



**MOODY
RAMBIN**

Relationships in Real Estate

LAND FOR SALE - KATY, TX

TRACT A - 11.0 ACRES | TRACT B - 6.0 ACRES

FM 529 & KATY HOCKLEY CUT OFF ROAD

BRENT FREDRICKS | 713-572-3500

PROPERTY INFORMATION

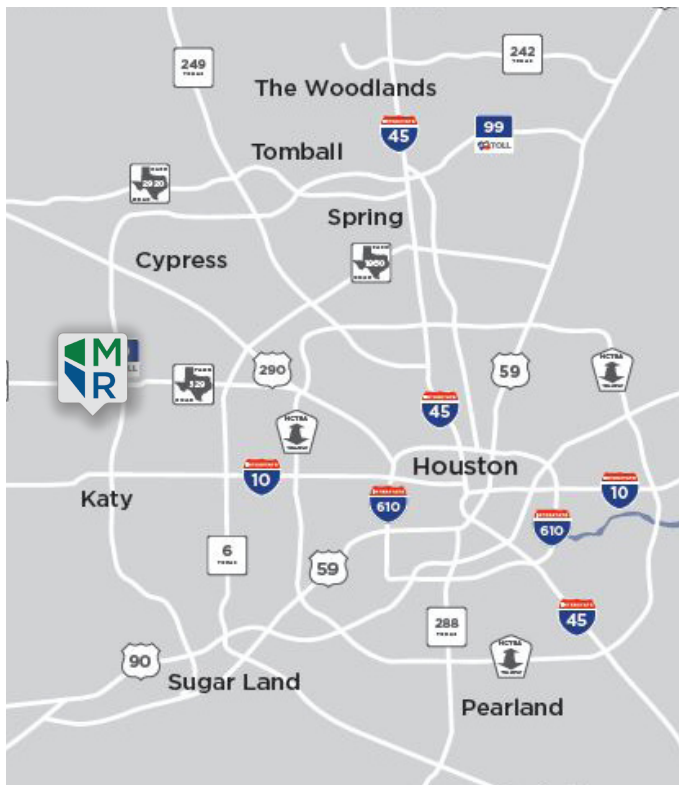
2 TRACTS OF LAND FOR SALE IN KATY, TEXAS

► **Brent Fredricks**

Bfredricks@moodyrambinint.com

713-572-3500

- Commercial Reserves at the Southeast Corner of FM 529 and Katy Hockley Cut Off out of the Katy Lakes Subdivision located in Tract 2A in Block 2 of Section 59 in the H&TCRR Survey, Abstract 444 in Harris County, Texas.
- Reserves can be purchased all together or separate
- Two road frontage for ample ingress and egress
- Adjacent to ±3,600 acre Elyson master-planned community with 6,000+ planned homes
- 7.2 mile drive from Katy Mills Mall and other major businesses such as: Costco, Walmart, Home Depot, Starbucks...etc.
- Access to major roads and highways: I-10, FM 529, Katy Hockley Road, and Grand Parkway



PROPERTY HIGHLIGHTS

- **APPROXIMATE SIZE:**
Tract A - 11.0 acres
Tract B - 6.0 acres
Tracts can be sold together or separately
- **PRICE:**
Contact Broker for Pricing
- **SCHOOL DISTRICT:**
Katy ISD
- **FRONTAGE:**
Approx. 2,937 SF on Katy Hockley Cut Off Rd
Approx. 655 SF on FM 529



