

LAND FOR SALE

+/-8.4 ACRE KATY TX LAND DEVELOPMENT OPPORTUNITY

5214 KATY HOCKLEY ROAD, KATY, TX 77493



FOR SALE

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor

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tlarson@kw.com

0695022, Texas

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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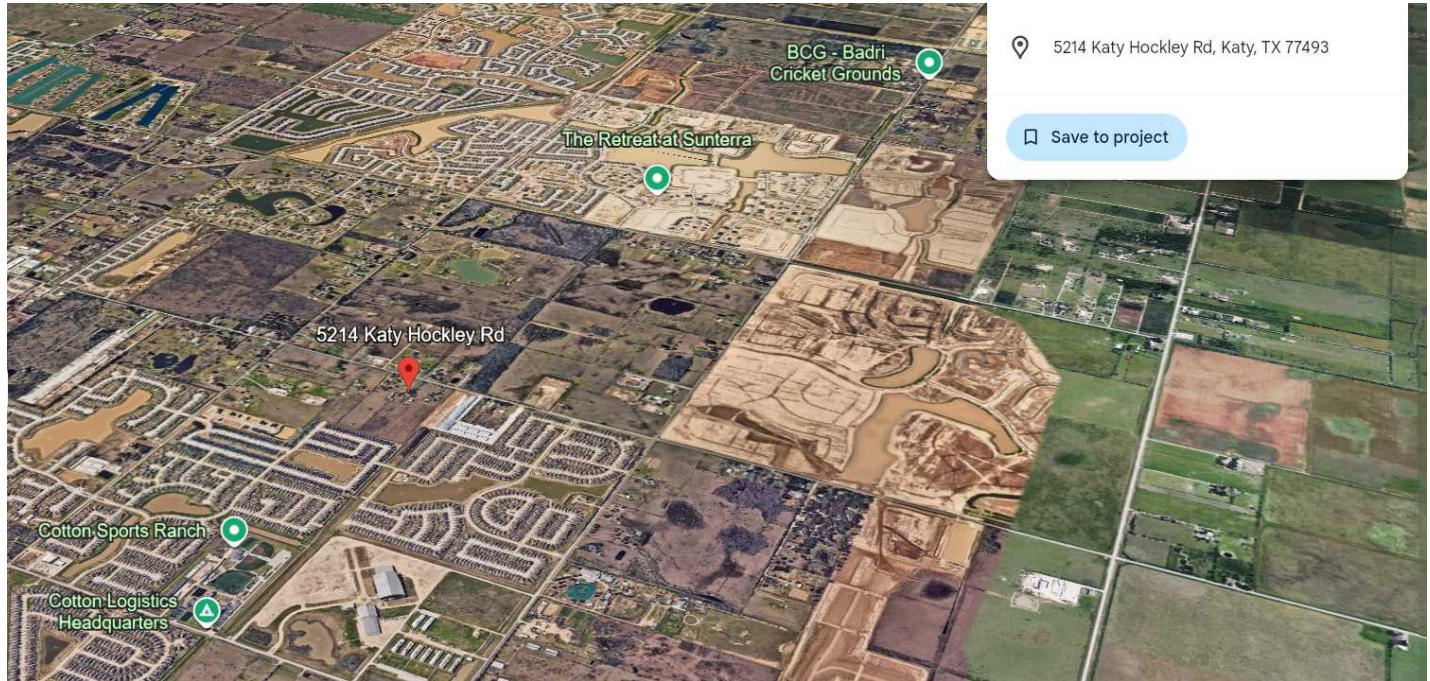
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EXECUTIVE SUMMARY

5214 KATY HOCKLEY ROAD



OFFERING SUMMARY

PRICE:	\$3,000,000
LOT SIZE:	+/- 8.4 ACRES
PRICE / ACRE:	\$357,142
ZONING:	UNRESTRICTED
PERMITTED USES:	RES & COMM
FRONTAGE:	+/- 250ft
INTERSECTION:	KATY HOCKLEY & STOCKDICK SCHOOL RD
UTILITIES:	YES
APN:	043-119-000-0044 043-119-000-0111

PROPERTY OVERVIEW

Land Development Opportunity in Katy, TX. 1,800sf SFR on a +/-8.4 Acre Lot. Utilities being brought to site in conjunction with new road: water, sewer, electricity. Unrestricted Land: No easements or pipelines to impede development. Flood Zone-Free: Safe from flooding, ensuring peace of mind for future projects. This prime tract of land offers a clean slate for a variety of uses. Located near the 4-way intersection of Katy Hockley Rd & Stockdick School Rd, with frontage along Katy Hockley Rd. Neighboring 10 acres is available For Sale as well.



