

Porter Crossing
 US 59 North
 Porter, TX 77365
 County: Montgomery

CONTACT LISTING BROKER

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Wallace Bajjali
Development Partners, L.P.

Tract Sale Updates	For Sale	Active
	Type:	Land Retail (land)
	Total Lot Size:	42.50 Acres
	Date Last Verified:	11/17/2008
	Property ID:	15255816

Available Lots

Lot #	Price	Price Per	Lot Size	Lot Type	Status
	\$1,393,920	(\$696,960.00/AC)	2.00 AC	Retail (land)	In Contract
Commission Split:		6%			
ReserveE	\$376,576	(\$283,140.00/AC)	1.33 AC	Economy/Limited Service	Active
Commission Split:		6%			
ReserveC	\$418,176	(\$217,800.00/AC)	1.92 AC	Restaurant	Active
Commission Split:		6%			
ReserveD	\$1,306,800	(\$653,400.00/AC)	2.00 AC	Retail-Pad (land)	Active
Commission Split:		6%			
ReserveB	\$853,776	(\$609,840.00/AC)	1.40 AC	Retail (land)	Active
Commission Split:		6%			
ReserveA	\$3,620,925	(\$206,910.00/AC)	17.50 AC	Retail (land)	Active
Commission Split:		6%			
ReserveC	\$999,702	(\$740,520.00/AC)	1.35 AC	Retail-Pad (land)	In Contract
Commission Split:		6%			
ReserveI	\$603,742	(\$304,920.00/AC)	1.98 AC	Retail (land)	Active
Commission Split:		7%			
ReserveF	\$1,715,175	(\$163,350.00/AC)	10.50 AC	Multifamily (land)	In Contract
Commission Split:		6%			
ReserveH	\$487,872	(\$174,240.00/AC)	2.80 AC	Commercial/Other (land)	Active

Additional Photos



Porter Crossing



Aerial US 59 and FM 1314

Additional Information

Property Description:

1 to 43 acres available with US 59 North Frontage (HARD CORNER) or Hwy FM 494 frontage. Commerical lake front also available contiguous to property. PAD SITES AVAILABLE. EXCELLENT BIG BOX SITE. 1/4 MILE FROM WALMART SUPERCENTER AND HOME DEPOT. Drainage constructed and all utilities to site.

Location Description:

US 59 north from downtown Houston to Kingwood, continue north about 2 miles and exit FM 1314. Continue north 1/2 mile to property.

Zoning Description:

no zoning: excellent retail/pad site and residential lakefront oppoortuities

Power is available:

Yes

Water is available:

Yes

Telephone is available:

Yes

Cable is available:

Yes

TaxID/APN:

01970002410001

Property Types:

- Retail (land)
- Retail Pad
- Anchor
- Power Center

Highlights

- US 59 and Highway FM 494 Frontage
- Significant Lake Frontage

2008 Age 50-54	95	1,388	5,635
2008 Age 55-59	100	1,349	5,211
2008 Age 60-64	105	1,198	3,809
2008 Age 65-69	78	894	2,552
2008 Age 70-74	50	577	1,501
2008 Age 75-79	25	368	1,000
2008 Age 80-84	21	277	653
2008 Age 85+	21	252	550
% 2008 Age 0-5	10.59%	9.36%	9.16%
% 2008 Age 6-13	12.37%	11.21%	12.77%
% 2008 Age 14-17	5.38%	6.03%	6.46%
% 2008 Age 18-20	4.95%	4.69%	4.26%
% 2008 Age 21-24	6.56%	6.79%	4.94%
% 2008 Age 25-29	8.06%	6.66%	5.46%
% 2008 Age 30-34	6.83%	6.15%	6.34%
% 2008 Age 35-39	6.45%	6.29%	7.14%
% 2008 Age 40-44	5.91%	6.68%	7.62%
% 2008 Age 45-49	6.29%	7.32%	7.91%
% 2008 Age 50-54	5.11%	6.35%	7.53%
% 2008 Age 55-59	5.38%	6.17%	6.96%
% 2008 Age 60-64	5.65%	5.48%	5.09%
% 2008 Age 65-69	4.19%	4.09%	3.41%
% 2008 Age 70-74	2.69%	2.64%	2.01%
% 2008 Age 75-79	1.34%	1.68%	1.34%
% 2008 Age 80-84	1.13%	1.27%	0.87%
% 2008 Age 85+	1.13%	1.15%	0.73%
2008 White Population	1,581	18,978	65,407
2008 Black Population	27	421	1,711
2008 Asian/Hawaiian/Pacific Islander	10	216	1,595
2008 American Indian/Alaska Native	8	70	190
2008 Other Population (Incl 2+ Races)	235	2,171	5,945
2008 Hispanic Population	411	3,740	11,597
2008 Non-Hispanic Population	1,450	18,115	63,249
% 2008 White Population	84.95%	86.83%	87.39%
% 2008 Black Population	1.45%	1.93%	2.29%
% 2008 Asian/Hawaiian/Pacific Islander	0.54%	0.99%	2.13%
% 2008 American Indian/Alaska Native	0.43%	0.32%	0.25%
% 2008 Other Population (Incl 2+ Races)	12.63%	9.93%	7.94%
% 2008 Hispanic Population	22.08%	17.11%	15.49%
% 2008 Non-Hispanic Population	77.92%	82.89%	84.51%
2000 Non-Hispanic White	1,139	13,806	50,683
2000 Non-Hispanic Black	21	276	1,048
2000 Non-Hispanic Amer Indian/Alaska Native	20	169	394
2000 Non-Hispanic Asian	n/a	110	1,025
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	8	23
2000 Non-Hispanic Some Other Race	2	49	99
2000 Non-Hispanic Two or More Races	6	198	784
% 2000 Non-Hispanic White	95.88%	94.46%	93.76%
% 2000 Non-Hispanic Black	1.77%	1.89%	1.94%
% 2000 Non-Hispanic Amer Indian/Alaska Native	1.68%	1.16%	0.73%
% 2000 Non-Hispanic Asian	0.00%	0.75%	1.90%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.05%	0.04%
% 2000 Non-Hispanic Some Other Race	0.17%	0.34%	0.18%
% 2000 Non-Hispanic Two or More Races	0.51%	1.35%	1.45%

