

# +/- 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

Fully equipped with utilities: electric, water, natural gas, plus 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

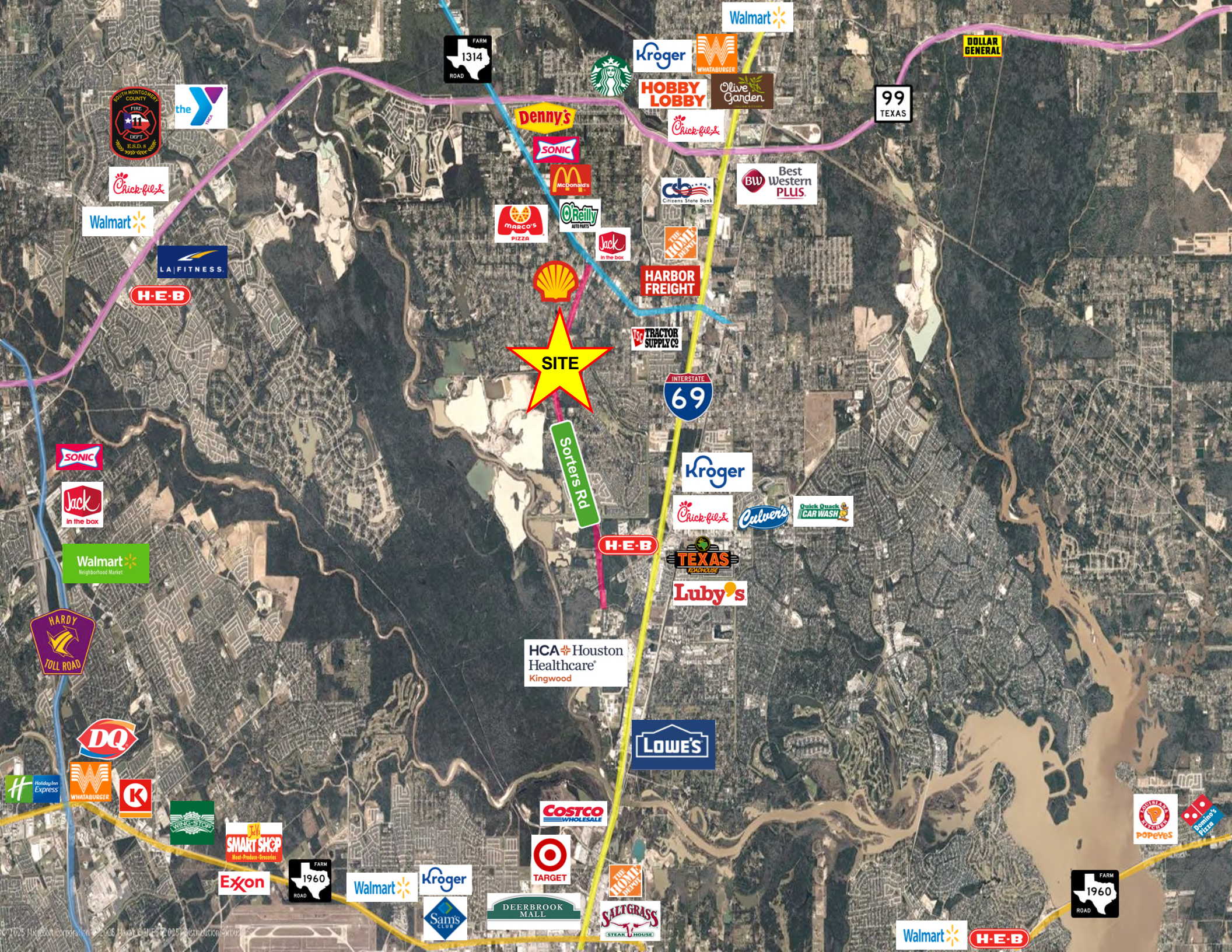
[parvez@dncommercial.net](mailto:parvez@dncommercial.net)

[www.dncommercial.net](http://www.dncommercial.net)

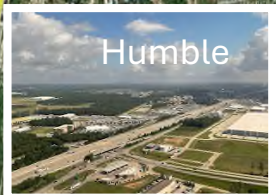
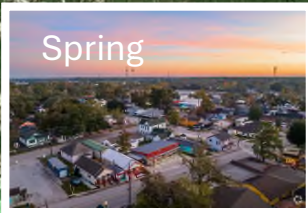
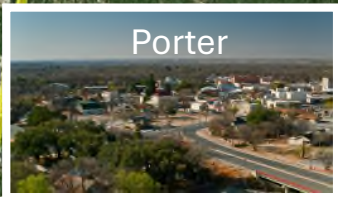
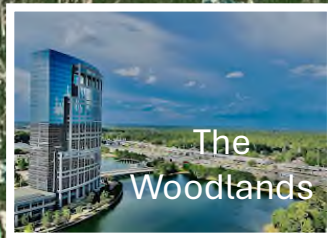