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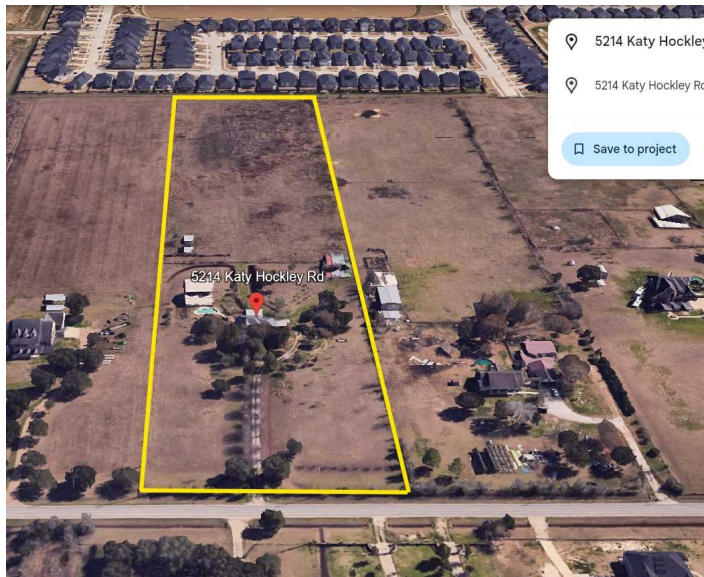


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LOCATION & HIGHLIGHTS

5214 KATY HOCKLEY ROAD



LOCATION INFORMATION

Building Name: +/-8.4 AC Katy TX Land Development Opp

Street Address: 5214 Katy Hockley Rd.

City, State, Zip Katy, TX 77493

County: Harris

Market: Katy

Cross Streets: Stockdick School Rd.

Location Overview

Just 30 miles west of Houston and part of the Energy Corridor, Katy is rapidly expanding while retaining its unique country feel. Known for its rich history and high quality of life, Katy offers beautiful neighborhoods, master planned communities, and extensive green spaces. The city is celebrated for its excellent schools and supportive business environment, making it an attractive place for professionals, families, and businesses alike.

PROPERTY HIGHLIGHTS

- **Unrestricted Land:** No easements or pipelines to impede development. This prime tract of land offers a clean slate for a variety of uses.
- **Utilities** being brought to site in conjunction with new road: water, sewer, electricity.
- **Flood Zone-Free:** Safe from flooding, ensuring peace of mind for future projects.
- **Located** near the 4-way intersection of Katy Hockley Rd & Stockdick School Rd, with approximately +/- 250 feet of frontage along Katy Hockley Rd.
- **Neighboring** 10 acres is available For Sale as well.

