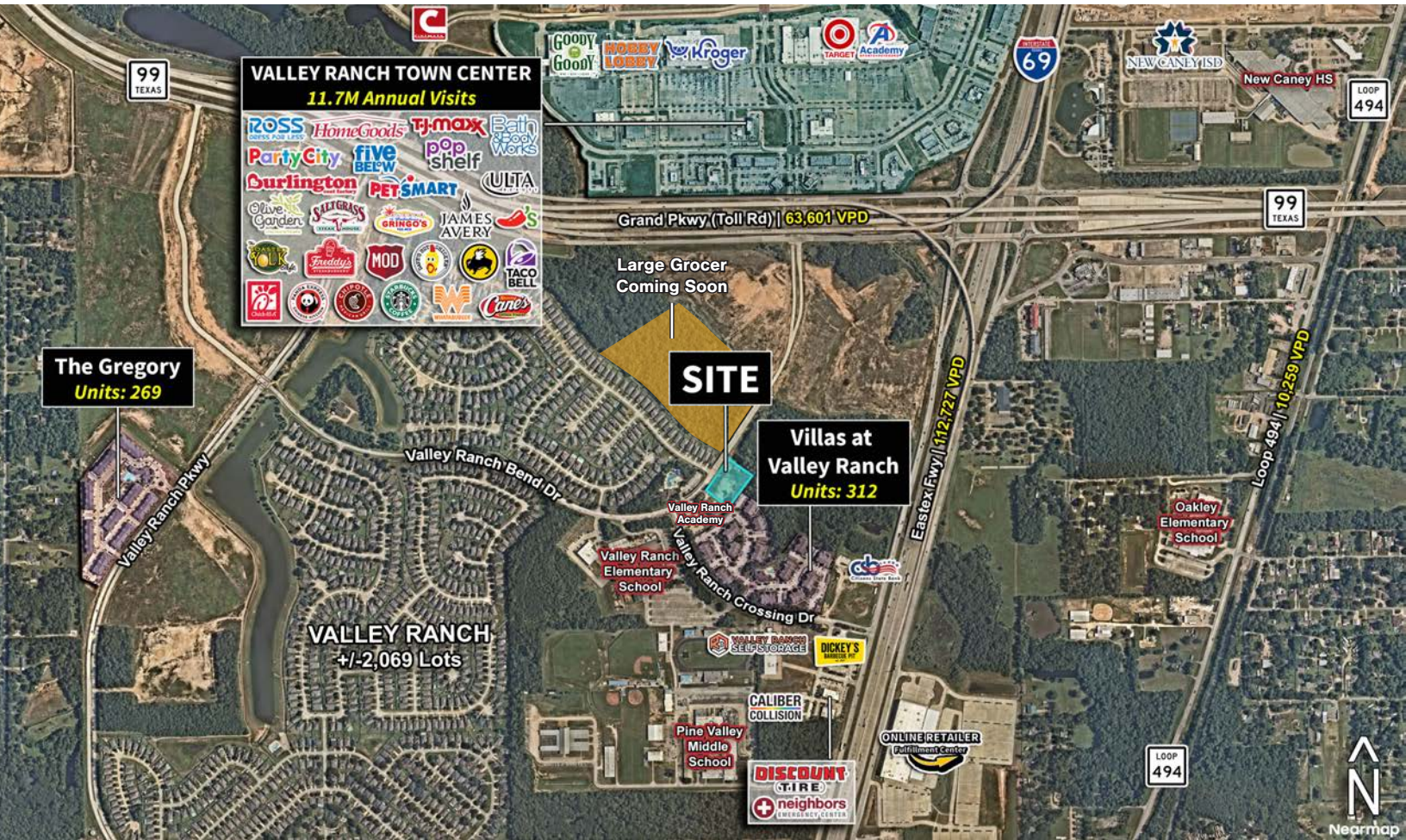


VALLEY RANCH

**±1.62 AVAILABLE AT
VALLEY RANCH BEND DRIVE**



FOR MORE INFORMATION, PLEASE CONTACT:



Simmi Jaggi
Managing Director
713 888 4098
simmi.jaggi@jll.com

Elizabeth Clampitt
Executive Vice President
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Karina Weathers
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713 212 6702
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PROPERTY OVERVIEW & HIGHLIGHTS

Location

The available property is located in the Valley Ranch master planned community on Valley Ranch Bend Dr., just east of Valley Ranch Pkwy.