*The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.*







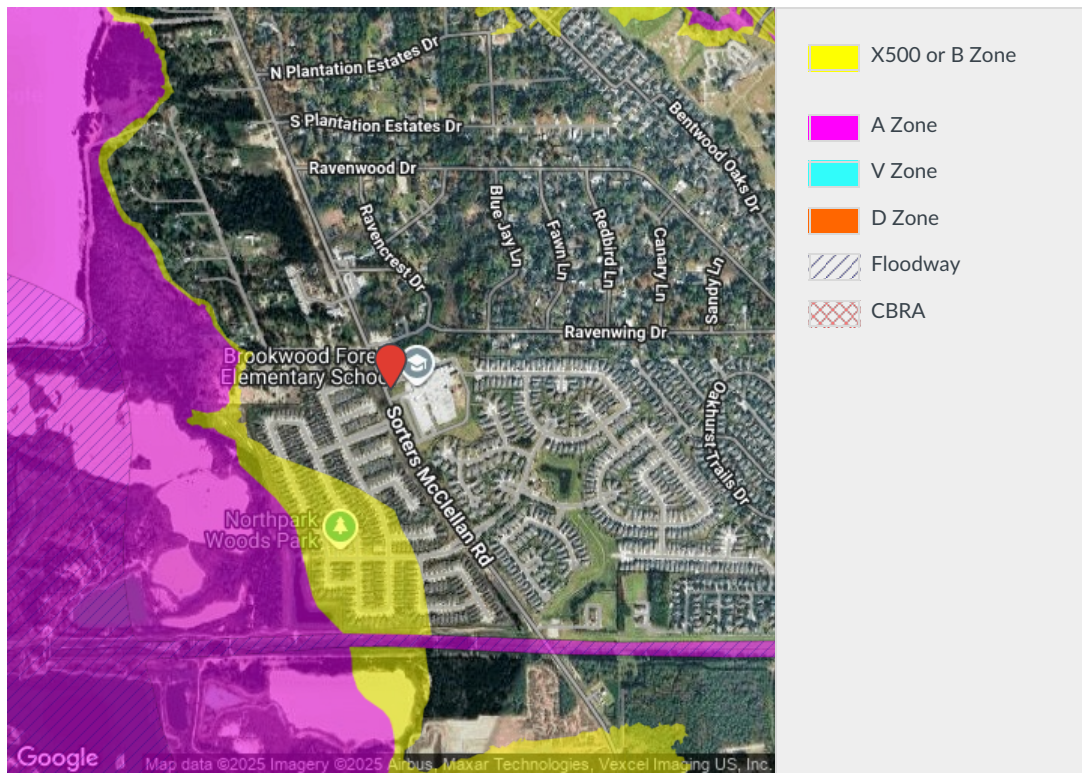




25491 SORTERS RD PORTER, TX 77365-0020

LOCATION ACCURACY: 📍 Good**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](http://www.floodcert.com)

# Executive Summary

25491 Sorters Rd, Porter, Texas, 77365



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	2,383	18,994	60,215
2020 Population	4,296	28,685	78,519
2025 Population	5,452	32,009	89,649
2030 Population	6,067	36,327	102,179
2010-2020 Annual Rate	6.07%	4.21%	2.69%
2020-2025 Annual Rate	4.64%	2.11%	2.56%
2025-2030 Annual Rate	2.16%	2.56%	2.65%

Age			
2025 Median Age	40.7	36.2	36.3
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	56.4%	52.7%	50.2%
Black Alone	9.3%	11.0%	13.8%
American Indian Alone	0.7%	0.9%	1.1%
Asian Alone	4.9%	6.3%	3.0%
Pacific Islander Alone	0.2%	0.2%	0.4%
Some Other Race Alone	12.2%	13.1%	14.4%
Two or More Races	16.3%	15.8%	17.1%
Hispanic Origin	32.9%	34.9%	36.8%
Diversity Index	79.3	81.7	82.8

Households			
2010 Total Households	858	7,404	20,561
2020 Total Households	1,519	11,013	25,672
2025 Total Households	1,966	12,592	29,955
2030 Total Households	2,211	14,451	34,552
2010-2020 Annual Rate	5.88%	4.05%	2.24%
2020-2025 Annual Rate	5.04%	2.58%	2.98%
2025-2030 Annual Rate	2.38%	2.79%	2.90%
2025 Average Household Size	2.76	2.54	2.99
Wealth Index	128	89	101

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	19.3%	23.7%	19.8%

Median Household Income			
2025 Median Household Income	\$103,707	\$87,066	\$91,815
2030 Median Household Income	\$109,526	\$95,669	\$104,742
2025-2030 Annual Rate	1.10%	1.90%	2.67%

Average Household Income			
2025 Average Household Income	\$129,485	\$117,920	\$118,807
2030 Average Household Income	\$136,764	\$128,655	\$134,523

Per Capita Income			
2025 Per Capita Income	\$47,839	\$45,826	\$40,059
2030 Per Capita Income	\$51,056	\$50,579	\$45,871
2025-2030 Annual Rate	1.31%	1.99%	2.75%

Income Equality			
2025 Gini Index	40.0	43.0	42.5

Socioeconomic Status			
2025 Socioeconomic Status Index	62.5	49.7	49.8

Housing Unit Summary			
Housing Affordability Index	109	88	103
2010 Total Housing Units	910	8,044	21,956
2010 Owner Occupied Hus (%)	79.7%	53.6%	79.7%
2010 Renter Occupied Hus (%)	20.4%	46.4%	20.3%
2010 Vacant Housing Units (%)	5.7%	8.0%	6.3%
2020 Housing Units	1,581	12,166	27,448
2020 Owner Occupied HUs (%)	89.0%	55.2%	76.0%
2020 Renter Occupied HUs (%)	11.0%	44.8%	24.0%
Vacant Housing Units	4.1%	9.4%	6.3%
2025 Housing Units	2,115	13,870	31,688
Owner Occupied Housing Units	83.5%	56.4%	77.5%
Renter Occupied Housing Units	16.5%	43.6%	22.5%
Vacant Housing Units	7.0%	9.2%	5.5%
2030 Total Housing Units	2,394	15,775	36,581
2030 Owner Occupied Housing Units	1,855	8,323	27,176
2030 Renter Occupied Housing Units	356	6,129	7,376
2030 Vacant Housing Units	183	1,324	2,029