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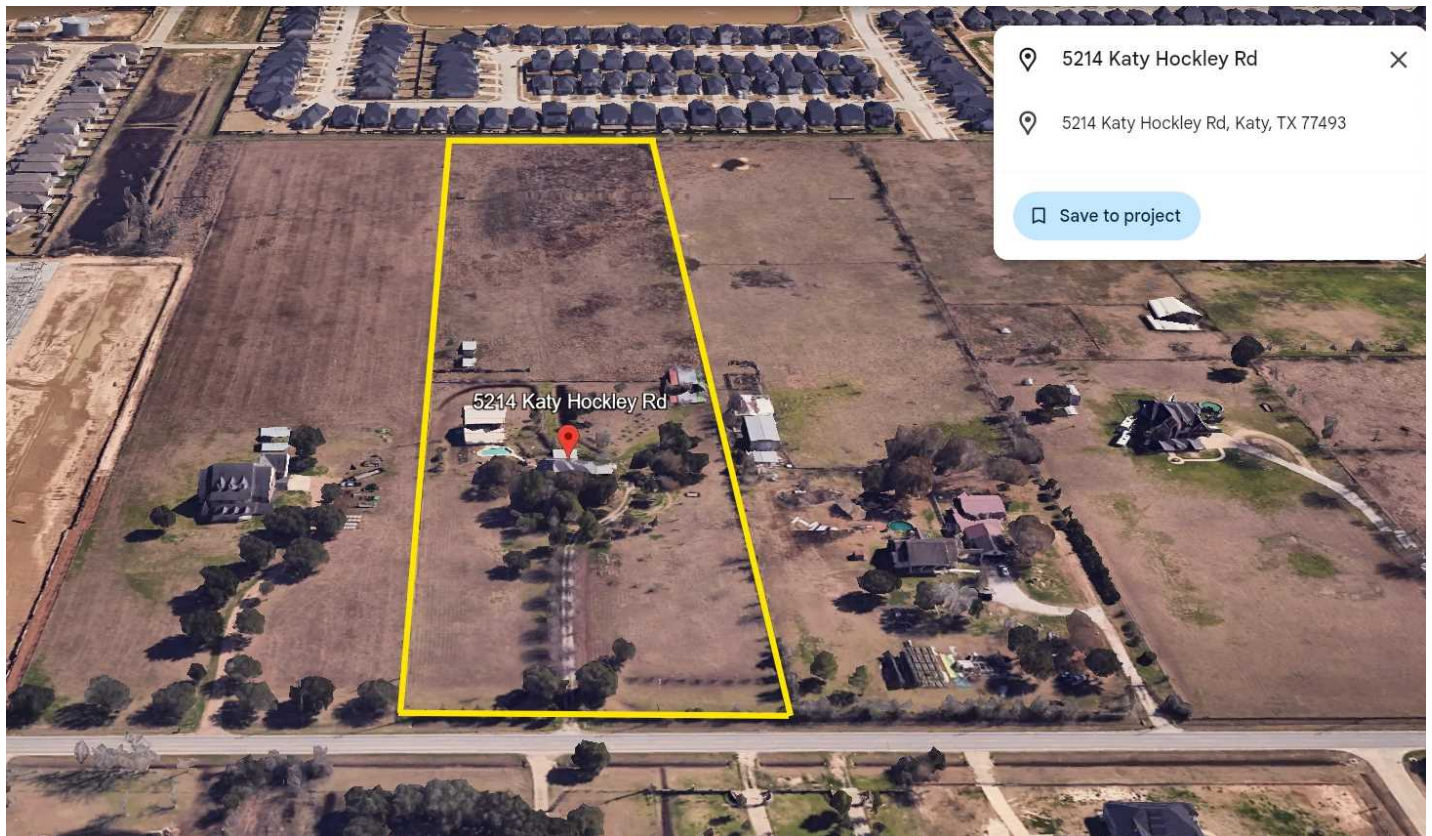
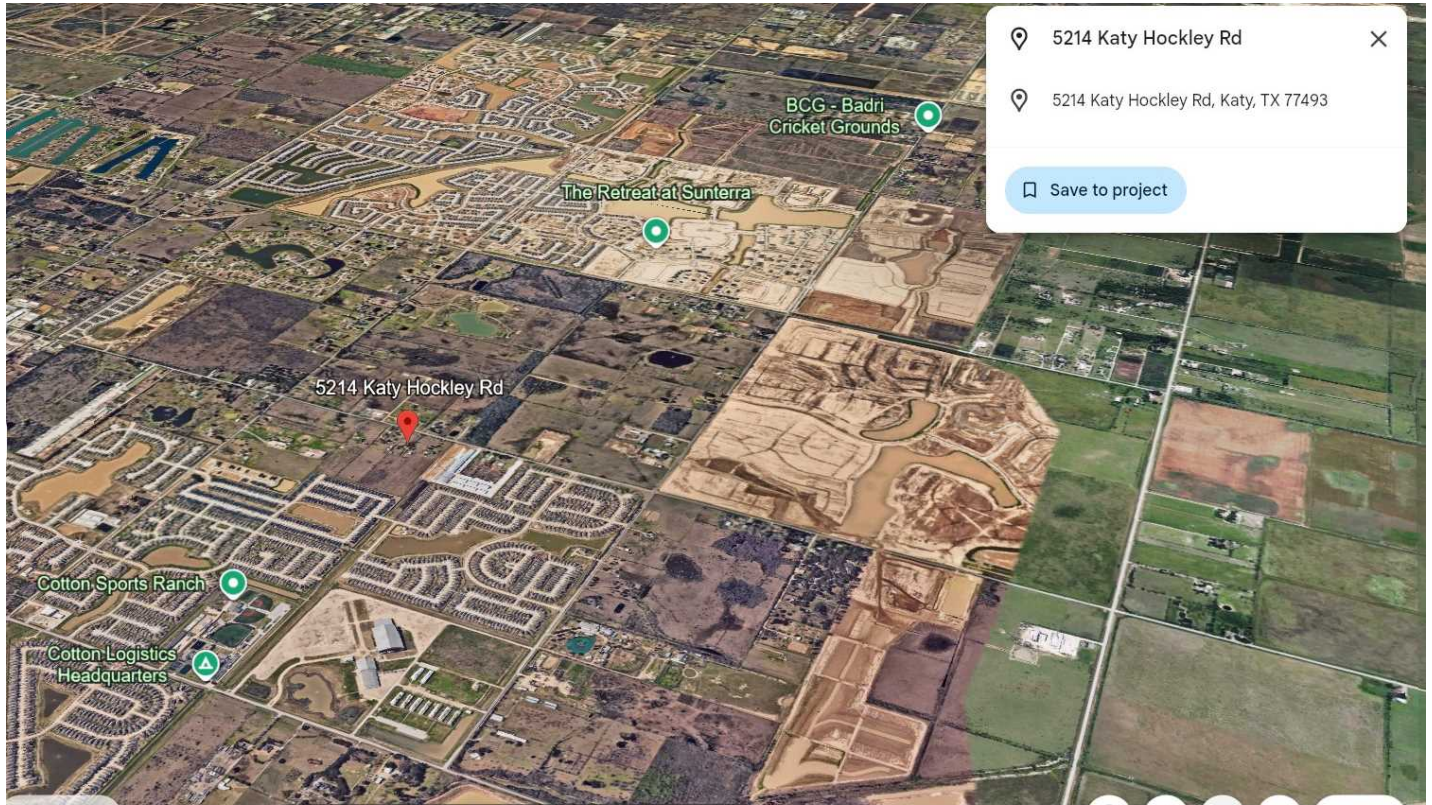


