

+/- 6.58 AC LAND FOR SALE

25491 Sorters Rd, Porter, TX 77365



Price: \$1,800,000

P/SF: \$6.28

Size: +/- 6.58 AC

Frontage: +/- 260 FT Sorters RD

Equipped with Electric, Water, and Detention Pond in place.

Approximately 700 housing units are scheduled for development within 3 – miles.

Ideal for Gas Station, Duplexes, Condos, RV Park, or Multi-Family Development

Approx Miles: 3.4 (I-69), 4.1 (Texas State Highway Loop 494, 11.5 (IAH Airport), 15.8 (Texas State Highway 99)



Parvez Karedia

M - (832) 614-0222

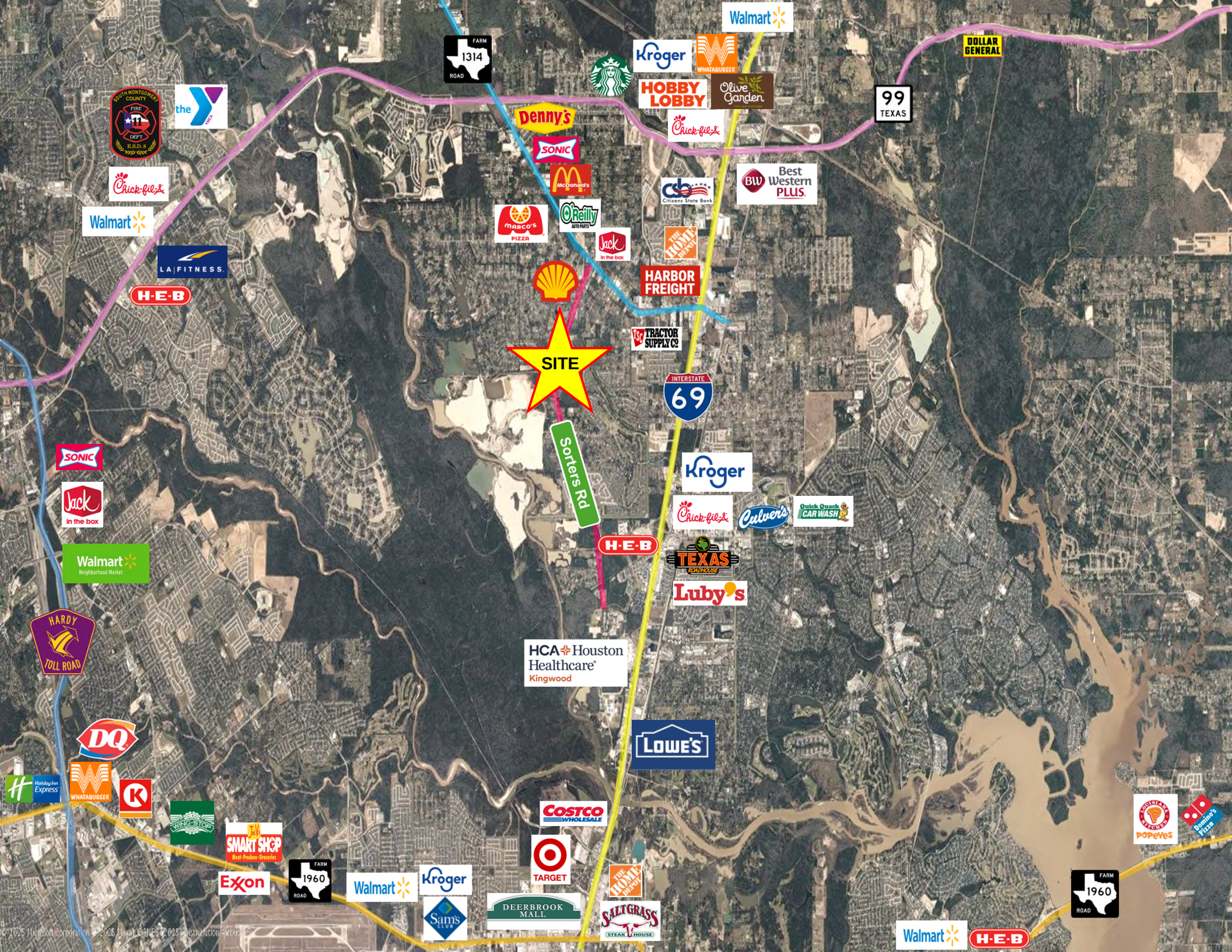
O - (713) 270-5400

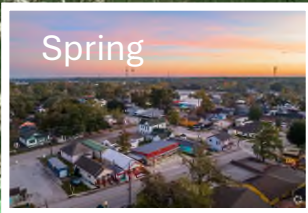
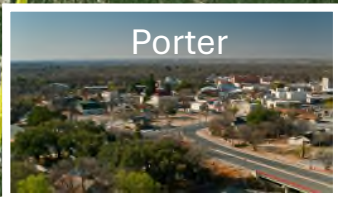
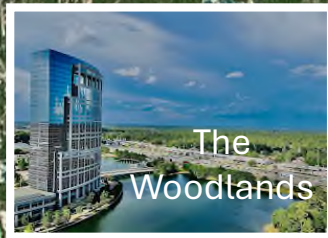
parvez@dncommercial.net

