

FOR SALE

\$600,000

27855 KREZDORN RD, HOCKLEY, TX 77447

±3.5 ACRES OF LAND

An aerial photograph of a large property with a dense forest of green trees. A rectangular area in the center is outlined in orange and labeled 'SITE'. To the right of the site, there are several large, long buildings with brown roofs, possibly a farm or industrial site. The surrounding area is a mix of trees and open fields.

SITE

**ALL
CITY**

Real Estate

JOEL C. ENGLISH

Managing Broker/Principal

Joel@TexasCRES.com

(713) 473-7200

SARA TER HEEGE

Realtor

sara@sarasellstx.com

(281) 739-2578



PROPERTY HIGHLIGHTS



Location

27855 Krezdorn Rd.
Hockley, TX 77447



Asking Price

\$600,000



Size

±3.5 AC

Contact Us

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- **±3.5 acres of land** for sale in Hockley, TX, offering a versatile opportunity for residential, commercial, or investment use

- Approximately **122.2 FT of frontage along Krezdorn Rd**, providing direct access and strong usability for future development

- **Well-sized tract** with flexibility to accommodate a variety of site plans, from single-user concepts to phased development

- **Unrestricted**, allowing for a wide range of uses tailored to investor or owner needs

- **Positioned in a growing area of Northwest Houston**, benefiting from continued expansion and nearby development activity

- Convenient proximity to Houston Oaks Golf Course, adding lifestyle appeal and enhancing long-term value in the immediate area

- Easy access to major thoroughfares, supporting connectivity to Cypress, Tomball, and the greater Houston market

- **Ideal opportunity for investors, developers, or owner-users** looking to secure land in a high-growth corridor with long-term upside

