Valley Ranch Pkwy. Partners Way and FM 1314 is a the three-way lighted intersection which has over 40k-VPD. This tract can be utilized for many uses and can be served for utilities by nearby utility districts.

LOCATION INFORMATION

LOCATION	Partners Way, North of FM1314, East of Valley Ranch Pkwy, South of 99
SUBMARKET	Valley Ranch
SIZE	5.2 ± acres
PRICE	Call for pricing
UTILITIES	Can be served by nearby Porter MUD/SUD
FLOOD PLAIN	Not in flood plain
TAX RATE	\$2.35 per \$100 of assessed 2024 value
RESTRICTIONS	None
SCHOOLS	New Caney ISD
USES	BTR, Multi-Family, Mixed Use, Retail

PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED 300 YARDS NORTH OF FM 1314 & HALF A MILE TO I-69 WITH OVER 100K-VPD
- ⊕ ADJOINS TO VALLEY RANCH RESIDENTIAL & FUTURE DEVELOPMENT
- ⊕ CAN BE SERVED BY PORTER MUD/SUD
- ⊕ SURROUNDED BY NEW VALLEY RANCH DEVELOPMENTS COMING ONLINE
- ⊕ GREAT DEMOGRAPHICS IN THE AREA
- ⊕ VASTLY GROWING VALLEY RANCH CORRIDOR
- ⊕ NO FLOOD PLAIN