www.dncommercial.net



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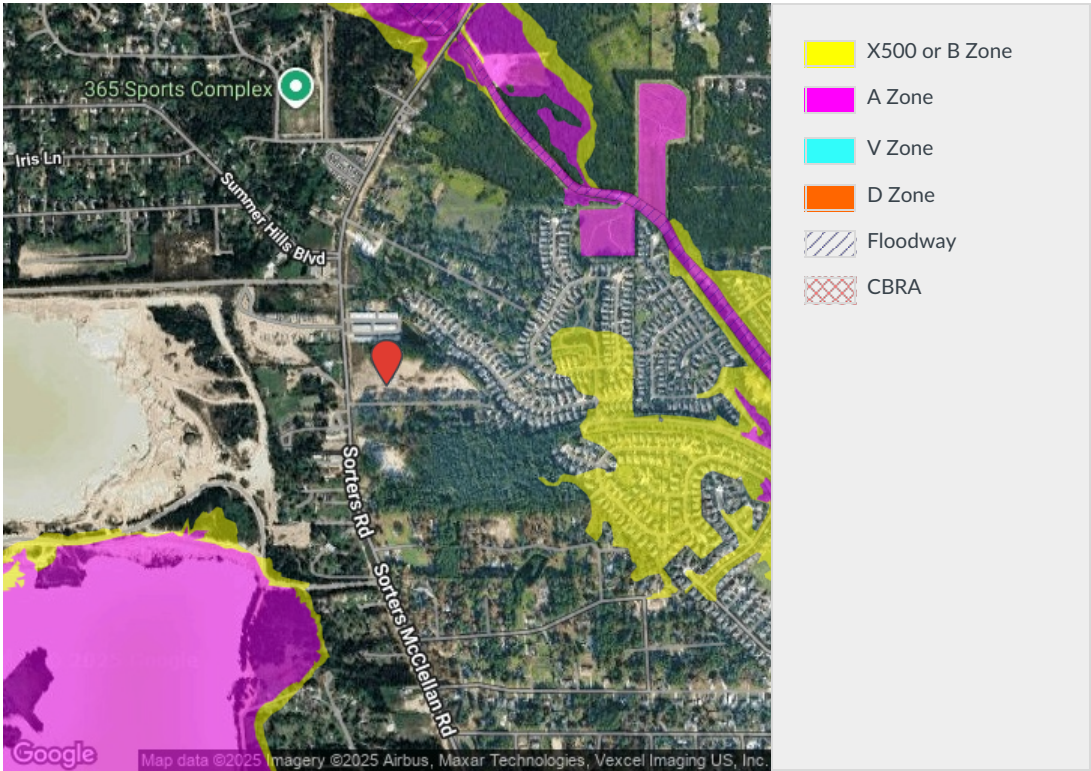
LATITUDE: 30.092177, LONGITUDE: -95.273866

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480483	PANEL	0725G
PANEL DATE	August 18, 2014	MAP NUMBER	48339C0725G



Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1-A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1-V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Executive Summary

77365
77365, Porter, Texas
Ring bands: 0-1, 1-3, 3-5 mile radii



Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	2,771	17,563	43,258
2020 Population	4,704	26,639	58,528
2025 Population	4,633	31,674	65,756
2030 Population	4,976	37,114	77,288
2010-2020 Annual Rate	5.43%	4.25%	3.07%
2020-2025 Annual Rate	-0.29%	3.35%	2.24%
2025-2030 Annual Rate	1.44%	3.22%	3.28%

Age			
2025 Median Age	37.8	36.0	36.3
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	50.5%	54.0%	56.9%
Black Alone	5.8%	10.1%	7.6%
American Indian Alone	1.6%	1.0%	1.1%
Asian Alone	3.5%	5.3%	3.4%
Pacific Islander Alone	0.0%	0.3%	0.2%
Some Other Race Alone	20.4%	13.6%	13.8%
Two or More Races	18.1%	15.9%	16.8%
Hispanic Origin	47.2%	35.5%	35.9%
Diversity Index	83.2	81.1	79.6

Households			
2010 Total Households	823	6,809	15,321
2020 Total Households	1,504	10,094	19,739
2025 Total Households	1,515	12,159	22,576
2030 Total Households	1,650	14,339	26,718
2010-2020 Annual Rate	6.21%	4.02%	2.57%
2020-2025 Annual Rate	0.14%	3.61%	2.59%
2025-2030 Annual Rate	1.72%	3.35%	3.43%
2025 Average Household Size	3.06	2.60	2.91
Wealth Index	111	93	105

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	22.2%	22.9%	19.7%

Median Household Income			
2025 Median Household Income	\$98,319	\$86,963	\$95,021
2030 Median Household Income	\$108,900	\$95,121	\$107,122
2025-2030 Annual Rate	2.07%	1.81%	2.43%

Average Household Income			
2025 Average Household Income	\$117,164	\$121,825	\$122,263
2030 Average Household Income	\$127,910	\$132,675	\$137,837

Per Capita Income			
2025 Per Capita Income	\$38,786	\$45,940	\$42,470
2030 Per Capita Income	\$42,998	\$50,508	\$48,110
2025-2030 Annual Rate	2.08%	1.91%	2.53%

