



26226 Stockdick School Rd, Katy, TX
77493

Property Overview

Exceptional +/-55.469 Acre Development Opportunity in Katy, Texas. Prime Residential & Commercial Land with Unlimited Potential. Utilities in place, existing 8,668 SF SFR. Nestled conveniently on the west side of The Grand Parkway 99 and just north of Interstate 10, this flat, pristine land is perfectly positioned near the top-selling master-planned community Sunterra, Katy Mills Mall, and other key attractions. Key Features: Residential & Commercial Land: No easements or pipelines to impede development. Utilities Ready: Equipped with electricity, well water, and septic. Public Water & Sewer nearby. Flood Zone-Free: Safe from flooding, ensuring peace of mind for future projects. Prime tract of land offers a clean slate for a variety of uses. Located near the 4-way intersection of Stockdick School Rd & Katy Hockley Rd., with approximately 937 feet of frontage. Katy's charm as a burgeoning suburb of Houston is status as a prime destination for new development.

Property Highlights

- Unrestricted Land: No easements or pipelines to impede development
- Utilities Ready: Equipped with electricity, well water, and septic
- Flood Zone-Free: Safe from flooding, ensuring peace of mind for future projects
- Location: At the bustling 4-way intersection of Stockdick School Rd. & Katy Hockley Rd.
- Frontage: Approximately 937 feet of frontage along Stockdick School Rd.
- Community: Katy is celebrated for its excellent schools and supportive business environment, making it an attractive place for professionals, families, and businesses alike.

Property Details

Price:	\$16.64M
Lot Size:	55.469 ACRES
Price / Acre:	\$300,000/AC
Cross Streets:	Katy Hockley Rd/Pitts Rd
Frontage:	937'
Utilities:	Electricity, Well Water, Septic
Zoning:	Res & Comm
APN:	047-138-000-0007 047-138-000-0072

Tim Larson - Commercial Realtor

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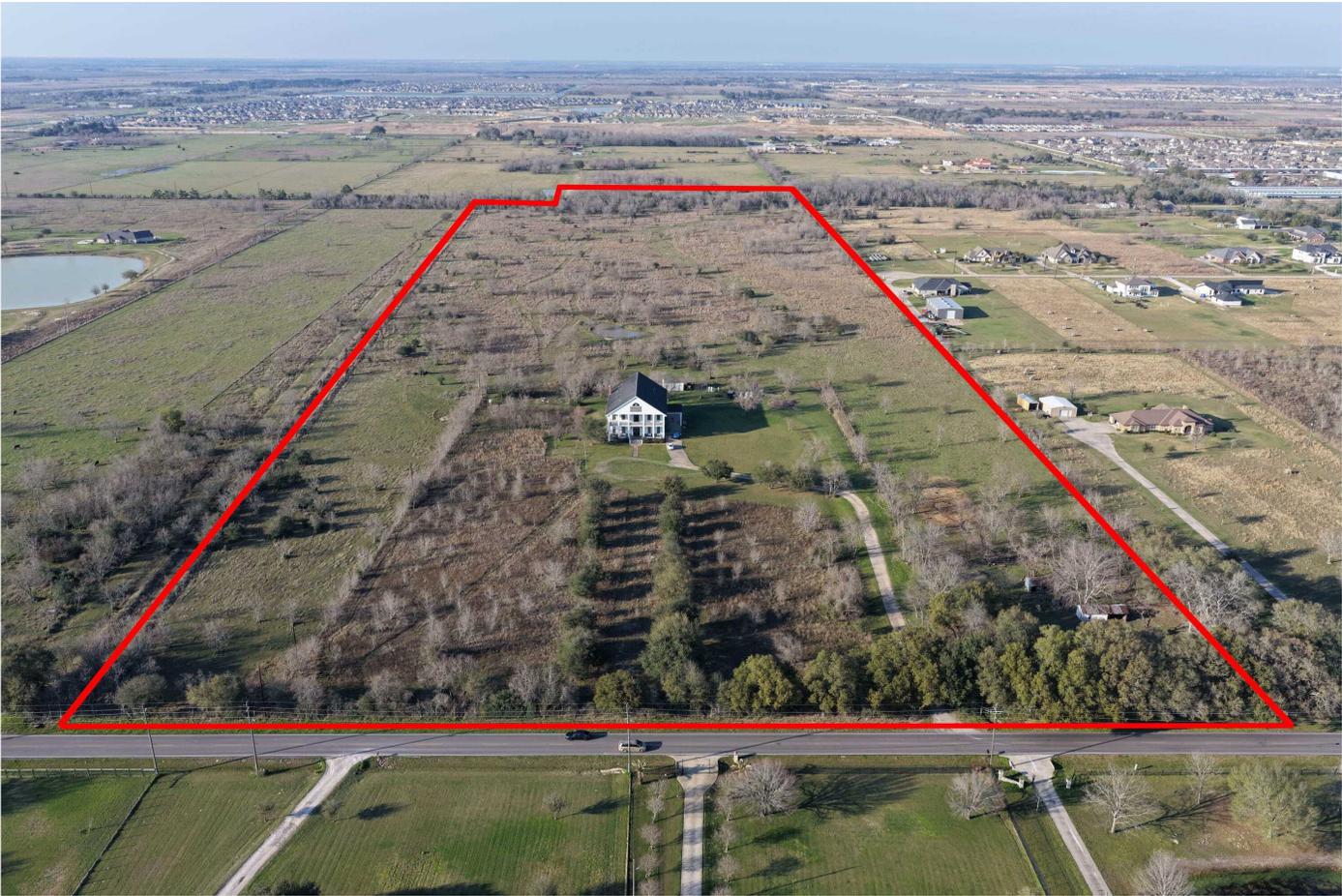
KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057