606,381

2025 Population Projection
within a 10-mile radius



140,004

Owner Occupied Housing
within a 10-mile radius

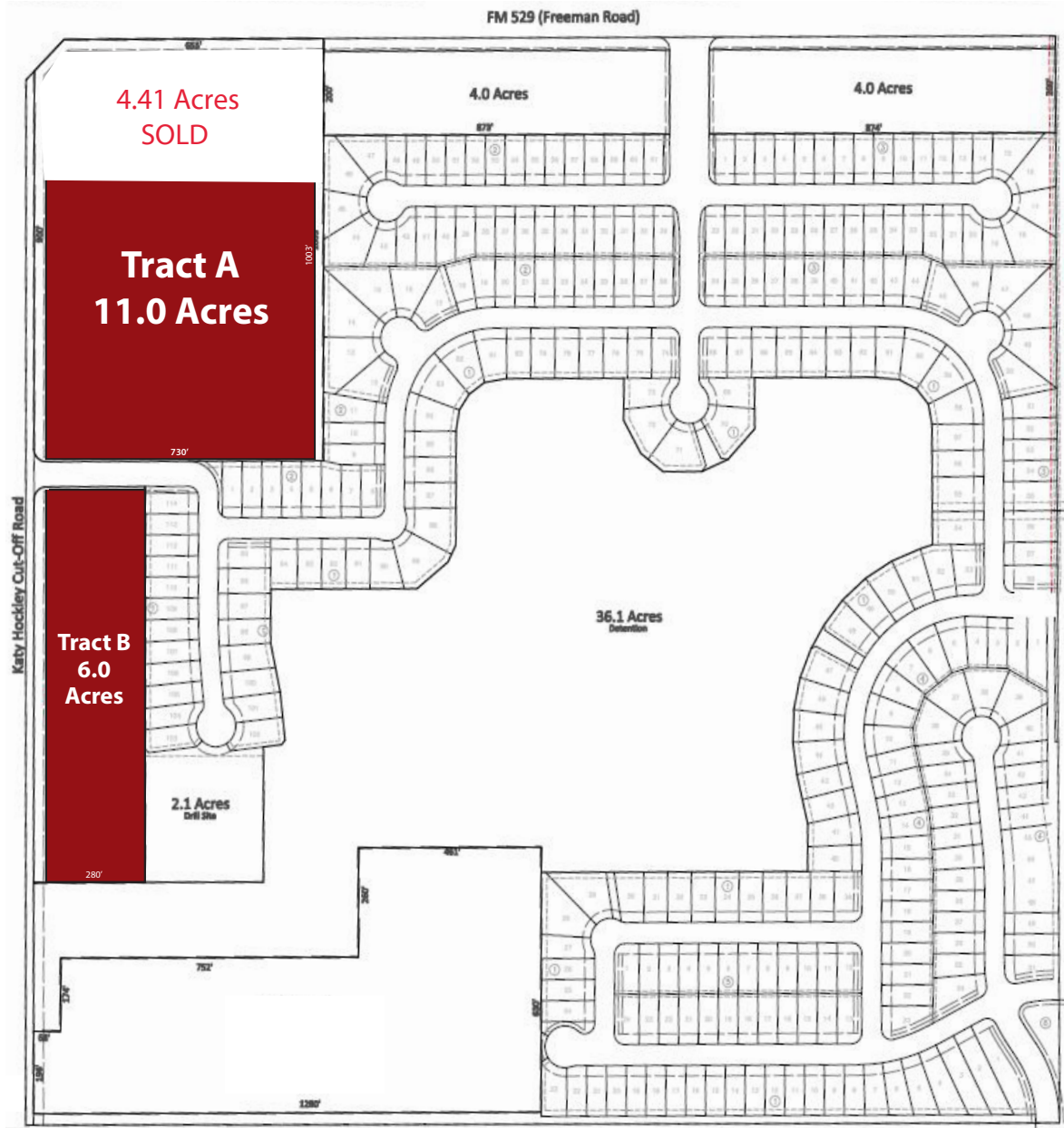


\$113,001

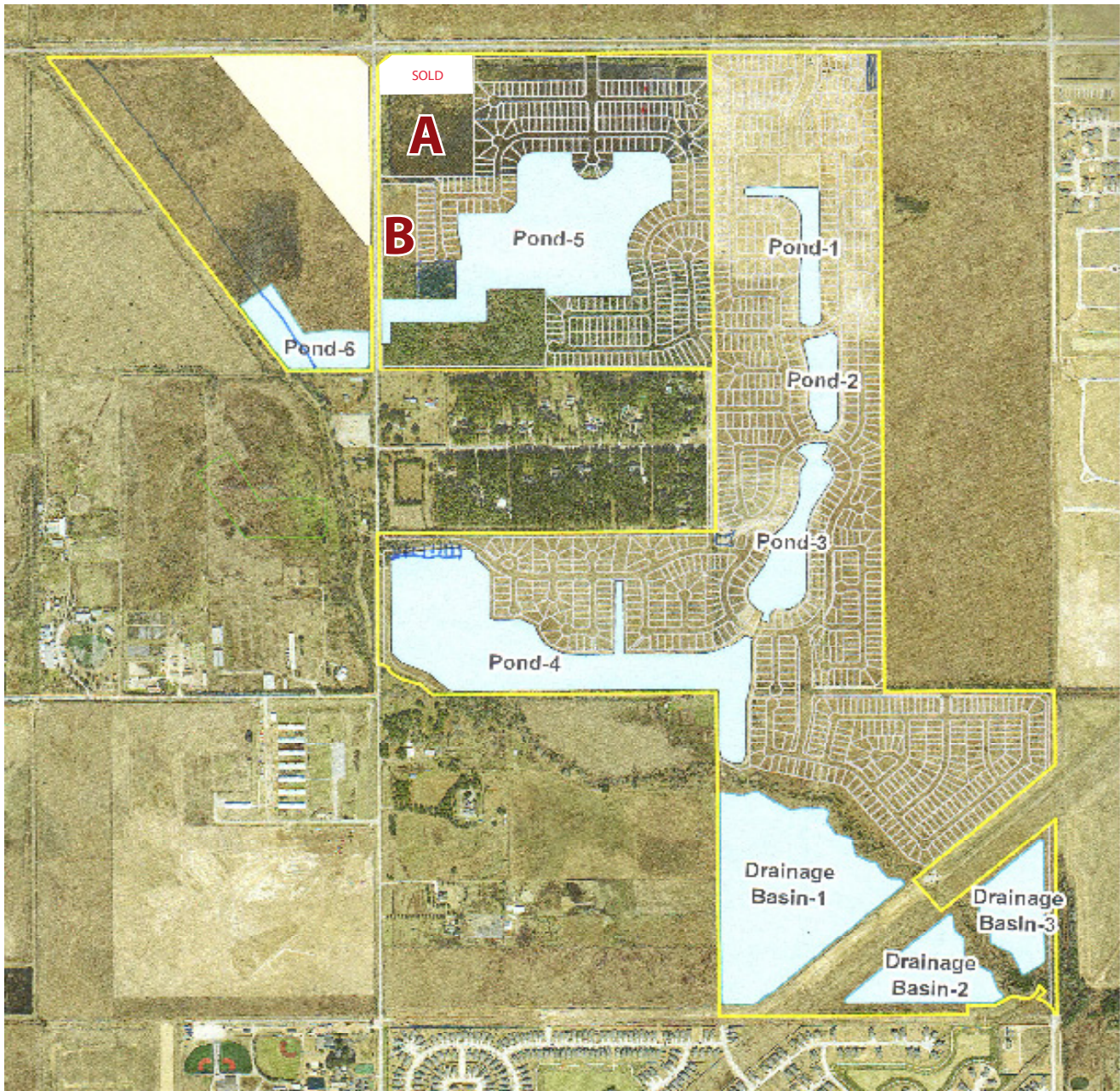
Avg Household Income
within a 10-mile radius