Income Equality			
2025 Gini Index	39.4	44.2	42.9

Socioeconomic Status			
2025 Socioeconomic Status Index	43.2	47.5	51.7

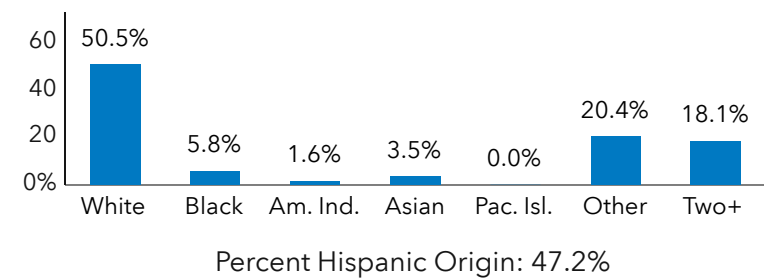
Housing Unit Summary			
Housing Affordability Index	94	91	104
2010 Total Housing Units	893	7,475	16,395
2010 Owner Occupied Hus (%)	87.1%	54.7%	76.5%
2010 Renter Occupied Hus (%)	12.8%	45.4%	23.5%
2010 Vacant Housing Units (%)	7.8%	8.9%	6.5%
2020 Housing Units	1,583	11,046	21,419
2020 Owner Occupied HUs (%)	86.4%	59.7%	72.4%
2020 Renter Occupied HUs (%)	13.6%	40.3%	27.6%
Vacant Housing Units	5.1%	8.4%	7.5%
2025 Housing Units	1,575	13,354	24,245
Owner Occupied Housing Units	87.2%	60.2%	73.6%
Renter Occupied Housing Units	12.8%	39.8%	26.4%
Vacant Housing Units	3.8%	8.9%	6.9%
2030 Total Housing Units	1,722	15,636	28,710
2030 Owner Occupied Housing Units	1,453	8,849	19,855
2030 Renter Occupied Housing Units	197	5,490	6,863
2030 Vacant Housing Units	72	1,297	1,992

Graphic Profile

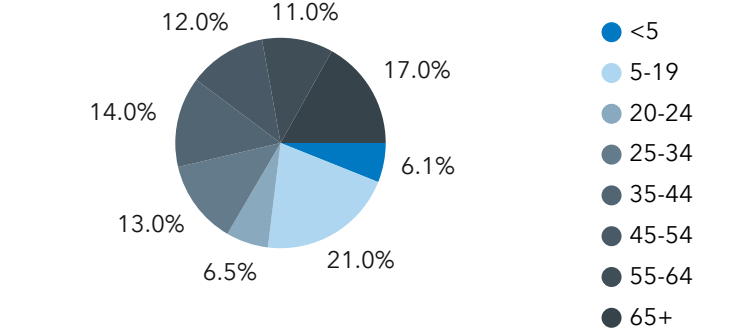
77365
77365, Porter, Texas
Ring band: 0 - 1 mile radius



