

# For sale

JLL SEE A BRIGHTER WAY

# ±2.79 Acres available

FM 1485 & Pinebrook Dr New Caney, TX 77357

### **Site Details**

#### Location

Located at the NWC of FM 1485 Rd. & Pinebrook Dr. in New Caney, TX

#### Size

±2.79 AC Available for sale

#### **Site Details**

- Perfect development opportunity
- Easy access to I-69 and national retailers
- Situated between Conroe and Humble, in close proximity to Valley Ranch

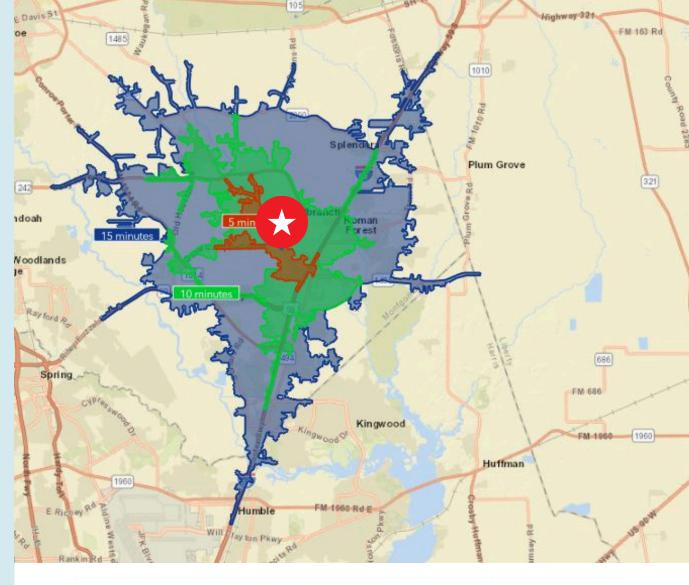
#### **About the Area**

Located northeast of Houston in Montgomery County. New Caney is known for its blend of rural charm and modern development, the area offers a mix of residential, local businesses, and outdoor recreation opportunities.

#### Price

\$10 PSF





	1 mile	3 miles	5 miles
2024 Total Population	748	28,629	66,970
2024 Median Age	32.2	35.7	35.0
Average HH Income	\$60,601	\$120,388	\$119,907
Average Home Value	\$343,153	\$350,420	\$328,939

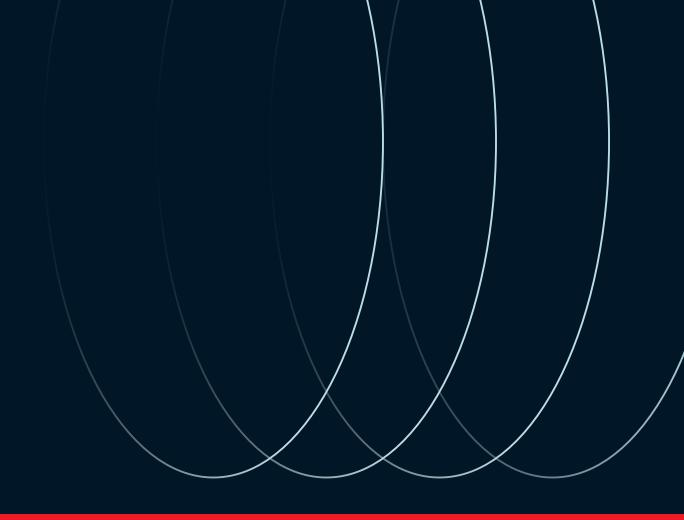
## Site



### **Trade Area Aerial**







JLL

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