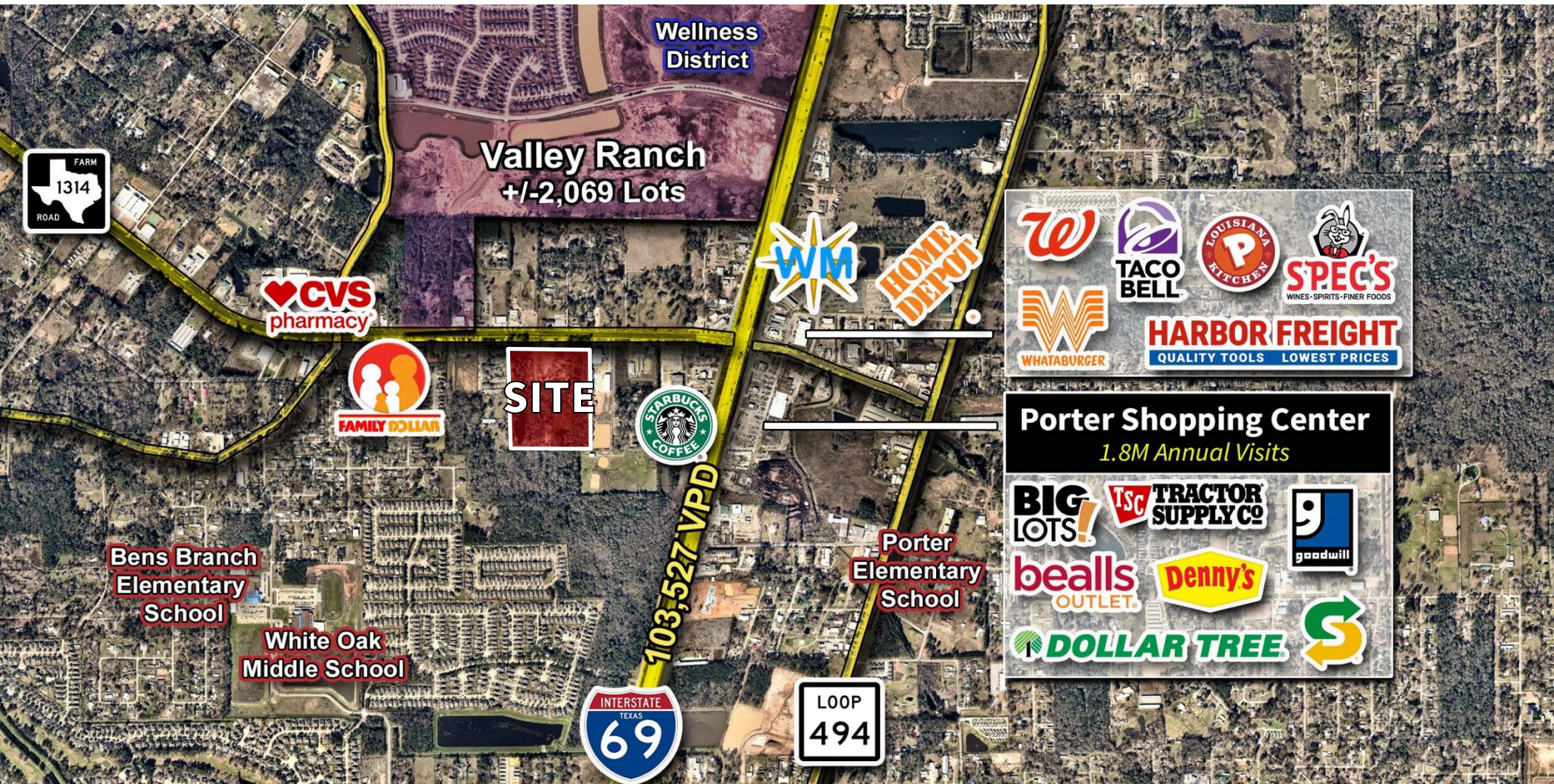


# LAND FOR SALE **+27.09 AC**

6187 FM 1314 | PORTER, TX 77365

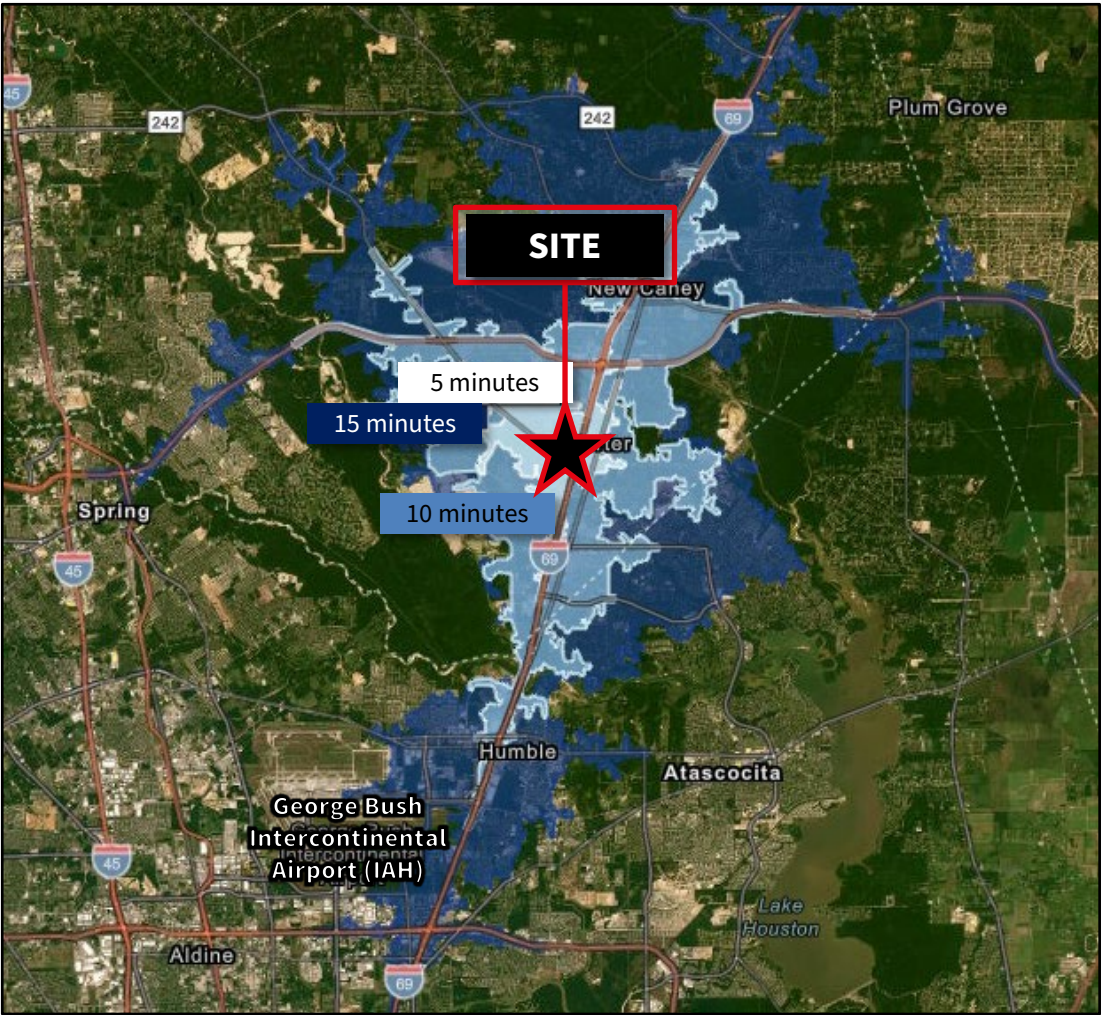


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# AREA LOCATION

**±27.09 AC** | 6187 FM 1314 | PORTER, TX 77365 



## Location

SEQ of FM 1314 & 69 near Valley Ranch at 6187 FM 1314 Rd

## Size

±27.09 Acres

## Site Details

- ±918' frontage on FM 1314
- Utilities available
- Partially Paved
- Situated in close proximity to Interstate 69 and the Grand Parkway (99)
- Property is located just south of Valley Ranch a Master Planned community by Signorelli Companies

## Surrounding Area

The site is positioned just north of Kingwood, 25 minutes from downtown Houston and only 15 minutes to George Bush Intercontinental Airport and The Woodlands. Montgomery County boasts a strong economy, supported by diverse industries such as healthcare, manufacturing, finance, and energy. The region is home to several major employers, including ExxonMobil, Conroe Independent School District, Woodforest National Bank, and Memorial Hermann The Woodlands Medical Center. The county also has a thriving business community, with a mix of small businesses and larger corporations.

