



**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

(713) 614-2670  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**PRIME & UNRESTRICTED  
10 ACRES FOR SALE**

29129 STOCKDICK RD | KATY, TX 77493



## OFFERING SUMMARY

SALE PRICE

**\$2,900,000**

YEAR BUILT

**2001**

PROPERTY TYPE

**OFFICE/SHOP/LAND**

BUILDING SIZE

**OFFICE/SHOP/LAND**

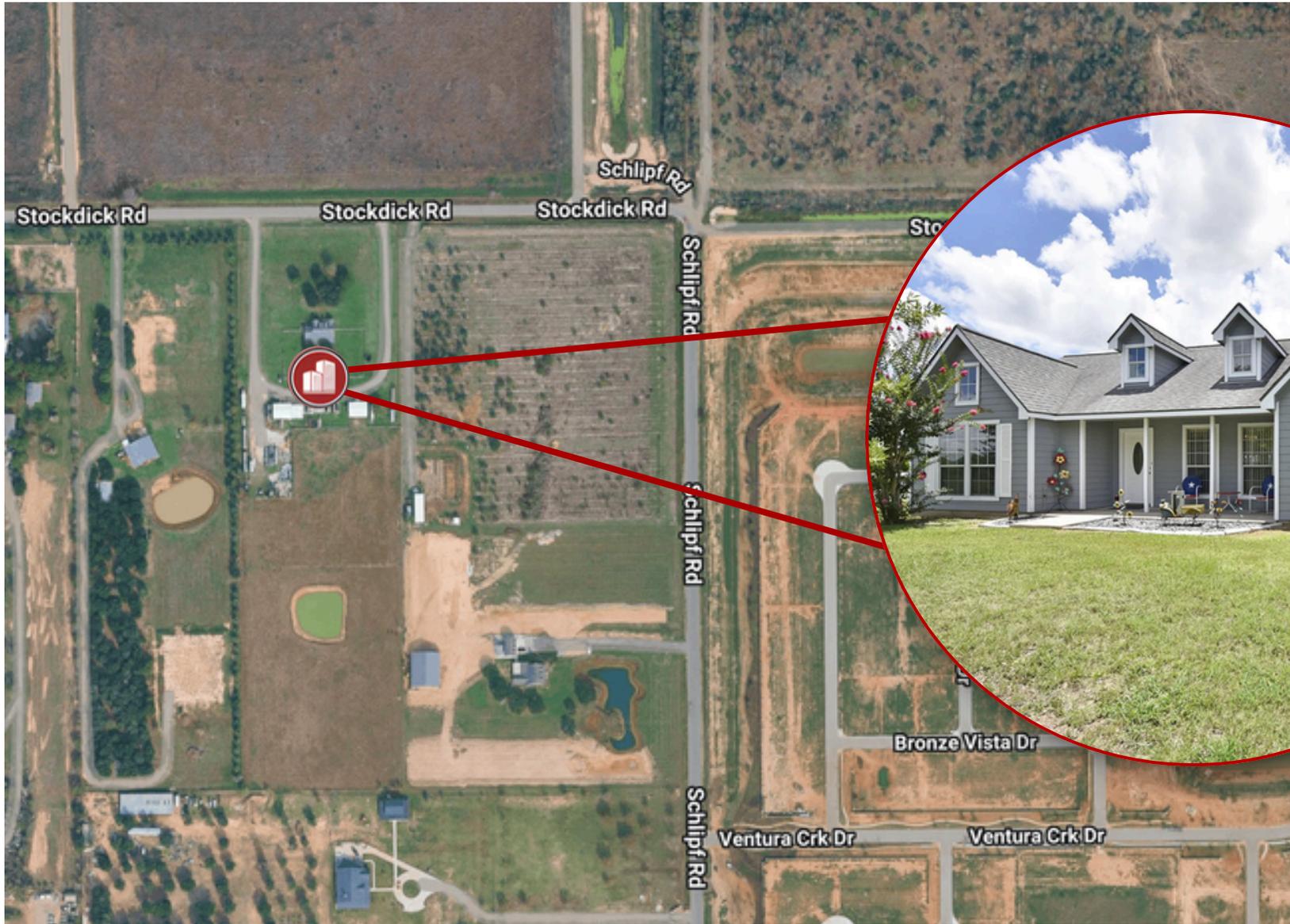
## PROPERTY HIGHLIGHTS

DRASTIC REDUCTION ! Motivated seller! Prime Real estate!  
Unrestricted, no pipe lines. Commercial, residential, investment. Income stream potential as the property has stable, pasture, climate controlled storage/ office and shop with lift.

Perfectly located 10 min to I-10 or 99 easy access to 290. Stockdick Rd soon to run from 99 to FM 2855 and to FM 362. 10 ACRES

FULLY FENCED, FRONT PIPE FENCED. Home has lovely white fence for that country ambience. Quiet 3/2 ranch style home set back from road with back porch extending the full length of the house for gathering! Vaulted ceilings in living room, formal dining and many windows to enjoy the beautiful country sunsets. Pond stocked with bass, catfish and hybrid Blue grill. Pecan trees offering shade and tranquility to this amazing piece of property that has it all!

