

26905 STOCKDICK SCHOOL RD

5 ACRES ON A HARD
CORNER IN KATY, TEXAS



SUBJECT PROPERTY:
+/- 5 ACRES FOR SALE

Cotton Munson
cotton@rockspring.com
(830) 857-4727



26905

EXECUTIVE SUMMARY

Rockspring Properties is pleased to present 26905 Stockdick School Rd, Katy, TX 77493, a prime commercial opportunity strategically positioned at a hard corner across from a Sunterra entrance. Spanning 5 acres, this unrestricted property offers exceptional potential for a variety of uses, including retail or gas station development.

The property's hard-corner location ensures maximum visibility and accessibility, making it ideal for businesses seeking to capitalize on the area's high traffic and growth. With no restrictions, the site provides unmatched flexibility for developers or investors looking to customize to their unique needs.

Located in Katy, TX, one of the fastest-growing communities in the Greater Houston area, the property benefits from close proximity to major transportation corridors, including I-10 and the Grand Parkway (99). Its location enhances connectivity to thriving residential developments, retail hubs, and commercial districts, offering businesses a solid foundation to serve local and regional markets.

26905 Stockdick School Rd presents a rare opportunity to secure a versatile property in a high-growth area, perfect for retail, gas station, or other commercial uses.





ADDRESS:

26905 STOCKDICK SCHOOL RD, KATY, TX 77493



PRICE:

CALL BROKER



ENTRANCES:

2 ON STOCKDICK SCHOOL RD;
1 APPROVED ON PITTS RD



SIZE:

5 ACRES ON A HARD CORNER



HIGHWAYS:

8 MINUTES TO TX 99
20 MINUTES TO I-10



PROPERTY HIGHLIGHTS

- **Prime Hard-Corner Location:** Positioned at the corner of Pitts Rd and Stockdick School Rd, offering unparalleled visibility to residents and visitors.
- **Adjacent to Sunterra – Texas' #1 Master-Planned Community:** Sunterra has been ranked the #1 master-planned community in Texas (RCLCO Real Estate Consulting), making this property a strategic location for businesses targeting a thriving customer base.
- **Growing Residential Base:** Sunterra spans 2,303 acres and includes plans for over 7,000 homes, drawing a significant population of families and professionals to the area.