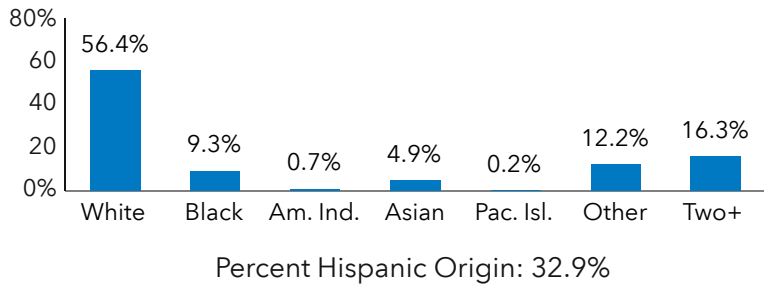
# Graphic Profile

25491 Sorters Rd, Porter, Texas, 77365

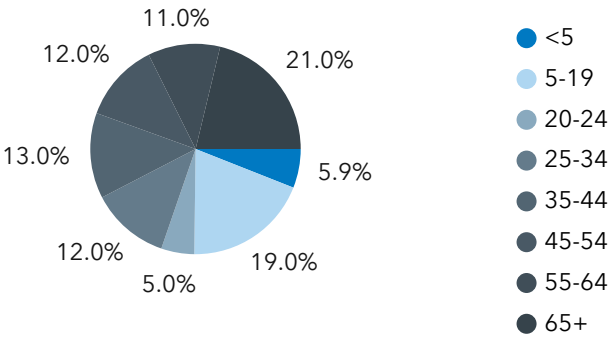


Ring band: 0 - 1 mile radius

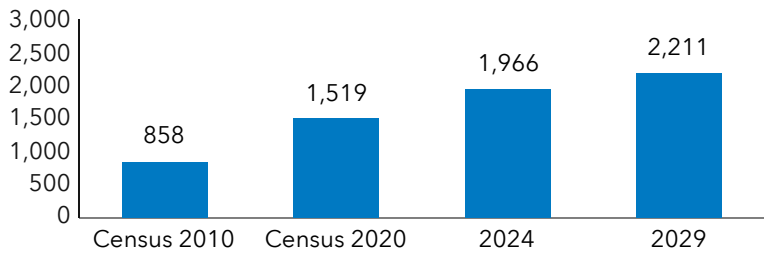
## Population by Race



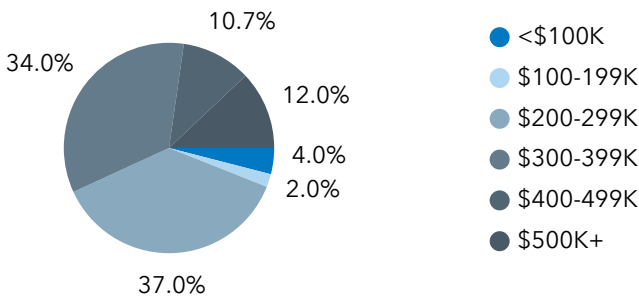