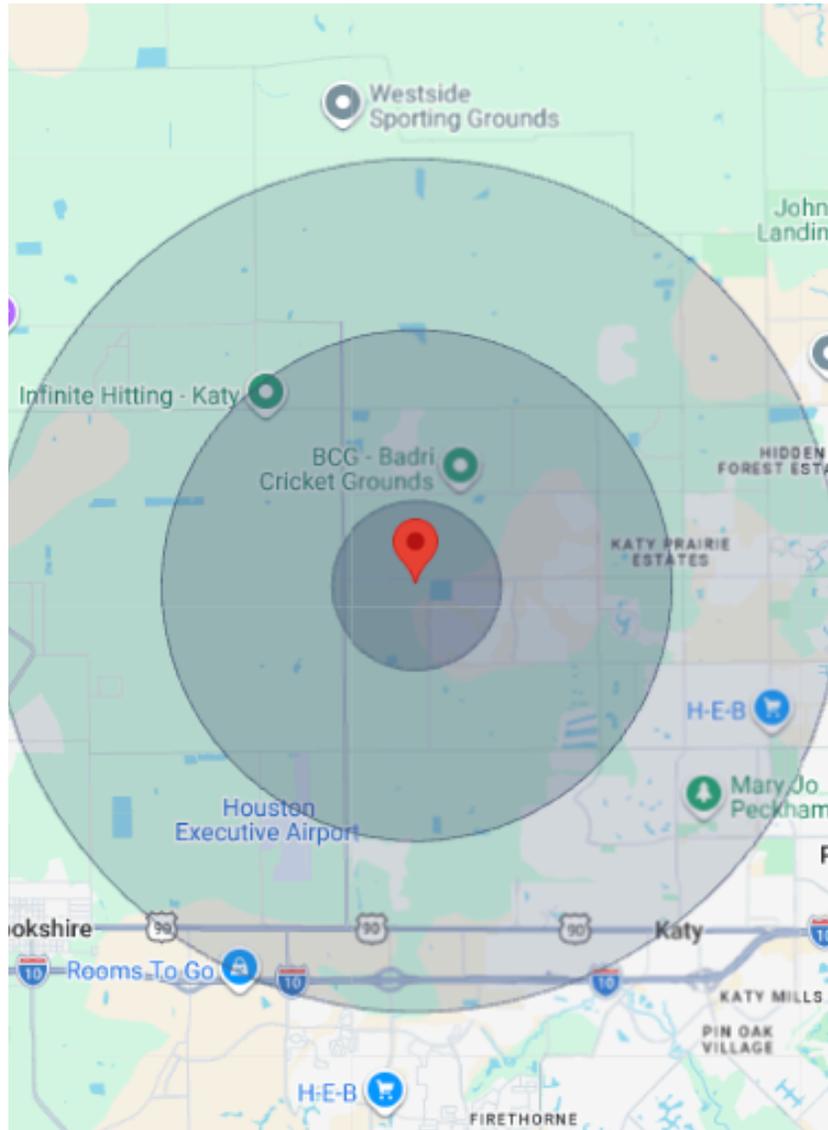
# Aerial Map



# Property Photos



# Demographics



The location offers convenient access to major transportation routes, including I-10 and 99, providing seamless connectivity to Houston and beyond. Situated in the vibrant city of Katy, the area is renowned for its dynamic commercial landscape, excellent amenities, and a thriving business community. Nearby points of interest include the acclaimed Katy Mills Mall, LaCenterra at Cinco Ranch, and numerous dining and entertainment options. With a robust infrastructure and a strategic position in one of Texas's most sought-after locations, the area presents an outstanding opportunity for office and office warehouse investors looking to capitalize on the region's growth and prosperity.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	494	3,777	30,655
<b>Workday Population</b>		10,591	38,698
<b>Total household</b>	169	1,234	9,821
<b>Average household income</b>	\$127,819	\$138,832	\$138,005
<b>Average age</b>	37	37	36
<b>Male Population</b>	N/A	N/A	N/A
<b>Female Population</b>	N/A	N/A	N/A

Demographics data derived from AlphaMap

# Market Overview

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Katy, Texas and the surrounding west Houston submarket continue to experience strong growth driven by population expansion, master-planned community development, and expanding commercial activity. Located along the Interstate 10 corridor, Katy benefits from excellent regional connectivity to Houston's Energy Corridor, Downtown Houston, and major employment centers throughout west and northwest Houston. The area continues to attract residents and businesses seeking high-quality schools, modern housing options, and convenient access to major job hubs.

The Katy area has experienced substantial residential development in recent years, with large-scale master-planned communities contributing to sustained population growth. This residential expansion has fueled increased demand for retail, healthcare, medical office, and service-oriented commercial uses. New commercial developments along key corridors and near major residential communities reflect strong consumer demand and ongoing investor confidence in the submarket.

From a real estate perspective, Katy benefits from strong demographics, consistent absorption, and continued demand across multiple commercial property types. Limited infill opportunities in certain areas, combined with sustained residential growth, have supported healthy occupancy levels and long-term value appreciation. As development continues in a measured and strategic manner, Katy remains well-positioned for long-term value creation and stable investment performance within one of Houston's most established and high-growth suburban markets.



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