## Pricing

Please contact broker for pricing



## Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2024 Population	5,000	48,362	117,469
2024 Median Age	35.3	34.9	36.5
Average Household Income	\$166,833	\$118,939	\$123,703
Average Home Value	\$363,873	\$306,233	\$319,827

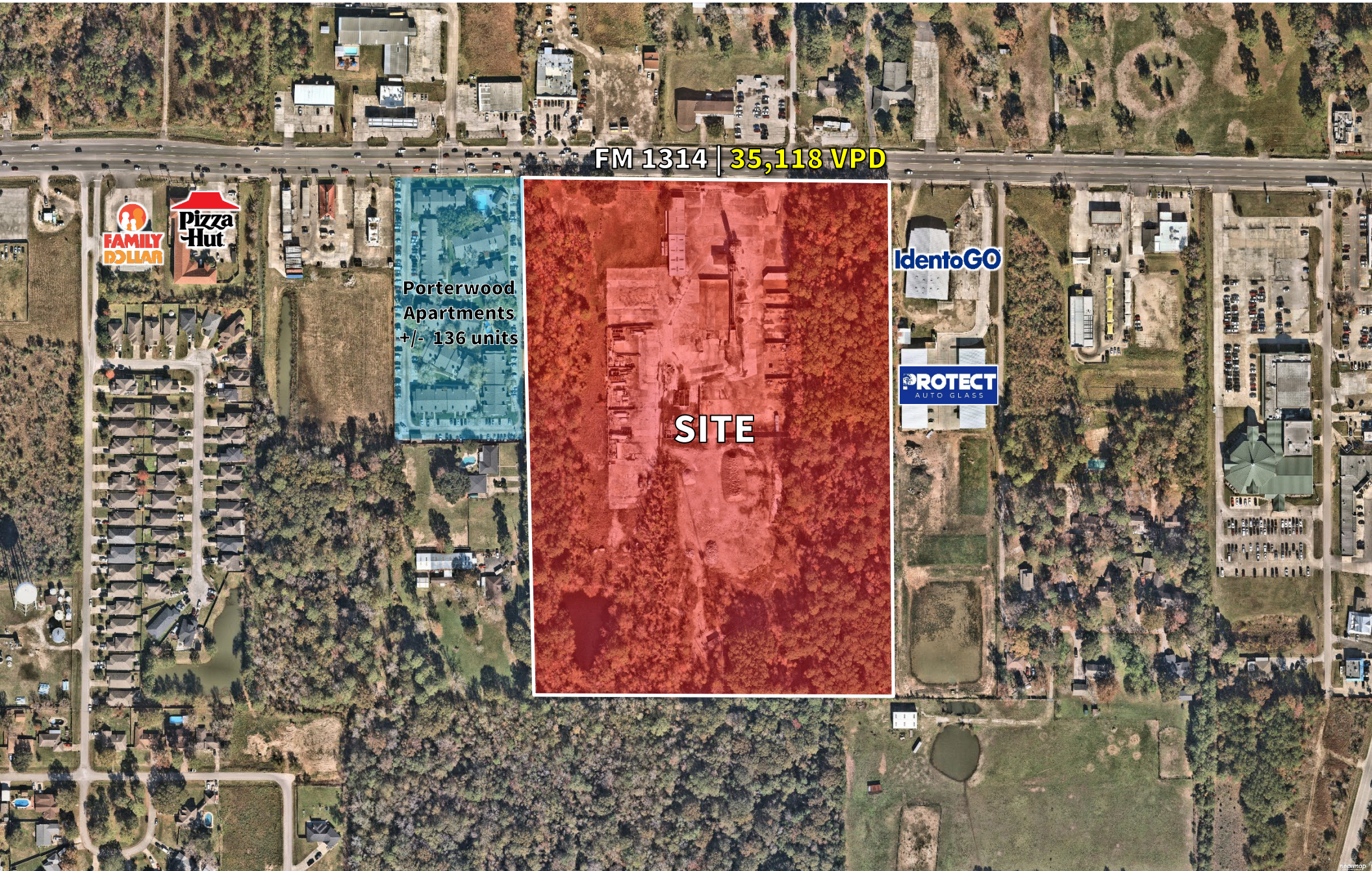


## Drive Times

Locations	Minutes
Exxon Mobil Campus	10
George Bush Intercontinental Airport (IAH)	15
The Woodlands	15
Downtown Houston	25

