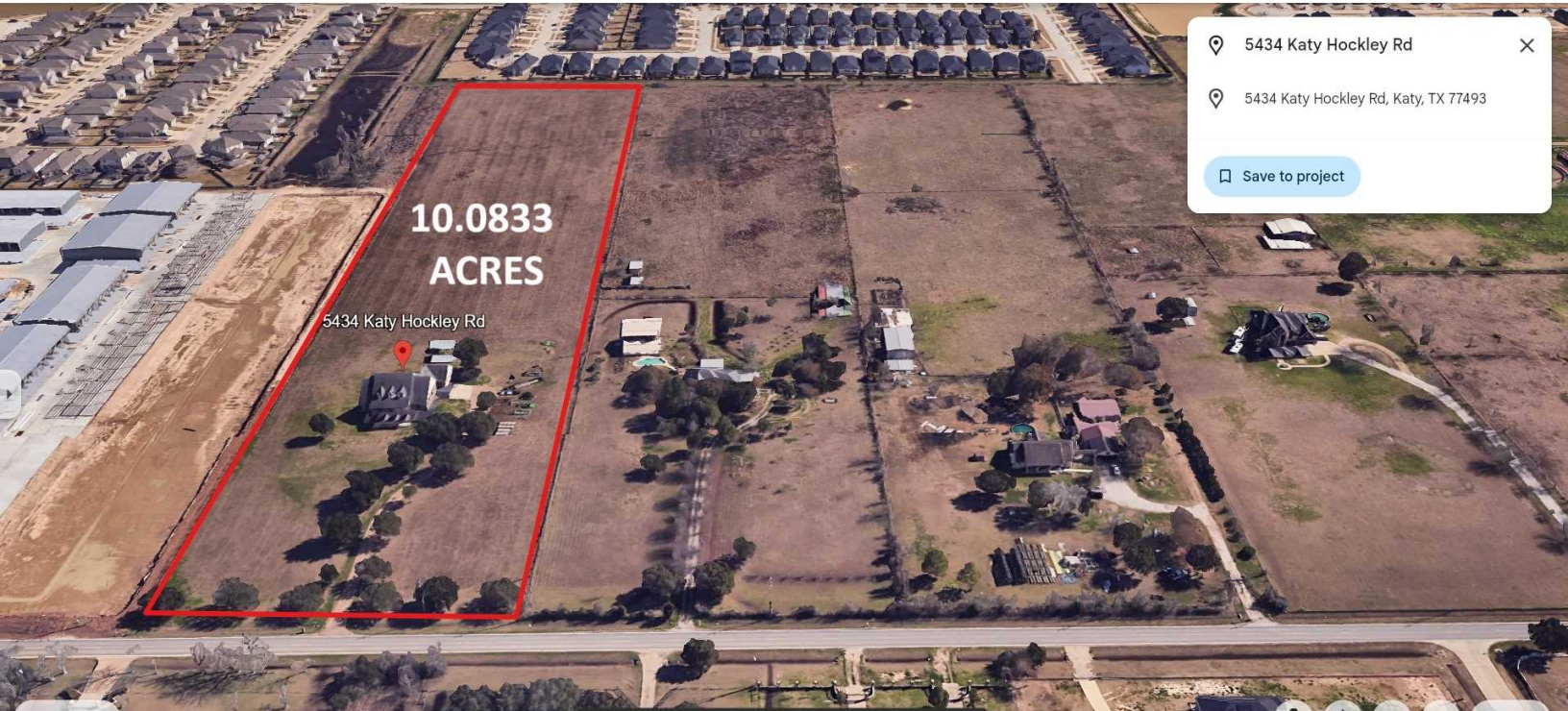


{TYPE} FOR SALE

+/-10 ACRE KATY TX LAND DEV OPP- 5214 KATY HOCKLEY
5434 KATY HOCKLEY ROAD, KATY, TX 77493



FOR SALE

KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057



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PRESENTED BY:

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

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DISCLAIMER

5214 KATY HOCKLEY ROAD



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EXECUTIVE SUMMARY

5434 KATY HOCKLEY ROAD



OFFERING SUMMARY

PRICE:	\$2,900,000
LOT SIZE:	+/- 10 ACRES
PRICE / ACRE:	\$290,000
ZONING:	UNRESTRICTED
PERMITTED USES:	RES & COMM
FRONTAGE:	+/- 282ft
INTERSECTION:	KATY HOCKLEY & STOCKDICK SCHOOL RD
UTILITIES:	YES
APN:	043-119-000-0038 043-119-000-0112

