

LAND FOR SALE • CYPRESS, TX

Katy Hockley Road Tracts

±196 Acres

US-290 / Bridgeland Growth Corridor • 77433

±196 acres of residential land with direct frontage on Katy Hockley Rd in Cypress's fastest-growing corridor — **Harris County MUD 476 already created**, Waller ISD, and direct US-290 access. Positioned among the region's top-selling master-planned communities — Bridgeland, Dunham Pointe, and Fairfield.

±196

ACRES

MUD 476

MUD CREATEED

Waller

ISD



Rosemary Gong
PropNext Realty

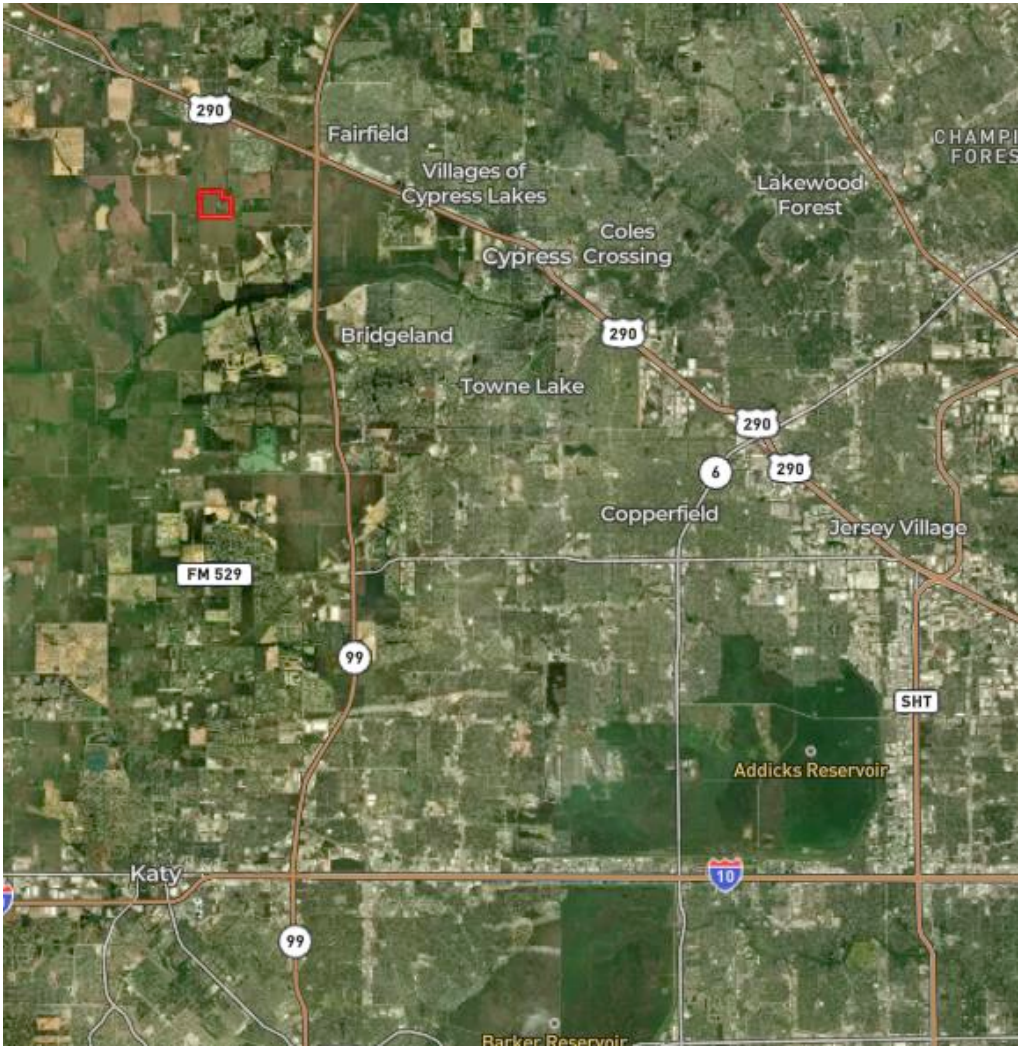
832-829-4198

rosiegong.realestate@gmail.com

PROPERTY INFORMATION

Site Summary

Type	Residential development land — for sale
Land Size	±196 AC
Location	Along Katy Hockley Rd, South of US-290 and West of SH-99
Submarket	Cypress / US-290 — unincorporated NW Harris County
Jurisdiction	Harris County ETJ (no city zoning); subject to County subdivision & drainage rules
MUD	Harris County MUD 476 — created. Confirm bond authorization, tax rate & reimbursement scope by district.
School District	Waller ISD
Utilities	Harris County MUD 476; confirm water, sanitary & drainage capacity / timing
Access	Direct frontage on Katy Hockley Rd. Convenient access to US-290 and seamless connectivity to SH-99 (Grand Parkway)
Asking Price	Call Broker for information



Acreage, boundaries, district status and utility availability are approximate and shown for marketing purposes only. Buyer to independently verify size, flood zone, MUD service, and entitlement status.