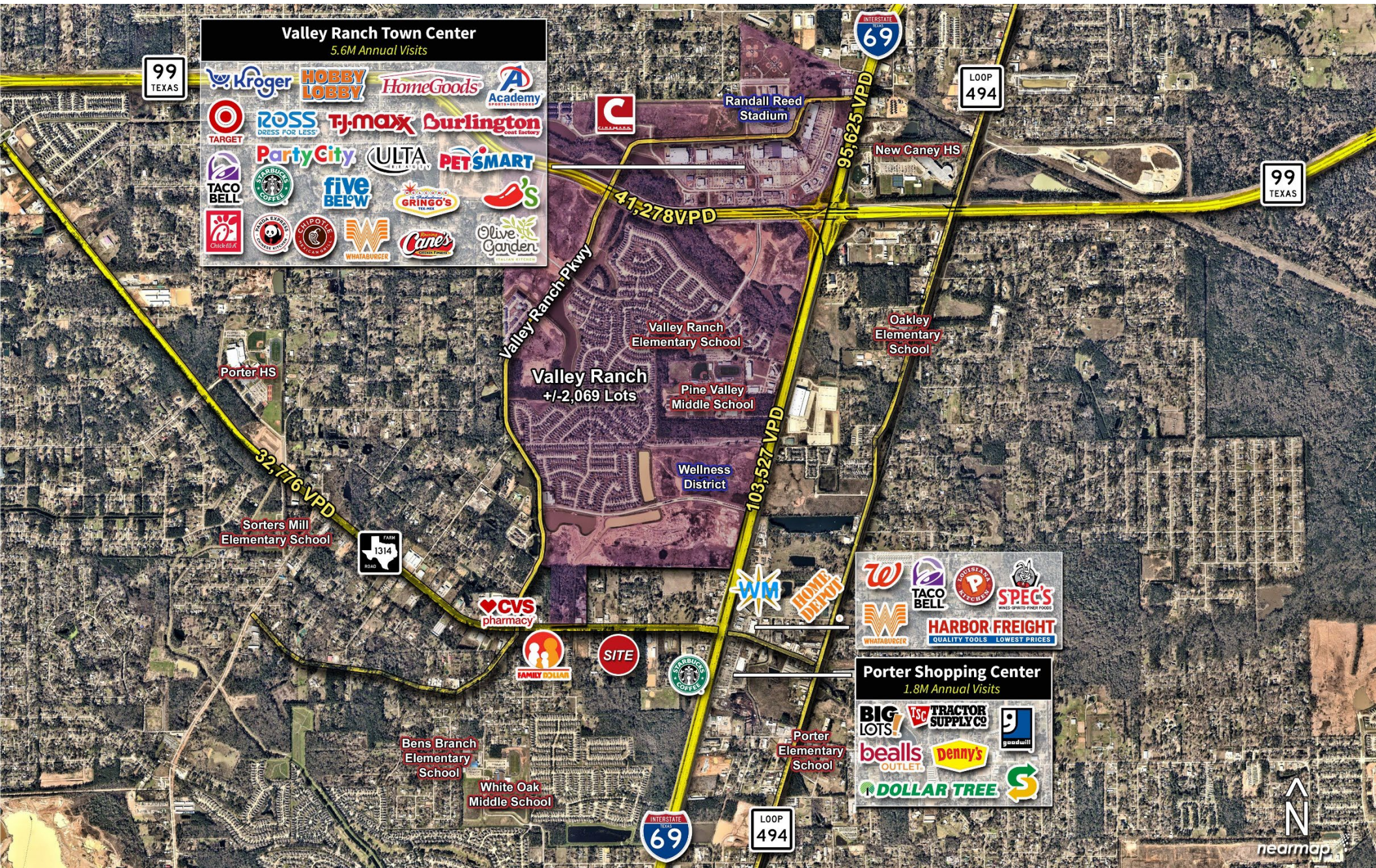
# PROPERTY AERIAL

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# PROPERTY AERIAL

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