PROPERTY OVERVIEW

Land Development Opportunity in Katy, TX. 2,934sf SFR on a +/-10 Acre Lot. Utilities being brought next 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



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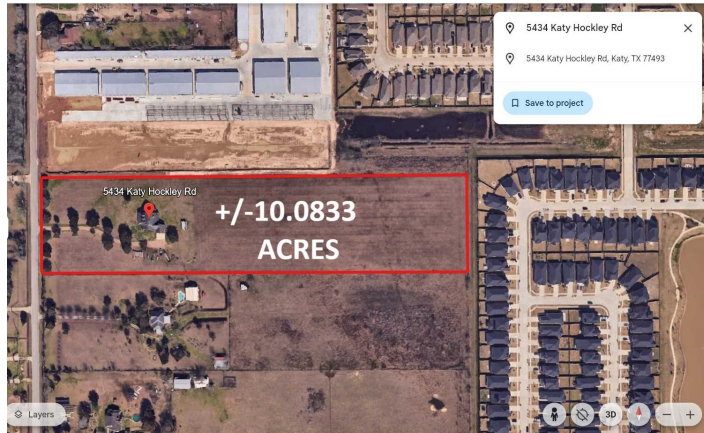


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LOCATION & HIGHLIGHTS

5214 KATY HOCKLEY ROAD



LOCATION INFORMATION

Building Name: 5434 Katy Hockley Rd: 10 ACRE KATY TX LAND DEV 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



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 next 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 +/- 282 feet of frontage along Katy Hockley Rd.

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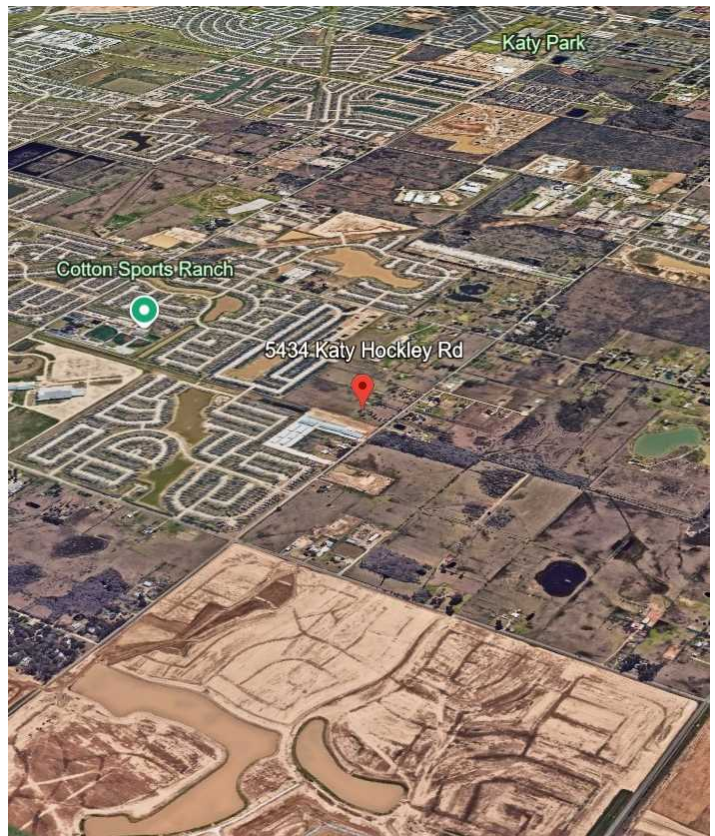
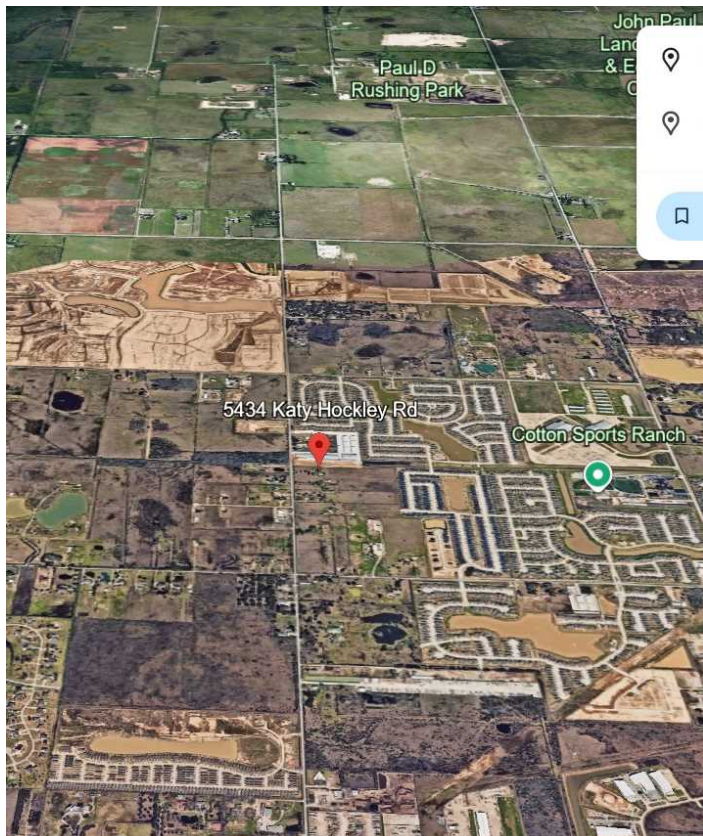


