

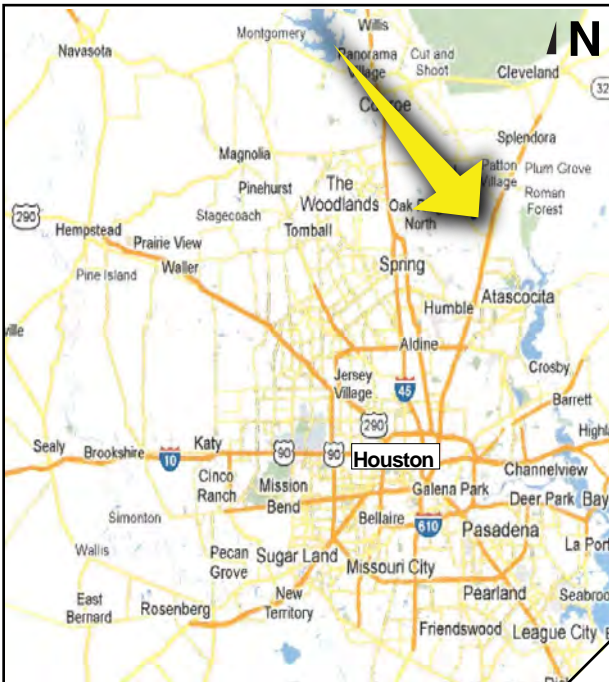


NE Houston land for sale FM 1314 near Highway 59 9.8642 Acres

Clay Trozzo
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FOR SALE - \$6.00/sf



Located in the EMCID.

Great Apartment location.

Access to FM 1314 and Partners Way.

Signalized intersection.

Location/ FM 1314 at Partners Way, near Highway 59, Porter, Harris County, TX

Traffic Counts/ Hwy 59: 139,000 cpd

2007 Average Daily Traffic Counts

FM 1314: 28,735 cpd

Outstanding Visibility & Access

Dynamic Suburban Market Experiencing Explosive Growth

Demographics 2017/	1mi	3mi	5mi
Population	1,766	33,427	93,093
Avg. HH Income (\$)	84,317	84,411	95,992
Number of HH	631	12,292	33,779



This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce CT, Inc. or by any selling/leasing broker.