AERIAL

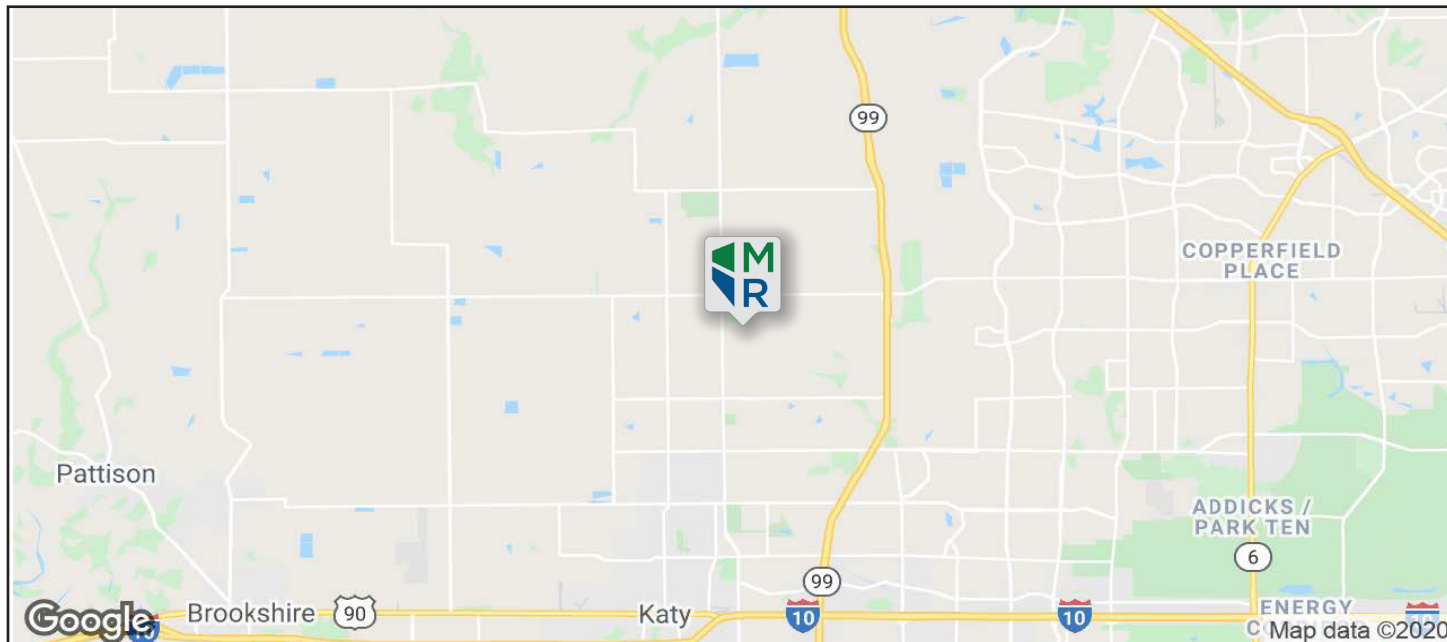
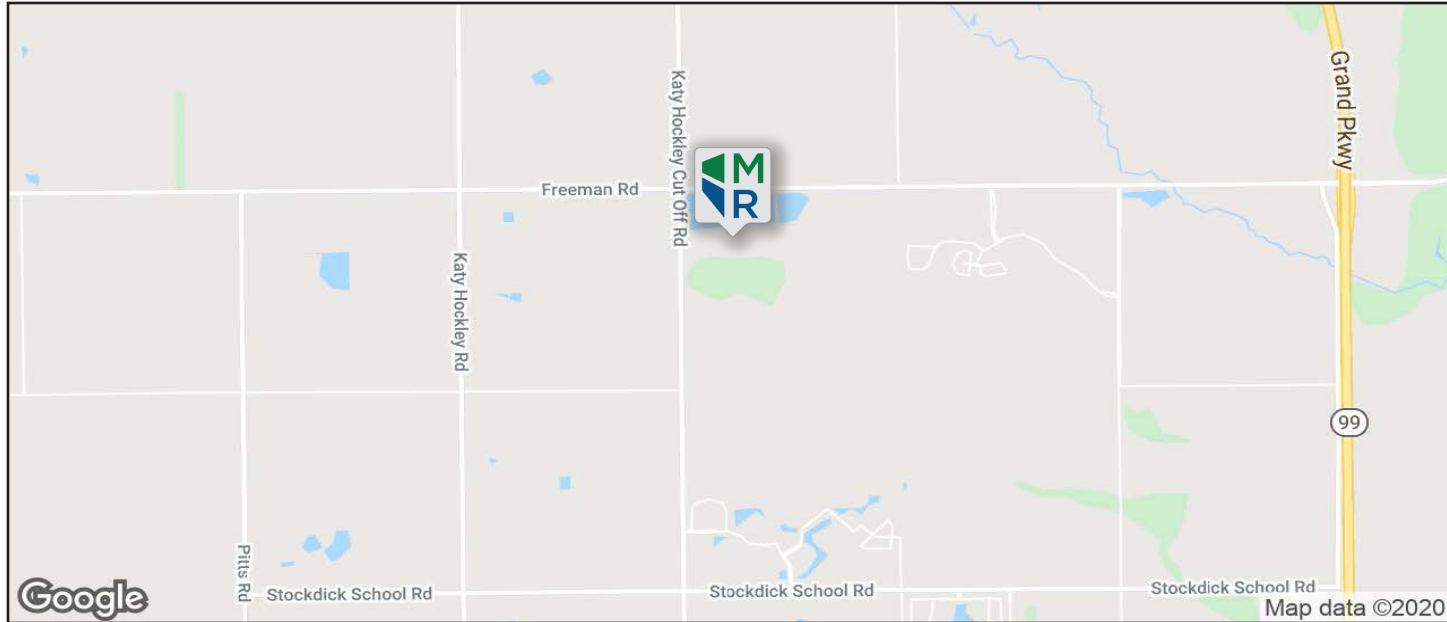