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PROPERTY PHOTOS

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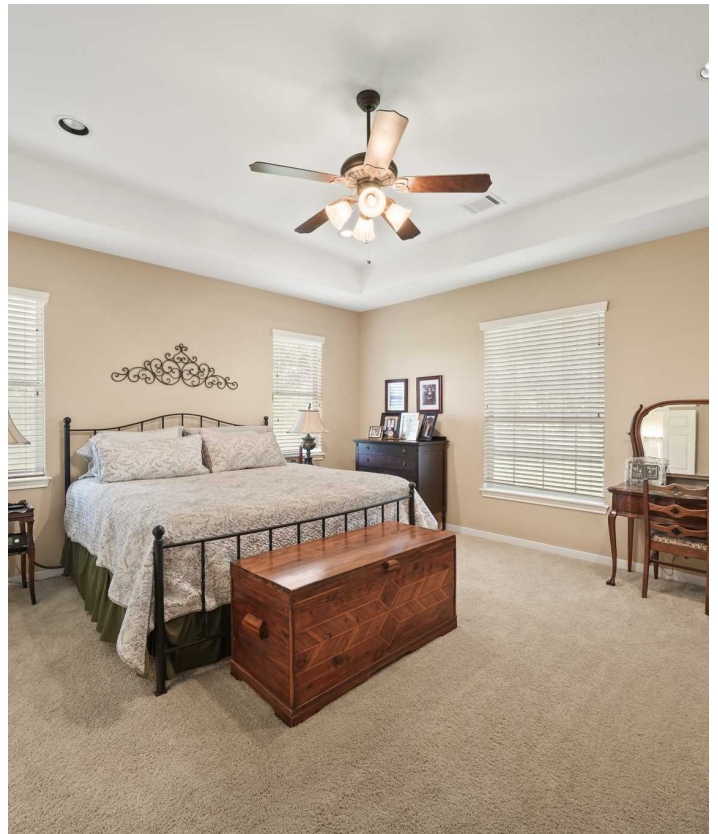