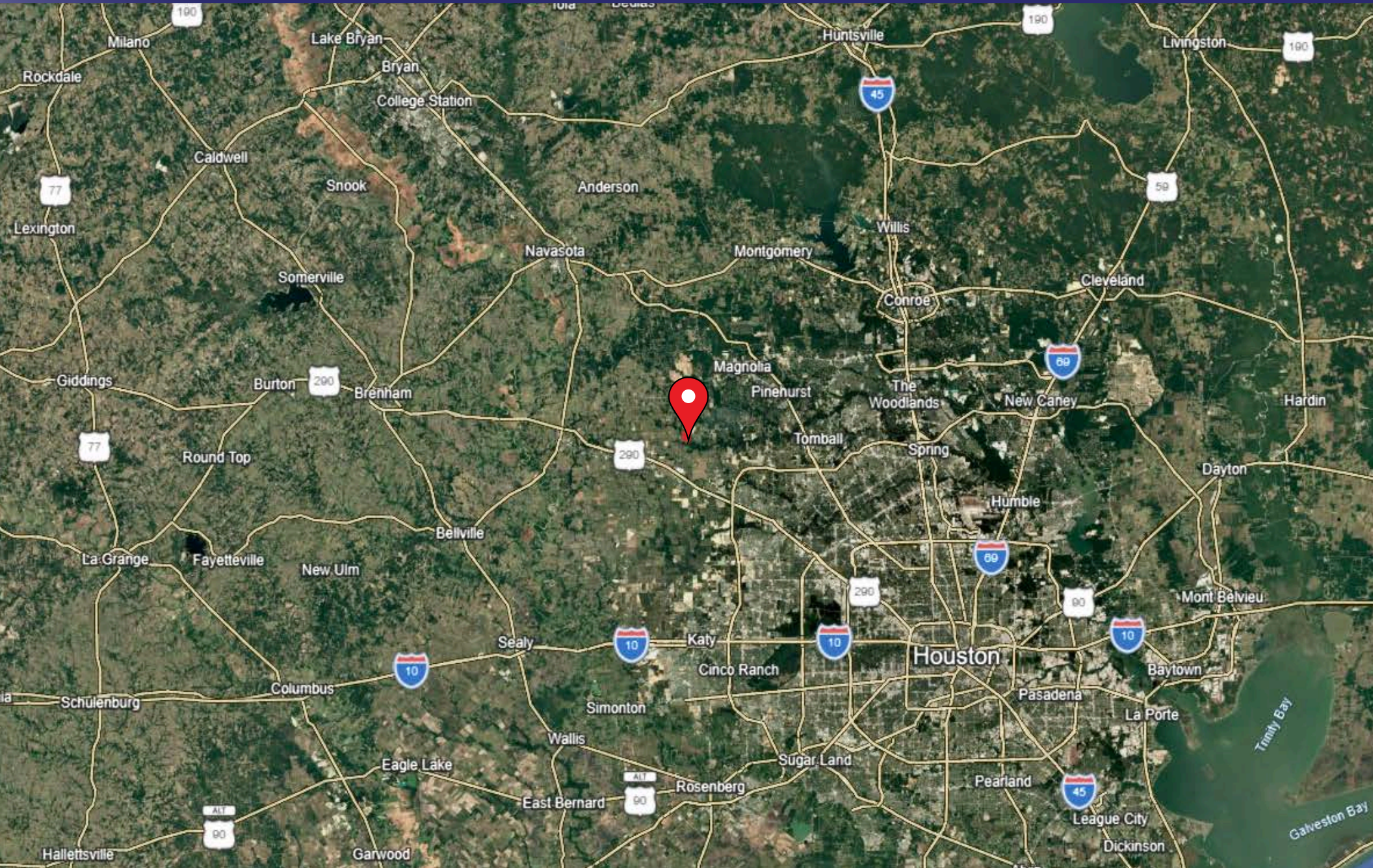
PROPERTY PICTURES



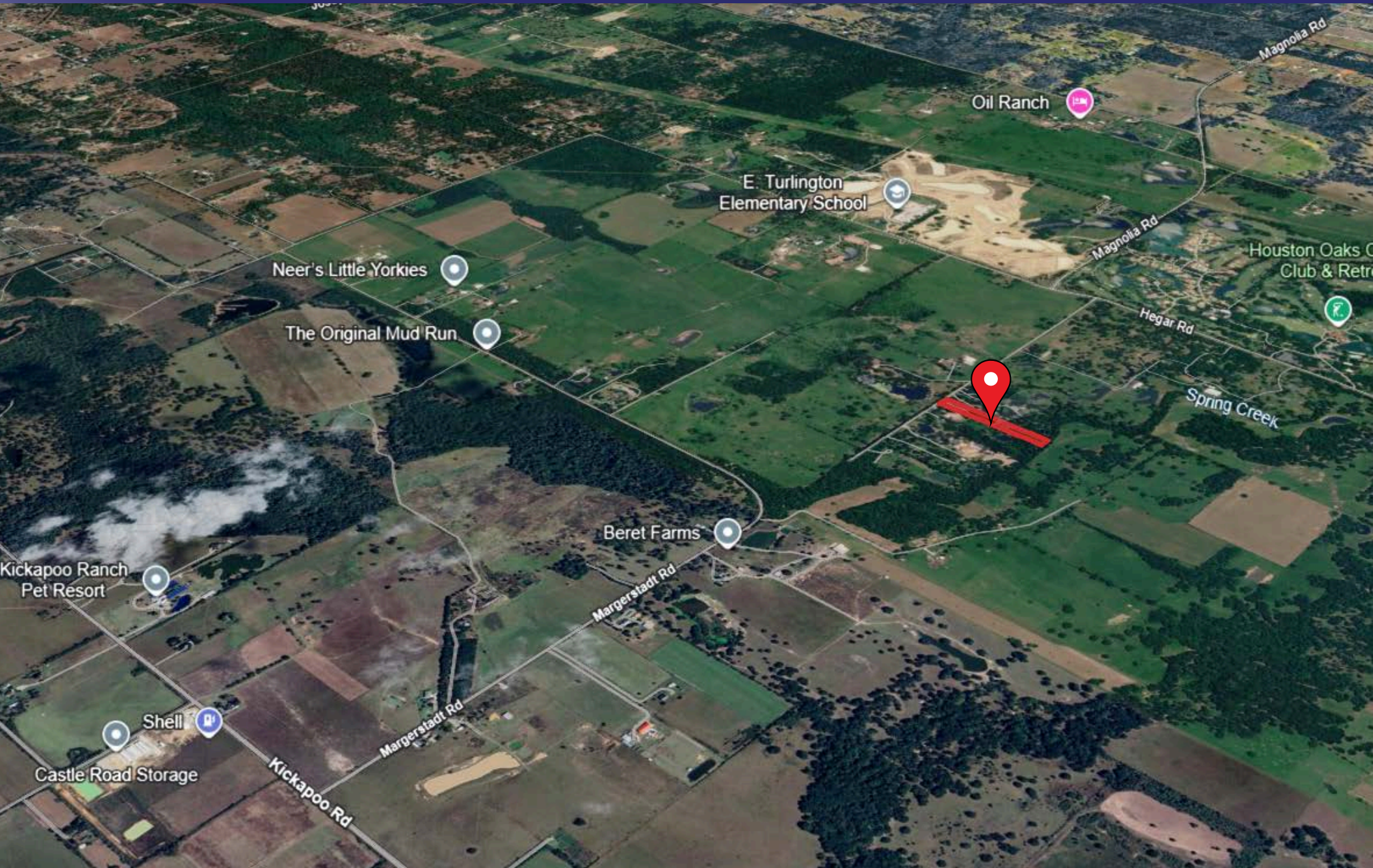
PROPERTY PICTURES



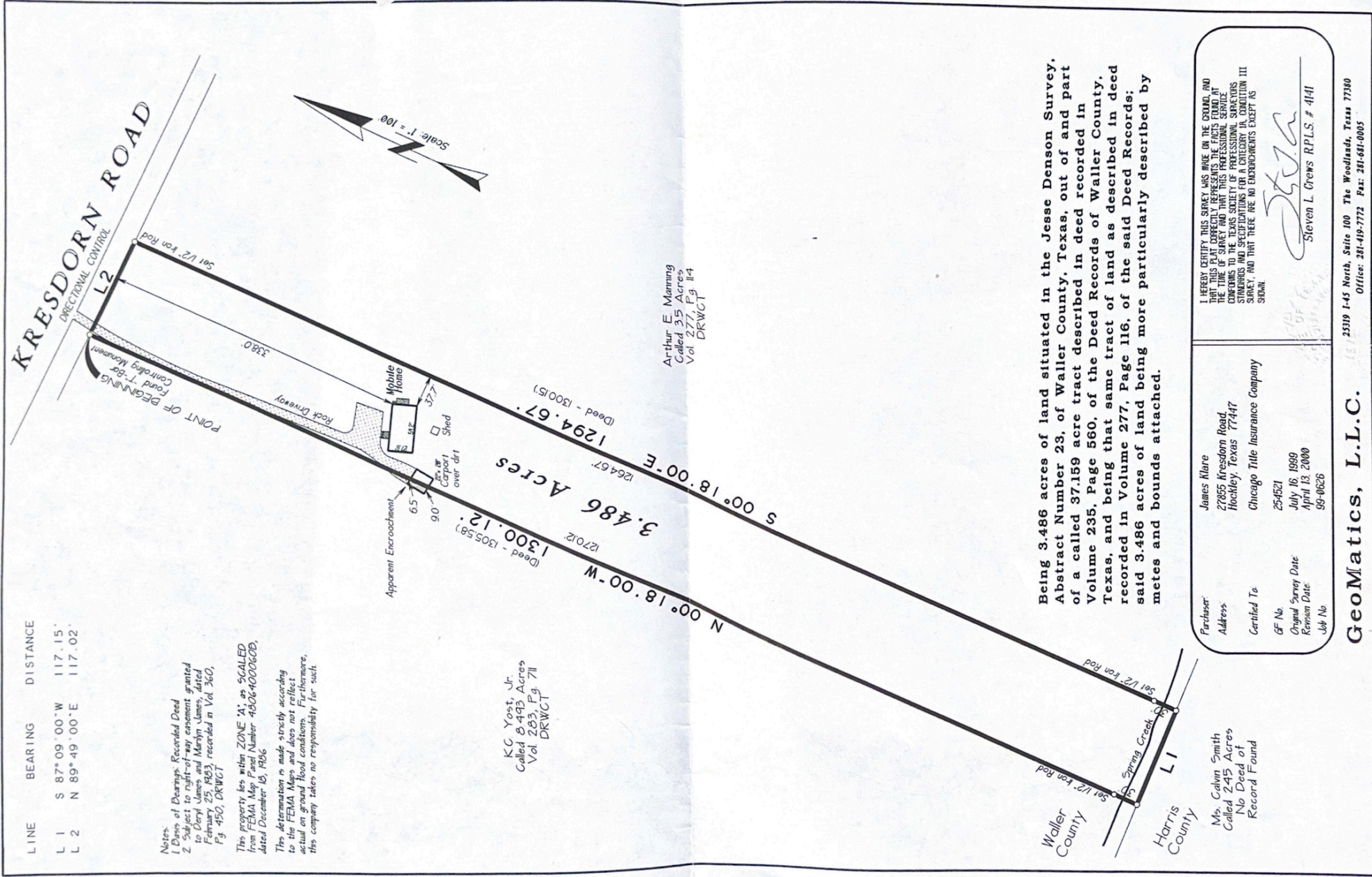
LOCATION MAP



MARKET AERIAL



SURVEY



L. LINE	BEARING	DISTANCE
L 1	S 87° 09' 00\" W	117.15'
L 2	N 89° 49' 00\" E	117.02'

Notes:
 1. Deeds of Donations Recorded Deed
 2. Subject to right-of-way easement granted
 to Deryl James and Marilyn James, dated
 February 25, 1983, recorded in Vol. 360,
 Pg. 450, DRWCT
 This property lies within ZONE 'A', as SCALED
 from FEMA Map Panel Number 4806-100060D,
 dated December 18, 1986
 This determination is made strictly according
 to the FEMA Maps and does not reflect