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PROPERTY PHOTOS

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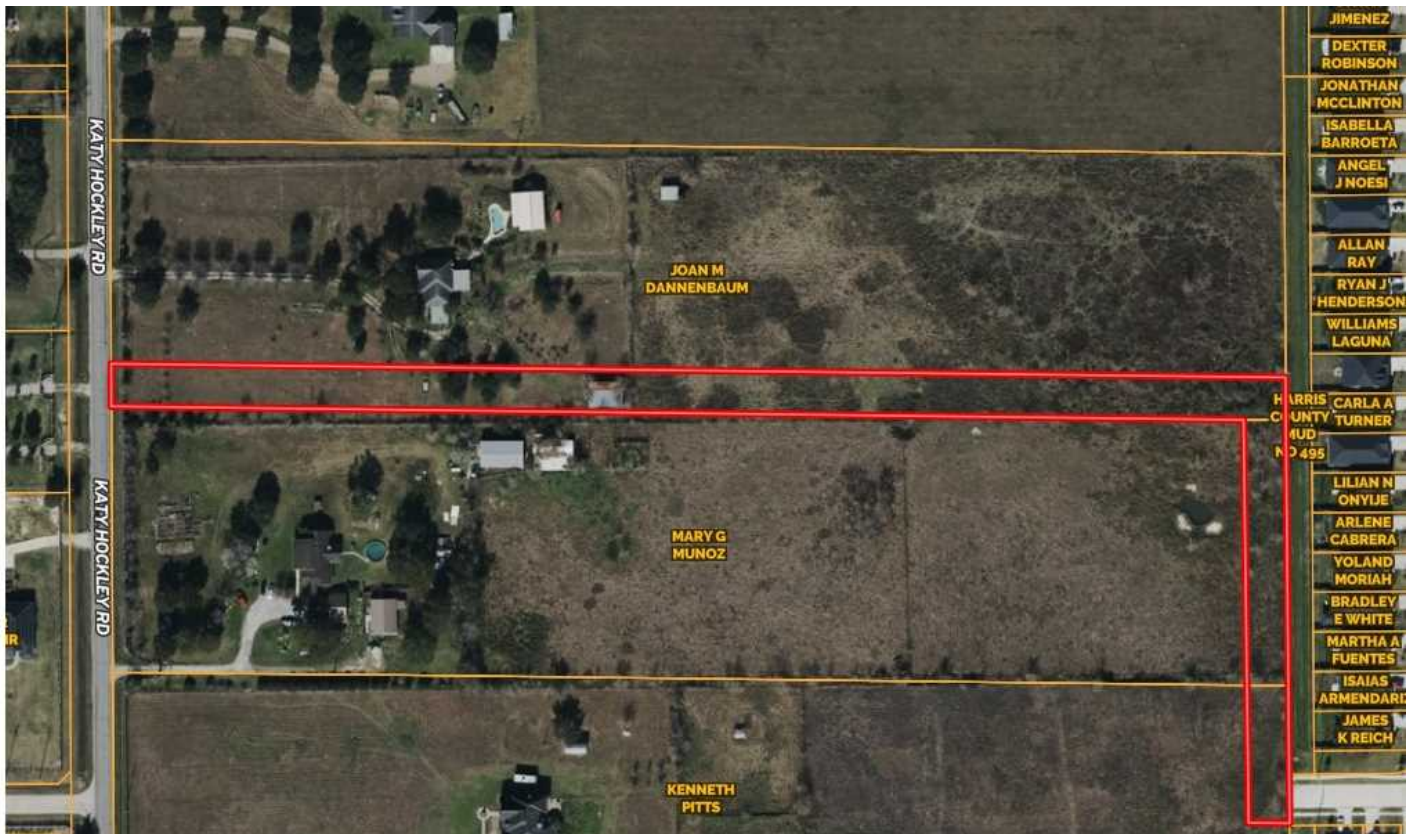


