Commercial Land For Sale | 1.43 AC

0 Peek Rd.

Katy, TX 77449

EXCLUSIVE LISTING PRESENTED BY:

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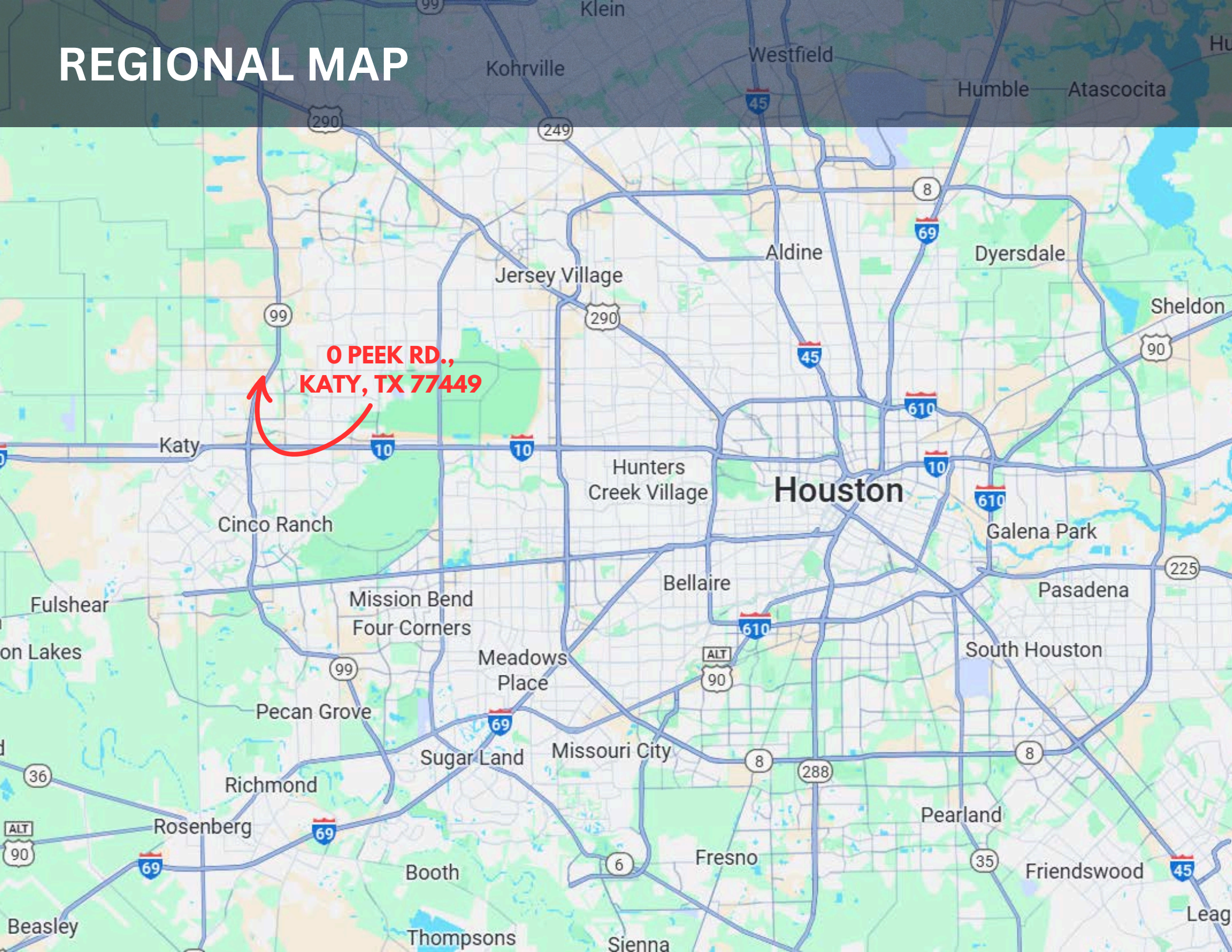
PROPERTY DETAILS & DEMOGRAPHICS