Population Change

	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	1,861	21,855	74,847
2008 Total Households	654	7,757	26,522
Population Change 1990-2008	832	10,055	29,250
Household Change 1990-2008	316	3,816	11,710
% Population Change 1990-2008	80.86%	85.21%	64.15%
% Household Change 1990-2008	93.49%	96.83%	79.06%
Population Change 2000-2008	394	5,320	14,699
Household Change 2000-2008	146	1,987	5,727
% Population Change 2000-2008	26.86%	32.17%	24.44%
% Households Change 2000-2008	28.74%	34.44%	27.54%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	550	6,158	21,941
2000 Occupied Housing Units	516	5,768	20,809
2000 Owner Occupied Housing Units	347	4,366	16,936
2000 Renter Occupied Housing Units	168	1,402	3,873
2000 Vacant Housing Units	34	390	1,133
% 2000 Occupied Housing Units	93.82%	93.67%	94.84%
% 2000 Owner Occupied Housing Units	63.21%	70.90%	77.19%
% 2000 Renter Occupied Housing Units	30.60%	22.77%	17.65%
% 2000 Vacant Housing Units	6.19%	6.33%	5.16%

Income	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$32,406	\$38,569	\$55,322
2008 Per Capita Income	\$16,285	\$19,706	\$27,489
2008 Average Household Income	\$46,341	\$55,522	\$77,576
2008 Household Income < \$10,000	58	530	1,105
2008 Household Income \$10,000-\$14,999	87	597	1,196
2008 Household Income \$15,000-\$19,999	41	373	925
2008 Household Income \$20,000-\$24,999	50	590	1,271
2008 Household Income \$25,000-\$29,999	65	644	1,369
2008 Household Income \$30,000-\$34,999	54	679	1,288
2008 Household Income \$35,000-\$39,999	43	652	1,515
2008 Household Income \$40,000-\$44,999	57	635	1,562
2008 Household Income \$45,000-\$49,999	29	571	1,613
2008 Household Income \$50,000-\$59,999	54	892	2,663
2008 Household Income \$60,000-\$74,999	42	695	3,403
2008 Household Income \$75,000-\$99,999	50	646	5,135
2008 Household Income \$100,000-\$124,999	9	107	1,990
2008 Household Income \$125,000-\$149,999	10	81	797
2008 Household Income \$150,000-\$199,999	4	46	449
2008 Household Income \$200,000-\$249,999	n/a	3	44
2008 Household Income \$250,000-\$499,999	1	16	194
2008 Household Income \$500,000+	n/a	n/a	4
2008 Household Income \$200,000+	1	18	242
% 2008 Household Income < \$10,000	8.87%	6.83%	4.17%
% 2008 Household Income \$10,000-\$14,999	13.30%	7.70%	4.51%
% 2008 Household Income \$15,000-\$19,999	6.27%	4.81%	3.49%
% 2008 Household Income \$20,000-\$24,999	7.65%	7.61%	4.79%
% 2008 Household Income \$25,000-\$29,999	9.94%	8.30%	5.16%
% 2008 Household Income \$30,000-\$34,999	8.26%	8.75%	4.86%
% 2008 Household Income \$35,000-\$39,999	6.57%	8.41%	5.71%
% 2008 Household Income \$40,000-\$44,999	8.72%	8.19%	5.89%
% 2008 Household Income \$45,000-\$49,999	4.43%	7.36%	6.08%
% 2008 Household Income \$50,000-\$59,999	8.26%	11.50%	10.04%
% 2008 Household Income \$60,000-\$74,999	6.42%	8.96%	12.83%
% 2008 Household Income \$75,000-\$99,999	7.65%	8.33%	19.36%
% 2008 Household Income \$100,000-\$124,999	1.38%	1.38%	7.50%