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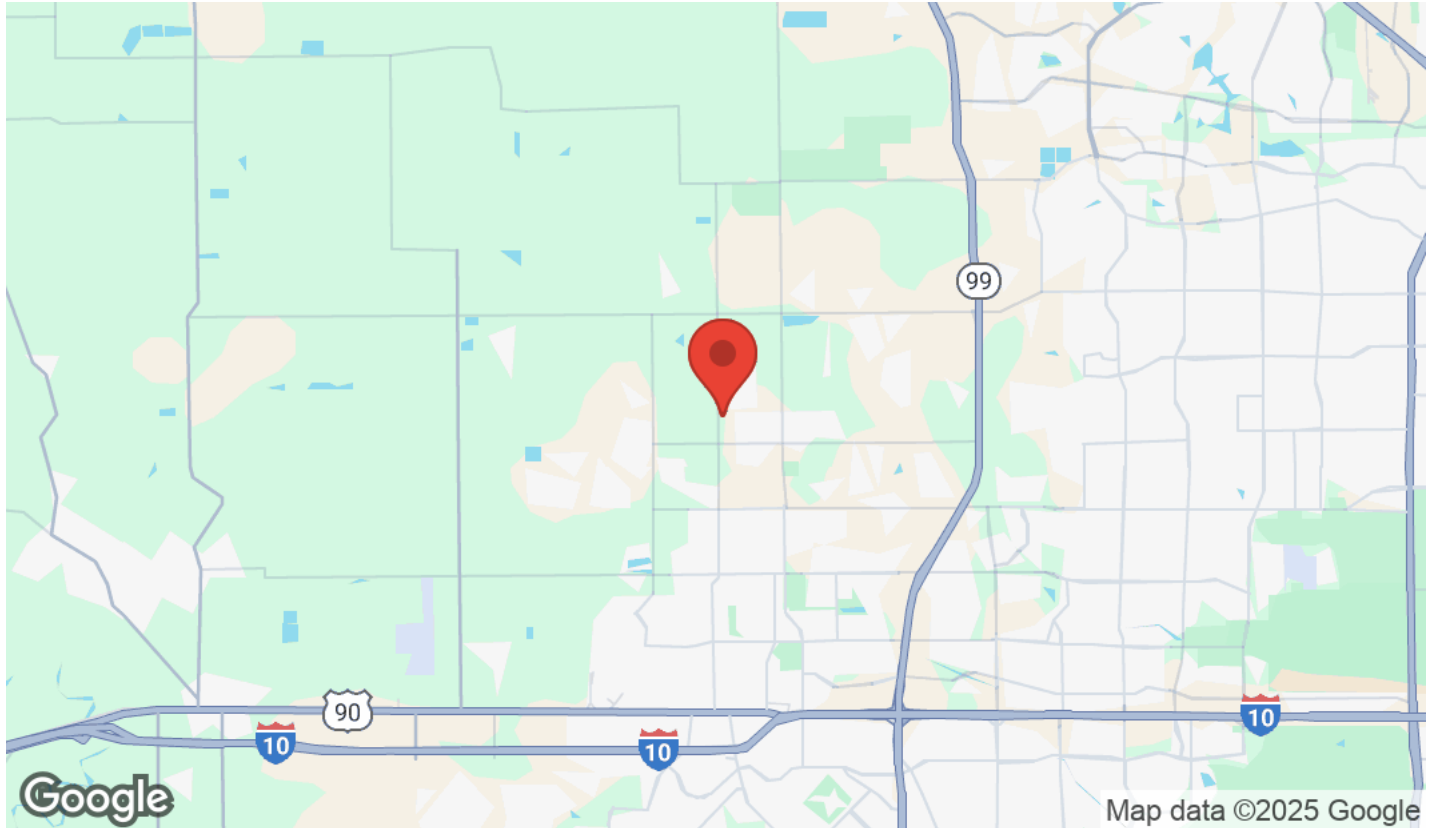


