



# 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

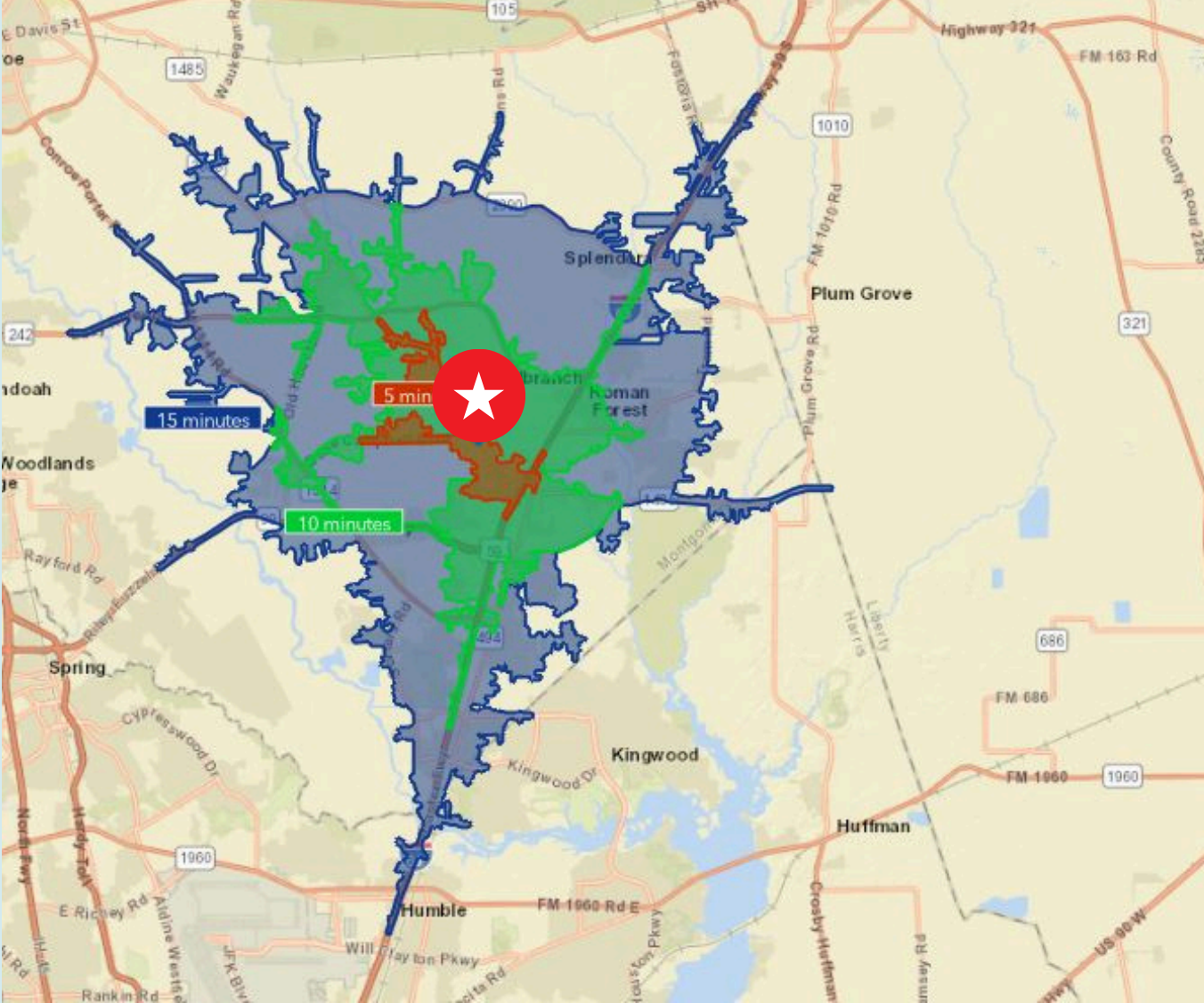
- Perfect development opportunity
- Easy access to I-69 and national retailers
- Situated between Conroe and Humble, in close proximity to Valley Ranch

## 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****Mark Raines**

EVP/Managing Director

[mark.raines@jll.com](mailto:mark.raines@jll.com)

+1 713 888 4037

**Meredith Bretting**

Associate

[meredith.bretting@jll.com](mailto:meredith.bretting@jll.com)

+1 713 425 1850