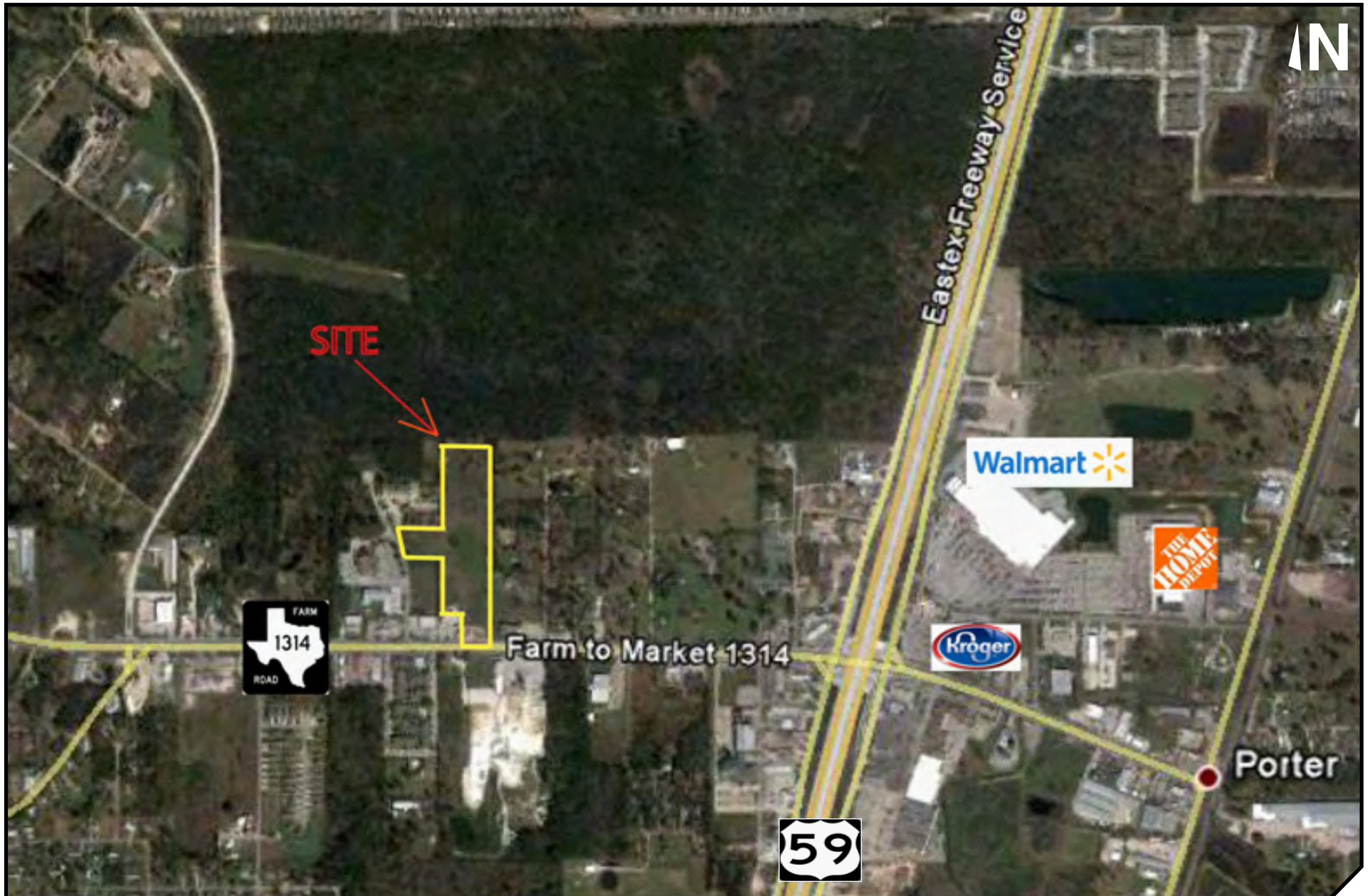


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9.8642 Acres





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Porter (FM 1314 & Partners Way)

Description	FM 1314 RD AT PARTNERS WAY, PORTER, TX, 77365: Radius Analysis Area Group: Radius 1.0 mile(s)		FM 1314 RD AT PARTNERS WAY, PORTER, TX, 77365: Radius Analysis Area Group: Radius 3.0 mile(s)		FM 1314 RD AT PARTNERS WAY, PORTER, TX, 77365: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	1,988		37,592		101,926	
2017 Estimate	1,766		33,427		93,093	
2010 Census	1,330		25,486		78,280	
2000 Census	807		14,050		59,571	
Growth 2017 - 2022		12.58%		12.46%		9.49%
Growth 2010 - 2017		32.75%		31.16%		18.92%
Growth 2000 - 2010		64.79%		81.39%		31.41%
Households						
2022 Projection	719		13,925		37,135	
2017 Estimate	631		12,292		33,779	
2010 Census	462		9,200		28,119	
2000 Census	287		4,977		20,566	
Growth 2017 - 2022		13.96%		13.29%		9.94%
Growth 2010 - 2017		36.39%		33.61%		20.13%
Growth 2000 - 2010		61.36%		84.86%		36.72%
Family Households						
2022 Projection	537		9,818		27,393	
2017 Estimate	471		8,661		24,967	
2010 Census	344		6,474		20,921	
2000 Census	215		3,757		16,632	
Growth 2017 - 2022		14.05%		13.36%		9.72%
Growth 2010 - 2017		36.97%		33.79%		19.34%
Growth 2000 - 2010		59.69%		72.31%		25.78%

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	Total	%	Total	%	Total	%
Pop-Facts Population Quick Facts						
2017 Est. Population by Age	1,766		33,427		93,093	
Age 0 - 4	141	7.99%	2,513	7.52%	6,229	6.69%
Age 5 - 9	148	8.35%	2,663	7.97%	6,660	7.15%
Age 10 - 14	140	7.90%	2,568	7.68%	6,986	7.50%
Age 15 - 17	77	4.38%	1,434	4.29%	4,176	4.49%
Age 18 - 20	68	3.85%	1,255	3.76%	3,749	4.03%
Age 21 - 24	85	4.82%	1,597	4.78%	4,957	5.32%
Age 25 - 34	240	13.59%	4,781	14.30%	11,704	12.57%
Age 35 - 44	255	14.41%	4,869	14.57%	12,543	13.47%
Age 45 - 54	217	12.31%	4,159	12.44%	12,501	13.43%
Age 55 - 64	198	11.22%	3,743	11.20%	11,605	12.47%
Age 65 - 74	125	7.09%	2,361	7.06%	7,585	8.15%
Age 75 - 84	56	3.20%	1,077	3.22%	3,271	3.51%
Age 85 and over	15	0.88%	408	1.22%	1,127	1.21%
Age 16 and over	1,312	74.31%	25,210	75.42%	71,843	77.17%
Age 18 and over	1,260	71.37%	24,249	72.54%	69,041	74.16%
Age 21 and over	1,192	67.52%	22,994	68.79%	65,292	70.14%
Age 65 and over	197	11.16%	3,846	11.51%	11,983	12.87%
2017 Est. Median Age	34.3		34.8		36.7	
2017 Est. Average Age	35.4		35.9		37.3	