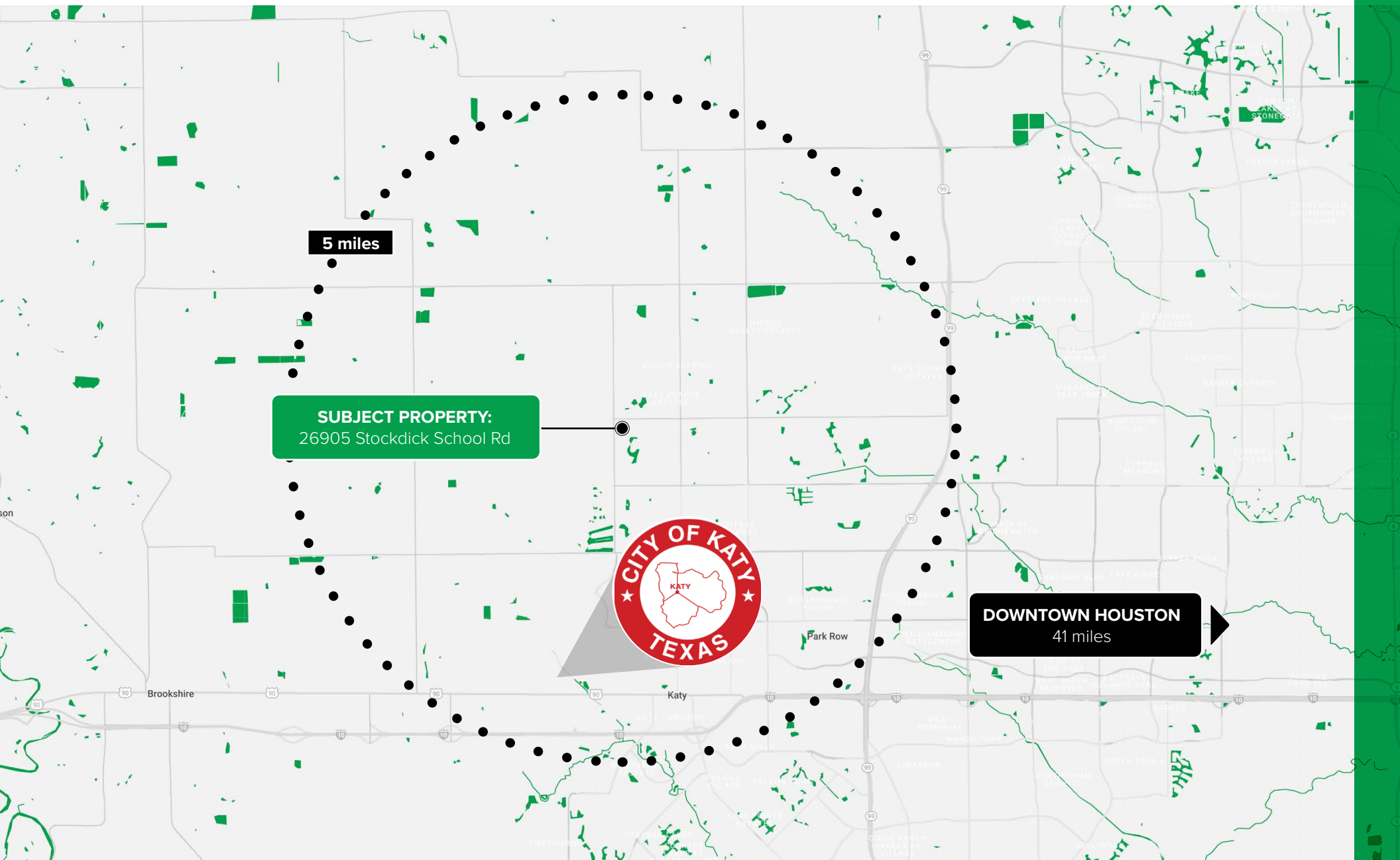
7,000 PLANNED HOMES
2,303 ACRES

KATY HOCKLEY CUT OFF RD

PITTS RD

SUBJECT PROPERTY:
+/-5 ACRES FOR SALE

26905



SUBJECT PROPERTY:
26905 Stockdick School Rd

5 miles



DOWNTOWN HOUSTON
41 miles

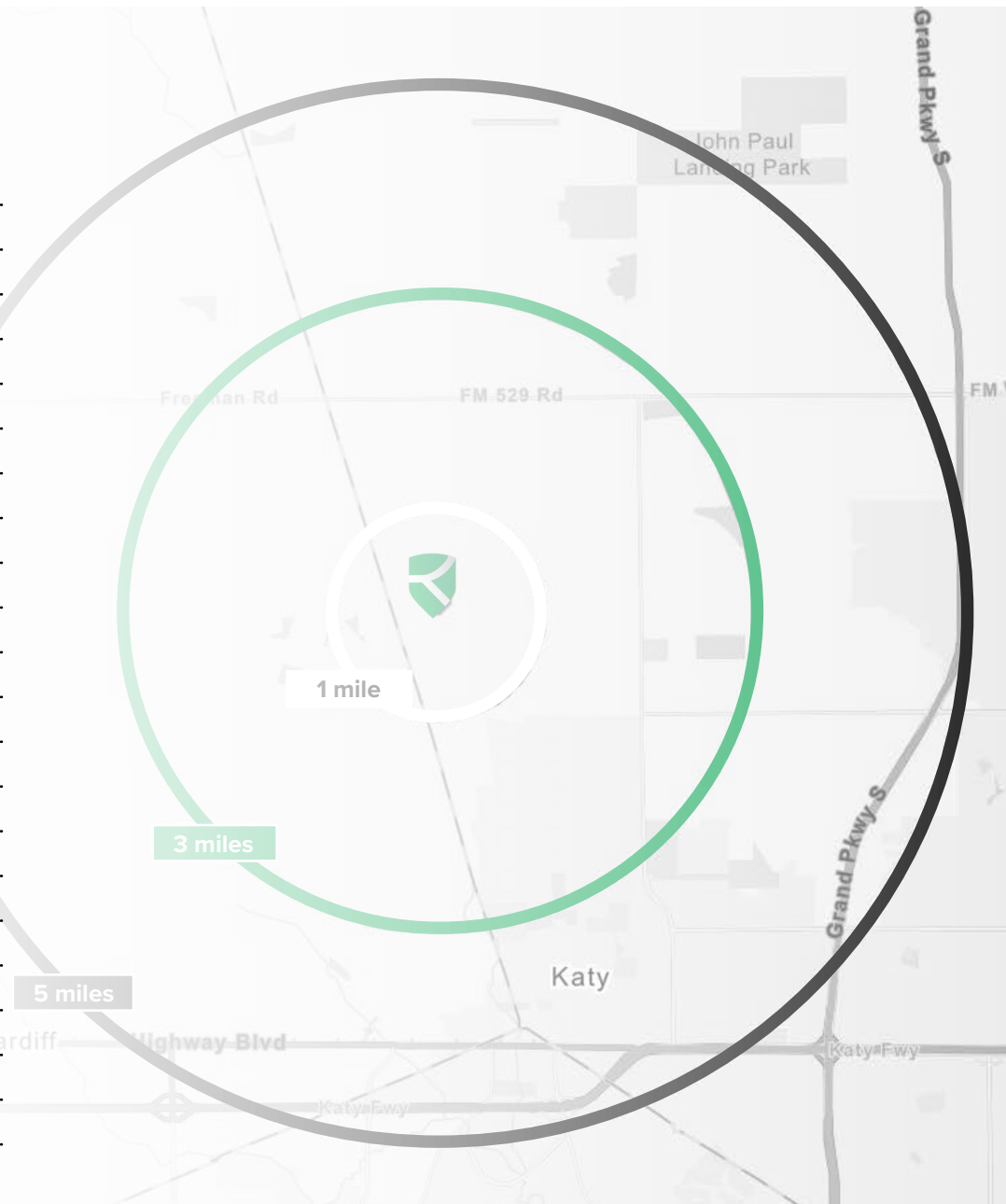
\$133,383 average household income within 5 miles

Empoyees within 5 miles total **19,520**

DEMOGRAPHIC DATA

2024 Summary	1 Mile	3 Miles	5 Miles
Population	594	35,749	88,981
Households	199	11,340	28,174
Families	170	9,421	23,043
Average Household Size	2.98	3.15	3.15
Owner Occupied Housing Units	174	10,068	22,473
Renter Occupied Housing Units	25	1,272	5,701
Median Age	32.6	33.8	34.1
Median Household Income	\$119,244	\$113,097	\$113,384
Average Household Income	\$135,352	\$135,344	\$133,383

2029 Summary	1 Mile	3 Miles	5 Miles
Population	676	46,071	107,716
Households	230	14,840	34,551
Families	195	12,238	28,227
Average Household Size	2.94	3.10	3.11
Owner Occupied Housing Units	188	12,967	27,320
Renter Occupied Housing Units	42	1,873	7,231
Median Age	33.4	34.8	35.1
Median Household Income	\$143,808	\$124,880	\$128,914
Average Household Income	\$163,379	\$153,321	\$154,040



PRESENTED BY

Cotton Munson

cotton@rockspring.com

(830) 857-4727



3200 Southwest Fwy, Suite 3000
Houston, TX
www.rockspring.com