Situated in close proximity to Interstate 69 and the Grand Parkway (99).

Additional Information

Utilities Available

Off Site Detention

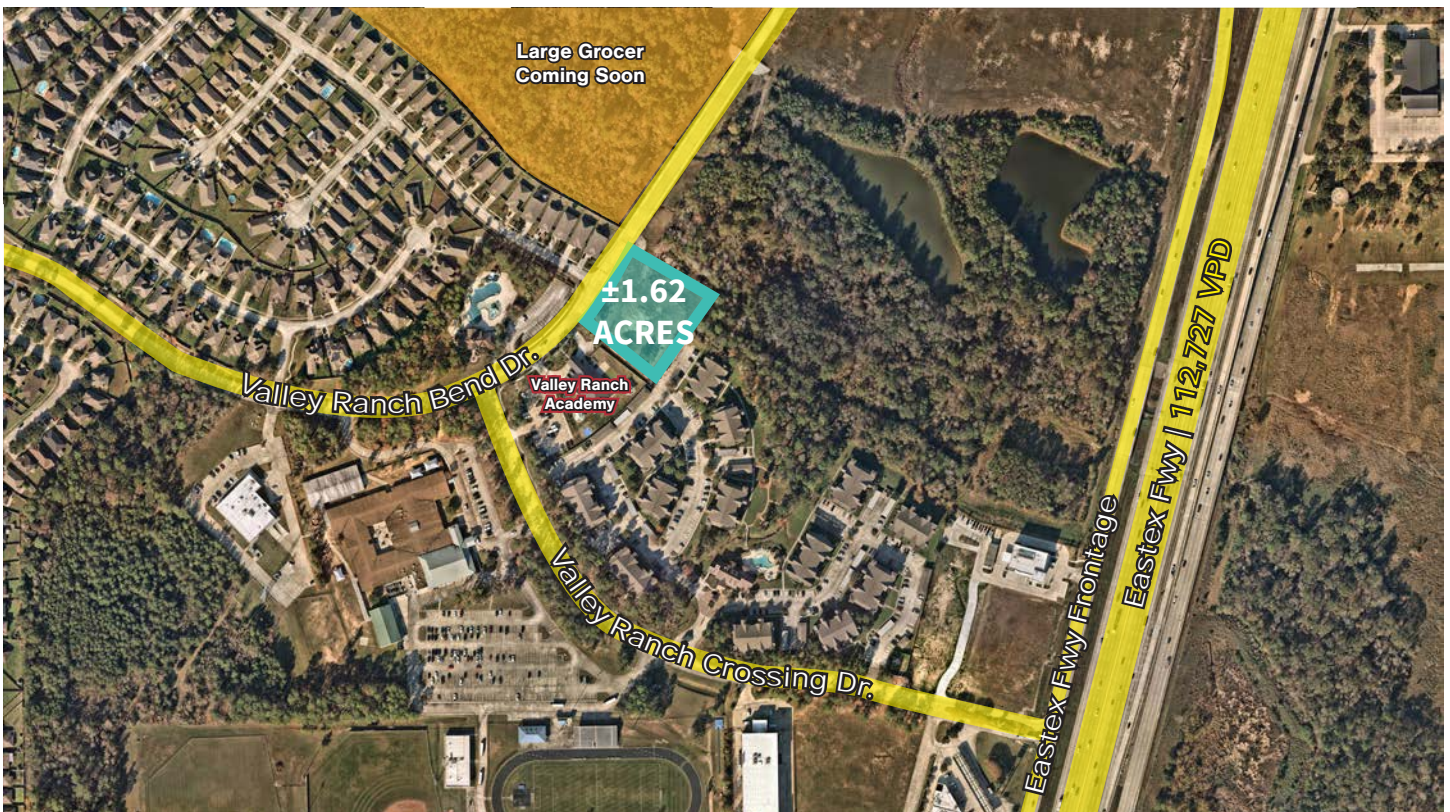
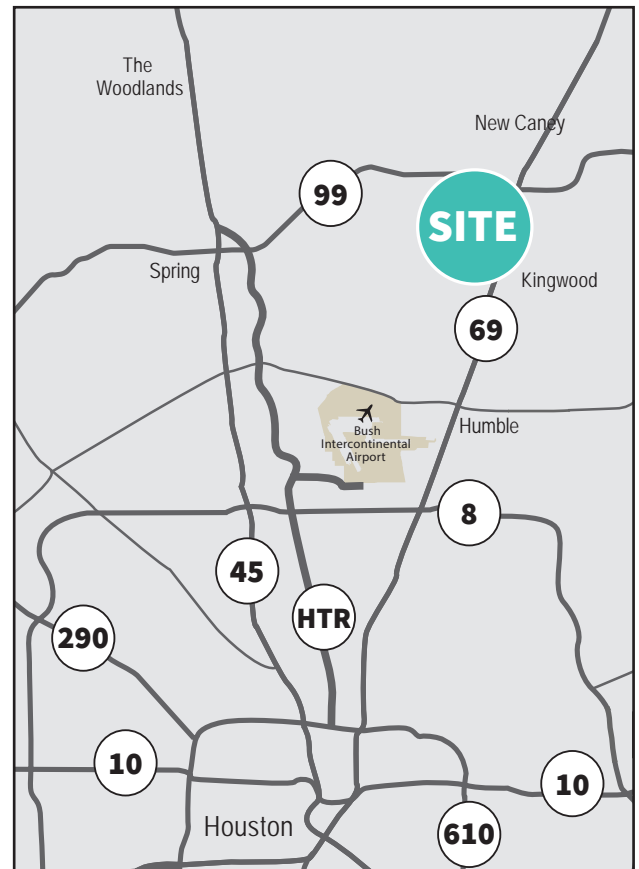
Located in designated opportunity zone