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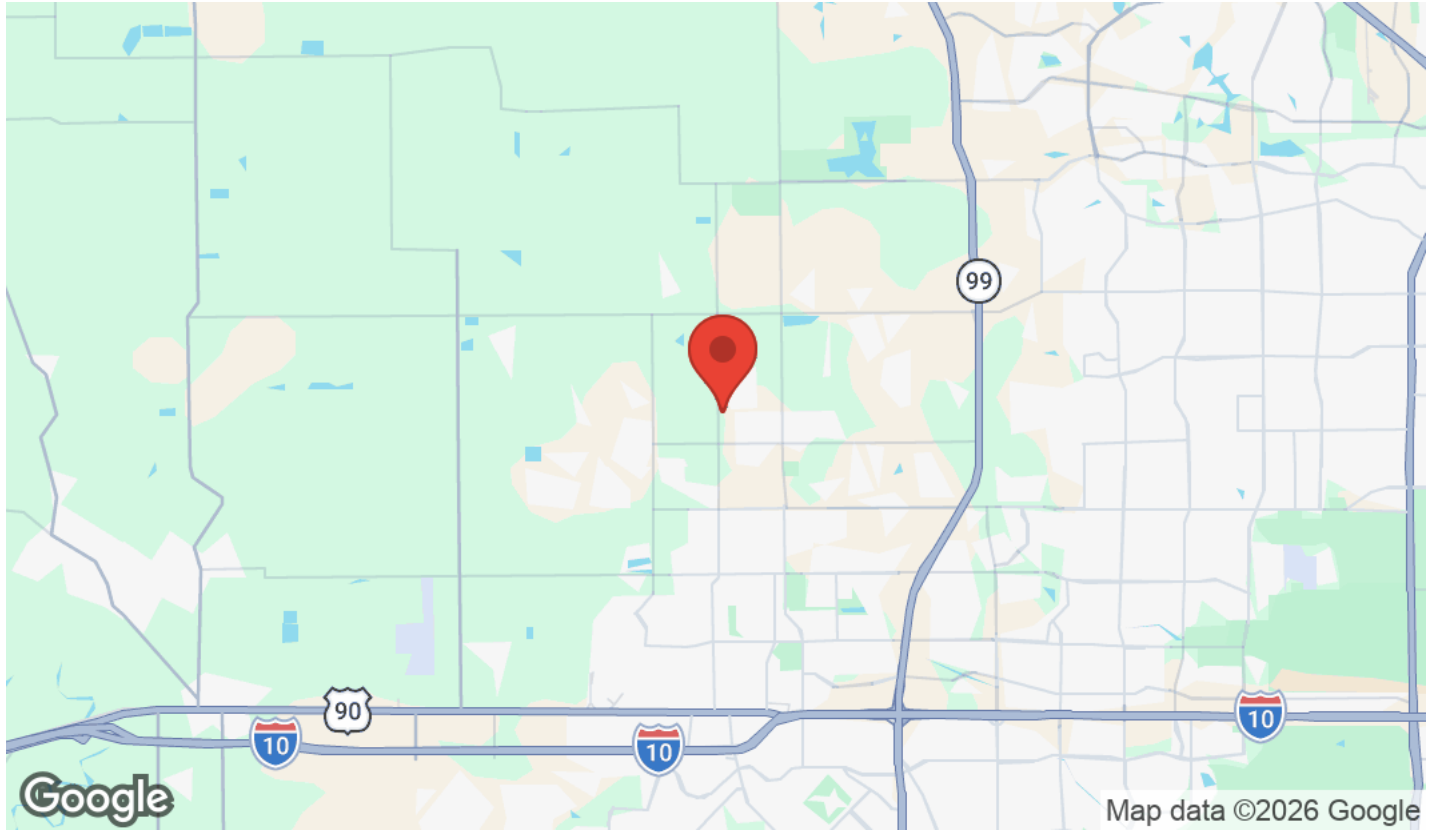