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LOCATION MAPS

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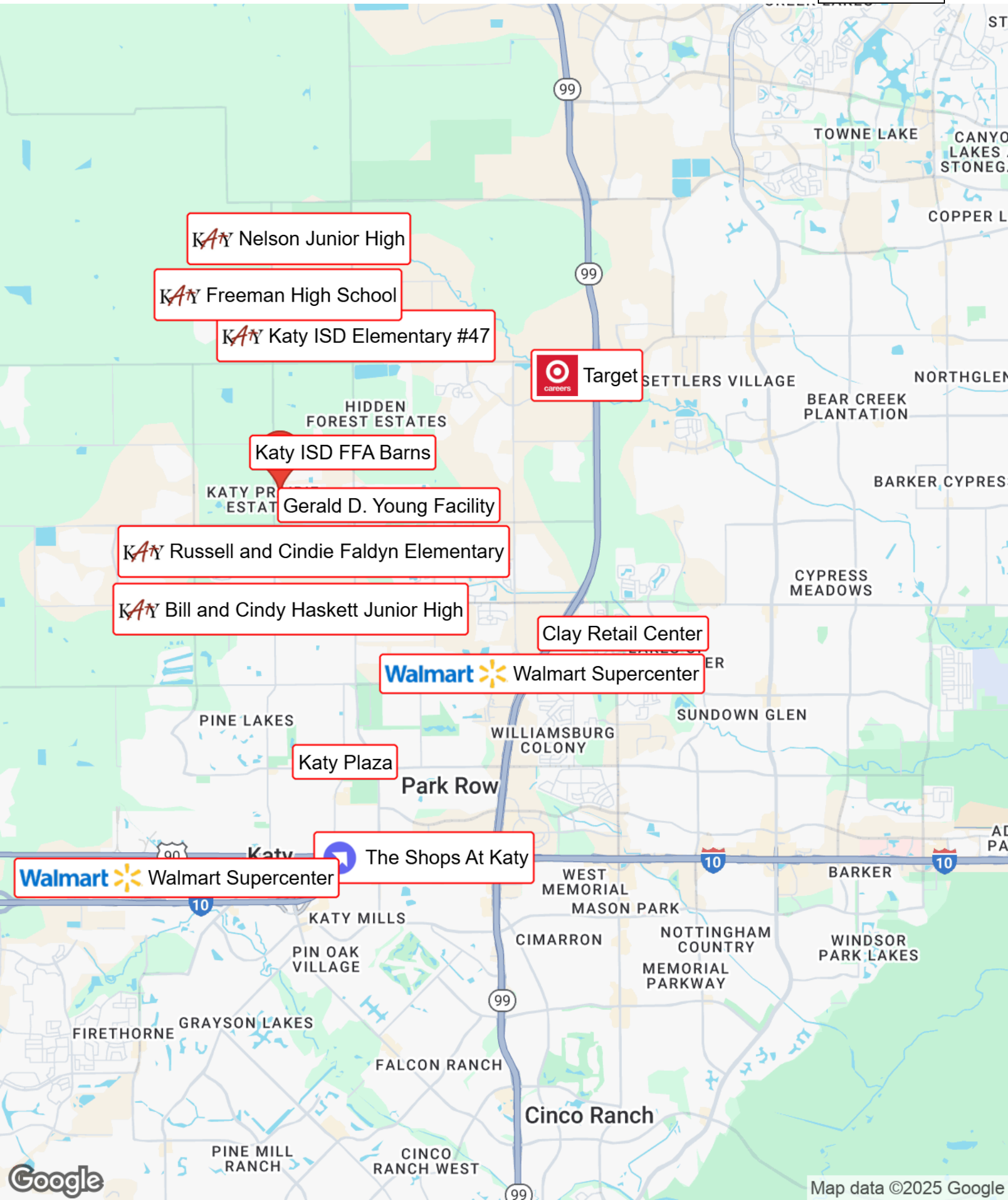