## Population by Age



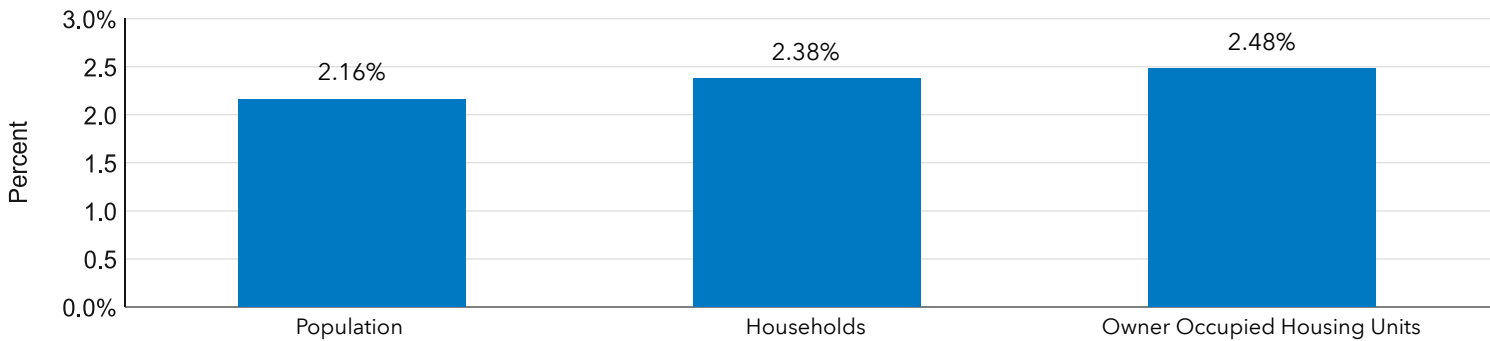
## Households



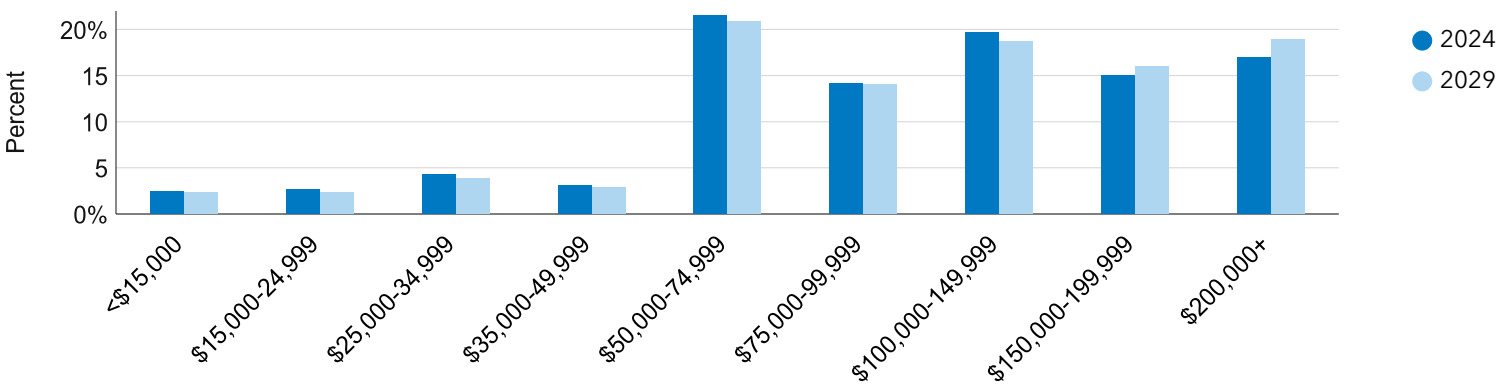
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income





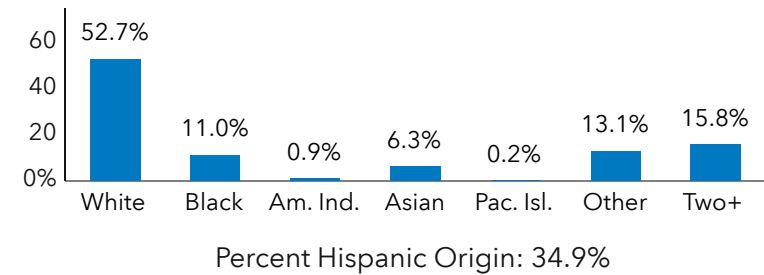
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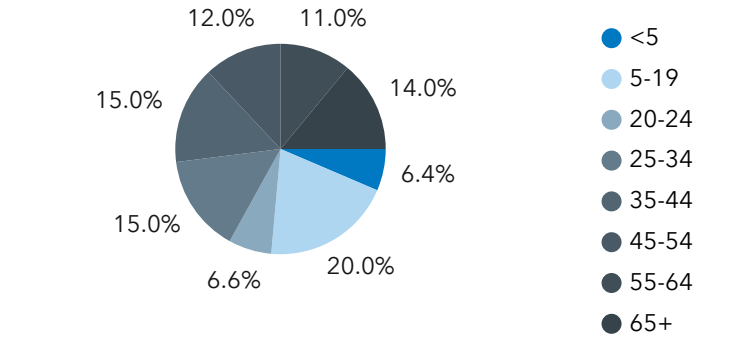


