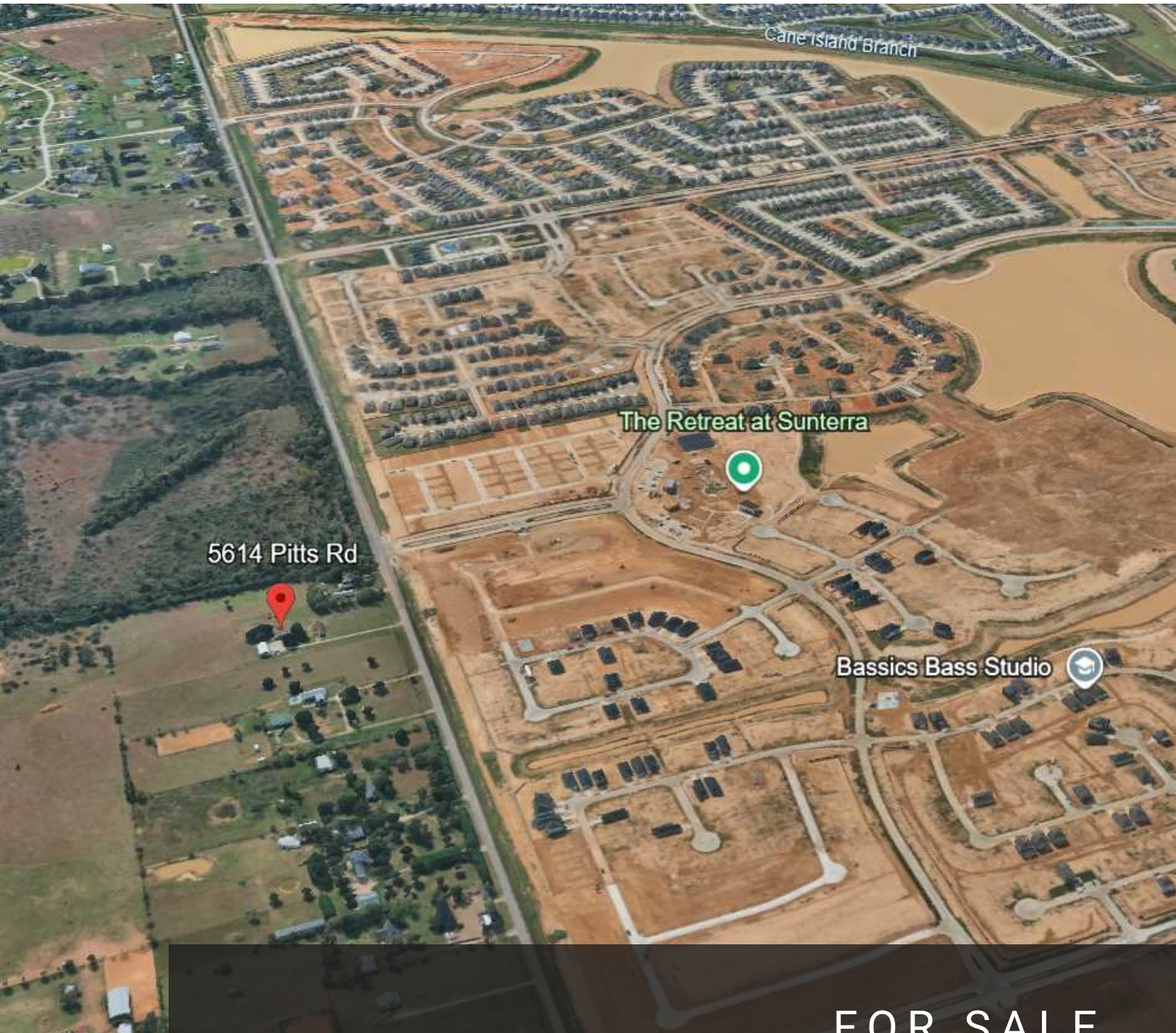


LAND FOR SALE

5614 PITTS RD (8.367 ACS)

5614 PITTS ROAD, KATY, TX 77493



FOR SALE

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor

O: (713) 461-9393

C: (281) 508-0800

tlarson@kw.com

0695022, Texas

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Disclaimer

5614 PITTS ROAD



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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EXECUTIVE SUMMARY

5614 PITTS ROAD



OFFERING SUMMARY

PRICE:	\$2,750,000
LOT SIZE:	8.367 ACRES
PRICE / ACRE:	\$328,672/ACRE
ZONING:	UNRESTRICTED
PERMITTED USES:	RES & COMM
FRONTAGE:	246'
INTERSECTION:	BECKENDORFF RD.
UTILITIES:	YES
APN:	047-138-000-0083 047-138-000-0098

PROPERTY OVERVIEW

Land Development Opportunity in Katy, TX. 2,260sf SFR on a 8.367 Acre Lot. Unrestricted Land: No easements or pipelines to impede development. Utilities: Equipped with electricity, well water, and septic. Public Water & Sewer nearby. Flood Zone-Free: Safe from flooding, ensuring peace of mind for future projects. This prime tract of land offers a clean slate for a variety of uses. Located in between Beckendorff Rd. & Stockdick School Rd., with approximately 246 feet of frontage along Pitts Rd.