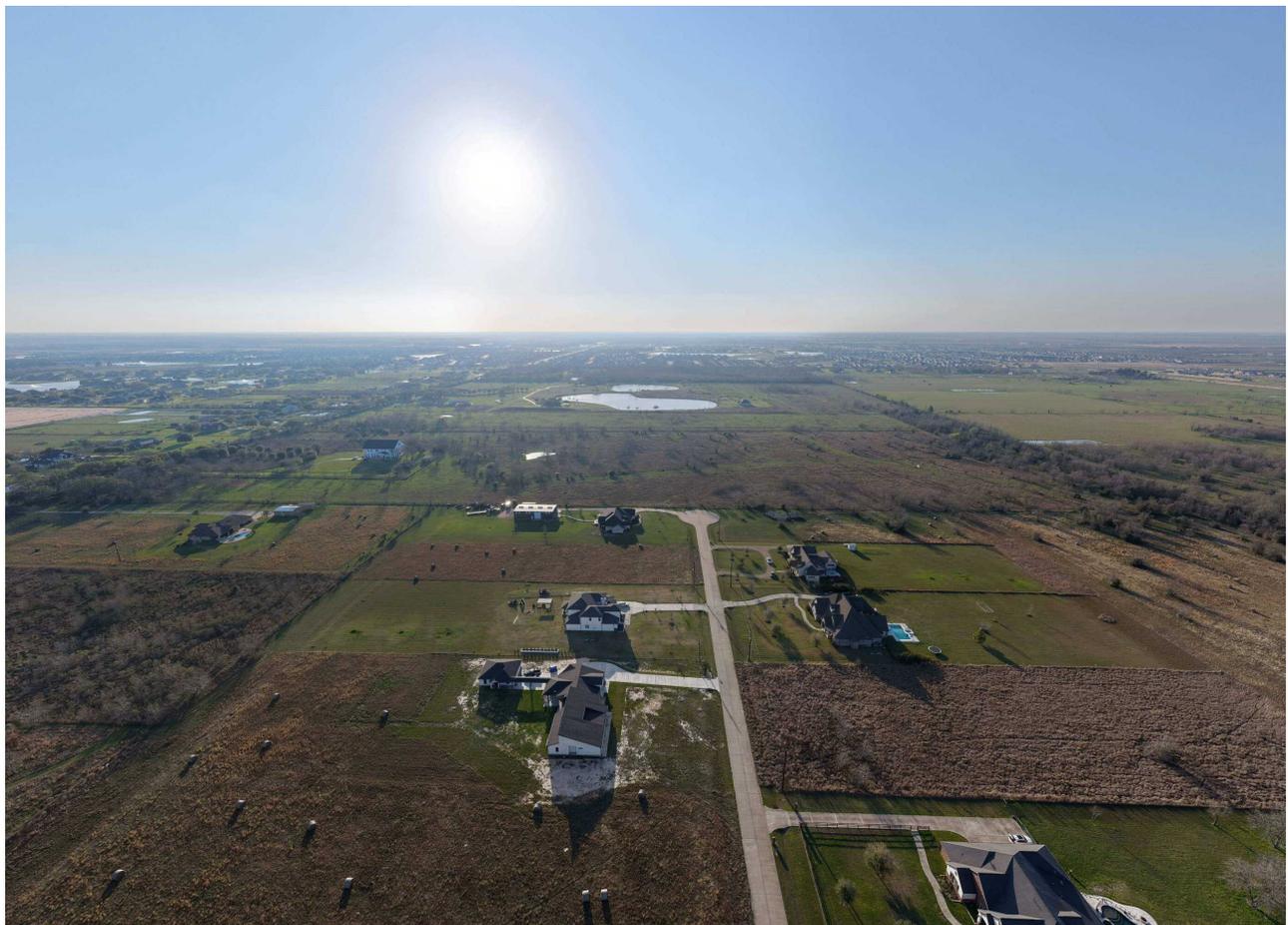
Each Office is Independently
Owned and Operated