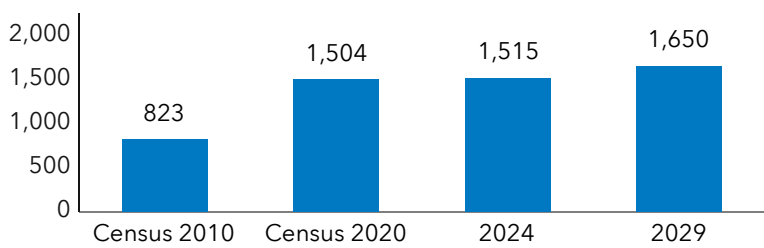
Population by Race



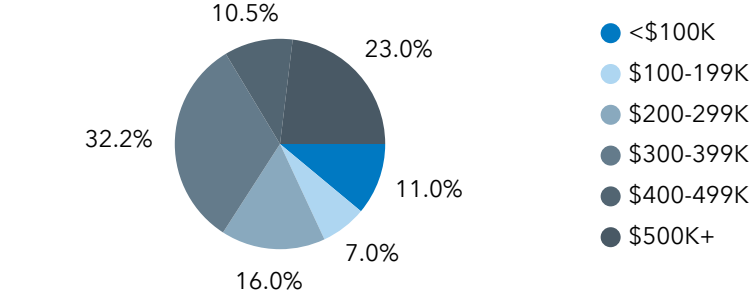
Population by Age



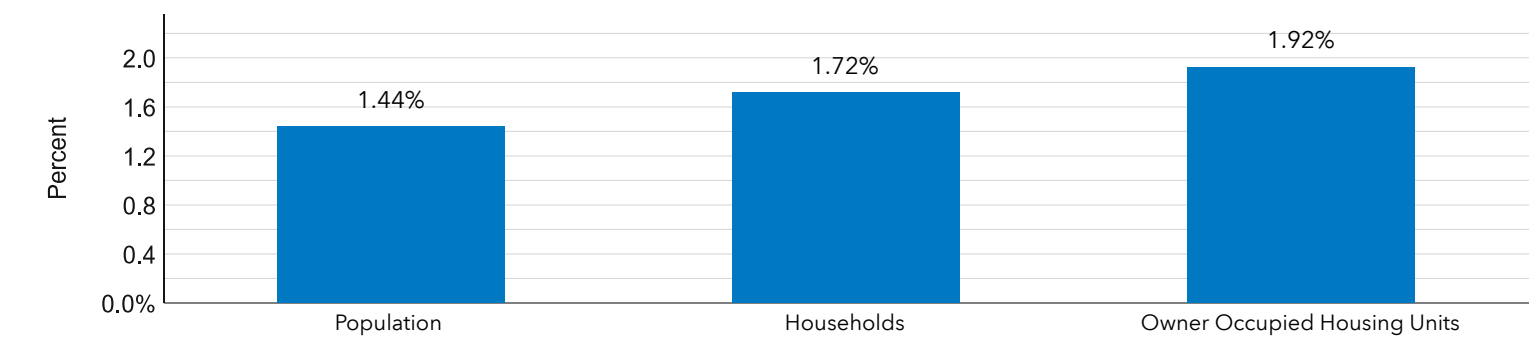
Households



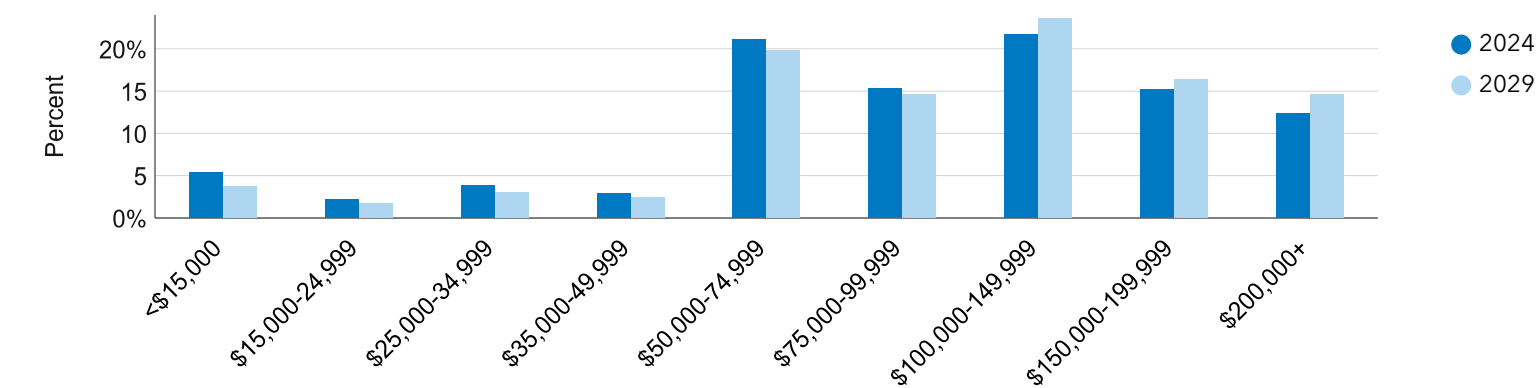
Home Value



2024-2029 Annual Growth Rate



Household Income

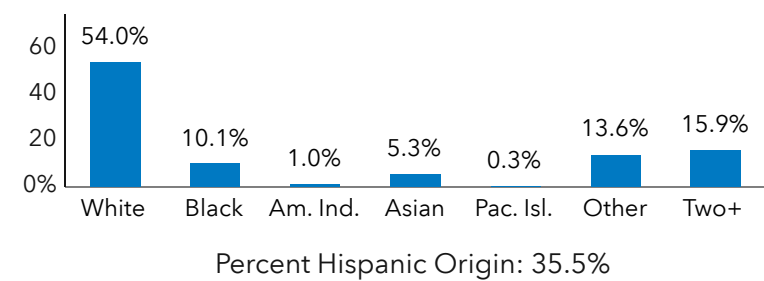


Graphic Profile

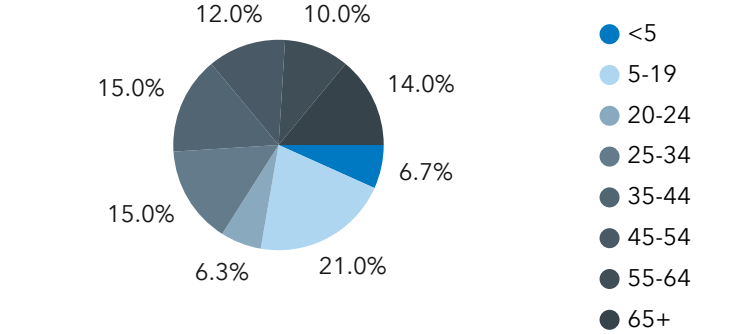
77365
77365, Porter, Texas
Ring band: 1 - 3 mile radius



