

FOR SALE

20747 CLAY RD, KATY, TX 77449
±19.86 ACRES OF LAND

CALL BROKER
FOR INFORMATION

**CALVIN NELMS
CHARTER SCHOOLS**

**BRIDGEWATER
MEADOWS
±426 Homes**

**LONE STAR
STORAGE CENTER**

SITE

CLAY RD.

TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895

ALEX WISNOSKI

Principal

Alex@TexasCRES.com

(281) 415-1913



PROPERTY HIGHLIGHTS



Location

20747 Clay Rd.
Katy, TX 77449



Asking Price

Call for Pricing



Size

±19.86 AC

Contact Us

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(281) 898-0895

ALEX WISNOSKI

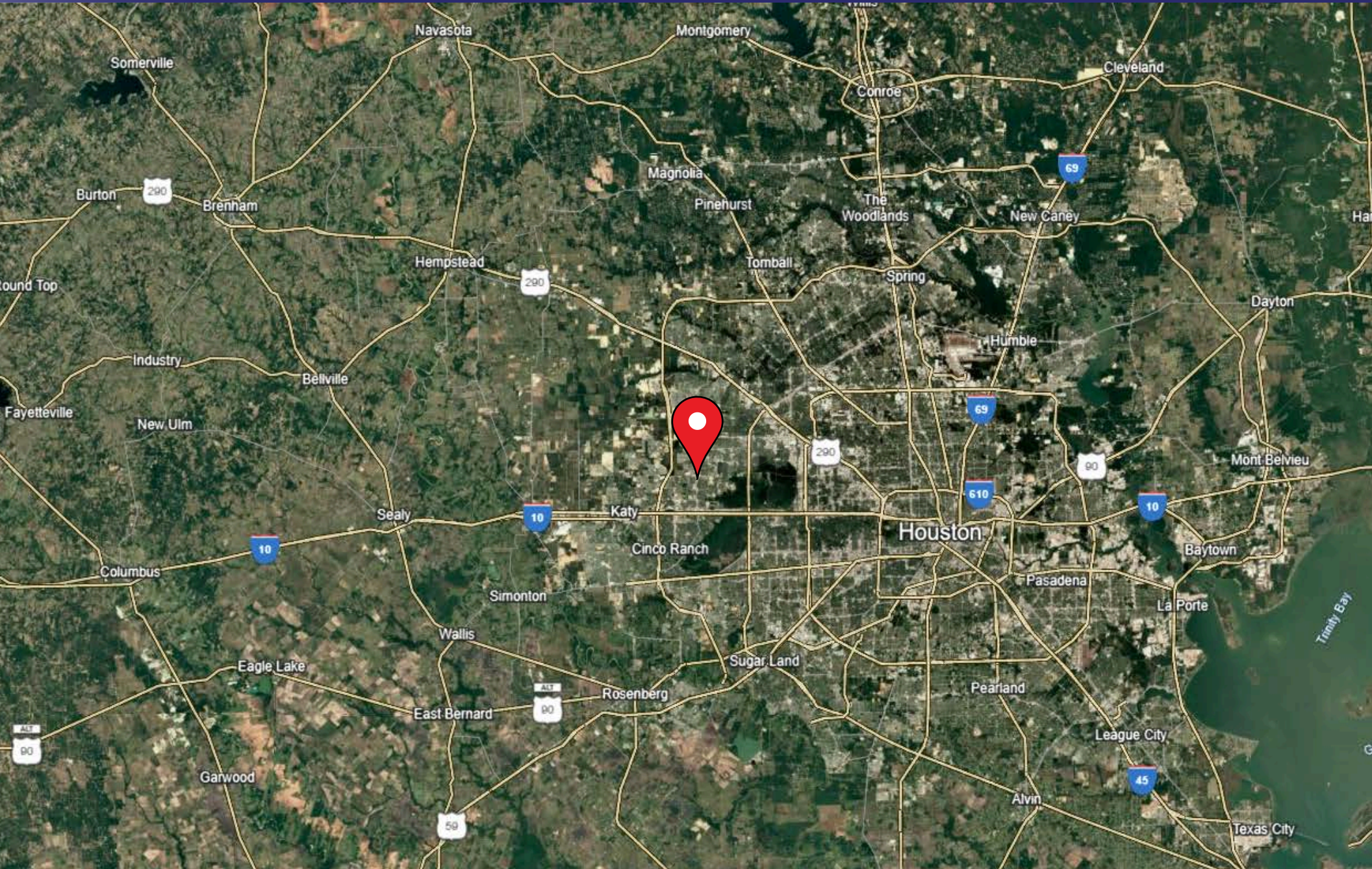
Alex@TexasCRES.com
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- **Land Offering:** ±19.86 acres (±854,260 SF) of unrestricted land, ideal for Industrial, Flex, Storage, Office Condo.
- **Frontage:** Approximately ±270 FT of frontage on Clay Rd, providing excellent visibility and access.
- **High-Growth Corridor:** Strategically located 1.5 miles west of the Grand Parkway (SH-99) between Mason and Fry Roads in one of Katy's fastest-growing corridors.
- **Utilities:** Harris County MUD 71 (west) and West Harris County MUD 7 (east), with existing electrical service, septic system, and private well already in place.
- **Surrounding Development:** Across from Clay Commerce Office/Warehouse, adjacent to Lone Star Storage and Calvin Nelms Charter School, with new residential and retail projects nearby.
- **Accessibility:** Easy access to major transportation routes including Grand Parkway (SH-99) and I-10/Katy Freeway.
- **Community Advantage:** Located in the acclaimed Katy ISD, near family-friendly amenities such as Katy Mills Mall, Typhoon Texas waterpark, and Mary Jo Peckham Park.
- **Investment Growth Opportunity:** Surrounded by new housing communities, industrial parks, and retail projects.

