

OFFERING MEMORANDUM

29129 STOCKDICK
RD KATY, TX 77493

Prime Real estate! Unrestricted, no pipe lines. Commercial, residential, investment. Income stream potential as the property has stable, pasture, office and shop with lift. Perfectly located 10 min to I-10 or 99 easy access to 290.



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PROPERTY SUMMARY

29129 Stockdick Rd Katy, TX 77493

SALE PRICE:	\$2,900,000
NUMBER OF UNITS:	2
BUILDING CLASS:	B
PROPERTY TYPE:	Office/Shop/Land
LOT SIZE:	439,398 SF
BUILDING SIZE:	2,400 SF

DRASTIC REDUCTION ! Motivated seller! Prime Real estate! Unrestricted, no pipe lines. Commercial, residential, investment.

Income stream potential as the property has stable, pasture, 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!



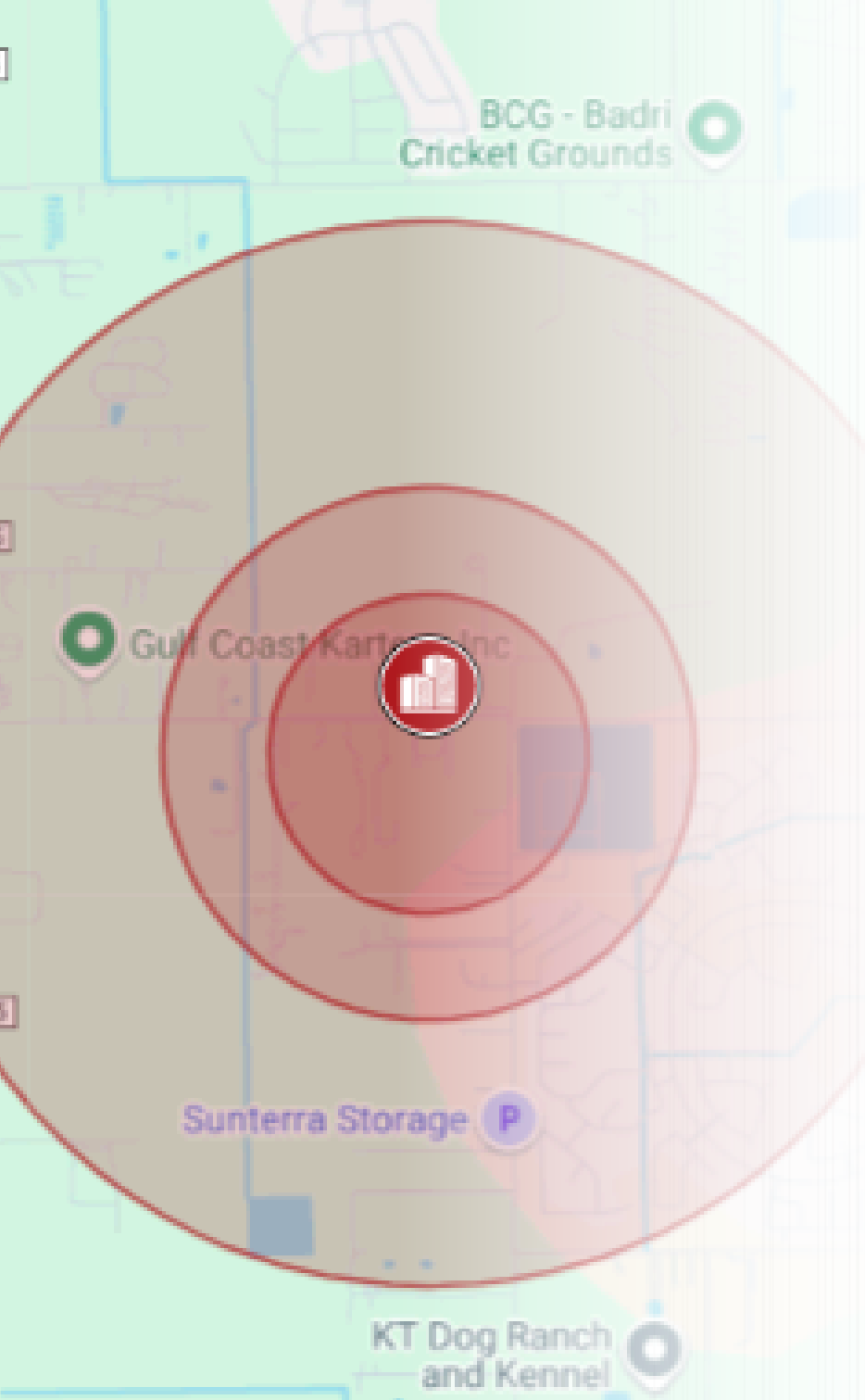
PROPERTY HIGHLIGHTS

PRIME & UNRESTRICTED 10 Acres in GROWING KATY Area: Home, Office, and Workshop

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!

- 2,400 SF building with 2 units
- 10 Acres
- Modern construction, built in 2001
- Ideal for office or office warehouse usage
- Versatile and flexible layout
- Strategic location in the bustling Katy area





AREA OVERVIEW

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.

	0.3 Miles	0.5 Miles	1 Miles
Total households	15	36	169
Total population	43	106	494
Persons per household	2.9	2.9	2.9
Average household income	\$127,803	\$127,803	\$127,819
Average house value	\$444,656	\$444,656	\$444,538
Average age	37	37	37
Average age male	37	37	37
Average age female	38	38	38

RETAILER MAP





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