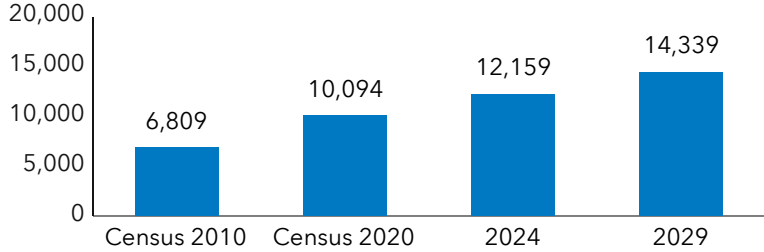
Population by Race



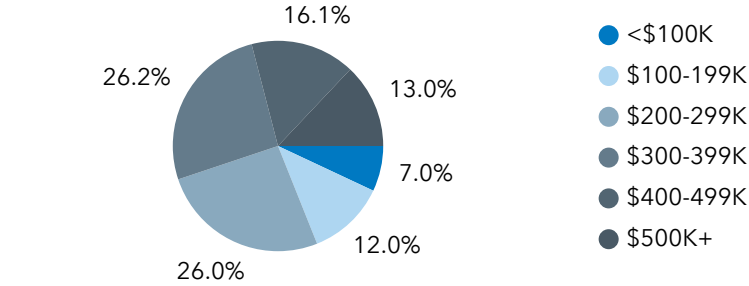
Population by Age



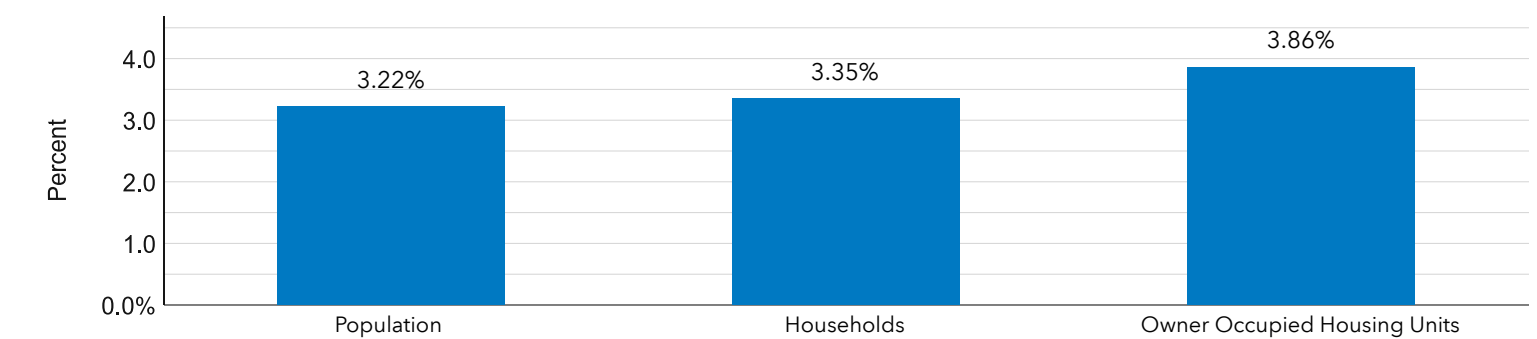
Households



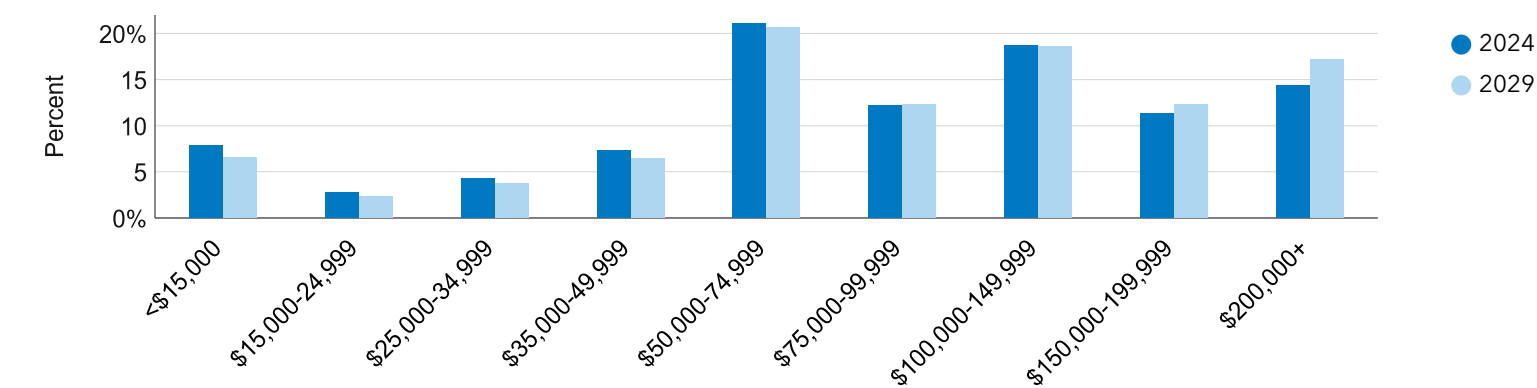
Home Value



2024-2029 Annual Growth Rate



Household Income

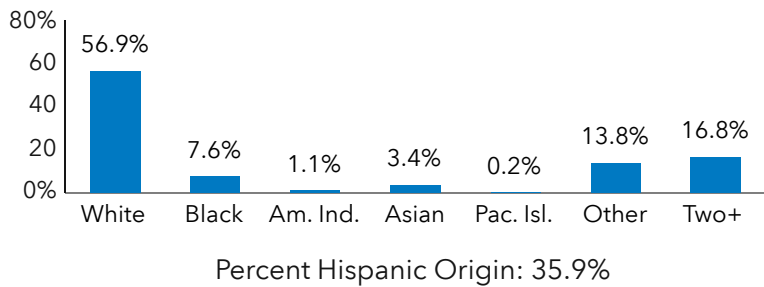


Graphic Profile

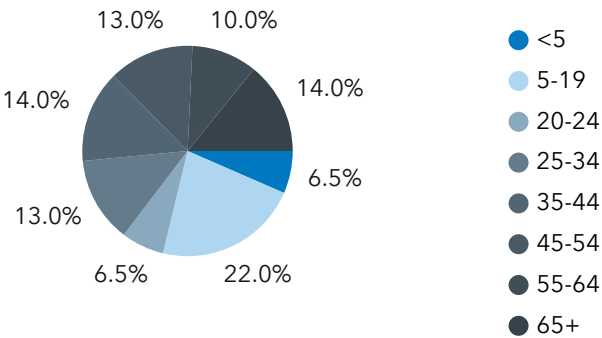
77365
77365, Porter, Texas
Ring band: 3 - 5 mile radius