Price:	$1,350,000
Price/SF:	$21.60
Land Area (AC):	1.4334 AC
Land Area:	62,522 SF
Zoning:	N/A
County (Acct #):	Harris 1397660010009
Frontage:	Peek Rd: 16k VPD
Visibility/Traffic Count (TXDOT):	SH-99: 76k VPD Clay Rd: 30k VPD Morton Ranch Rd: 23k VPD
Avg. Household Income:	$110,184 (5-mile radius)
Population:	259,937 (5-mile radius)
Households:	83,477 (5-mile radius)

NEARBY BUSINESSES (WITHIN 3 MILES)

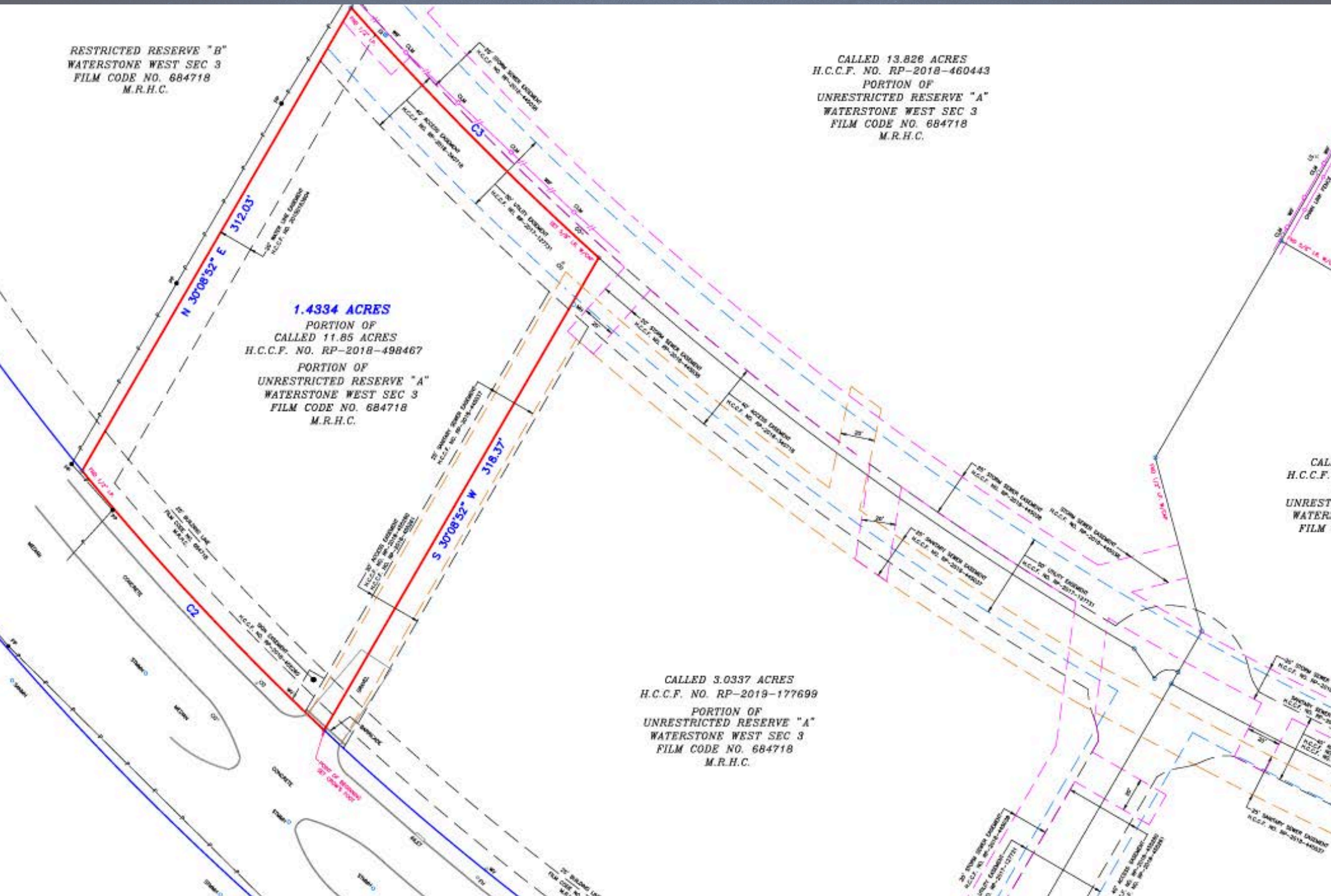
- CALIBER COLLISION
- DISCOUNT TIRE
- HOME GOODS
- H-E-B
- WALMART SUPER CENTER
- KROGER
- COSTCO
- NELLIS AUCTION
- CHIC-FIL-A
- WHATABURGER
- DAIRY QUEEN
- CULVERS
- STARBUCKS
- DOMINOES PIZZA
- MCDONALDS
- SHIPLEYS
- PANDA EXPRESS
- BURGER KING
- PIADA
- KOLACHE FACTORY
- EINSTEIN BRO'S
- URBAN BIRD
- NOODLE MASTER
- RED FLAME GRILL
- ENERGY CAPITAL C.U.
- DANI ACADEMY
- LIGHTBRIDGE ACADEMY
- PLATINUM INN
- BELLVILLE URGENT CARE
- F-45 TRAINING
- BRIGHTER DAY DENTAL
- REGIONAL IMPLANT CENTER

