



# 16070 Warren Ranch Rd.

PRIME COMMERCIAL REAL ESTATE OPPORTUNITY IN HOCKLEY, TEXAS



PRESENTED BY:

**WALLER COUNTY LAND COMPANY**

Established 1985



WALLER COUNTY LAND COMPANY

# 16070 Warren Ranch Rd.

## PROPERTY OVERVIEW



Listing Agent:  
Rendy Elizalde | 713-806-2830 | [rendy@wallercountyland.com](mailto:rendy@wallercountyland.com)

This is your chance to secure 10 unrestricted acres of potential in the heart of a burgeoning development area! Waller County continues to experience explosive growth and was ranked the second-fastest-growing county in the United States and the fastest-growing county in Texas in early 2026, with a 5.7% population increase according to the U.S. Census Bureau. The area is attracting residents and businesses seeking more affordable land and housing options compared to the core Houston market, driving strong demand for retail, service, industrial, and commercial businesses.

The land is cleared and ready to accommodate your construction plans without delay. Enjoy the advantage of a location in a thriving community with growing economic activity. Accessible roadways ensure convenience for customers, clients, and employees alike. The property has approximately 498 ft of road frontage on Warren Ranch Rd. and is 8 miles from Hwy 290 & the Grand Parkway. Mobile Home is excluded.

The Grand Prairie is a new 1,730-acre community across the street that is in the process of building 6,000 new homes, plus an additional 166 acres for the development of 500 homes. Jubilee is a Johnson Development community covering 1,620 acres, with 4,800 homes when complete. Hockley has a population of approximately 21,400 people according to the U.S. Census Bureau. Per HAR, 76% of single-family home sales in Hockley have been new construction, with the average home price being \$327,453 as of May, 2024.



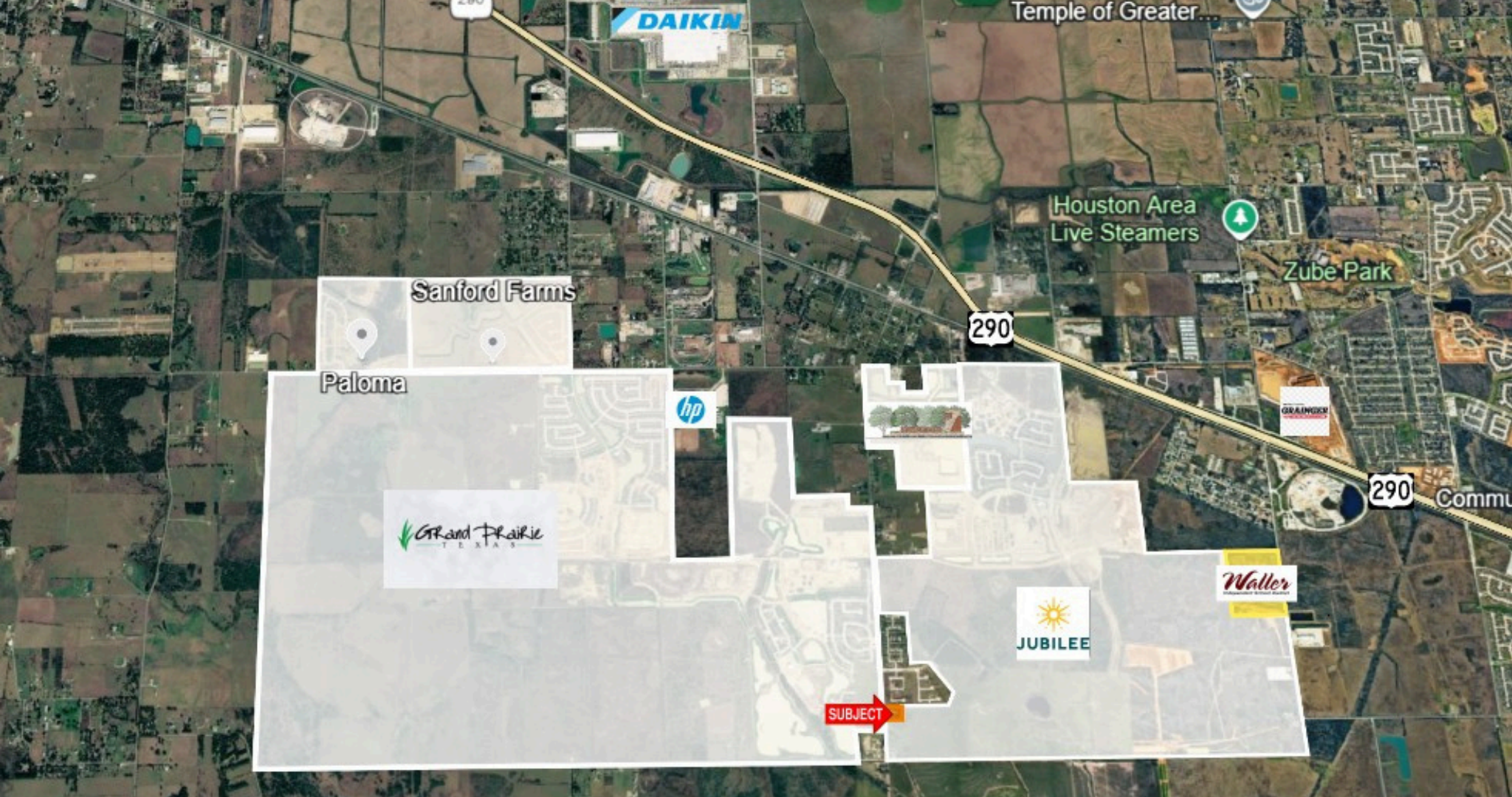
# Highlights



- ✓ Prime Location
- ✓ Commercial Property
- ✓ Strategically located near 4 subdivisions
- ✓ High traffic area
- ✓ Cleared
- ✓ Unrestricted
- ✓ Fastest Growing County in Texas

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P. O. Box 1274  
Waller, TX 77484



## CONTACT INFORMATION

We are always available to provide you with the latest information.

Call Us :



936-372-9181

Email :



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Visit our Website :



[www.WallerCountyLand.com](http://www.WallerCountyLand.com)

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