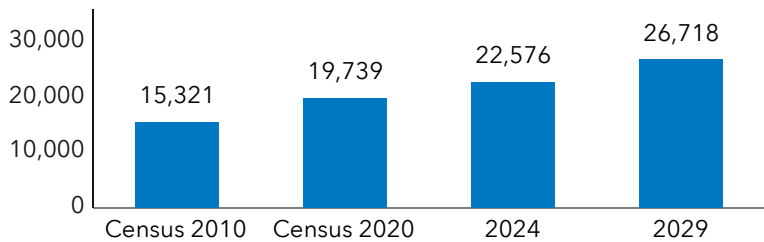
Population by Race



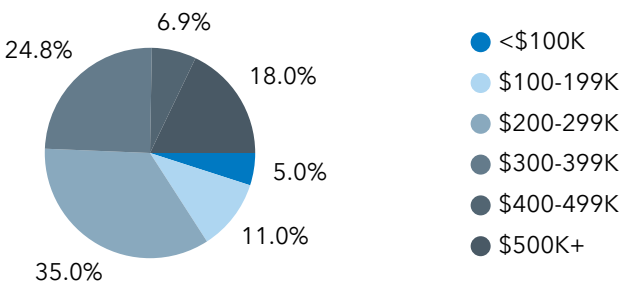
Population by Age



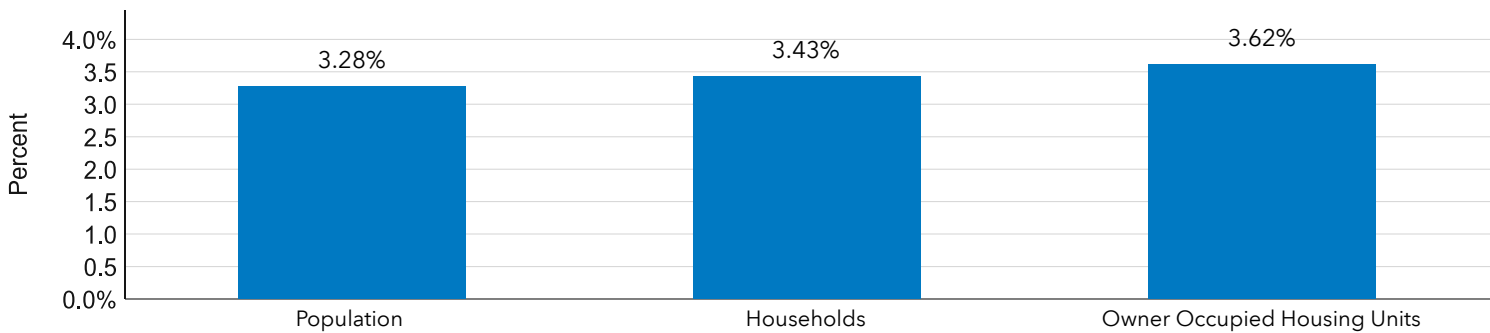
Households



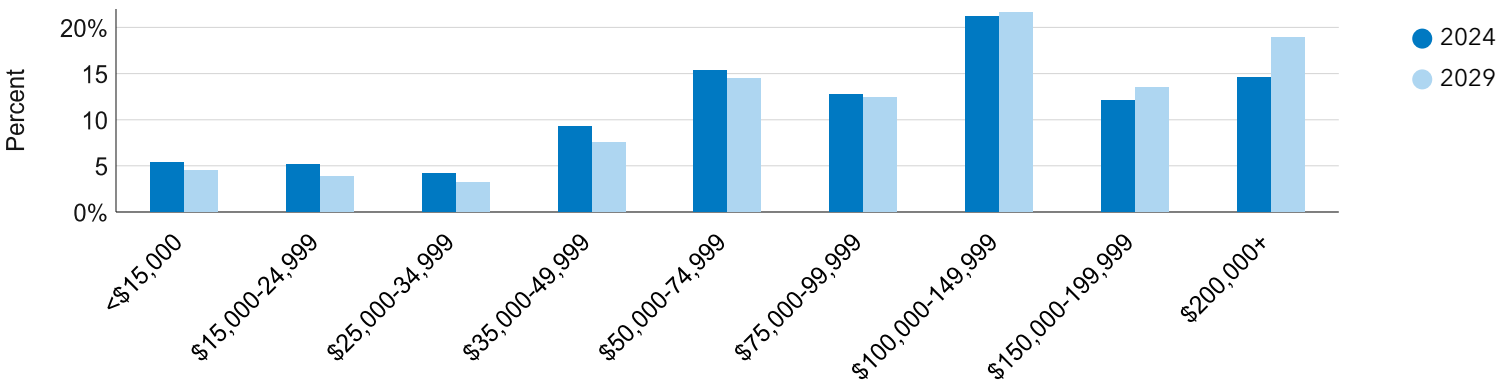
Home Value



2024-2029 Annual Growth Rate



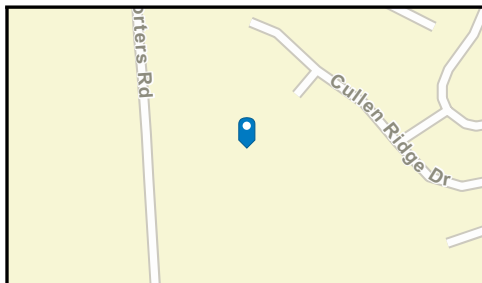
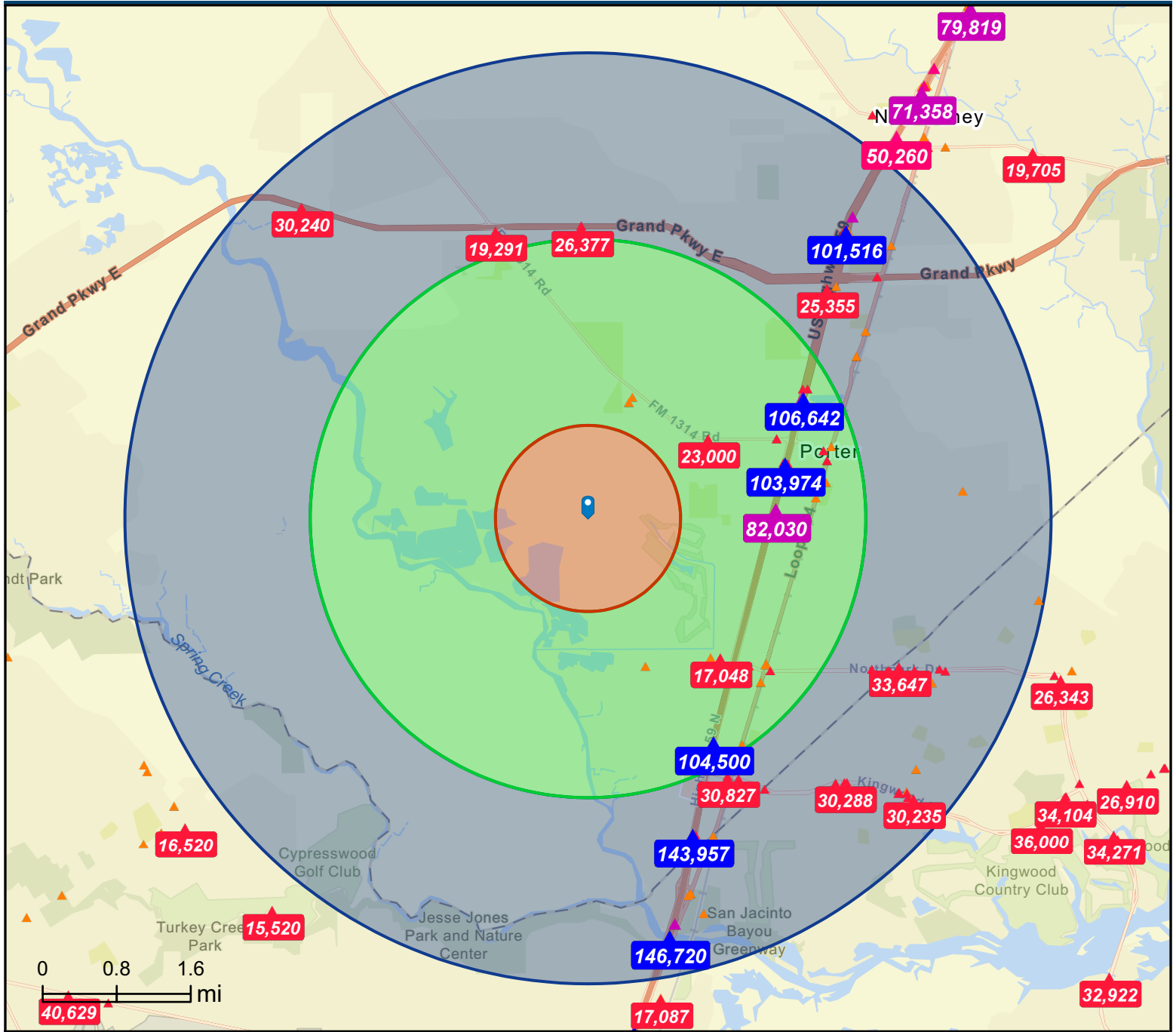