 actual on ground flood conditions. Furthermore,
 this company takes no responsibility for such

KC Yost, Jr.
 Called 8.443 Acres
 Vol. 283, Pg. 71
 DRWCT

Arthur E. Manning
 Called 3.5 Acres
 Vol. 277, Pg. 114
 DRWCT

Waller County
 Harris County
 Ms. Calvin Smith
 Called 2.45 Acres
 No Deed of
 Record Found

Being 3.486 acres of land situated in the Jesse Denson Survey,
 Abstract Number 23, of Waller County, Texas, out of and part
 of a called 37.159 acre tract described in deed recorded in
 Volume 235, Page 560, of the Deed Records of Waller County,
 Texas, and being that same tract of land as described in deed
 recorded in Volume 277, Page 116, of the said Deed Records;
 said 3.486 acres of land being more particularly described by
 metes and bounds attached.

Purchaser:
 Address
 Certified To
 GF No
 Original Survey Date
 Revision Date
 Job No.

James Klare
 27855 Kresdorn Road,
 Houston, Texas 77447
 Chicago Title Insurance Company
 25-4521
 July 16, 1999
 April 13, 2000
 99-0626

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND AND
 THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT
 THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE
 WAS RENDERED TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF SAID
 SOCIETY, AND THAT THERE ARE NO ENCUMBRANCES EXCEPT AS
 SHOWN.

Signature
 Steven L. Crews R.P.L.S. # 4141

GeoMatics, L.L.C.