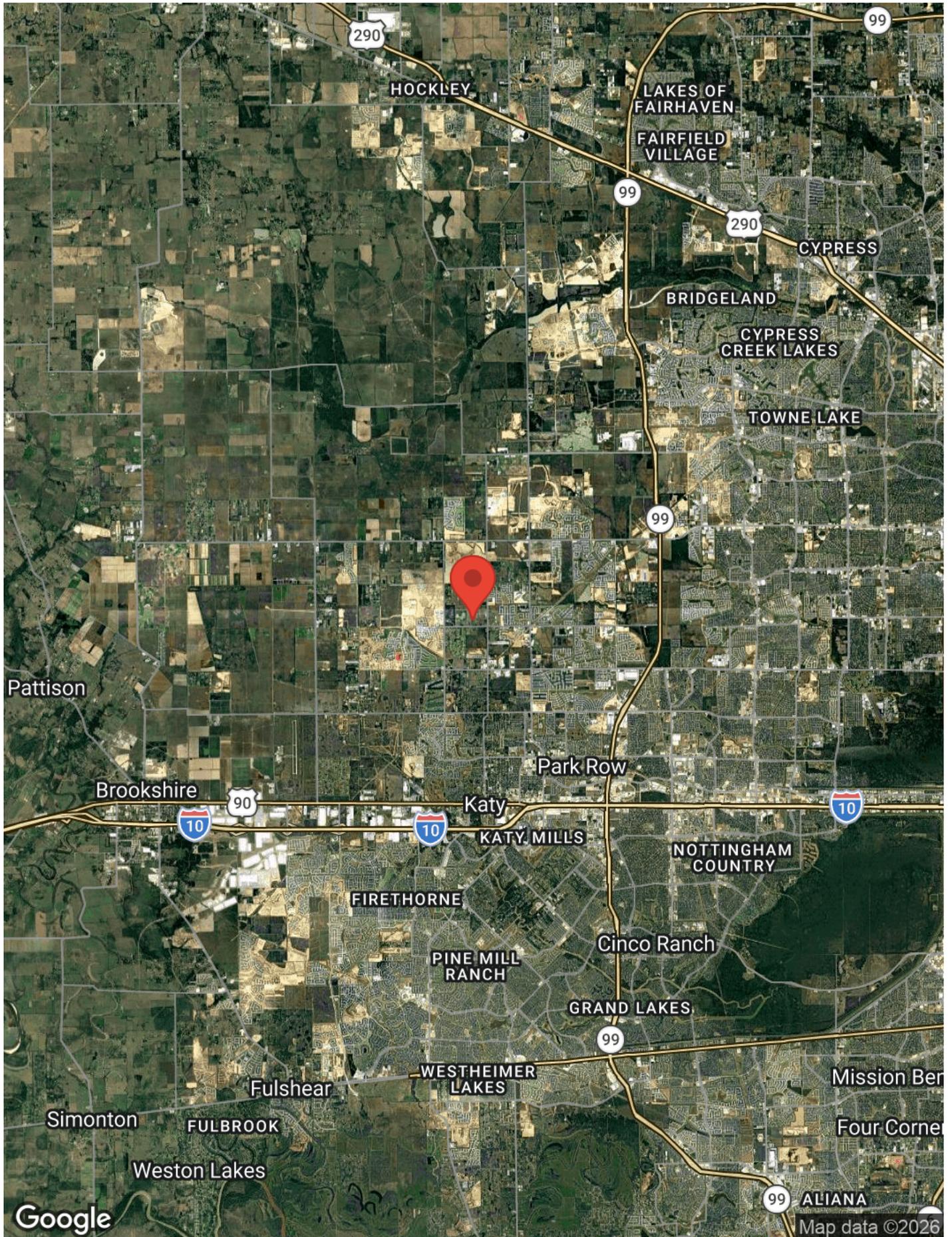
Property Photos



