FOR SALE

NEQ OF GRAND PKWY & FM 1314, PORTER, TX 77365

±8.72 ACRES

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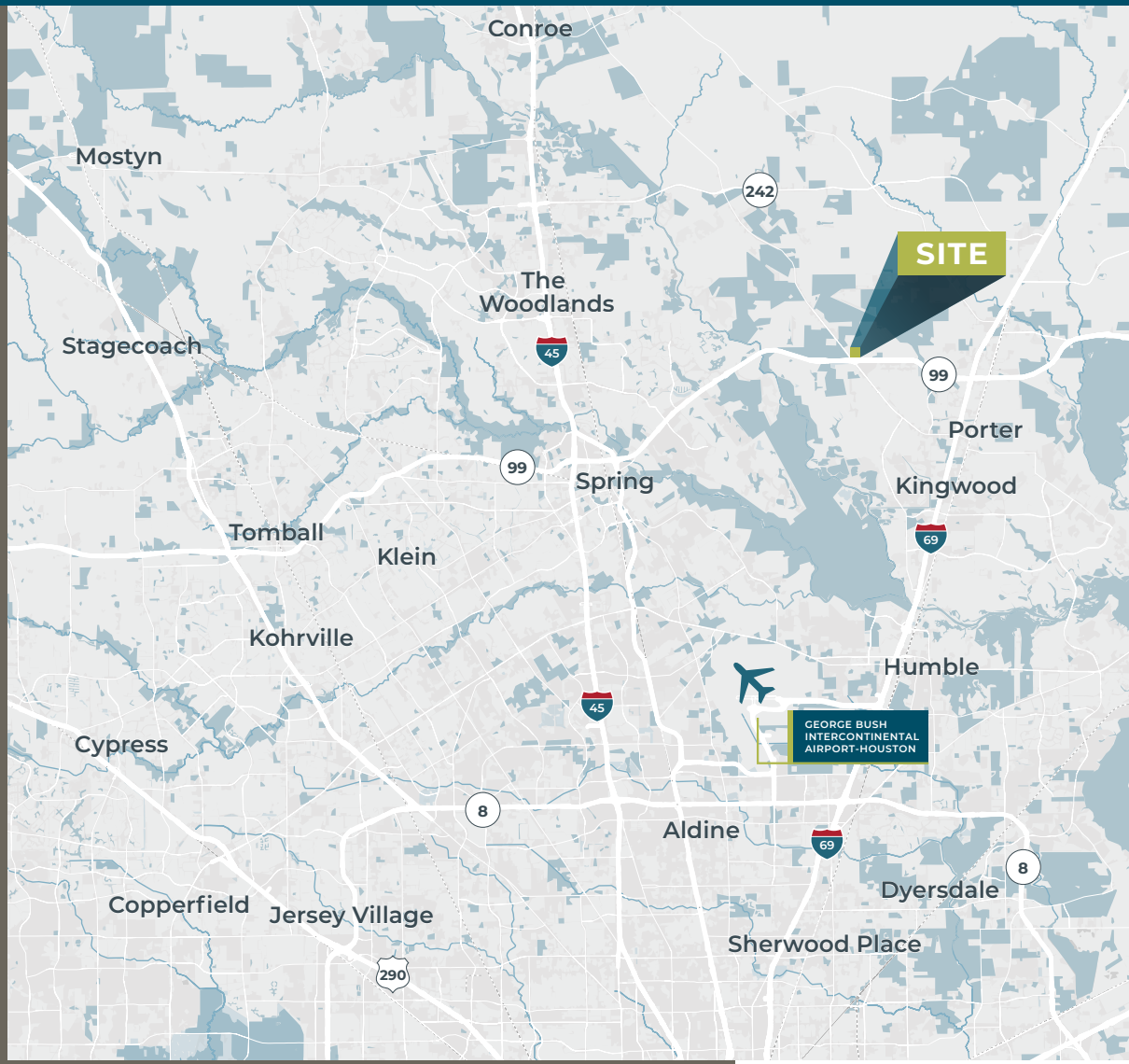
PROPERTY HIGHLIGHTS