PROPERTY PICTURES



LOCATION MAP



MARKET AERIAL



TH MCDONALD
JUNIOR HIGH
SCHOOL

LAKES OF
BRIDGEWATER
±911 Homes

BRIDGEWATER
MEADOWS
±426 Homes

CALVIN NELMS
CHARTER SCHOOLS

LONE STAR
STORAGE CENTER

CLAY RD.
±26,338 AADT (21)

CLAY COMMERCE DR.

BRIDGEWATER
POINTE
Over 1,300 Homes

CIERRA
LIQUIDATION
CENTER

- ★ FORCEMECH POWER WHEELCHAIRS & SCOOTERS
- ★ LAUDADIO POLYMERS
- ★ PNPLINE
- ★ FASHION GLASS & MIRROR
- ★ RUSHMORE CONCRETE
- ★ FIREPROOF CONTRACTORS, INC.
- ★ Y2 EAGLE HVAC
- ★ TRILOGY AC COOLING AND HEATING

MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

20747 Clay Rd, Katy, Texas, 77449 3

Ring of 3 miles

KEY FACTS

150,306

Population



46,899

Households

34.0

Median Age

\$74,895

Median Disposable Income

EDUCATION

9.3%

No High School Diploma



33.9%

Bachelor's/Grad / Prof Degree



25.3%

High School Graduate



150,306

2023 Total Population (Esri)



31.5%

Some College/ Associate's Degree

INCOME



\$89,547

Median Household Income



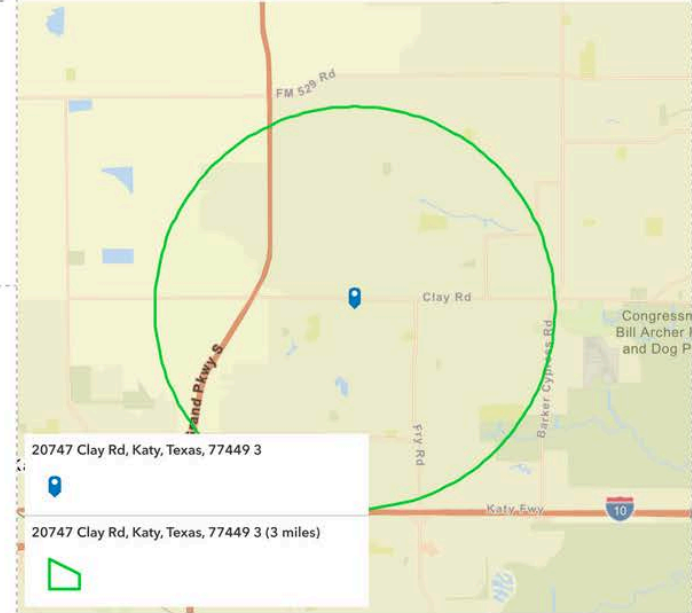
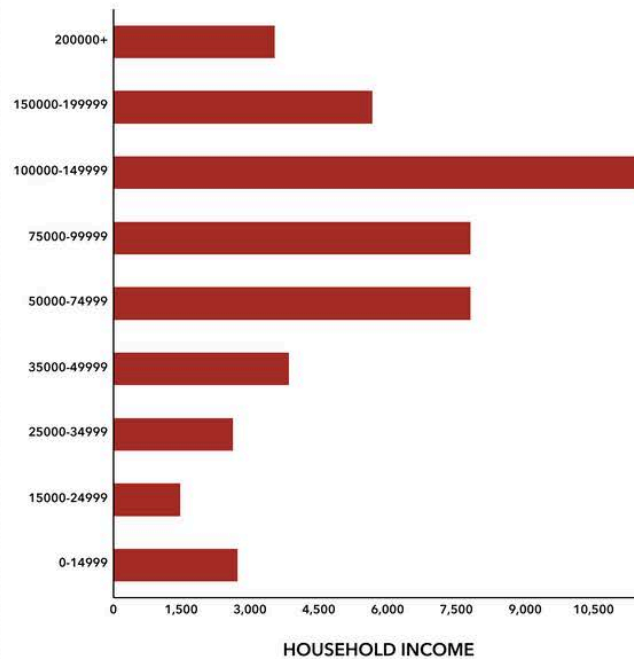
\$33,458

Per Capita Income



\$218,568

Median Net Worth



EMPLOYMENT



White Collar

62.8%



Blue Collar

24.8%



Services

14.7%

5.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004590</u> License No.	<u>joel@texasgres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Designated Broker of Firm	<u>465800</u> License No.	<u>joel@texasgres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Licensed Supervisor of Sales Agent/ Associate	License No.	<u>joel@texasgres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Tyler Torres</u> Sales Agent/Associate's Name	<u>667430</u> License No.	<u>tyler@texasgres.com</u> Email	<u>(281) 898-0895</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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New IABS

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