Household Income



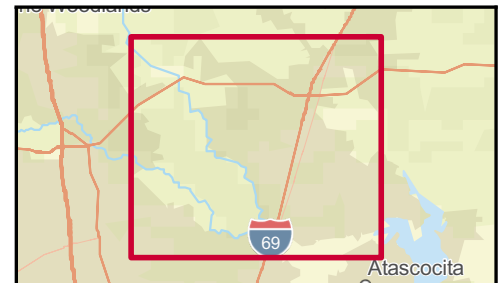
Traffic Count Map

77365
77365, Porter, Texas
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 30.09222
Longitude: -95.27324



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

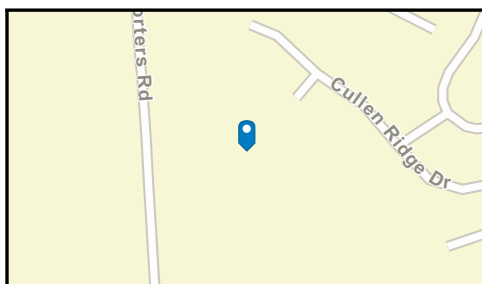
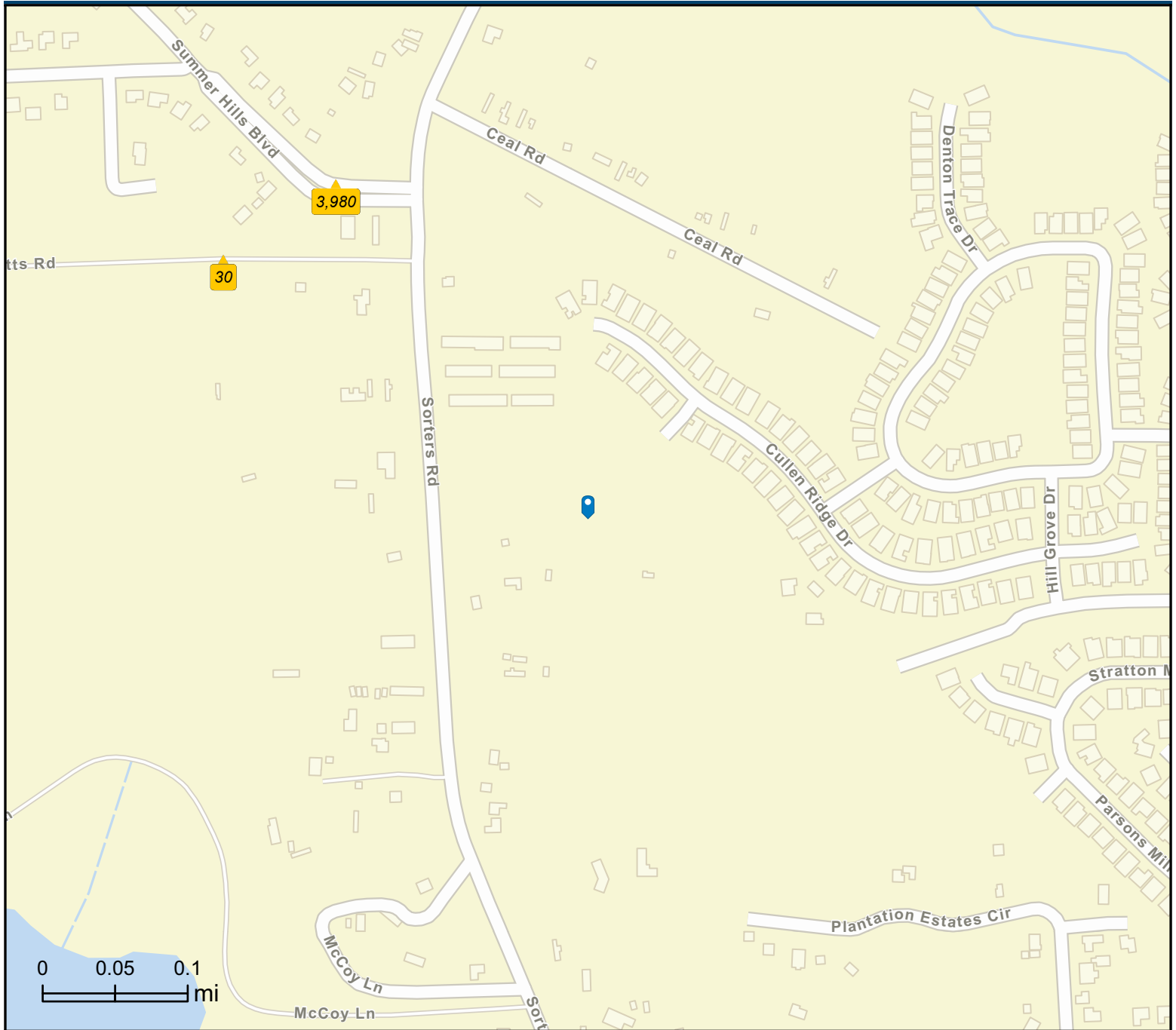
October 16, 2025