NEQ OF GRAND PKWY & FM 1314, PORTER, TX 77365

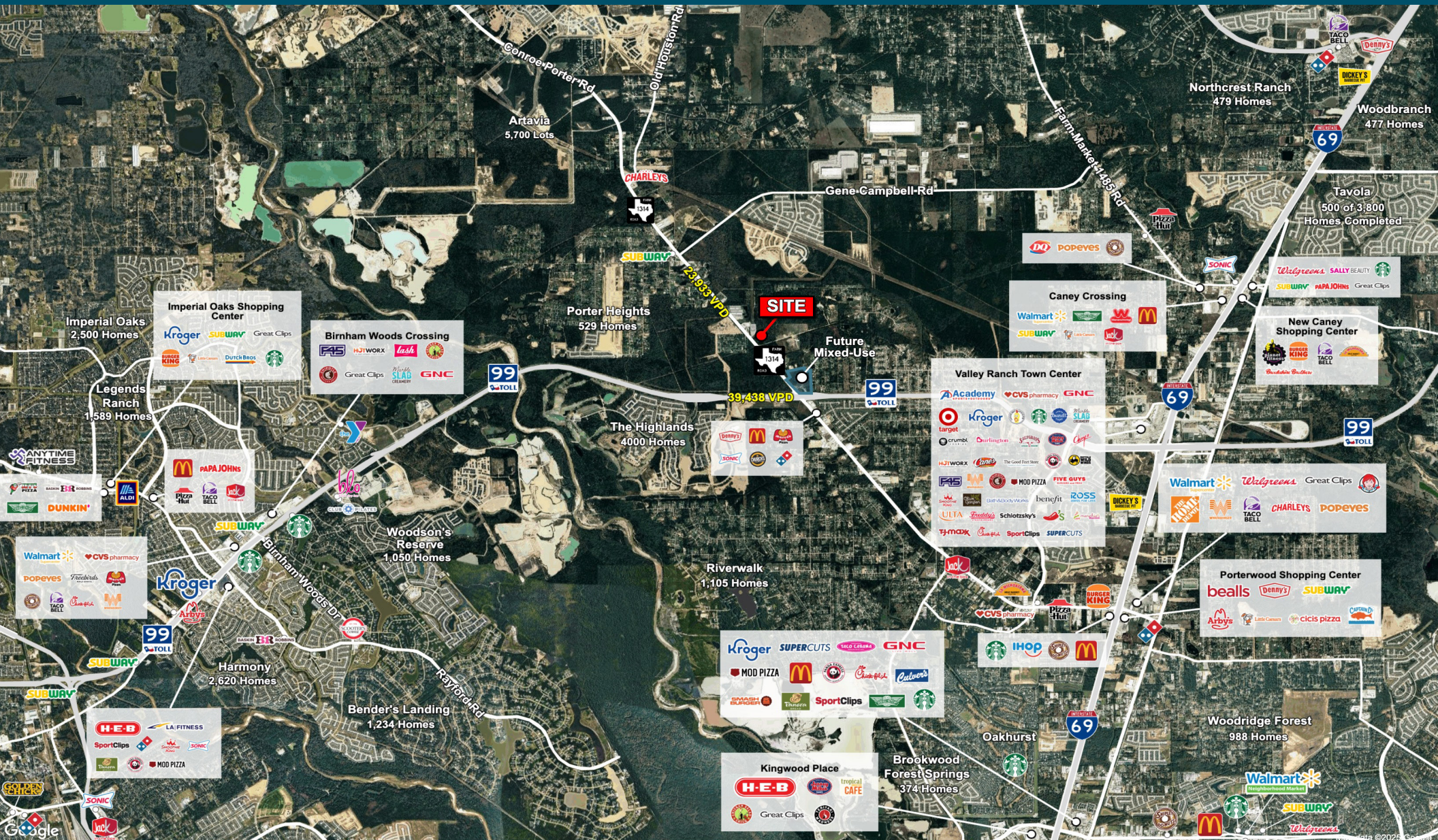
- ±8.72 acres
- Strong commercial development opportunity
- Raw land
- In the growing community of Porter, near new commercial and residential construction
- Easy access and strong visibility to FM 1314 - 24,216 VPD and I-99 - 39,281 VPD
- Call broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	3,346	21,106	67,173
2025 MEDIAN AGE	31.3	34.1	35.1
2025 AVERAGE HOUSEHOLD INCOME	$116,290	$126,454	$133,686
2025 AVERAGE HOME VALUE	$310,489	$351,157	$409,774