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LOCATION MAPS

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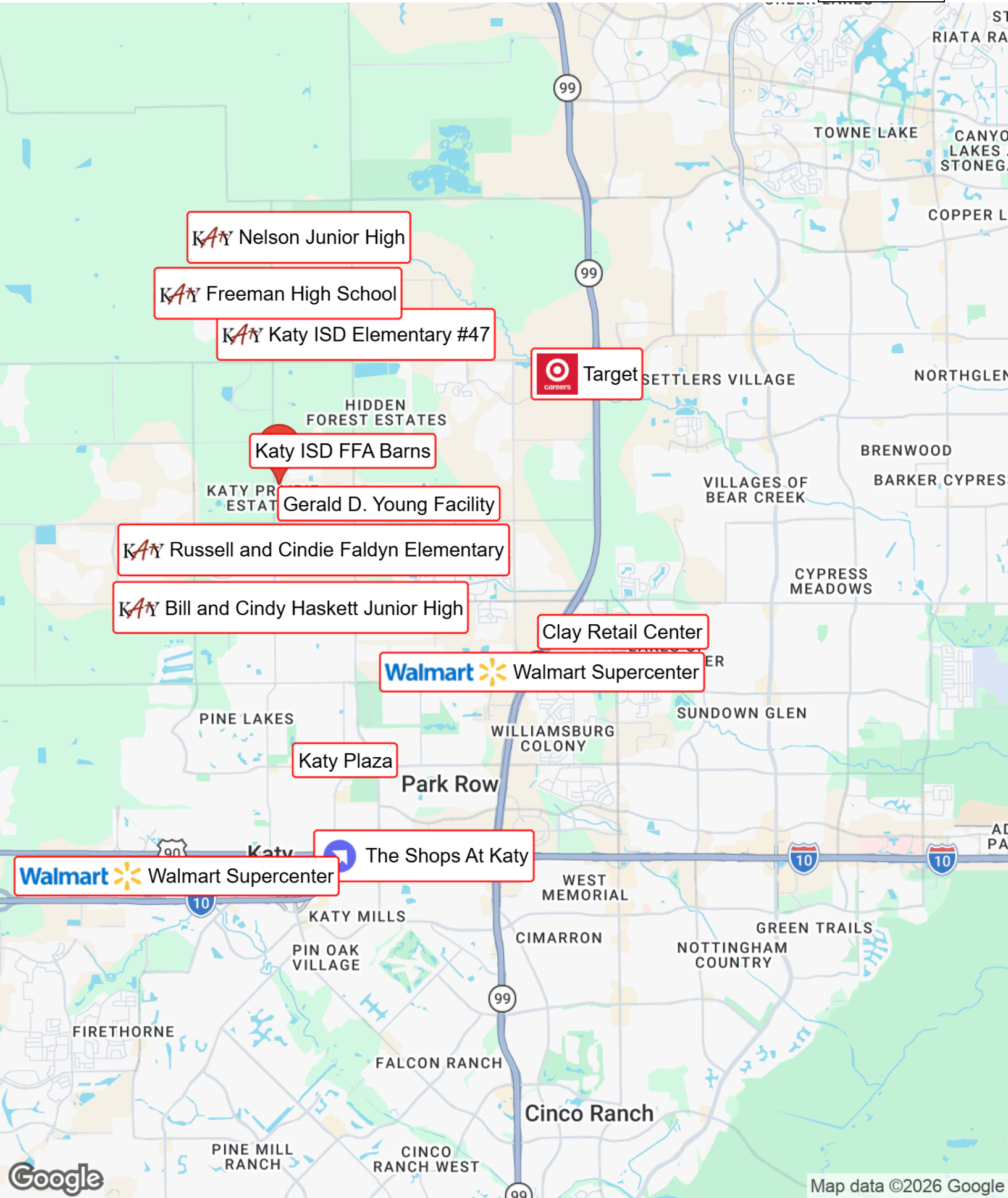