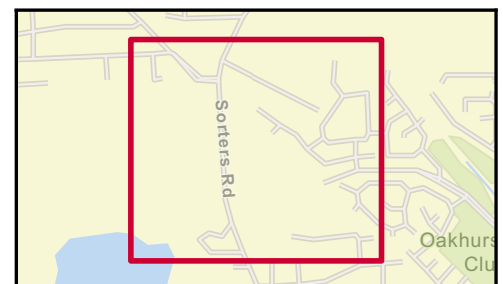
Traffic Count Map - Close Up

77365
77365, Porter, Texas
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 30.09222
Longitude: -95.27324



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

October 16, 2025



Traffic Count Profile

77365
77365, Porter, Texas
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 30.09222
Longitude: -95.27324

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.29	Summer Hills Blvd	Sorters Rd (0.06 miles E)	2011	3980
0.31	Hill Rd	Sorters Rd (0.13 miles E)	2011	30
0.43	Holly Ridge Rd	Sorters Rd (0.07 miles E)	2011	1880
0.61	Ravenwood Dr	Ravencrest Dr (0.06 miles E)	2011	770
0.69	Wisp Willow Way	Aestival (0.08 miles W)	2011	1060
0.79	Raven Park Dr	Ravencrest Dr (0.05 miles E)	2011	730
0.88	Old Sorters Rd	Sorters Rd (0.12 miles NW)	2011	1210
1.21	Canterbury Dr	Sorters Rd (0.08 miles NW)	2001	170
1.27	Kennedy Ln	FM 1314 (0.1 miles NE)	2001	300
1.33	Sorters Road	Canterbury Dr (0.1 miles SW)	2022	8491
1.39	Sorters Rd	Canterbury Dr (0.17 miles SW)	2011	8050
1.47	Andrew Ln	FM 1314 (0.09 miles SW)	2011	1020
1.50	Old Sorters Rd	Canterbury Dr (0.03 miles SW)	2011	3740
1.55	FM 1314	Old Sorters Rd (0.07 miles E)	2002	23000
1.67	Briar Tree Dr	FM 1314 (0.1 miles N)	2011	880
1.67	Bentwood Oaks Dr	Ramrock Dr (0.17 miles W)	2011	1550
1.71	Sorters McClellan Rd	(0.0 miles)	2011	8530
1.73	Fatheree Dr	S Hillcrest Dr (0.1 miles NE)	2011	1310
1.78	Riverwalk Dr	Colorado Dr (0.08 miles SW)	2001	520
1.89	Baldwin Rd	(0.0 miles)	2011	30
1.94	Sandy Ln	FM 1314 (0.16 miles S)	2006	200
2.00	Northpark Dr	Hwy 59 (0.12 miles E)	2011	13010
2.03	US Hwy 59	E Hammond Dr (0.24 miles S)	2001	82030
2.04	Sorters McClellan Rd	(0.0 miles)	2006	7040
2.07	Northpark Drive	US Hwy 59 Bus (0.13 miles E)	2019	17048
2.08	Russell Dr	Lana Ln (0.03 miles W)	2011	530
2.15	Lazy Ln	FM 1314 (0.08 miles W)	2011	810
2.19	Eastex Freeway Frontage Road	FM 1314 (0.11 miles N)	2022	20777
2.20	Eastex Freeway	E Hammond Dr (0.04 miles N)	2022	103974
2.21	Conroe Porter Road	FM 1314 (0.0 miles)	2019	36418

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2025 Kalibrate Technologies (Q1 2025).



Information About Brokerage Services

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

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.

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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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	

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400

Fax: 7135838985

Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com