



20 ACRES

9009 Katy Hockley Rd, Katy, TX 77493



THE REALTY CHICK
REAL ESTATE GROUP

ERICA STIETENROTH
979.574.4909
Erica@TheRealtyChick.com

PROPERTY INFORMATION:



PROPERTY INFORMATION

SIZE: 20 ACRES

PRICE: \$4,900,000

LEGAL:

TR 52C ABST 1364 H&TCRR SEC 7
2 BLK 2

FLOOD ZONE CODE:

SCHOOL DISTRICT: KATY ISD

UTILITIES: Electric, gas and MUD all accessible nearby.

2024 TAX RATES

HC Flood Control Dist: .04897

KATY ISD: 1.1171

Harris County: .38529

HC Hospital Dist: .16348

Port of Houston Auth: .00615

Hc Dept of Educ: .0048

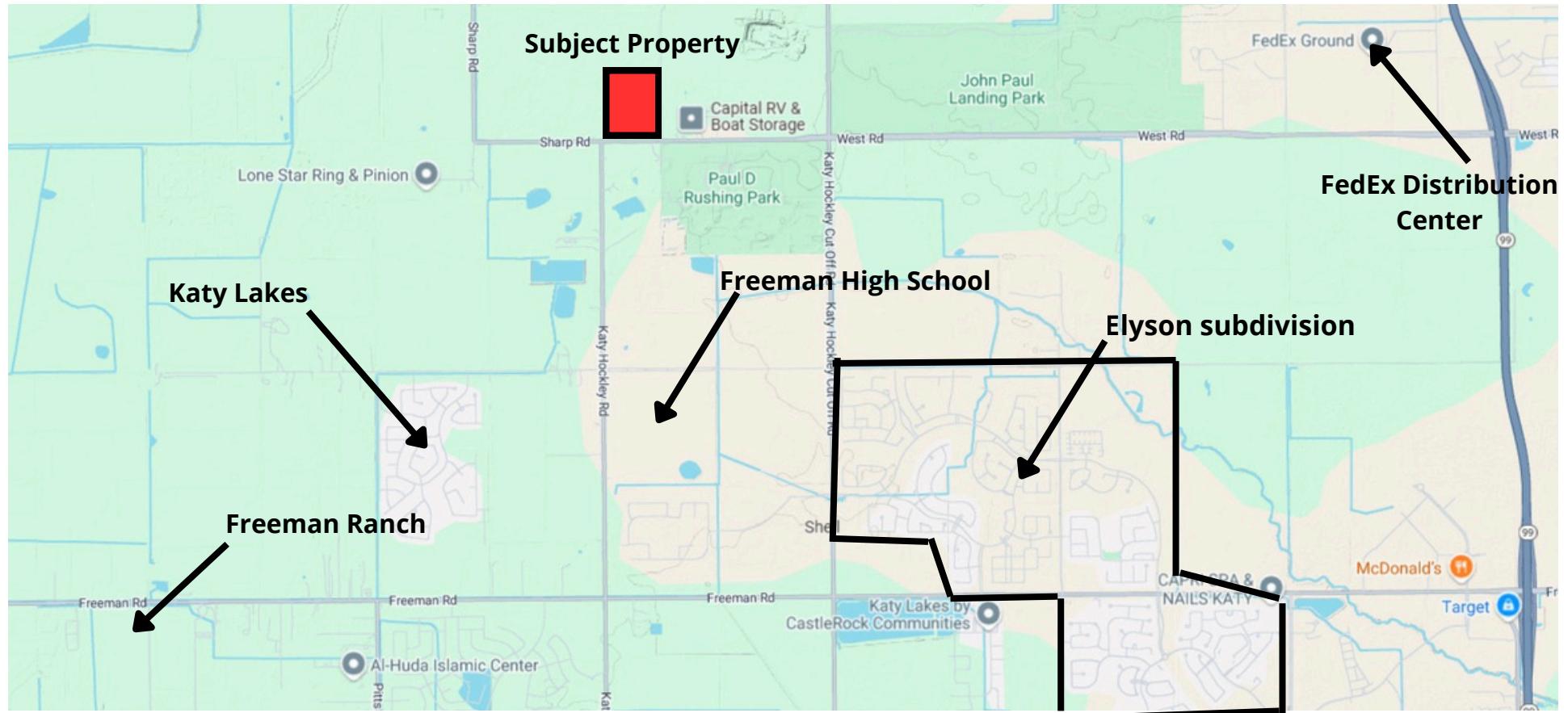
Waller-Harris Esd 200: .09664

TOTAL: 1.8224

PROPERTY HIGHLIGHTS

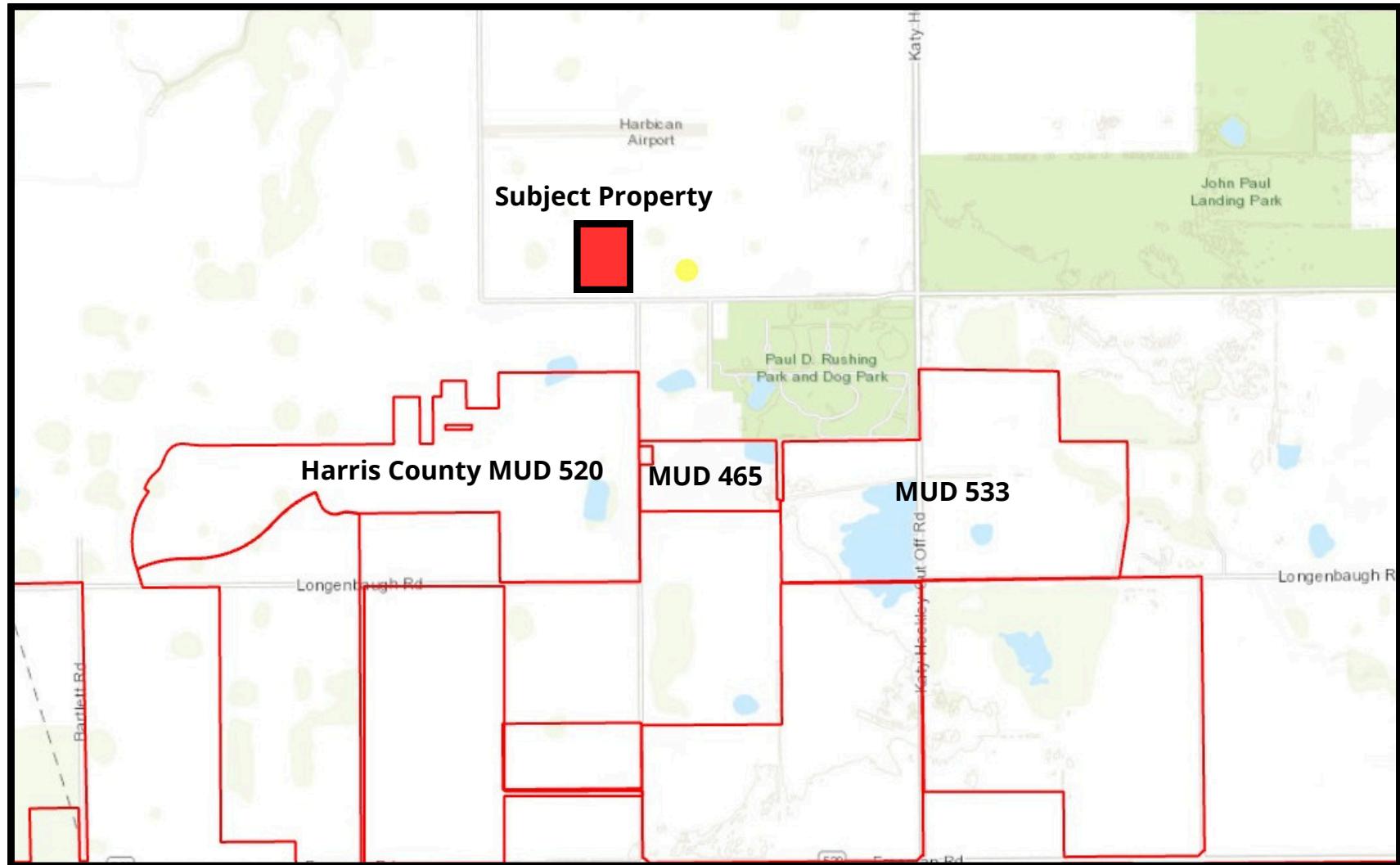
- Curb cut off road
- Nearby MUD districts for access
- 8 miles from TX-99
- Unrestricted
- Ag-exemption

NEW DEVELOPMENT UNDERWAY NEARBY:



NOTES ABOUT PROPERTY:

- 4-acre detention pond
- Ag exempt
- Driveway with culvert
- Multiple MUD districts nearby



Information About Brokerage Services

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.

- Future 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. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the

- 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.

Real Broker, LLC	9003138	support@therealbrokerage.com	(855)450-0442
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Yarrito	0491108	TXBroker@therealbrokerage.com	(214)202-7615
Designated Broker of Firm	License No.	Email	Phone
Michael Yarrito	0491108	TXBroker@therealbrokerage.com	(214)202-7615
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Erica Stietenroth	653287	Erica@TheRealtyChick.com	(979)574-4909
Sales Agent/Associate's Name	License No.	Email	Phone
<i>AKW</i>	Why is this information important?		

Why is this information important?         