Ring band: 1 - 3 mile radius

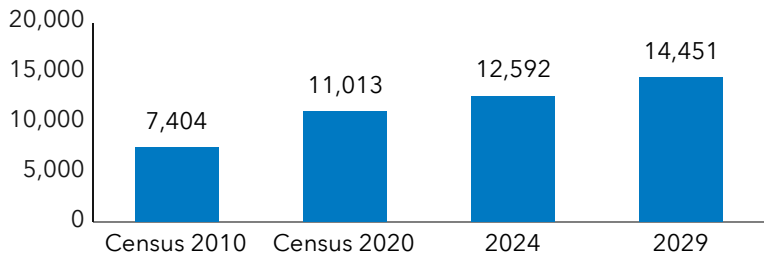
## Population by Race



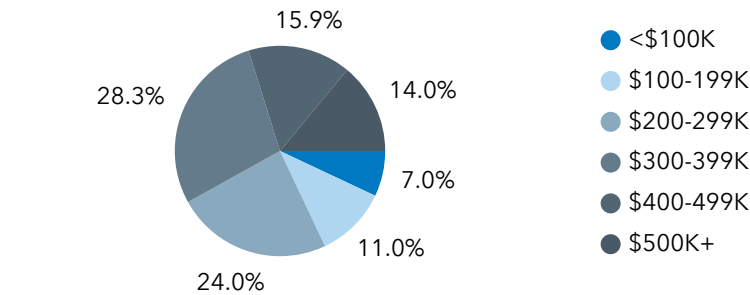
## Population by Age



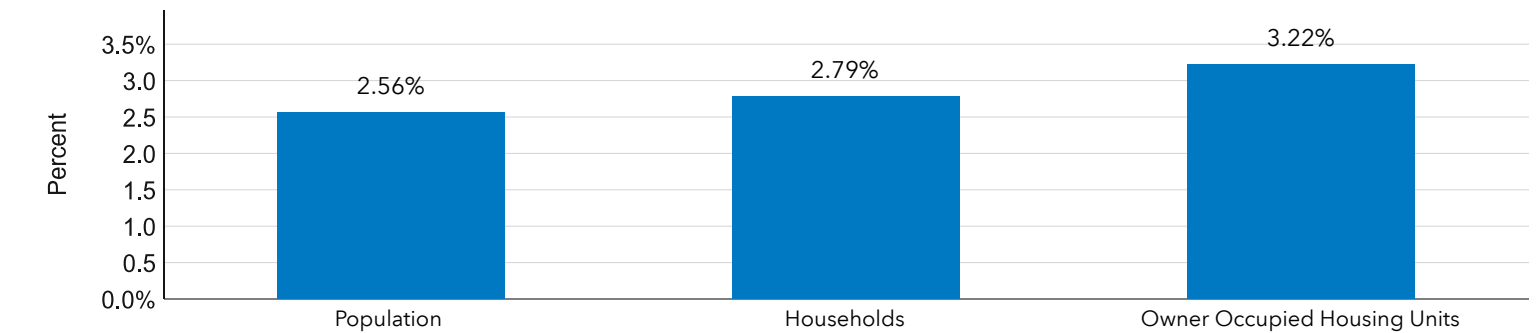
## Households



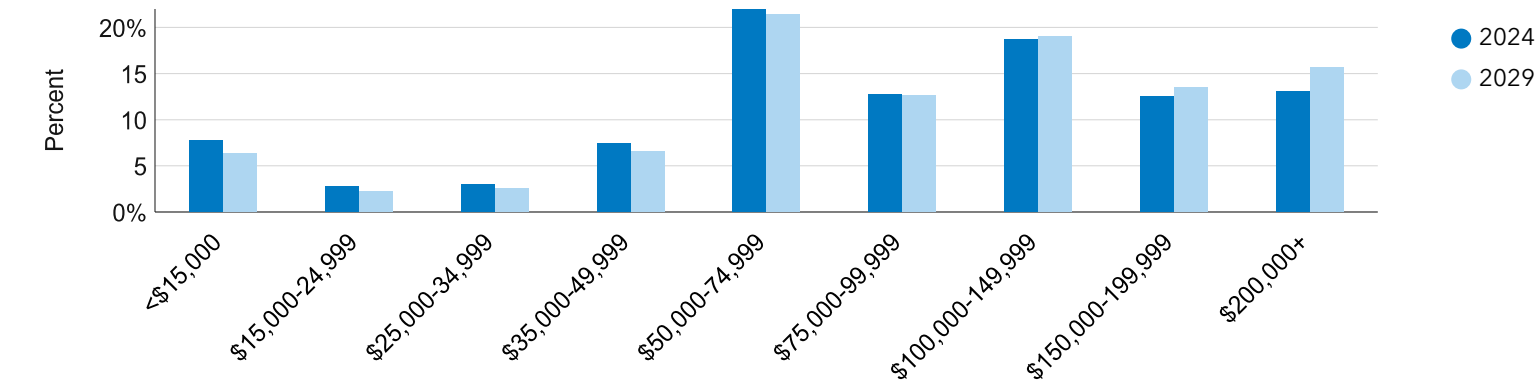
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income





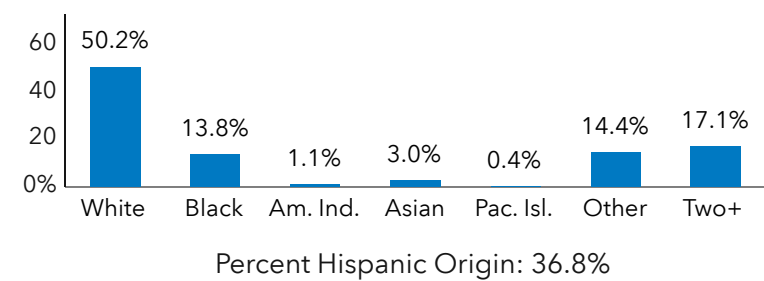
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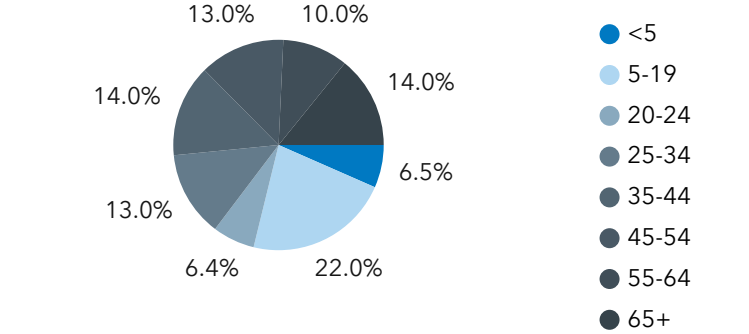