TRAFFIC COUNTS PER 2024 TRAFFIC COUNTS

FM 1314 @ Valley Ranch Pkwy	435,813 VPD
I-69 @ FM 1314	109,242 VPD

DEMOGRAPHIC SUMMARY

0 Partners Way

Ring of 5 miles

KEY FACTS

119,050

Population



42,516

Households

36.5

Median Age

\$77,932

Median Disposable Income

EDUCATION

10.3%

No High School Diploma



25.3%

High School Graduate



31.3%

Some College/ Associate Degree



33.0%

Bachelor's/ Grad/ Prof Degree

INCOME



\$94,193

Median Household Income



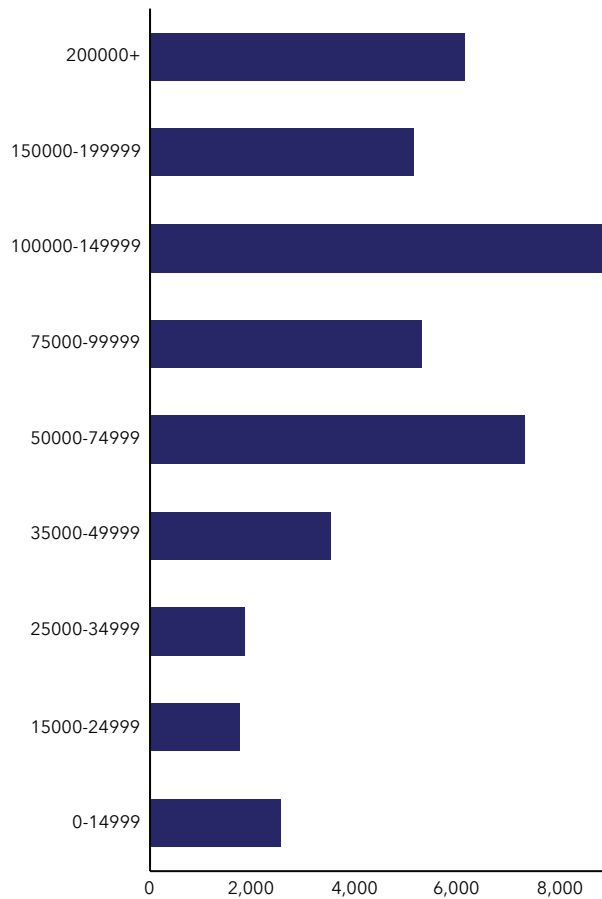
\$43,884

Per Capita Income

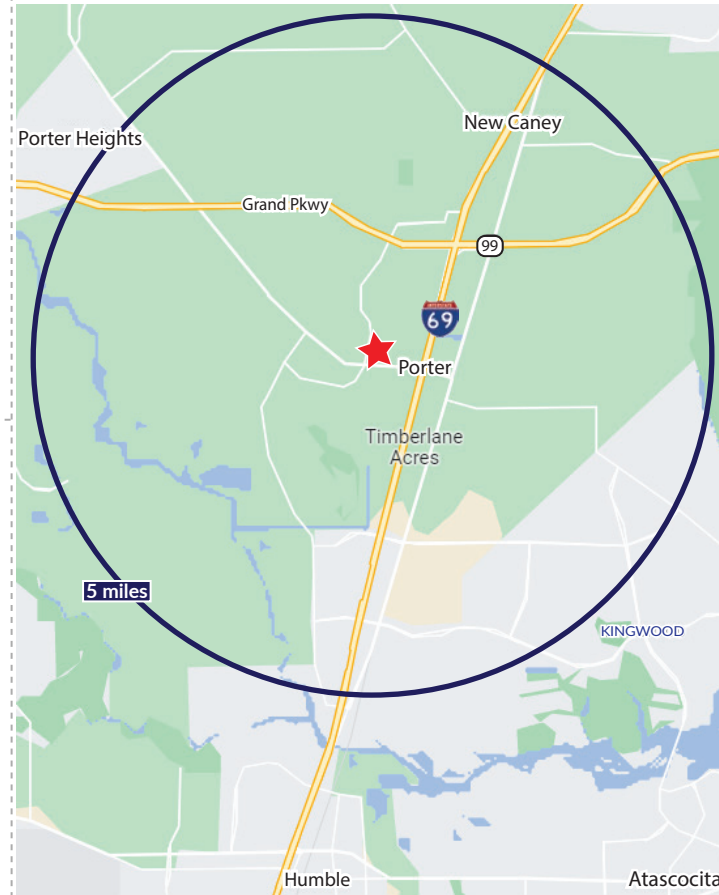


\$290,439

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



65.1%

White Collar



24.6%

Blue Collar



13.4%

Services

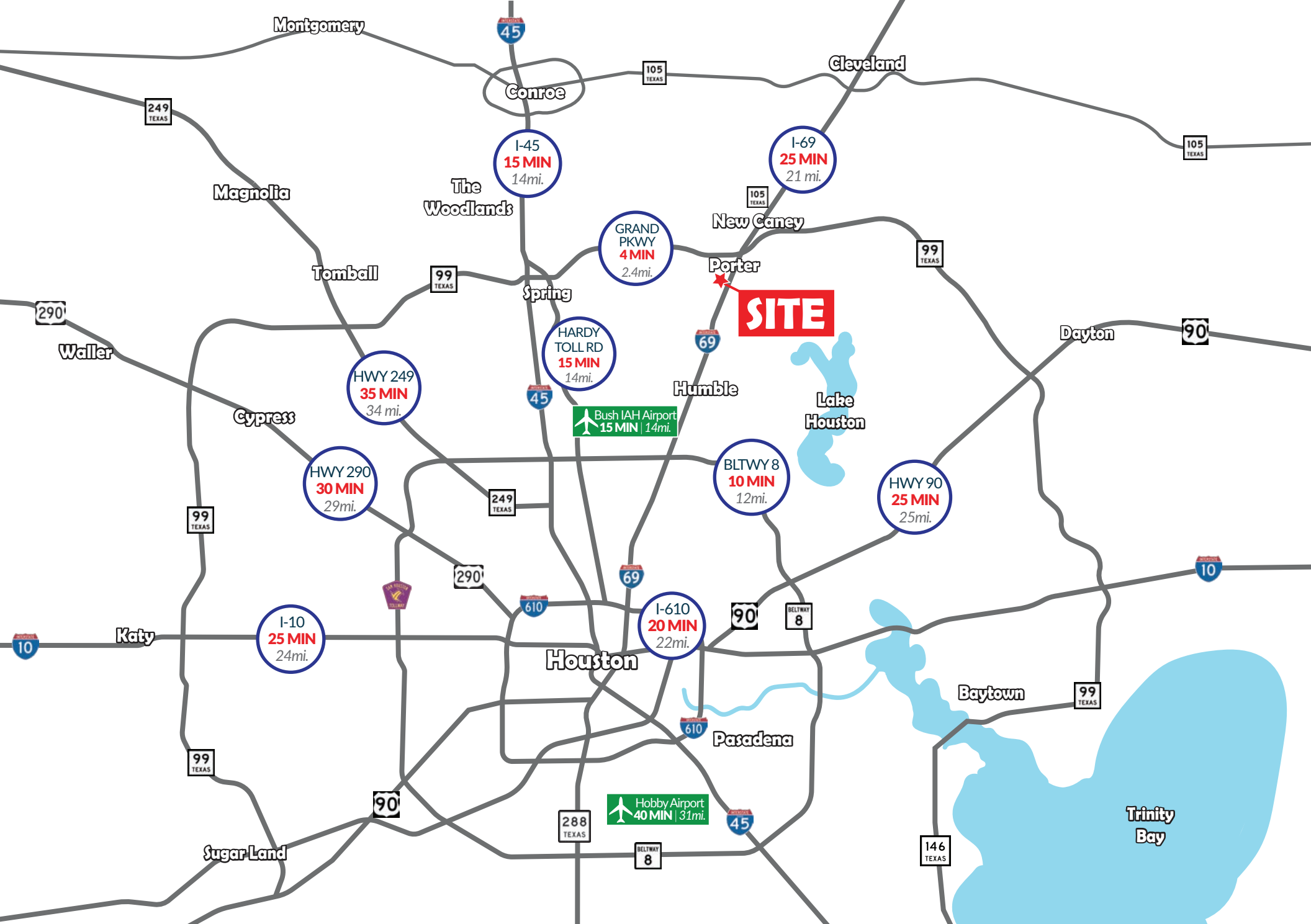
3.7%

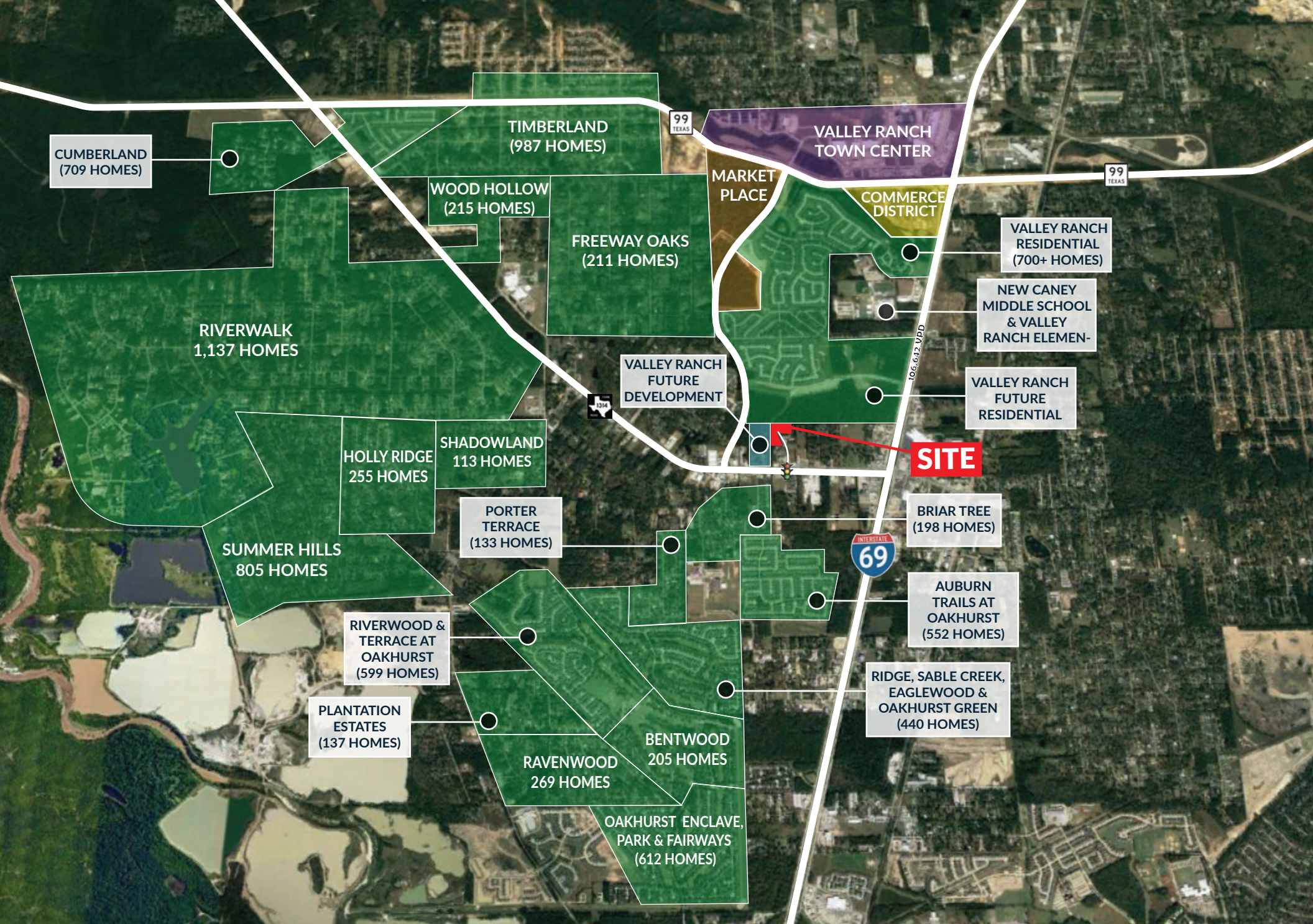
Unemployment Rate











Town Center

122 Acres

- 950,000 SF Existing retail & dining

#1 Open Air Shopping Center

Commerce District

55 Acres Planned

- 1.6 Million SF class A office, hotel, retail & dining

Azalea District

88 Acres Commercial

- Prime location for healthcare, office and retail development in Northeast Houston's fastest-growing area

Entertainment District

138 Acres

- 500,000 SF Existing & planned mixed use
- 210,000 SF Convention center
- 14 Acres 'The Hill' amphitheater & restaurant/bar district
- Randall Reed Stadium 8,000-seat capacity
- Baseball Field +/- 40 acres
- The Pointe 336-unit multifamily community

Valley Ranch

Valley Ranch's unrivaled location and experiential mixed-use concept allows for long-term relevance and exponential growth.



Planned Marketplace

188 Acres

- 850,000 SF Power + lifestyle center designed around walkability
- Specialized tenant mix
- The Gregory multifamily community - Existing (269 Units)
- Phase 2 Proposed (TBD)

SUBJECT SITE



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

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