In the Path of Cypress Growth

The tracts sit inside one of Houston's strongest absorption corridors — surrounded by active master-planned communities with direct US-290 access and proximity to Grand Parkway 99.

Dunham Pointe (Tri Pointe) — ±1,327 AC MPC	East, along US-290
Bridgeland — Prairieland Village (Howard Hughes)	South, along SH-99
Fairfield — established MPC	NE, across US-290
US-290 (Northwest Fwy)	±1 mile
Grand Parkway (SH-99)	±3 miles east
Houston Premium Outlets / Cypress retail	±10 min
Energy Corridor / Downtown	±30–40 min

DEMAND

Active MPCs Nearby

COMMUNITY	DEVELOPER	PRICE RANGE
Bridgeland	Howard Hughes	\$300s – \$1M+
Dunham Pointe	Tri Pointe / Dunham	\$400s – \$1M+
Jubilee	Johnson Development (Hockley)	\$300s – \$1M
The Grange	Johnson Development (Katy/Waller)	\$370s – \$760s

EMPLOYMENT

Major Job Drivers

Houston Methodist Cypress (~2,900 jobs at buildout, +\$100M expansion) & Memorial Hermann (\$277.5M) anchor the 290 corridor.

DISTRICT

MUD 476 Created

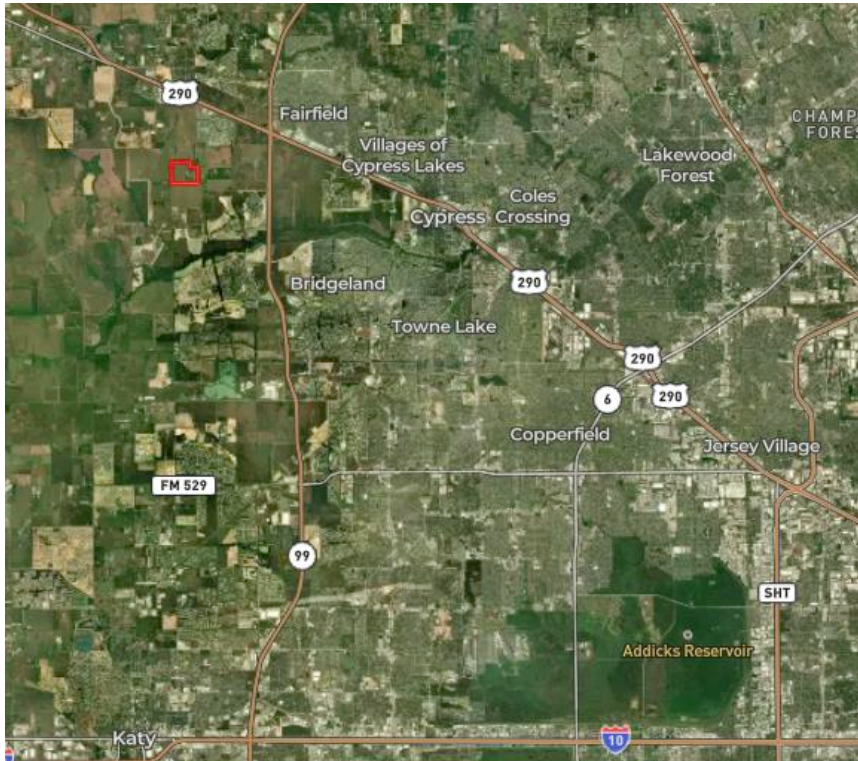
Financing vehicle already in place — a key entitlement milestone cleared ahead of takedown.

GROWTH

Corridor Momentum

Waller Co. pop. +13.4% (2020–24); US-290 past 58,000 vpd; new industrial: Prologis Legacy Point (5M SF), NW 99 Business Park (2.3M SF).

Aerial & Subject Tracts



Aerial Map. US-290 corridor context — Fairfield to the east across US-290, Bridgeland to the south along SH-99.



Subject Tracts. ±196 AC. Boundaries illustrative; verify by survey.



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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.

11-03-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>PropNext Realty</u>	<u>9007400</u>	<u>contact@propnexusa.com</u>	<u>(832)913-5188</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Di Wang</u>	<u>0634280</u>	<u>contact@propnextusa.com</u>	<u>(832)913-5188</u>
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<u>Di Wang</u>	<u>0634280</u>	<u>contact@propnextusa.com</u>	<u>(832)913-5188</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Rosemary Gong</u>	<u>0692890</u>	<u>Rosiegong.realestate@gmail.com</u>	<u>(832)829-4198</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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