Ring band: 3 - 5 mile radius

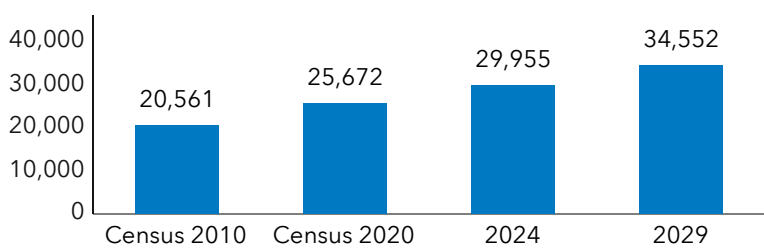
## Population by Race



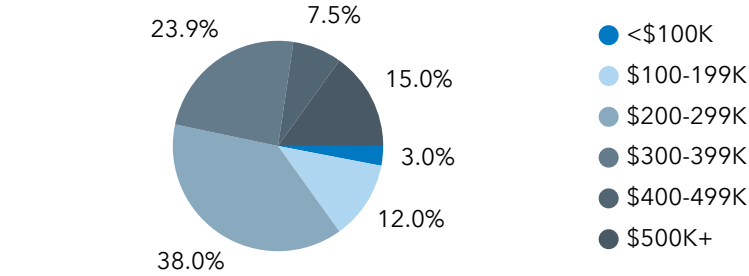
## Population by Age



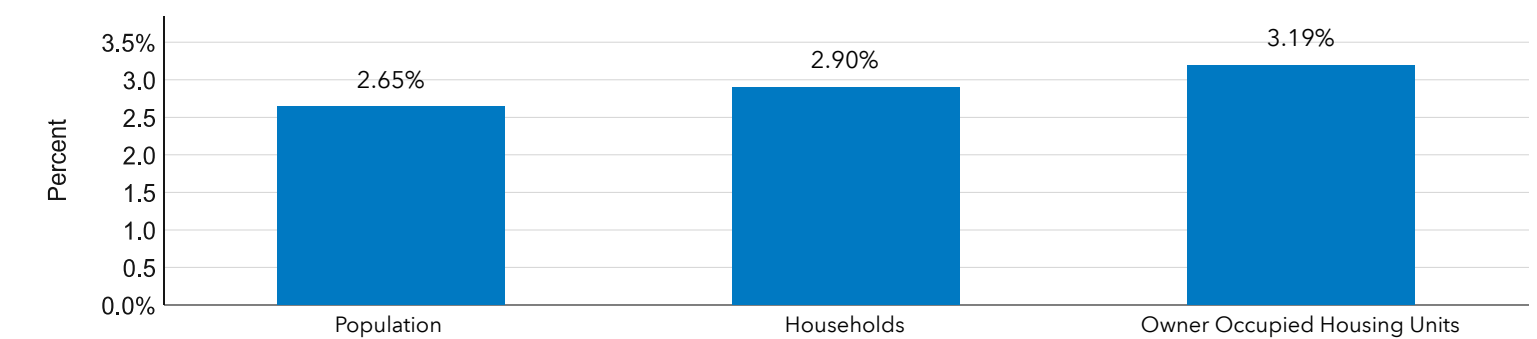
## Households



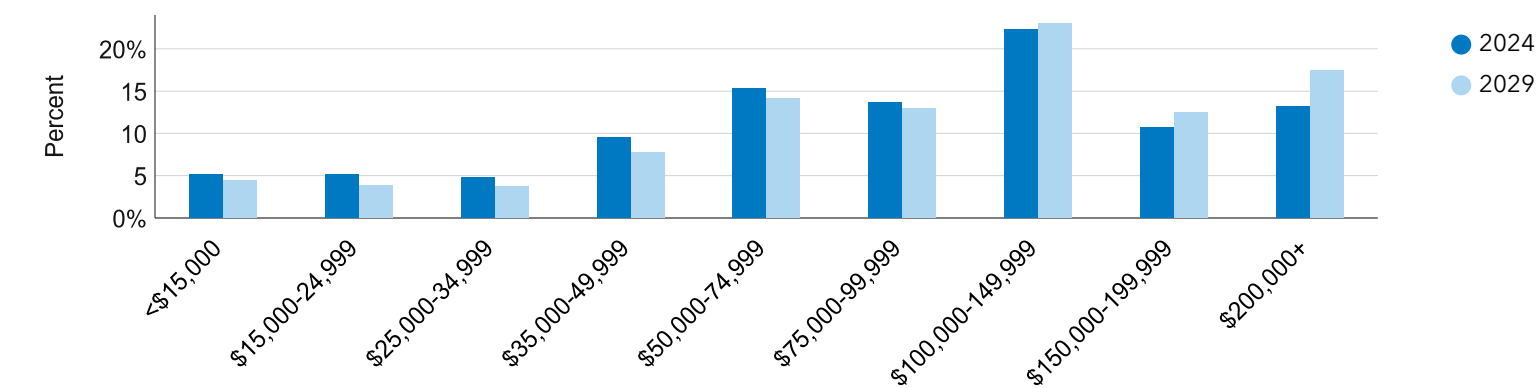
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