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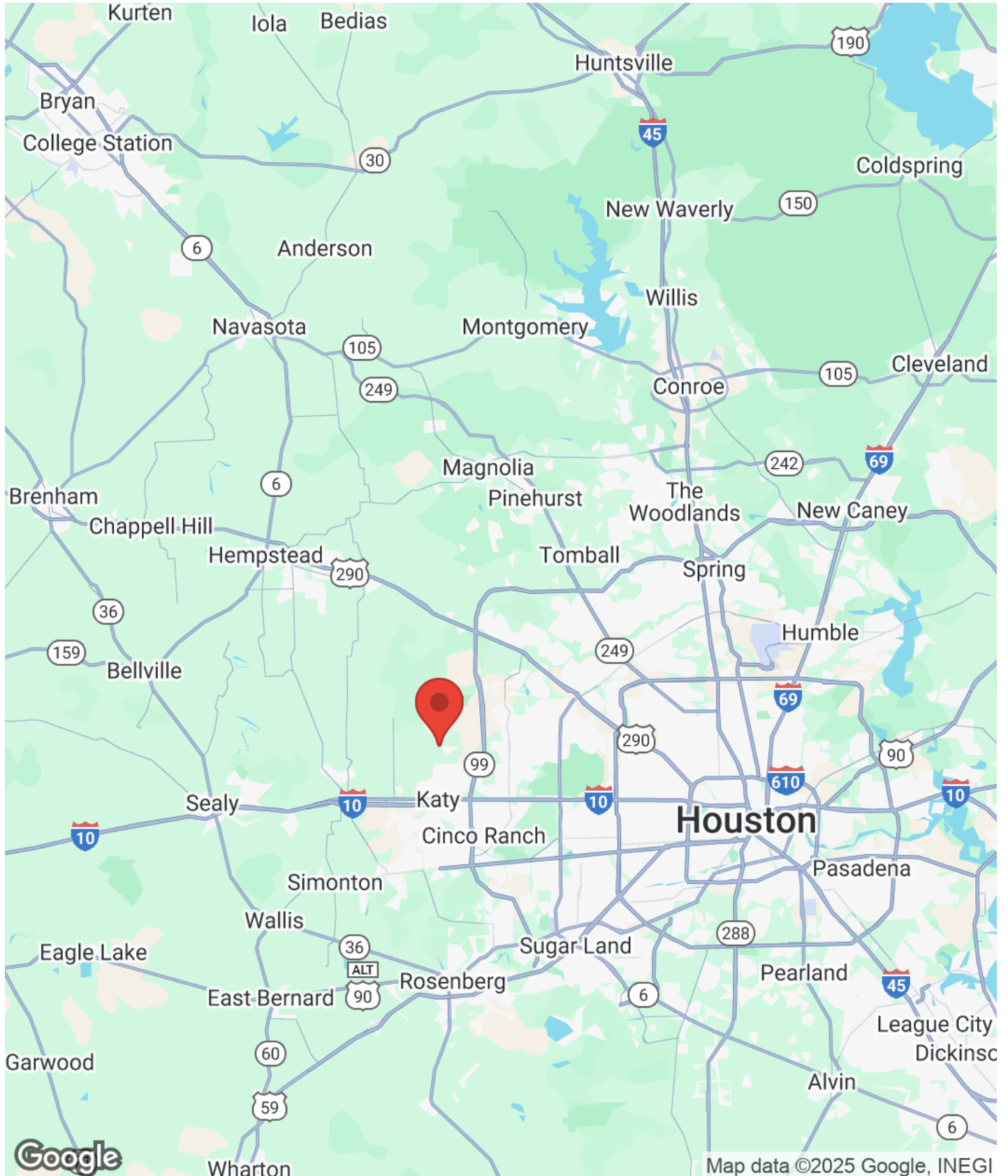
BUSINESS MAP