SITE PLAN



SITE PLAN

LOCATION MAPS



DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/2020

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	318	10,866	26,152
Current Population	956	33,768	81,621
2010 Census Average Persons per Household	3.01	3.11	3.12
2010 Census Population	481	10,573	37,668
Population Growth 2010 to 2020	98.69%	219.49%	117.34%

CENSUS HOUSEHOLDS

1 Person Household	11.17%	12.64%	13.97%
2 Person Households	29.00%	29.94%	28.58%
3+ Person Households	59.83%	57.41%	57.46%
Owner-Occupied Housing Units	86.95%	80.43%	80.00%
Renter-Occupied Housing Units	13.05%	19.57%	20.00%

RACE AND ETHNICITY

2020 Estimated White	77.31%	73.89%	71.90%
2020 Estimated Black or African American	8.42%	8.53%	10.07%
2020 Estimated Asian or Pacific Islander	3.55%	3.14%	4.08%
2020 Estimated Other Races	10.21%	13.77%	13.38%
2020 Estimated Hispanic	24.30%	32.22%	31.45%

INCOME

2020 Estimated Average Household Income	\$57,549	\$80,119	\$84,811
2020 Estimated Median Household Income	\$94,236	\$85,096	\$82,777
2020 Estimated Per Capita Income	\$19,741	\$26,302	\$28,402

EDUCATION (AGE 25+)

2020 Estimated High School Graduate	25.10%	25.26%	24.11%
2020 Estimated Bachelors Degree	23.80%	20.93%	22.57%
2020 Estimated Graduate Degree	13.13%	13.08%	12.18%

AGE

2020 Median Age	36.0	34.6	34.6
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The information contained herein was obtained from sources believed reliable; however, Moody Rabin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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.

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.

MRIO, Inc.	542512	-	(713)773-5500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Brent Fredricks	350464	bfredricks@moodyrambinint.com	(713)572-3500
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 (TREC) | Information available at <http://www.trec.texas.gov>



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