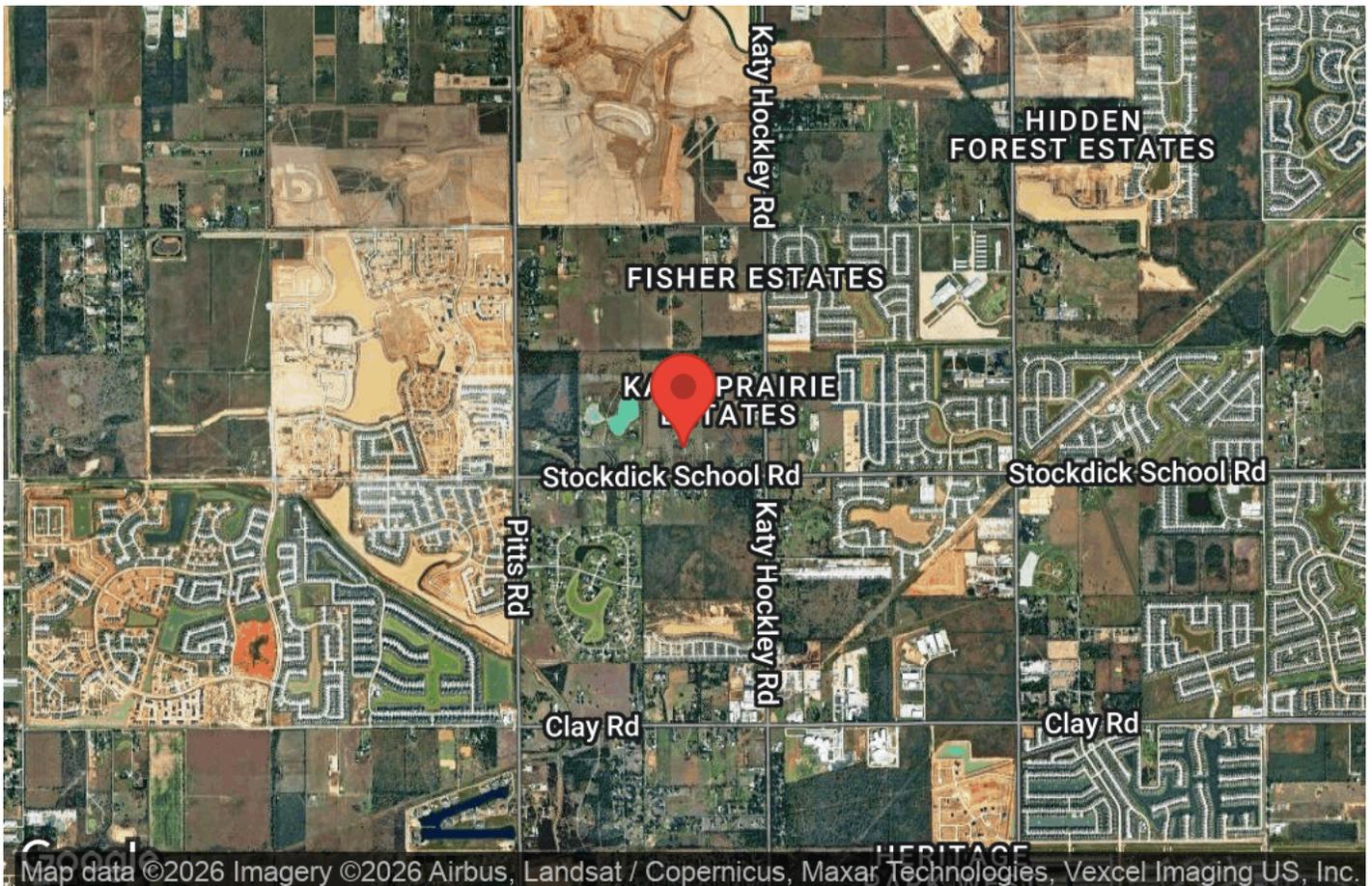
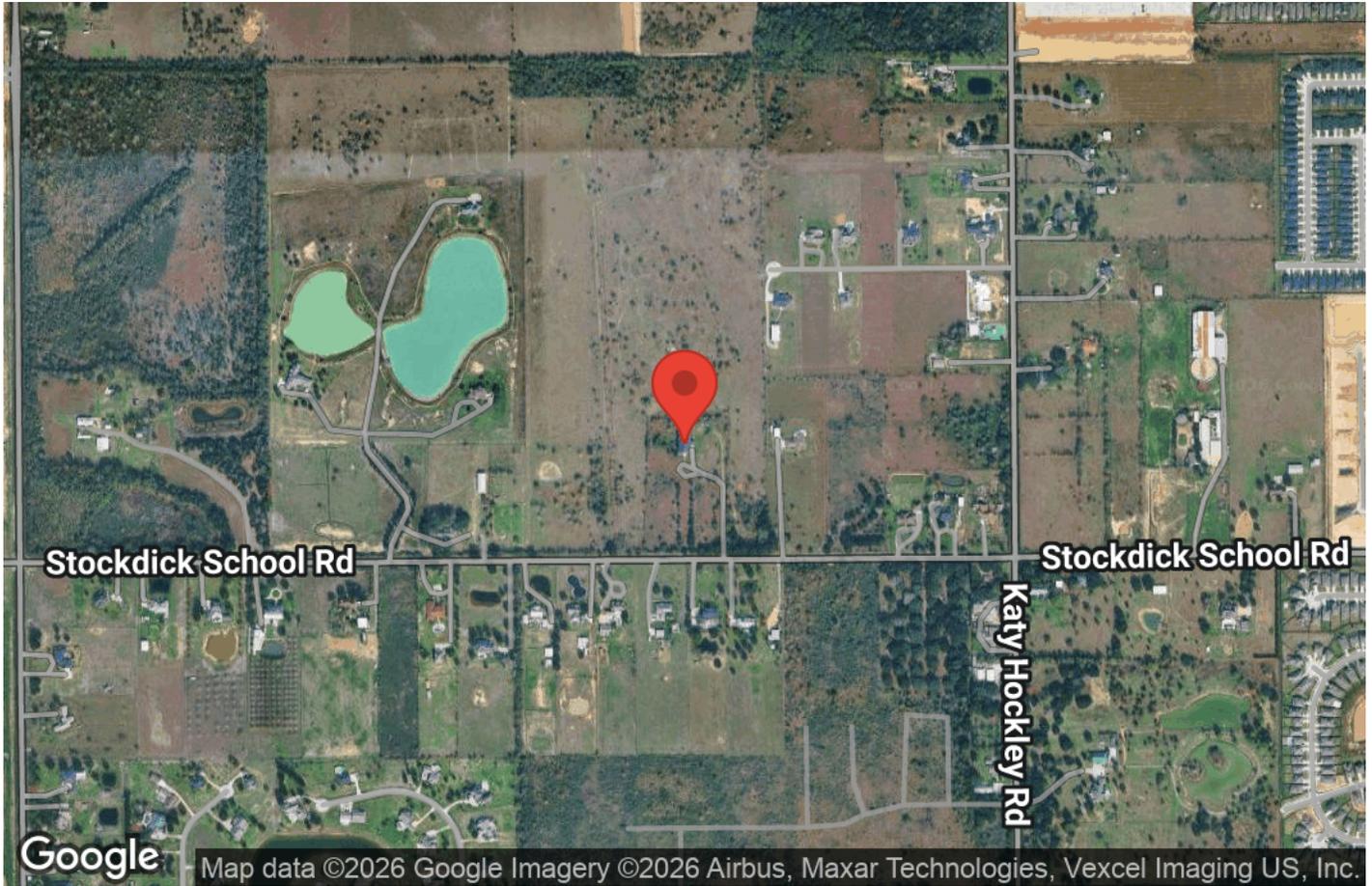