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REGIONAL MAP

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AERIAL MAP

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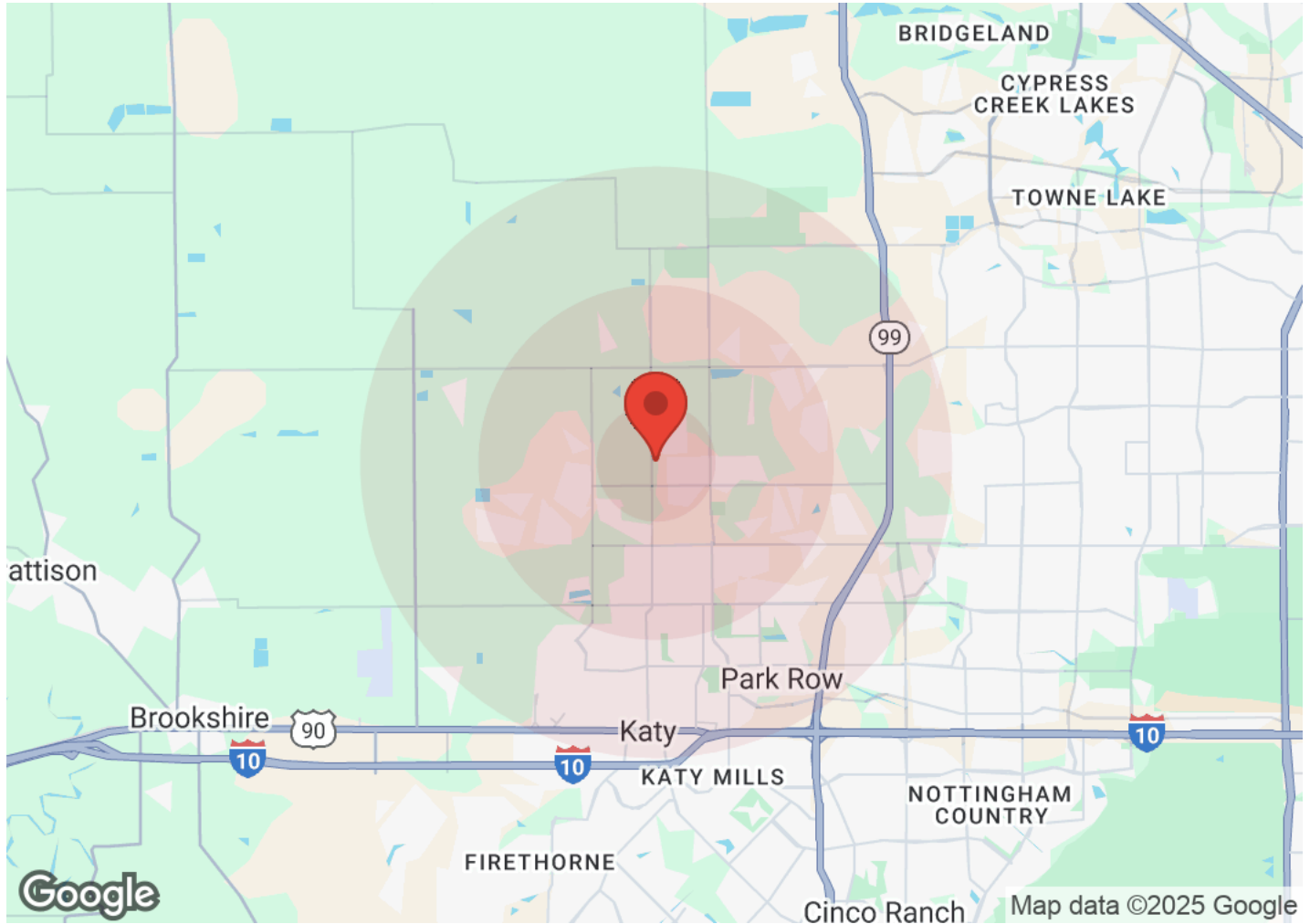


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,927	24,288	56,240	Median	\$132,799	\$128,267	\$112,401
Female	3,075	25,380	58,732	< \$15,000	19	195	1,299
Total Population	6,002	49,668	114,972	\$15,000-\$24,999	112	699	1,457
				\$25,000-\$34,999	192	1,157	2,188
				\$35,000-\$49,999	54	733	2,287
				\$50,000-\$74,999	114	1,484	4,448
				\$75,000-\$99,999	210	1,762	4,399
				\$100,000-\$149,999	441	3,560	8,991
				\$150,000-\$199,999	424	3,052	6,044
				> \$200,000	309	3,175	5,596
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,612	12,536	27,390	Total Units	2,046	17,155	39,913
Ages 15-24	727	6,532	15,403	Occupied	1,874	15,817	36,707
Ages 25-54	2,781	22,013	50,477	Owner Occupied	1,614	13,301	28,654
Ages 55-64	460	4,279	10,498	Renter Occupied	260	2,516	8,053
Ages 65+	423	4,309	11,203	Vacant	172	1,338	3,205
Race	1 Mile	3 Miles	5 Miles				
White	1,630	15,099	36,009				
Black	1,385	10,127	22,063				
Am In/AK Nat	5	60	126				
Hawaiian	2	15	23				
Hispanic	2,224	19,157	44,805				
Asian	626	4,108	9,623				
Multi-Racial	110	959	2,012				
Other	19	144	310				

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IABS- LISTING AGENT

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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.



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 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. **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 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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Timothy Larson	0695022	tlarson@kw.com	(281) 508-0800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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