Size

±1.62 Acres

Pricing

Please contact brokers for pricing.



VALLEY RANCH SITE



DEMOGRAPHICS

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.

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



Population

3,877

35,490

96,959



Median Age

32.4

33.4

35.8



Average Home Value

\$229,651

\$254,119

\$288,398



Average Household Income

\$75,727

\$81,946

\$88,985



Education - Bachelor's Degree or Higher

5.2%

14.7%

19.7%

TRAFFIC COUNTS

VEHICLES PER DAY



FM 1314 Rd, at I-69

32,776

I-69, at FM 1314 Rd

106,642

Welcome to



PREMIER SUBURBAN LIFESTYLE

Valley Ranch is a 1,400-acre master-planned community. At full build out, the mixed-use development is projected to span over 12 million square feet

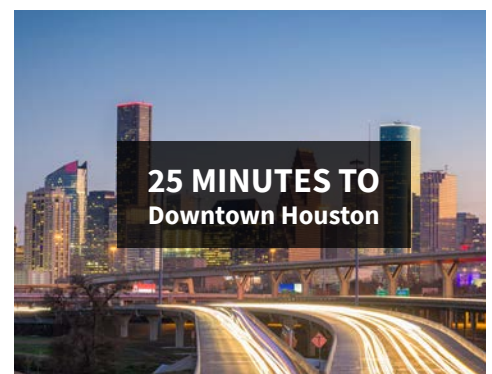
The epicenter of Houston's fastest growing corridor Valley Ranch is located at Interstate 69 and The Grand Parkway (99). The dynamic development offers a variety of shopping, dining, entertainment and work options, as well as almost 2,000 completed homes. Upon completion, Valley Ranch will offer over 12 million square feet of mixed-use development including residential, retail, entertainment, office, hotel and medical.