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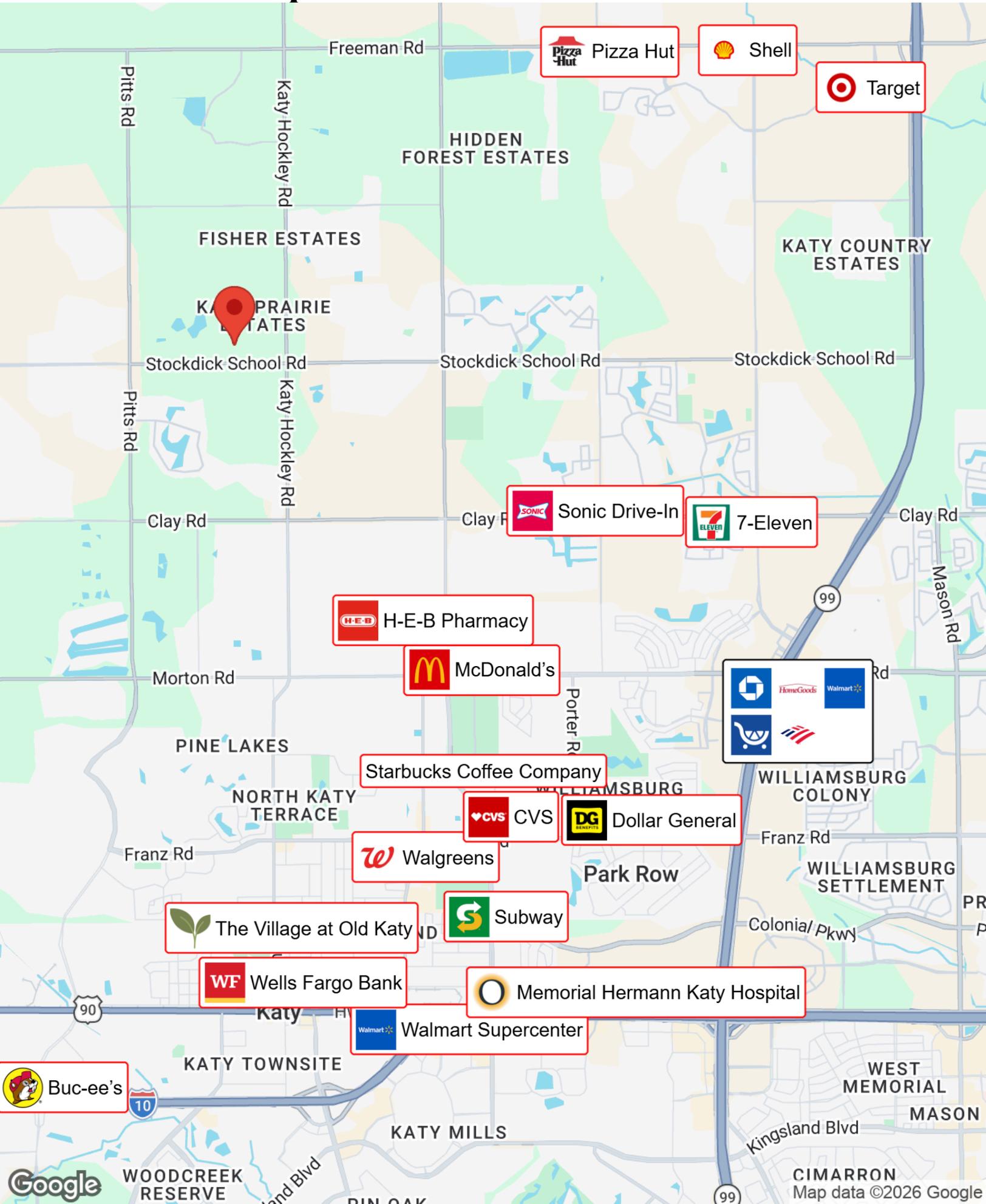
Regional Map