% 2008 Household Income \$125,000-\$149,999	1.53%	1.04%	3.00%
% 2008 Household Income \$150,000-\$199,999	0.61%	0.59%	1.69%
% 2008 Household Income \$200,000-\$249,999	0.00%	0.04%	0.17%
% 2008 Household Income \$250,000-\$499,999	0.15%	0.21%	0.73%
% 2008 Household Income \$500,000+	0.00%	0.00%	0.02%
% 2008 Household Income \$200,000+	0.15%	0.23%	0.91%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$182,796	\$2,333,927	\$10,905,247
2008 Jewelry Stores	\$135,154	\$1,743,493	\$8,101,496
2008 Mens Clothing Stores	\$326,176	\$3,718,823	\$16,096,538
2008 Shoe Stores	\$290,333	\$3,422,092	\$14,971,551
2008 Womens Clothing Stores	\$642,621	\$7,019,899	\$28,270,922
2008 Automobile Dealers	\$2,956,975	\$44,496,730	\$191,779,022
2008 Automotive Parts/Acc/Repair Stores	\$424,846	\$5,476,674	\$23,803,294
2008 Other Motor Vehicle Dealers	\$140,703	\$1,665,318	\$7,302,112
2008 Tire Dealers	\$108,425	\$1,443,959	\$6,415,323
2008 Hardware Stores	\$31,405	\$583,080	\$3,621,706
2008 Home Centers	\$375,603	\$4,958,892	\$19,672,841

2008 Nursery/Garden Centers	\$102,593	\$1,472,901	\$6,735,146
2008 Outdoor Power Equipment Stores	\$24,070	\$566,659	\$2,259,110
2008 Paint/Wallpaper Stores	\$13,570	\$193,266	\$737,006
2008 Appliance/TV/Other Electronics Stores	\$356,410	\$4,154,064	\$18,489,492
2008 Camera/Photographic Supplies Stores	\$55,656	\$702,804	\$3,026,413
2008 Computer/Software Stores	\$182,033	\$2,237,793	\$9,095,540
2008 Beer/Wine/Liquor Stores	\$206,057	\$2,557,471	\$11,785,284
2008 Convenience/Specialty Food Stores	\$240,603	\$4,937,067	\$21,147,076
2008 Restaurant Expenditures	\$1,465,003	\$26,379,476	\$116,994,213
2008 Supermarkets/Other Grocery excl Conv	\$2,420,879	\$30,804,755	\$131,570,955
2008 Furniture Stores	\$342,135	\$4,346,051	\$18,828,963
2008 Home Furnishings Stores	\$227,758	\$2,648,854	\$12,250,646
2008 Gen Merch/Appliance/Furniture Stores	\$3,193,608	\$38,950,342	\$167,627,385
2008 Gasoline Stations w/ Convenience Stores	\$2,203,913	\$25,253,234	\$105,435,971
2008 Other Gasoline Stations	\$1,963,310	\$20,316,168	\$84,288,895
2008 Department Stores excl Leased Depts	\$3,550,018	\$43,104,406	\$186,116,878
2008 General Merchandise Stores	\$2,851,472	\$34,604,291	\$148,798,425
2008 Other Health/Personal Care Stores	\$206,652	\$2,914,613	\$12,303,191
2008 Pharmacies/Drug Stores	\$1,169,330	\$14,899,991	\$63,180,805
2008 Pet/Pet Supplies Stores	\$186,060	\$2,234,839	\$9,083,058
2008 Book/Periodical/Music Stores	\$139,436	\$977,431	\$3,074,889
2008 Hobby/Toy/Game Stores	\$42,744	\$1,062,816	\$3,254,842
2008 Musical Instrument/Supplies Stores	\$28,706	\$393,936	\$1,712,208
2008 Sewing/Needlework/Piece Goods Stores	\$18,194	\$156,524	\$577,565
2008 Sporting Goods Stores	\$208,923	\$1,874,496	\$10,981,799
2008 Video Tape Stores - Retail	\$27,695	\$348,706	\$1,523,451



7/25/2007

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