



MOCK RANCHES
kw
HOUSTON

4340 KATY HOCKLEY CUT OFF RD. KATY, TX 77493
HARRIS COUNTY

9± ACRES
CONTACT AGENT FOR PRICING



4340 KATY HOCKLEY CUT OFF RD. KATY, TX 77493

HARRIS COUNTY

PROPERTY DESCRIPTION.

Nestled on a 8.99-acres, this property offers unparalleled potential for the astute investor or developer. Boasting access from two road frontages off Katy Hockley Cut Off Rd and Roland Rd, it guarantees ample ingress and egress, ensuring your project's success from the very beginning.

Located outside the city and ETJ of Katy, TX, this tract is strategically positioned in the rapidly expanding area just west of the Grand Parkway. Water and sewer are readily available, significantly reducing the cost and complexity of infrastructure development. This asset ensures that you can hit the ground running and turn your vision into reality with ease.

The possibilities here are truly boundless. Whether you envision a townhome community, a bustling business park, or a state-of-the-art climate-controlled storage facility, this acreage provides the foundation for your dreams to flourish.

Don't miss this golden opportunity to secure your stake in the ever-expanding Katy area. With a growing population, access to vital resources, and a prime location, this property is a savvy investment choice. Contact us today to explore this strategic gem and turn your real estate vision into a reality.



All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.

MOCK RANCHES | FOR SALE

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PROPERTY TYPE:

Commercial Acreage, Acreage, Home with Acreage

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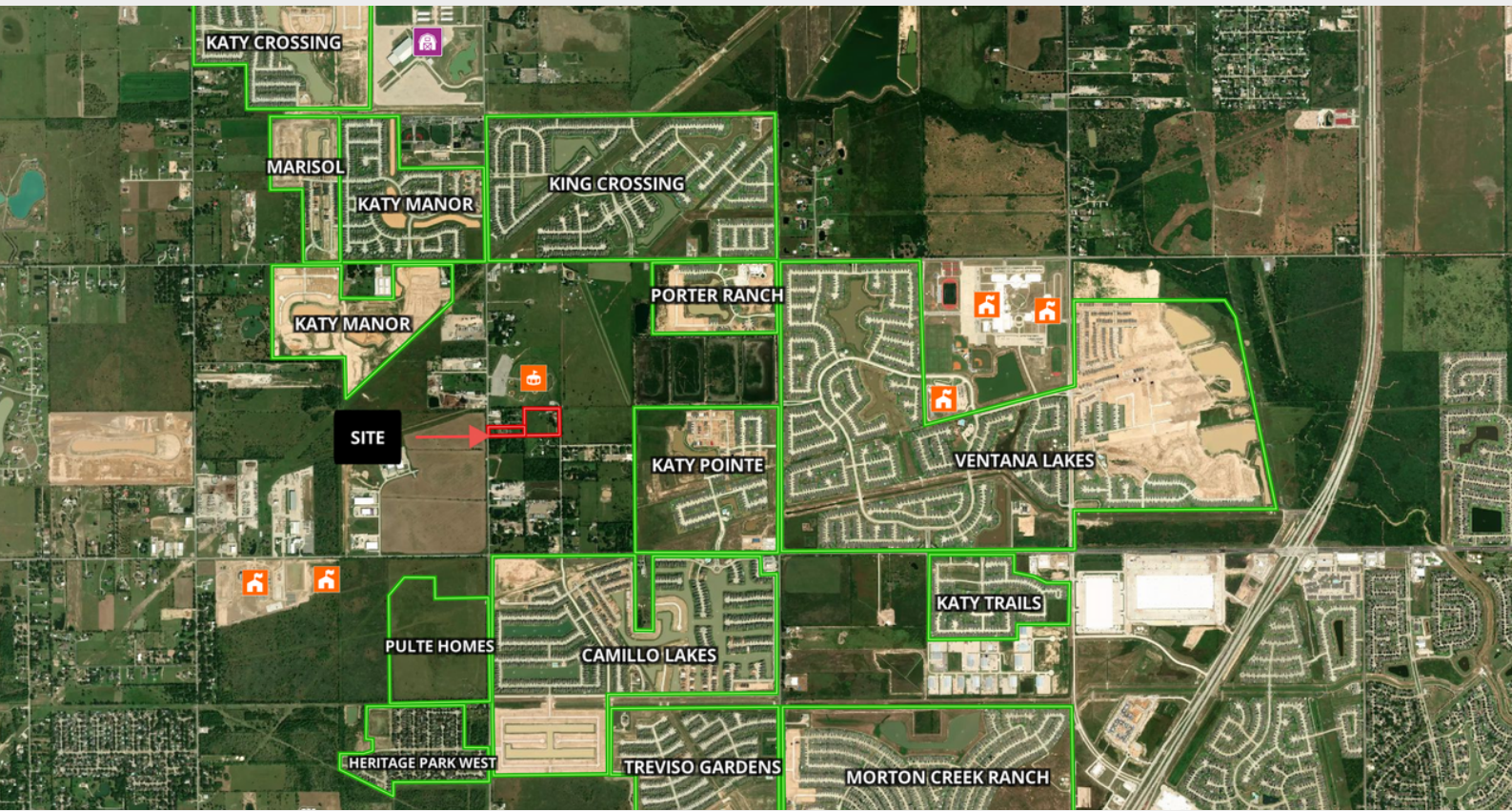
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PROPERTY FEATURES:

Hwy-County Rd Frontage, Development Potential, Barn, Electricity, Work Shop



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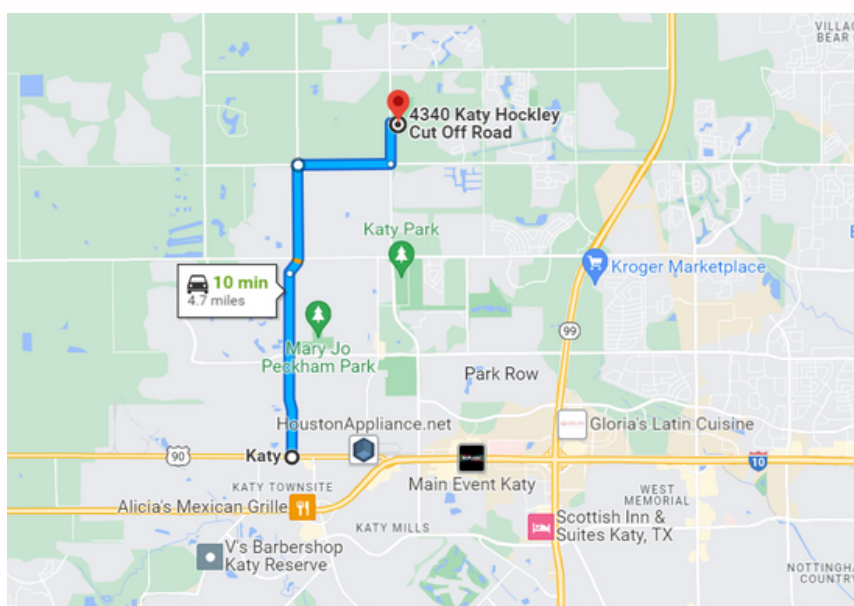
HARRIS COUNTY



[CLICK IMAGE FOR THE INTERACTIVE MAP](#)

DRIVING DIRECTIONS.

From Katy, proceed north on Avenue D towards 1st St. Stay on Katy Hockley Rd for approximately 1.2 miles, and then make a right turn onto Clay Rd. Take a left onto Katy Hockley Cut Off Rd and in about 0.4 miles, make a right turn. The property is on the left.



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CHAD ANDRUS, ALC

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Ranch. financing made simple



Anthony Vaughan

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