2017 Est. Population by Single-Classification Race	1,766		33,427		93,093	
White Alone	1,383	78.29%	25,046	74.93%	74,286	79.80%
Black or African American Alone	71	4.03%	1,840	5.51%	4,425	4.75%
American Indian and Alaska Native Alone	12	0.70%	255	0.76%	599	0.64%
Asian Alone	33	1.88%	929	2.78%	2,715	2.92%
Native Hawaiian and Other Pacific Islander Alone	2	0.11%	48	0.14%	110	0.12%
Some Other Race Alone	222	12.57%	4,381	13.11%	8,371	8.99%
Two or More Races	43	2.42%	928	2.78%	2,586	2.78%

2017 Est. Population by Ethnicity (Hispanic or Latino)	1,766		33,427		93,093	
Hispanic or Latino	587	33.25%	11,175	33.43%	23,842	25.61%
Not Hispanic or Latino	1,179	66.75%	22,252	66.57%	69,251	74.39%

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	Total	%	Total	%	Total	%

2017 Est. Population by Sex	1,766		33,427		93,093	
Male	880	49.83%	16,596	49.65%	45,861	49.26%
Female	886	50.17%	16,831	50.35%	47,232	50.74%

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	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2017 Est. Households by Household Income	631		12,292		33,779	
Income < \$15,000	47	7.53%	999	8.13%	2,208	6.54%
Income \$15,000 - \$24,999	63	9.93%	1,171	9.52%	2,548	7.54%
Income \$25,000 - \$34,999	65	10.39%	1,195	9.72%	2,748	8.13%
Income \$35,000 - \$49,999	70	11.02%	1,398	11.38%	4,205	12.45%
Income \$50,000 - \$74,999	108	17.06%	2,054	16.71%	5,368	15.89%
Income \$75,000 - \$99,999	93	14.69%	1,883	15.32%	4,959	14.68%
Income \$100,000 - \$124,999	70	11.10%	1,386	11.27%	3,860	11.43%
Income \$125,000 - \$149,999	43	6.83%	814	6.62%	2,445	7.24%
Income \$150,000 - \$199,999	36	5.66%	677	5.51%	2,581	7.64%
Income \$200,000 - \$249,999	17	2.63%	322	2.62%	1,224	3.62%
Income \$250,000 - \$499,999	15	2.38%	294	2.39%	1,259	3.73%
Income \$500,000+	5	0.79%	102	0.83%	376	1.11%
2017 Est. Average Household Income	\$84,317		\$84,411		\$95,992	
2017 Est. Median Household Income	\$66,310		\$66,842		\$74,132	
2017 Median HH Inc. by Single-Classification Race						
White Alone	\$68,638		\$68,507		\$76,721	
Black or African American Alone	\$46,077		\$63,863		\$69,392	
American Indian and Alaska Native Alone	\$34,537		\$30,638		\$32,034	
Asian Alone	\$91,662		\$85,946		\$83,897	
Native Hawaiian and Other Pacific Islander Alone	\$160,216		\$24,773		\$39,019	
Some Other Race Alone	\$49,982		\$61,592		\$59,177	
Two or More Races	\$29,652		\$36,703		\$53,220	
Hispanic or Latino	\$45,379		\$46,335		\$51,219	
Not Hispanic or Latino	\$72,734		\$72,668		\$78,952	
2017 Est. Households by Household Type	631		12,292		33,779	
Family Households	471	74.69%	8,661	70.46%	24,967	73.91%
Nonfamily Households	160	25.31%	3,630	29.54%	8,813	26.09%
2017 Est. Group Quarters Population	11		214		389	
2017 Est. Households by Household Size	631		12,292		33,779	
1-person	136	21.55%	3,051	24.82%	7,411	21.94%