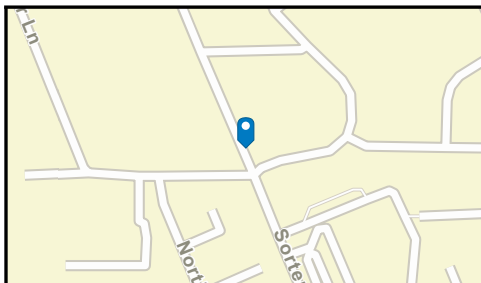
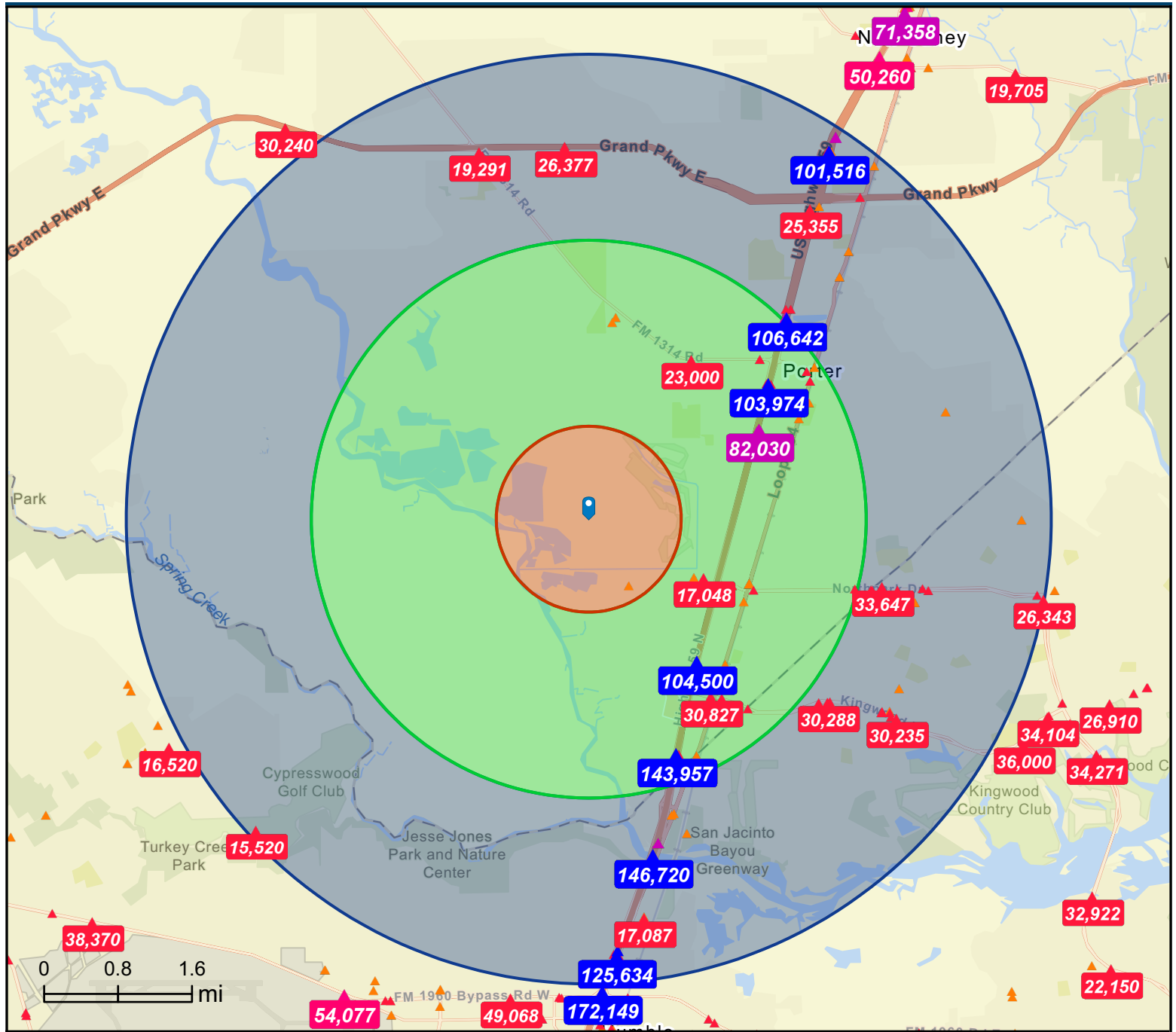




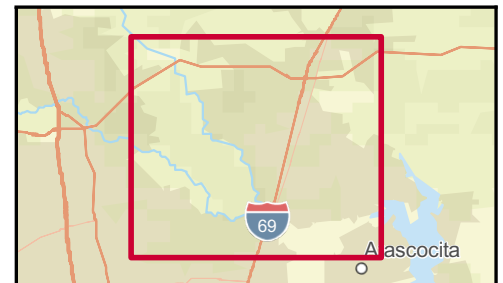
## Traffic Count Map

25491 Sorters Rd, Porter, Texas, 77365  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 30.07961  
Longitude: -95.27011