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BUSINESS MAP

5214 KATY HOCKLEY ROAD



~~KATY~~ Nelson Junior High

~~KATY~~ Freeman High School

~~KATY~~ Katy ISD Elementary #47



Katy ISD FFA Barns

Gerald D. Young Facility

~~KATY~~ Russell and Cindie Faldyn Elementary

~~KATY~~ Bill and Cindy Haskett Junior High

Clay Retail Center

Walmart Walmart Supercenter

Katy Plaza

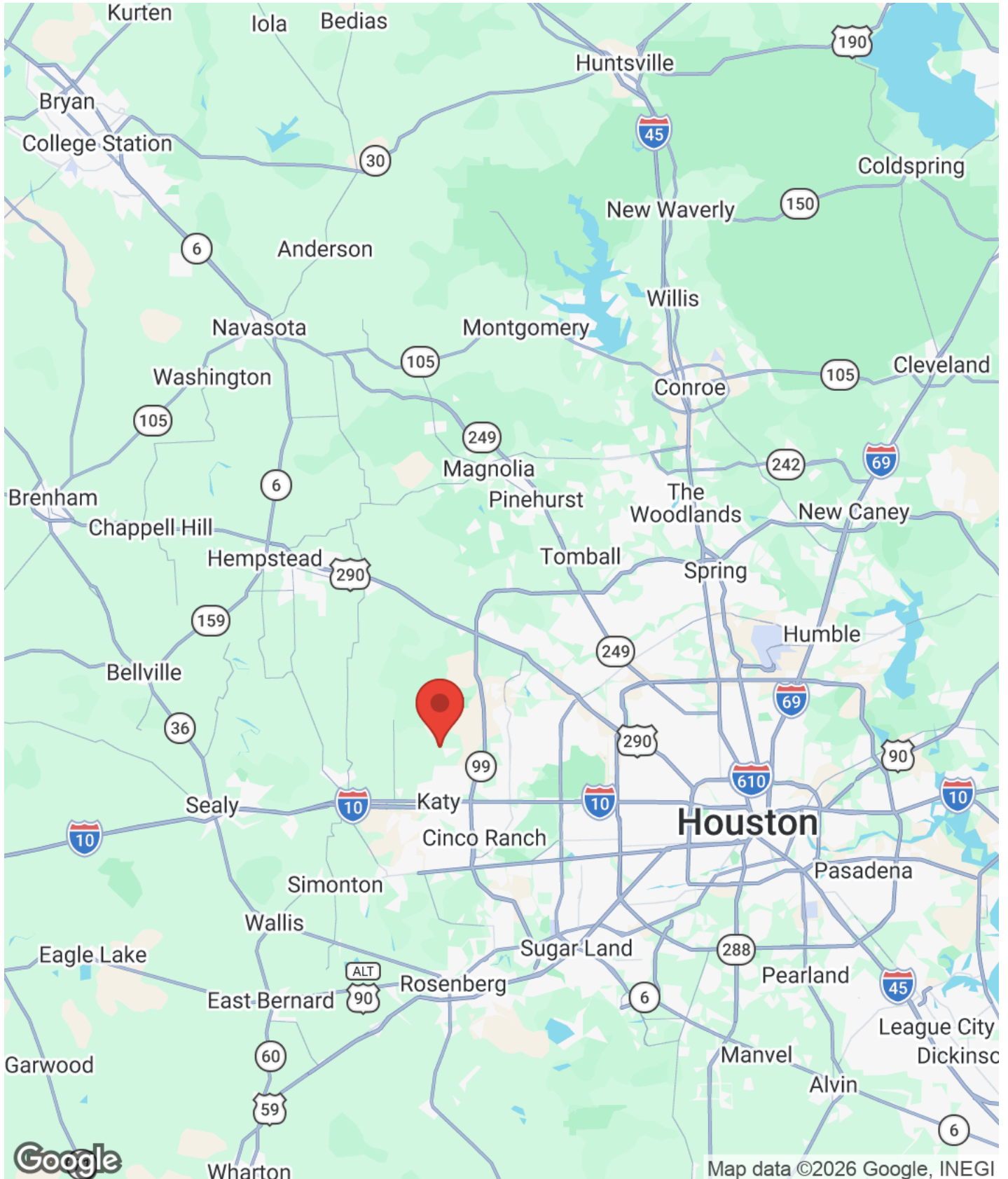
Park Row

Walmart Walmart Supercenter

The Shops At Katy

REGIONAL MAP

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AERIAL MAP

5214 KATY HOCKLEY ROAD



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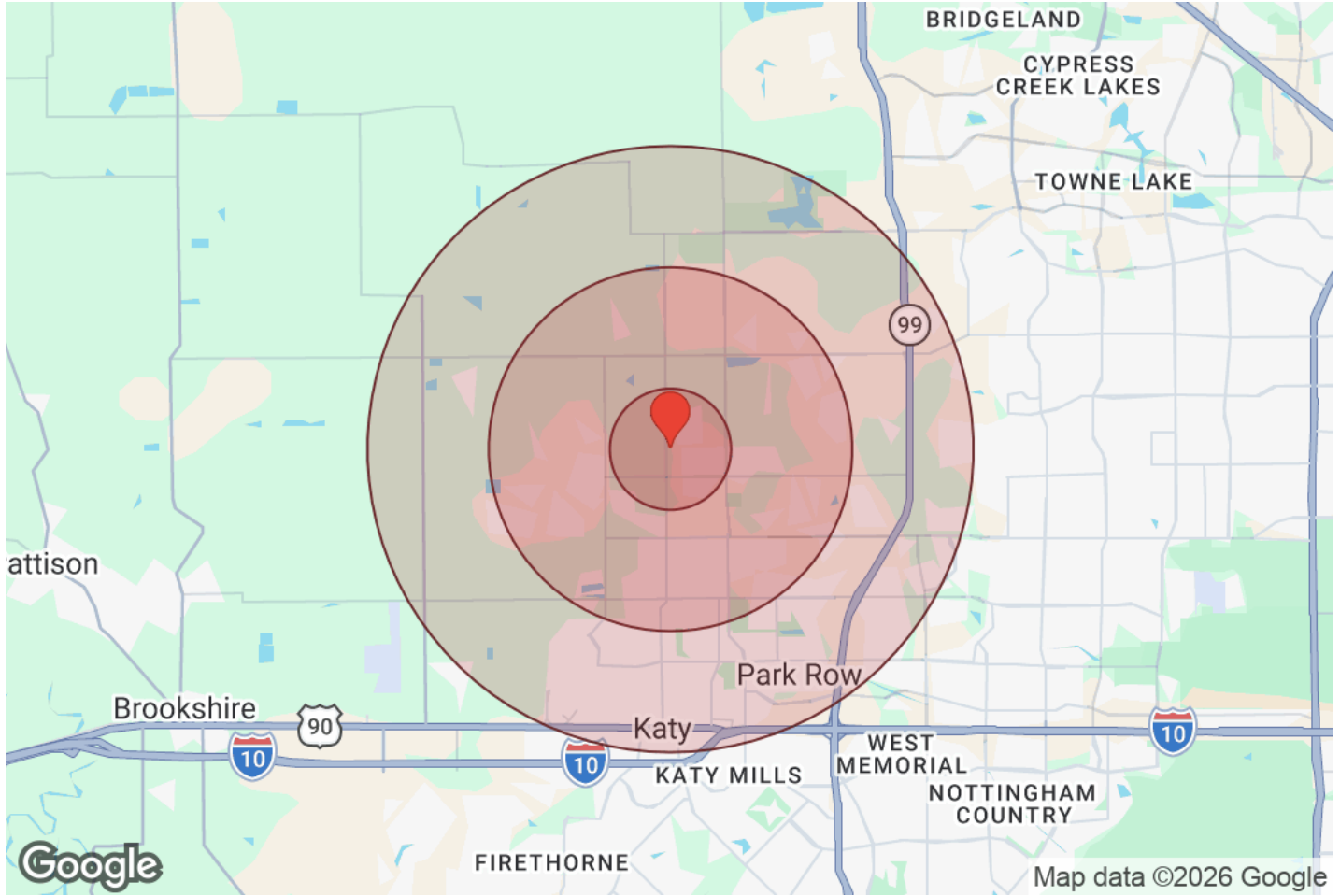


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DEMOGRAPHICS

5214 KATY HOCKLEY ROAD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,966	24,394	60,714
Female	3,108	25,445	63,356
Total Population	6,073	49,838	124,070

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,676	14,752	38,660
Black	1,357	10,366	23,735
Am In/AK Nat	5	60	136
Hawaiian	2	15	25
Hispanic	2,274	19,282	48,611
Asian	626	4,171	10,347
Multiracial	114	1,032	2,221
Other	19	159	347

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,080	17,079	43,323
Occupied	1,927	15,815	40,005