Location Maps



Business Map



Pizza Hut

Shell

Target

FISHER ESTATES

HIDDEN FOREST ESTATES

KATY COUNTRY ESTATES

KATY PRAIRIE ESTATES

Stockdick School Rd

Stockdick School Rd

Stockdick School Rd

Clay Rd

Clay Rd

Clay Rd

Sonic Drive-In

7-Eleven

H-E-B Pharmacy

McDonald's

Morton Rd

PINE LAKES

Starbucks Coffee Company

Bank of America
 HomeGoods
 Walmart
 CVS
 Dollar General

NORTH KATY TERRACE

WILLIAMSBURG

WILLIAMSBURG COLONY

CVS

Dollar General

Franz Rd

Walgreens

Park Row

Franz Rd

WILLIAMSBURG SETTLEMENT

The Village at Old Katy

Subway

Colonial Pkwy

Wells Fargo Bank

Memorial Hermann Katy Hospital

90

Katy Fwy

Walmart Supercenter

KATY TOWNSITE

WEST MEMORIAL

Buc-ee's

10

KATY MILLS

Kingsland Blvd

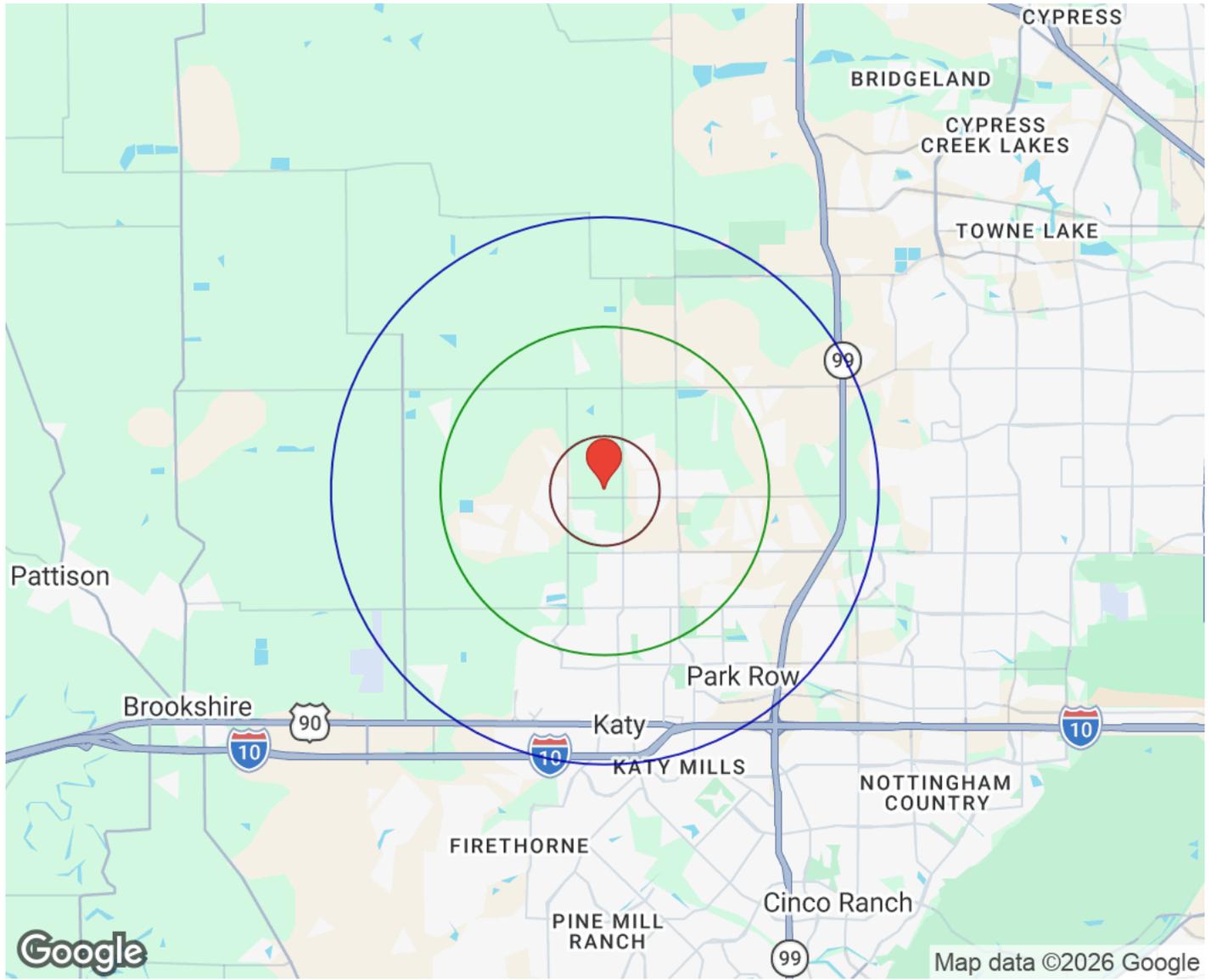
MASON

WOODCREEK RESERVE

CIMARRON
Map data ©2026 Google



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,288	22,391	53,820
Female	2,403	23,386	56,075
Total Population	4,692	45,777	109,895

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,274	14,772	35,046
Black	1,082	8,450	20,847
Am In/AK Nat	4	55	121
Hawaiian	2	14	22
Hispanic	1,739	17,784	42,551
Asian	489	3,731	9,066
Multiracial	86	842	1,945
Other	15	124	297

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,599	15,938	38,290
Occupied	1,466	14,688	35,205
Owner Occupied	1,262	12,189	27,074
Renter Occupied	204	2,499	8,131
Vacant	134	1,249	3,085

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,260	11,391	26,155
Ages 15 - 24	569	6,054	14,707
Ages 25 - 54	2,172	20,033	48,253
Ages 55 - 64	359	4,100	10,059
Ages 65+	331	4,196	10,720

Income	1 Mile	3 Miles	5 Miles
Median	\$132,799	\$125,319	\$113,908
Under \$15k	15	211	1,019
\$15k - \$25k	87	665	1,431
\$25k - \$35k	150	1,123	2,140
\$35k - \$50k	42	654	2,232
\$50k - \$75k	89	1,409	4,110
\$75k - \$100k	164	1,796	4,241
\$100k - \$150k	345	3,233	8,698
\$150k - \$200k	331	2,720	5,865
Over \$200k	241	2,878	5,471



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:
 - 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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date