REGIONAL MAP



HCAD AERIAL

EXISTING SURVEY



PROPERTY TAX RATE (2.77 CUMULATIVE)

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2024 Rate	2025 Rate
019	KATY ISD		1.117100	1.117100
040	HARRIS COUNTY		0.385290	0.380960
041	HARRIS CO FLOOD CNTRL		0.048970	0.049660
042	PORT OF HOUSTON AUTHY		0.006150	0.005900
043	HARRIS CO HOSP DIST		0.163480	0.187610
044	HARRIS CO EDUC DEPT		0.004799	0.004798
187	HC MUD 287		0.920000	0.920000
643	HC EMERG SRV DIST 48		0.099562	0.099995

SH-99 Visibility, 76,000+ VPD
Morton Ranch Rd, 23,000+ VPD

Katy/Cinco Ranch Area Population: 1,061,668 (2025) (Katy Area Economic Dev. Co.)

Residential Developments Directly West of 0 Peek Rd.

Detention Pond Bordering 0 Peek Rd.

1.43 AC
62,522 SF

1.43 AC
62,522 SF

DISCLAIMER, RELEASE, INDEMNITY & CONFIDENTIALITY AGREEMENT

IMPORTANT
EMPLOYEES, TENANTS AND OTHERS MAY NOT KNOW THIS PROPERTY IS FOR SALE.
PLEASE KEEP THIS INFORMATION CONFIDENTIAL! PLEASE DO NOT GO TO THE PROPERTY OR CONTACT THE PROPERTY REGARDING THE SALE WITHOUT FIRST CALLING CRAIG RICE AT (713) 417-1626.
CSD REALTY COMPANY IS A LICENSED REAL ESTATE BROKERAGE IN THE STATE OF TEXAS, SPECIALIZING IN COMMERCIAL REAL ESTATE.

As material inducement and an essential condition to CSD Realty Company providing you the accompanying information and by use of the information you and your clients for yourselves and anyone holding or claiming by, through, or under you, agree to the following:

(1) The information contained herein or communicated to you verbally or otherwise by CSD Realty Company or from any other source is provided as an accommodation to you and your client in order to facilitate your examination of the property described herein. CSD Realty Company does not guarantee the completeness or accuracy of the information contained herein or otherwise supplied to you and expressly disclaims any duty, warranty, or representation, express or implied, related to this or any other information or the property described herein. It is your responsibility to independently confirm the accuracy and completeness of this and any other information and determine the suitability and condition of the property.

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(3) You and your clients agree to hold all information concerning the property confidential and use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify CSD Realty Company, the Seller, and their successors and assigns for any and all losses, costs, and damages which result directly or indirectly from such prohibited use, including without limitation legal costs, consequential damages, and lost profits.

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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees 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.

CSD Realty Company	**378993**	**info@csdrealty.com**	**(281)398-4588**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sherry Rice	**378993**	**sheryrice@csdrealty.com**	**(713)302-7273**
Designated Broker of Firm	License No.	Email	Phone
Cole Rice	**688975**	**colerice@csdrealty.com**	**(281)221-5542**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Craig Rice	**398667**	**craigrice@csdrealty.com**	**(713)417-1626**
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**