Owner Occupied	1,569	12,849	30,351
Renter Occupied	358	2,966	9,654
Vacant	154	1,264	3,318

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,604	12,690	29,467
Ages 15 - 24	742	6,425	16,625
Ages 25 - 54	2,829	22,354	54,811
Ages 55 - 64	468	4,193	11,264
Ages 65+	430	4,176	11,901

Income	1 Mile	3 Miles	5 Miles
Median	\$133,379	\$128,824	\$115,903
Under \$15k	53	522	1,683
\$15k - \$25k	55	404	1,112
\$25k - \$35k	158	1,112	2,225
\$35k - \$50k	75	734	2,127
\$50k - \$75k	173	1,812	5,136
\$75k - \$100k	171	1,423	4,400
\$100k - \$150k	474	3,597	9,948
\$150k - \$200k	396	2,800	6,112
Over \$200k	372	3,410	7,262

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IABS- LISTING AGENT

5434 KATY HOCKLEY ROAD



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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-BB	klrw10@kw.com	(713) 461-9393
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Bossart	588215-B	michaelb@kw.com	(713) 461-9393
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Roger Aad	692211-B	Rogeraad@kw.com	(713) 461-9393
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Timothy Larson	695022-SA	tlarson@kw.com	(281) 508-0800
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov IABS 1-2