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LOCATION & HIGHLIGHTS

5614 PITTS ROAD



LOCATION INFORMATION

Building Name: 5614 Pitts Rd (8.367 ACs)

Street Address: 5614 Pitts Rd

City, State, Zip: Katy, TX 77493

County: Harris County

Market: Katy

Cross Streets: Beckendorff Rd. & Stockdick School Rd.



LOCATION OVERVIEW

Just 30 miles west of Houston and part of the Energy Corridor, Katy is rapidly expanding while retaining its unique country feel. Known for its rich history and high quality of life, Katy offers beautiful neighborhoods, master-planned communities, and extensive green spaces. The city is celebrated for its excellent schools and supportive business environment, making it an attractive place for professionals, families, and businesses alike.



PROPERTY HIGHLIGHTS

- Unrestricted Land: No easements or pipelines to impede development. This prime tract of land offers a clean slate for a variety of uses.
- Utilities Ready: Equipped with electricity, well water, and septic.
- Public Water & Sewer nearby.
- Flood Zone-Free: Safe from flooding, ensuring peace of mind for future projects.
- Located in between Beckendorff Rd. & Stockdick School Rd., with approximately 246 feet of frontage along Pitts Rd.

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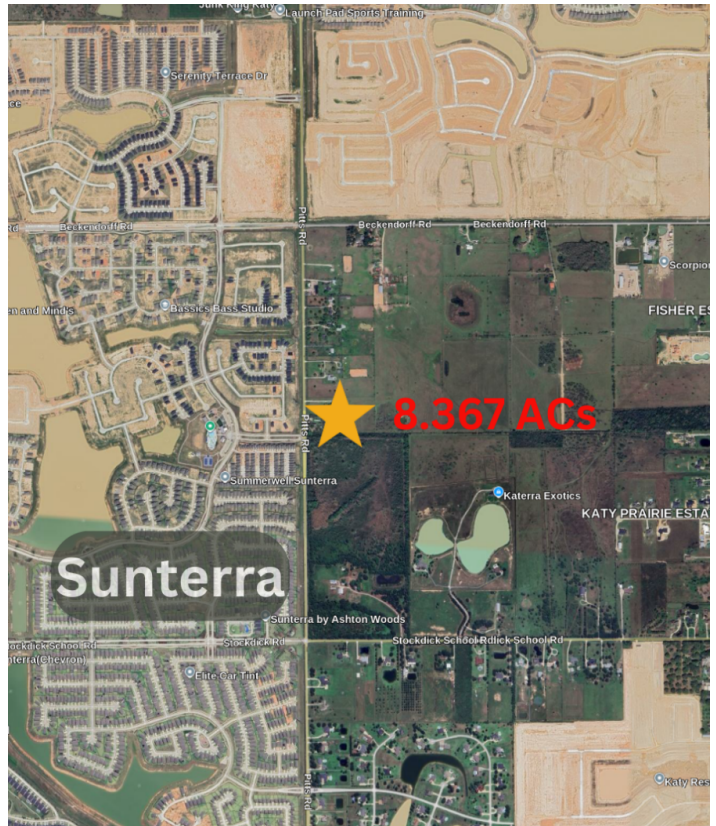
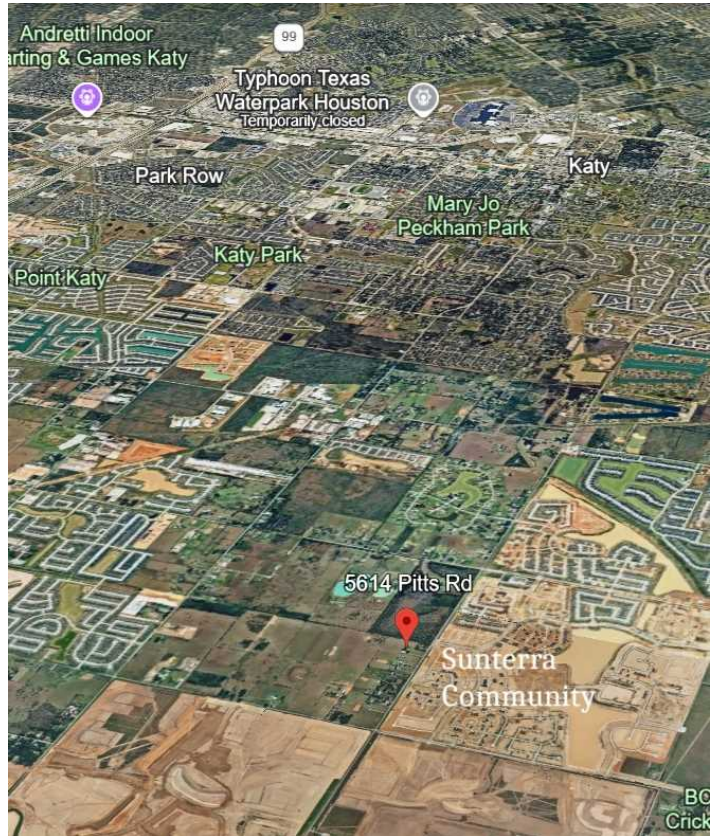