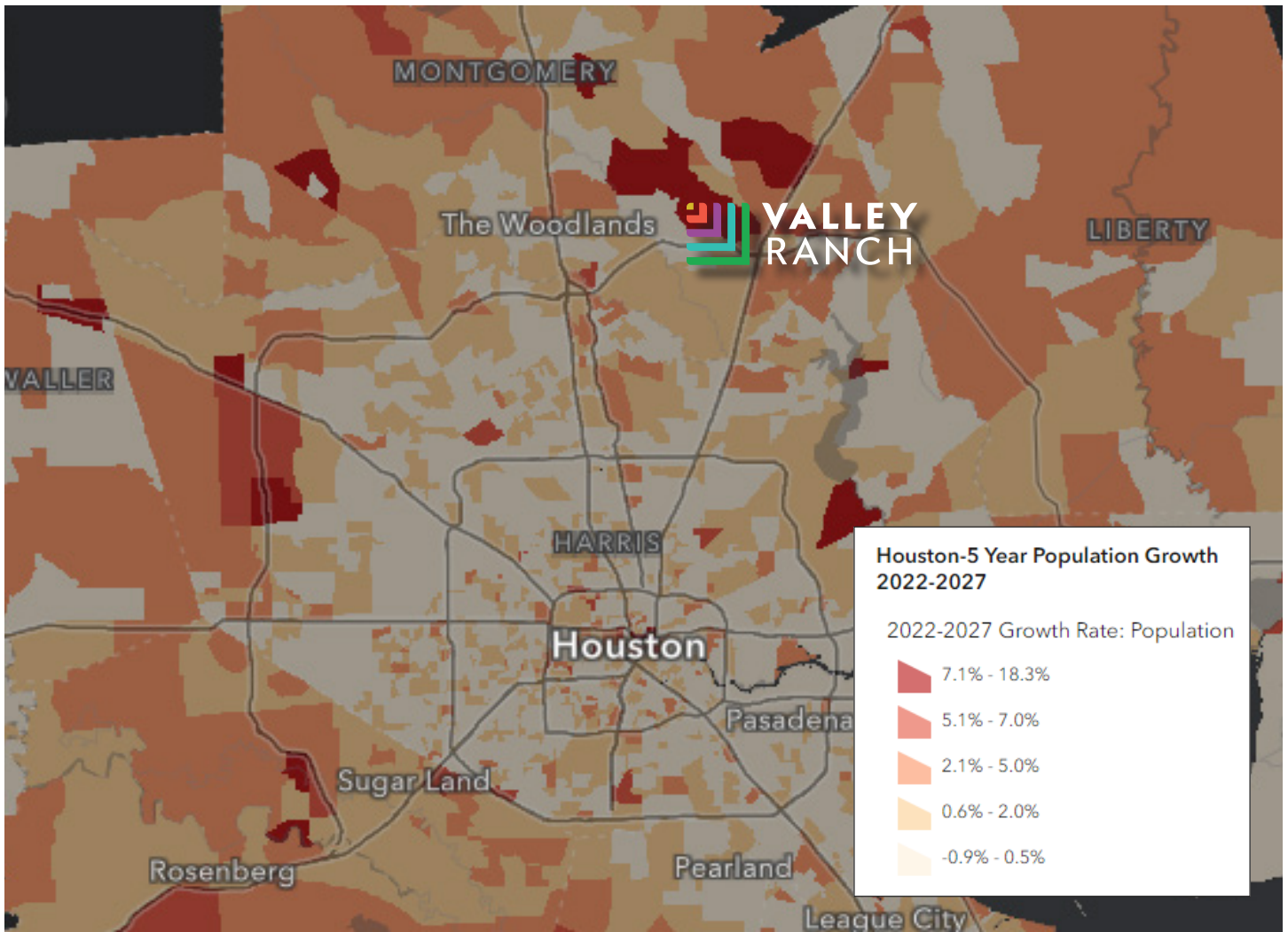
EDUCATION

The New Caney Independent School District spans an area of 86.48 square miles and is situated approximately 25 miles northeast of downtown Houston, Texas in Montgomery County.

Today, New Caney ISD is among the fastest growing school districts in Texas. Enrollment has grown to more than 19,000 students and 20 campuses.

In addition, the community offers higher education opportunities at Kingwood College. As part of the esteemed Lone Star College System, Kingwood College attracts nearly 83,000 students and is conveniently located within a 10-minute drive from Valley Ranch. The college provides a diverse range of associate degree programs and continuing education options, accommodating an enrollment of over 12,000 students.





THRIVING WITH OPPORTUNITY

Montgomery County has experienced substantial growth in population, economy, infrastructure, and real estate development.

22

new master
planned communities



±178,000

estimated new homes



±50,000

AC under development

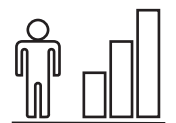


Population growth

630,000

residents in 2020 to projected

1.2+ million in 2035





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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.

2-10-2025



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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date