**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).

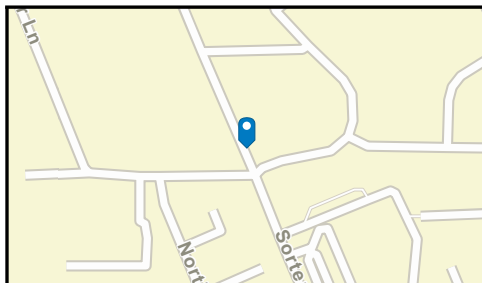
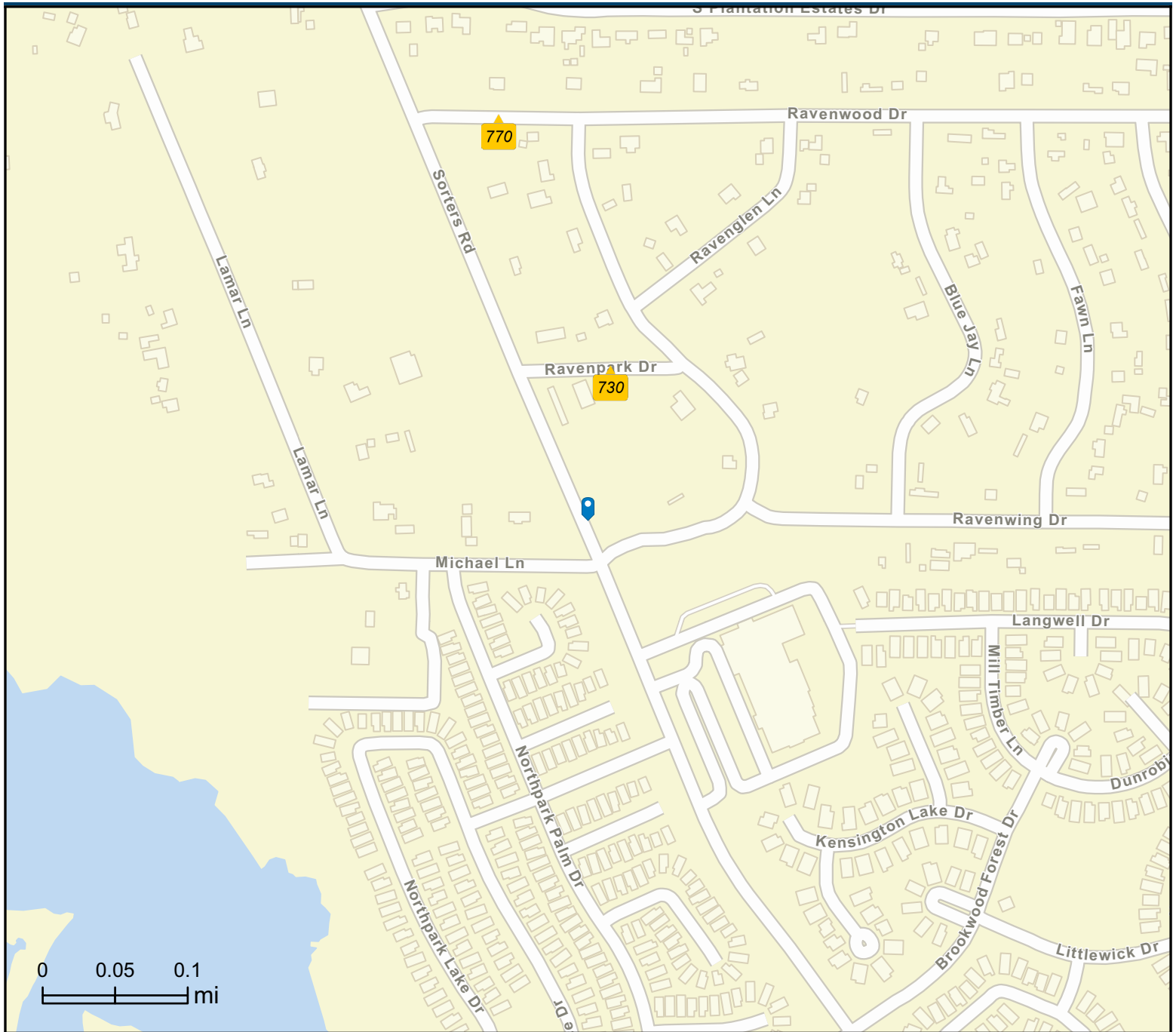
August 27, 2025



## Traffic Count Map - Close Up

25491 Sorters Rd, Porter, Texas, 77365  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 30.07961  
Longitude: -95.27011



**Average Daily Traffic Volume**  
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Source: ©2025 Kalibrate Technologies (Q1 2025).

August 27, 2025





## Traffic Count Profile

25491 Sorters Rd, Porter, Texas, 77365  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 30.07961  
Longitude: -95.27011

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	Raven Park Dr	Ravencrest Dr (0.05 miles E)	2011	730
0.28	Ravenwood Dr	Ravencrest Dr (0.06 miles E)	2011	770
0.84	Sorters McClellan Rd	(0.0 miles )	2011	8530
1.14	Hill Rd	Sorters Rd (0.13 miles E)	2011	30
1.16	Sorters McClellan Rd	(0.0 miles )	2006	7040
1.16	Summer Hills Blvd	Sorters Rd (0.06 miles E)	2011	3980
1.19	Russell Dr	Lana Ln (0.03 miles W)	2011	530
1.29	Bentwood Oaks Dr	Ramrock Dr (0.17 miles W)	2011	1550
1.30	Northpark Dr	Hwy 59 (0.12 miles E)	2011	13010
1.32	Holly Ridge Rd	Sorters Rd (0.07 miles E)	2011	1880
1.34	River Ridge Dr	Sorters Rd (0.04 miles NE)	2011	410
1.39	Northpark Drive	US Hwy 59 Bus (0.13 miles E)	2019	17048
1.42	Wisp Willow Way	Aestival (0.08 miles W)	2011	1060
1.71	Old Sorters Rd	Sorters Rd (0.12 miles NW)	2011	1210
1.71	Northpark Dr	Hwy 59 (0.12 miles W)	2011	34710
1.73	Sorters McClellan Rd	(0.0 miles )	2006	7080
1.87		Northpark Dr (0.14 miles S)	2022	11719
1.87		Northpark Dr (0.14 miles S)	2019	11337
1.87	State Loop 494	Northpark Dr (0.07 miles S)	2018	12812
1.87	N Park Plz	Hwy 59 (0.05 miles W)	2011	2780
1.90	State Loop 494	Northpines (0.11 miles S)	2011	11550
1.92	Kingwood Place Dr	Kingwood Dr (0.1 miles S)	2006	4090
1.93	US Hwy 59	Kellington Dr (0.02 miles W)	2011	104500
1.94	Northpark Dr	Anderson Cir (0.04 miles W)	2011	39150
1.94	E Knox Dr	Kelly Rd (0.01 miles E)	2011	850
1.97	Old Sorters Rd	Canterbury Dr (0.03 miles SW)	2011	3740
1.99	Kennedy Ln	FM 1314 (0.1 miles NE)	2001	300
1.99	Kingwood Dr	Kingwood Pl Dr (0.05 miles E)	2009	2529
2.01	Canterbury Dr	Sorters Rd (0.08 miles NW)	2001	170
2.05	FM 1314	Old Sorters Rd (0.07 miles E)	2002	23000

**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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
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](http://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](http://www.lwolf.com)