25319 I-45 North, Suite 100 The Woodlands, Texas 77380
 Office: 281-419-7772 Fax: 281-681-0005

DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

27855 Krezdorn Rd, Hockley, Texas, 77447

Ring of 3 miles

KEY FACTS

2,310

Population



942

Households

37.2

Median Age

\$78,800

Median Disposable Income

EDUCATION

16.6%

No High School Diploma



20.9%

Bachelor's/Grad / Prof Degree

31.1%

High School Graduate



2,310

2023 Total Population (Esri)

31.3%

Some College/ Associate's Degree

INCOME



\$98,108

Median Household Income



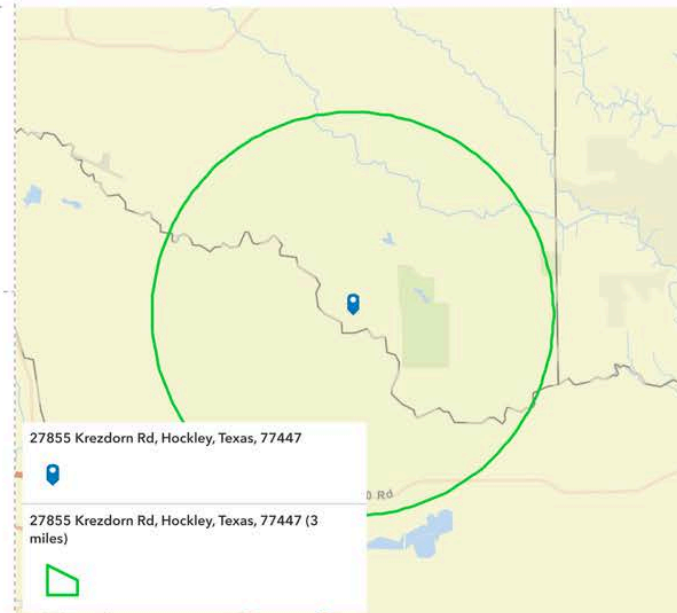
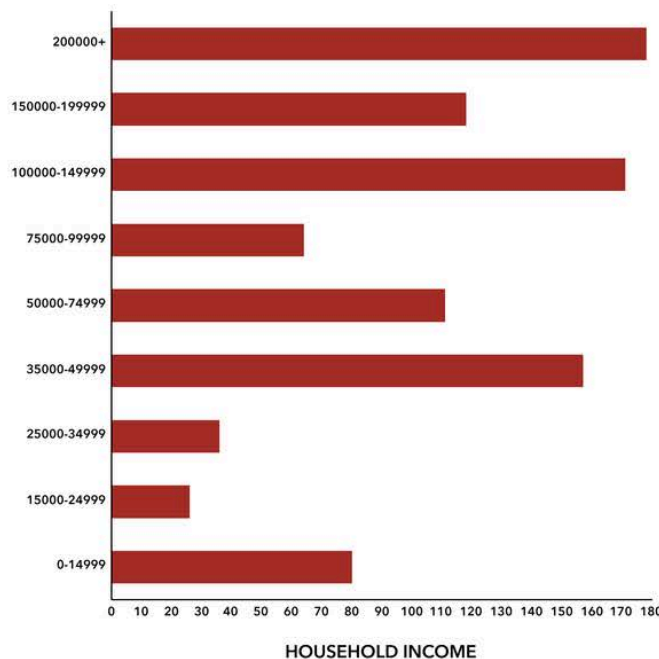
\$47,767

Per Capita Income



\$326,338

Median Net Worth



27855 Krezdorn Rd, Hockley, Texas, 77447

27855 Krezdorn Rd, Hockley, Texas, 77447 (3 miles)

EMPLOYMENT

57.6%

White Collar

31.3%

Blue Collar

11.3%

Services

4.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 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>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
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

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Tracy Kisp

Phone: (713)907-1707 Fax:

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