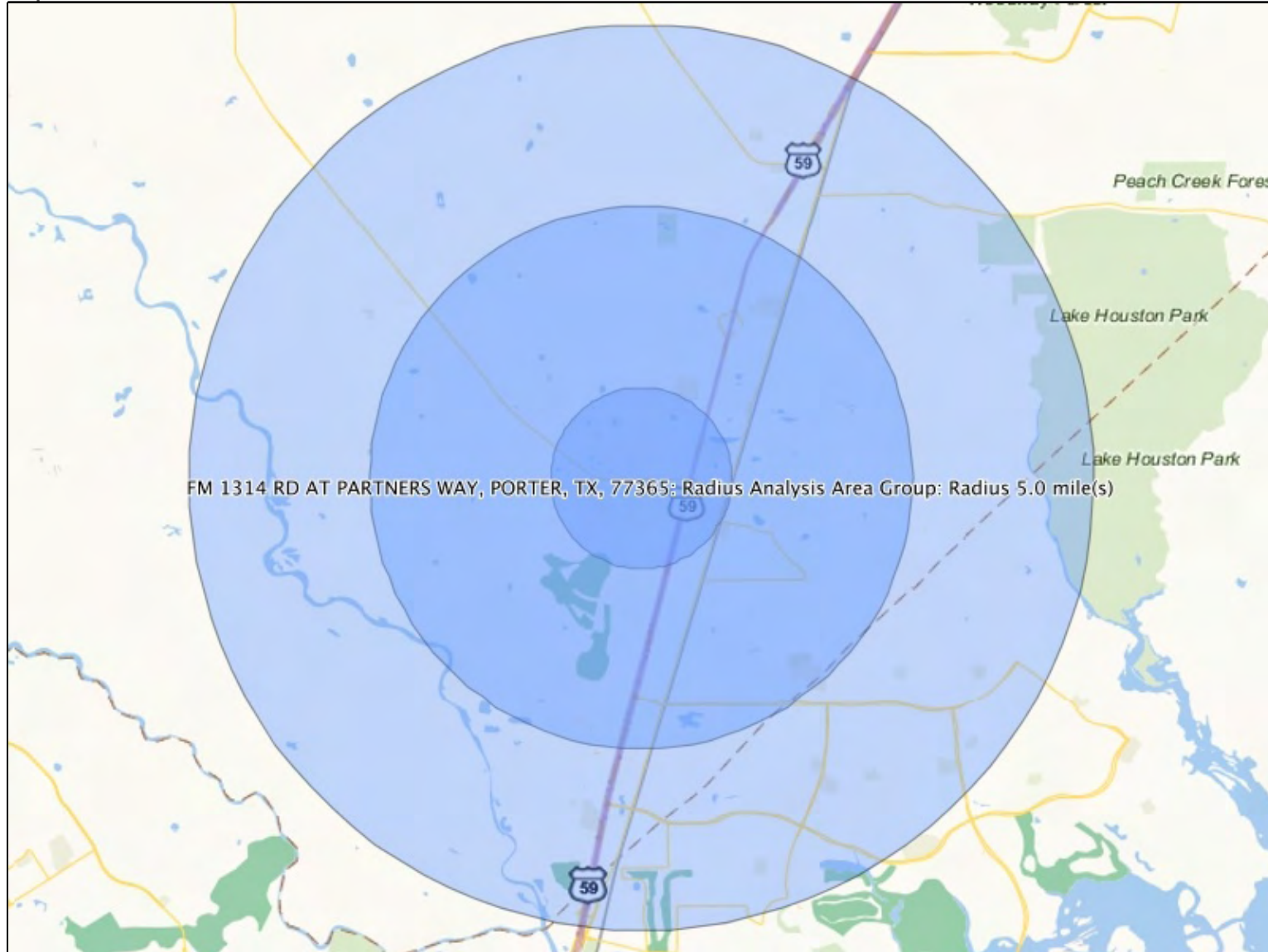
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	Total	%	Total	%	Total	%
2-person	201	31.85%	3,861	31.41%	10,898	32.26%
3-person	115	18.30%	2,063	16.78%	5,860	17.35%
4-person	92	14.57%	1,673	13.61%	5,193	15.37%
5-person	47	7.42%	893	7.26%	2,602	7.70%
6-person	23	3.67%	438	3.56%	1,134	3.36%
7-or-more-person	17	2.64%	313	2.54%	681	2.02%
2017 Est. Average Household Size	2.78		2.70		2.74	

2017 Est. HHs by Type by Presence of Own Children	471		8,661		24,967	
Married-Couple Family, own children	157	33.38%	2,958	34.15%	9,072	36.33%
Married-Couple Family, no own children	187	39.63%	3,542	40.90%	10,657	42.69%
Male Householder, own children	23	4.91%	384	4.43%	870	3.48%
Male Householder, no own children	18	3.83%	321	3.71%	722	2.89%
Female Householder, own children	50	10.54%	815	9.41%	2,108	8.44%
Female Householder, no own children	36	7.70%	640	7.39%	1,539	6.16%

Porter (FM 1314 & Partners Way)

Map



2017 Population (2017 Population) : Index: Descending by Equal Ranges

List of Report Areas by Radius Analysis Area Group

- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

