



FOR SALE

Prime 3.77-Acre Commercial Development Site 24920 Saddlespur Lane, Katy, TX 77494



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Abel Property Group

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Property Overview

Saddlespur Lane is a ±3.77-acre engineered commercial development site located in the high-growth Katy submarket of Fort Bend County, one of the fastest-growing counties in Texas. Positioned near the I-10 corridor and surrounded by affluent master-planned communities, the site benefits from strong household incomes, discretionary spending power, and a well-established automotive and hobbyist culture. The highest and best use of the property is the development of a luxury garage condominium complex designed for antique and luxury vehicle storage, recreational “toy” storage (boats, RVs, specialty vehicles), and customizable private “man cave” units – a product type that has demonstrated strong absorption and limited supply in the corridor.

A developer pursuing the luxury garage condo opportunity will acquire a project that is materially advanced, including MUD water rights, current surveys with topographical data, Phase I environmental study, geotechnical reports, detention pond specifications reviewed and approved by civil engineers, and preliminary site plans and elevations. In addition, the owner has obtained construction budget pricing from three general contractors – two of which were finalized after multiple scope meetings and clarifications – supporting the project’s feasibility and cost viability. Time is money, and this groundwork meaningfully reduces pre-construction risk and accelerates the path to vertical development.

While luxury garage condos represent the most logical and efficient development path, the site also presents a compelling opportunity for alternative uses such as office condominiums or small-bay industrial units consistent with area growth trends.

Property Highlights

Pricing	Contact Broker for Pricing
Land Size	3.77 Acres
Zoning	Commercial



Each Office Is Independently Owned and Operated.



Investment Highlights

Prime Katy / Fort Bend Location

High-growth Houston corridor with strong household incomes and limited competing luxury garage/flex inventory.

Utility & MUD Pathway Established

MUD water rights secured and utility coordination completed, providing clear infrastructure certainty.

Engineered & De-Risked

Drainage reviewed, stormwater detention designed, and key development hurdles addressed.

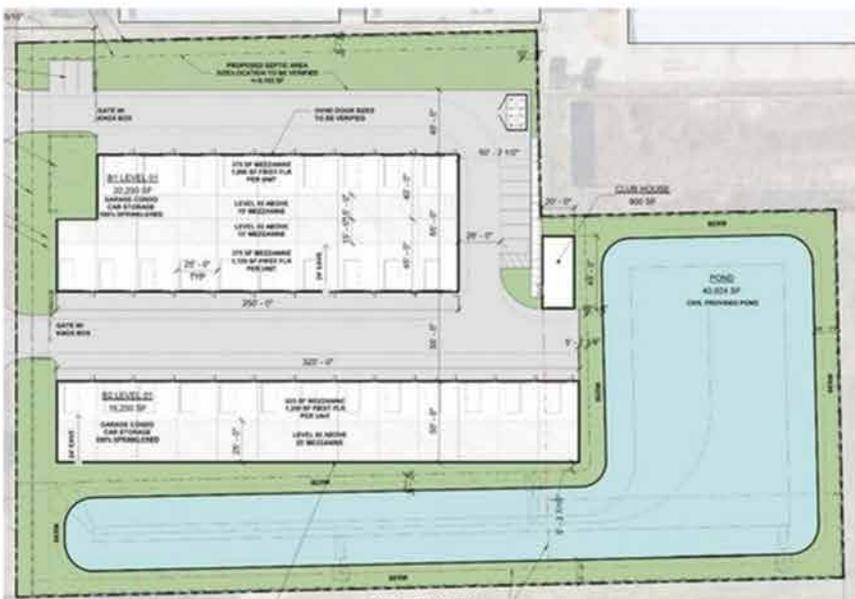
Accelerated Path to Construction

Civil engineering advanced with site layout and building proposal available, reducing pre-construction risk.

Flexible Exit Strategies

Supports condo sell-out, phased development, stabilized hold, or bulk sale to an operator.

PROPERTY PLAN





No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Amy Shores Ct		0.00	2024	3,172	MPSI	.06
2	Amy Shores Ct		0.00	2025	3,194	MPSI	.06
3	Greenbusch Rd	Roesner Rd	0.21 NW	2025	10,732	MPSI	.12
4	Greenbusch Rd	Roesner Rd	0.21 NW	2024	10,665	MPSI	.12
5	Westheimer Pkwy	Cinco Ranch Blvd	1.91 SE	2025	11,118	MPSI	.15
6	Westheimer Pkwy	Cinco Ranch Blvd	1.91 SE	2024	11,048	MPSI	.15
7	Green Bush Rd	Willow Creek Ln	0.18 SW	2025	5,919	MPSI	.20
8	Green Bush Rd	Willow Creek Ln	0.18 SW	2024	5,891	MPSI	.20
9	Roesner Rd	Lake Point Estates Dr	0.04 NE	2025	3,057	MPSI	.22
10	Roesner Rd	Lake Point Estates Dr	0.04 NE	2024	3,036	MPSI	.22



Demographics	1 Mile		3 Miles		5 Miles	
Population						
2029 Projection	13,709		131,401		353,217	
2024 Estimate	11,410		114,954		309,179	
2020 Census	10,251		108,043		281,449	
Growth 2024 - 2029	20.15%		14.31%		14.24%	
Growth 2020 - 2024	11.31%		6.40%		9.85%	
2024 Population by Hispanic Origin	3,009		29,388		82,393	
2024 Population	11,410		114,954		309,179	
White	5,171	45.32%	54,167	47.12%	142,279	46.02%
Black	924	8.10%	8,417	7.32%	30,209	9.77 %
Am. Indian & Alaskan	29	0.25%	401	0.35%	1,511	0.49 %
Asian	2,239	19.62%	21,359	18.58%	51,926	16.79%
Hawaiian & Pacific Island	6	0.05 %	109	0.09 %	338	0.11%
Other	3,040	26.64%	30,500	26.53%	82,917	26.82%
U.S. Armed Forces	0	0.00 %	6	0.01 %	94	0.04%
Households						
2029 Projection	4,289		42,992		113,281	
2024 Estimate	3,552		37,708		99,344	
2020 Census	3,179		35,329		90,651	
Growth 2024 - 2029	20.75 %		14.01%		14.03%	
Growth 2020 - 2024	11.73%	70.24%	6.73%	67.29%	9.59%	71.49%
Owner Occupied	2,495	29.76 %	25,375	32.71%	71,019	28.51%
Renter Occupied	1,057		12,333		28,325	
2024 Households by HH Income	3,554		37,709		99,344	
Income: <\$25,000	607	17.08%	3,004	7.97%	7,583	7.63%
Income: \$25,000 - \$50,000	349	9.82%	4,099	10.87%	11,980	12.06%
Income: \$50,000 - \$75,000	276	7.77 %	4,993	13.24%	12,226	12.31%
Income: \$75,000 - \$100,000	203	5.71%	3,673	9.74%	10,848	10.92%
Income: \$100,000 - \$125,000	858	24.14%	5,135	13.62%	12,981	13.07%
Income: \$125,000 - \$150,000	289	8.13%	2,670	7.08%	9,708	9.77 %
Income: \$150,000 - \$200,000	285	8.02%	6,194	16.43%	14,655	14.75%
Income: \$200,000+	687	19.33%	7,941	21.06%	19,363	19.49%
2024 Avg Household Income	\$128,286		\$140,919		\$137,180	
2024 Med Household Income	\$109,965		\$115,021		\$113,548	