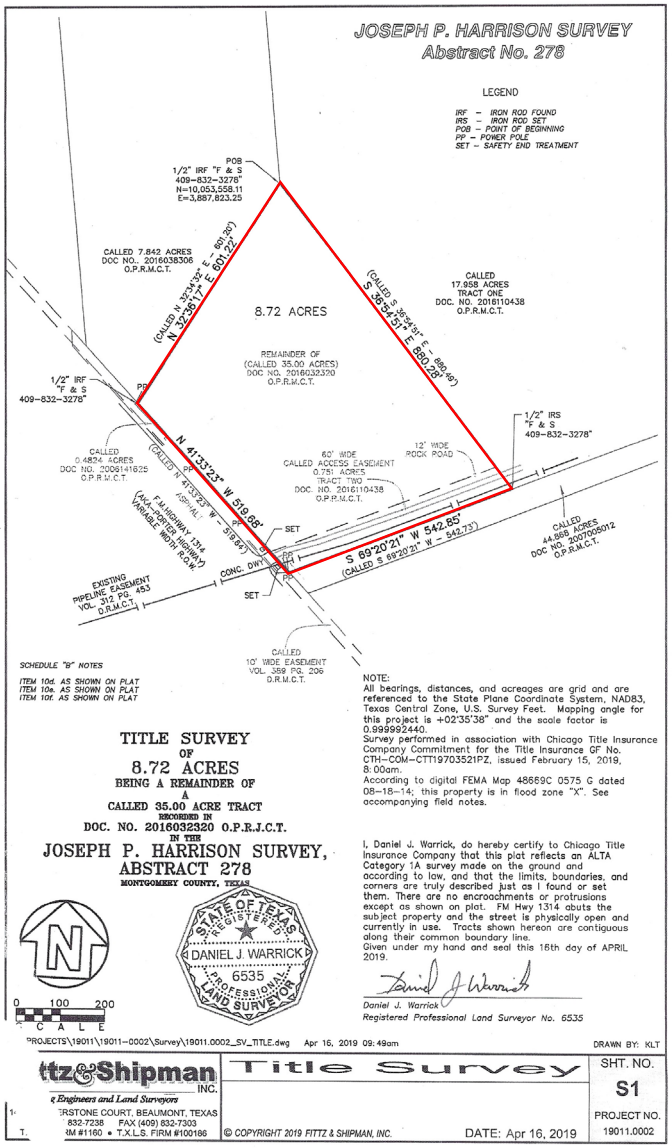


MACRO TRADE OVERVIEW AERIAL



MICRO TRADE OVERVIEW AERIAL

SITE SURVEY


JOSEPH P. HARRISON SURVEY
Abstract No. 278
LEGEND
IRF – IRON ROD FOUND
IRS – IRON ROD SET
POB – POINT OF BEGINNING
PP – POWER POLE
SET – SAFETY END TREATMENT
POB
1/2" IRF "F & S 409-832-3278"
N=10,053,558.11
E=3,887,823.25
8.72 ACRES
REMAINDER OF (CALLED 35.00 ACRES) DOC NO. 2016032320 O.P.R.M.C.T.
CALLED 7.842 ACRES DOC NO. 2016038306 O.P.R.M.C.T.
CALLED 17.958 ACRES TRACT ONE DOC. NO. 2016110438 O.P.R.M.C.T.
1/2" IRF "F & S 409-832-3278"
1/2" IRS "F & S 409-832-3278"
CALLED 0.4824 ACRES DOC NO. 2006141625 O.P.R.M.C.T.
60' WIDE CALLED ACCESS EASEMENT 0.751 ACRES TRACT TWO DOC. NO. 2016110438 O.P.R.M.C.T.
12' WIDE ROCK ROAD
F.M. HIGHWAY 1314 (MAIN LANE HIGHWAY) VARIABLE WIDTH R.O.W.
EXISTING PIPELINE EASEMENT VOL. 312 PG. 453 O.R.M.C.T.
CONC. DWY
SET
CALLED 10' WIDE EASEMENT VOL. 389 PG. 206 O.R.M.C.T.
CALLED 44.865 ACRES DOC NO. 2007005012 O.P.R.M.C.T.
N 41°33'23" W 519.89'
S 69°20'21" W 542.85'
(CALLED S 69°20'21" W – 542.73')
SCHEDULE "B" NOTES
ITEM 10d. AS SHOWN ON PLAT
ITEM 10e. AS SHOWN ON PLAT
ITEM 10f. AS SHOWN ON PLAT
NOTE:
All bearings, distances, and acreages are grid and are referenced to the State Plane Coordinate System, NAD83, Texas Central Zone, U.S. Survey Feet. Mapping angle for this project is +02°35'38" and the scale factor is 0.999992440.
Survey performed in association with Chicago Title Insurance Company Commitment for the Title Insurance GF No. CTH-COM-CTT19703521PZ, issued February 15, 2019, 8:00am.
According to digital FEMA Map 48339C 0575 G dated 08-18-14; this property is in flood zone "X". See accompanying field notes.
TITLE SURVEY
OF
8.72 ACRES
BEING A REMAINDER OF
A
CALLED 35.00 ACRE TRACT
RECORDED IN
DOC. NO. 2016032320 O.P.R.J.C.T.
IN THE
JOSEPH P. HARRISON SURVEY, ABSTRACT 278
MONTGOMERY COUNTY, TEXAS
I, Daniel J. Warrick, do hereby certify to Chicago Title Insurance Company that this plat reflects an ALTA Category 1A survey made on the ground and according to law, and that the limits, boundaries, and corners are truly described just as I found or set them. There are no encroachments or protrusions except as shown on plat. FM Hwy 1314 abuts the subject property and the street is physically open and currently in use. Tracts shown hereon are contiguous along their common boundary line.
Given under my hand and seal this 16th day of APRIL 2019.
Daniel J. Warrick
Registered Professional Land Surveyor No. 6535
STATE OF TEXAS
REGISTERED
DANIEL J. WARRICK
6535
PROFESSIONAL
LAND SURVEYOR
0 100 200
SCALE
PROJECTS\19011\19011-0002\Survey\19011.0002_SV_TITLE.dwg Apr 16, 2019 09:49am
DRAWN BY: KLT
Fittz & Shipman INC.
Engineers and Land Surveyors
RSTONE COURT, BEAUMONT, TEXAS
832-7238 FAX (409) 832-7303
M #1160 • T.X.L.S. FIRM #100186
Title Survey
SHT. NO.
S1
PROJECT NO.
19011.0002
© COPYRIGHT 2019 FITTZ & SHIPMAN, INC.
DATE: Apr 16, 2019

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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

EQUAL HOUSING OPPORTUNITY

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 dues 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 dues 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.

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Emily Durham Sales Agent/Associate's Name	**531658** License No.	**emily.durham@jll.com** Email	**713-212-6520** Phone

Buyer/Tenant/Seller/Landlord Initials Date