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PROPERTY PHOTOS

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LOCATION MAPS

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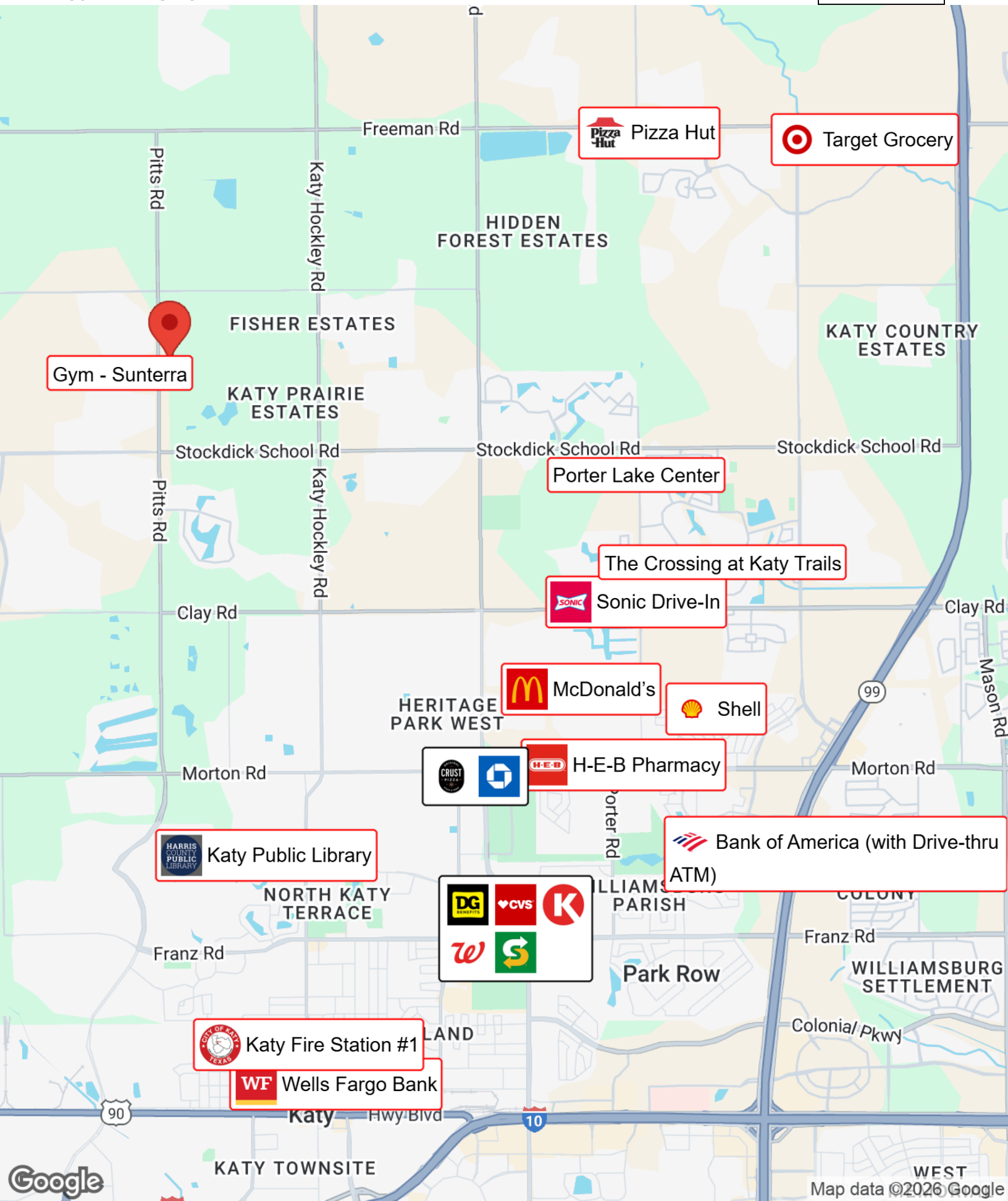
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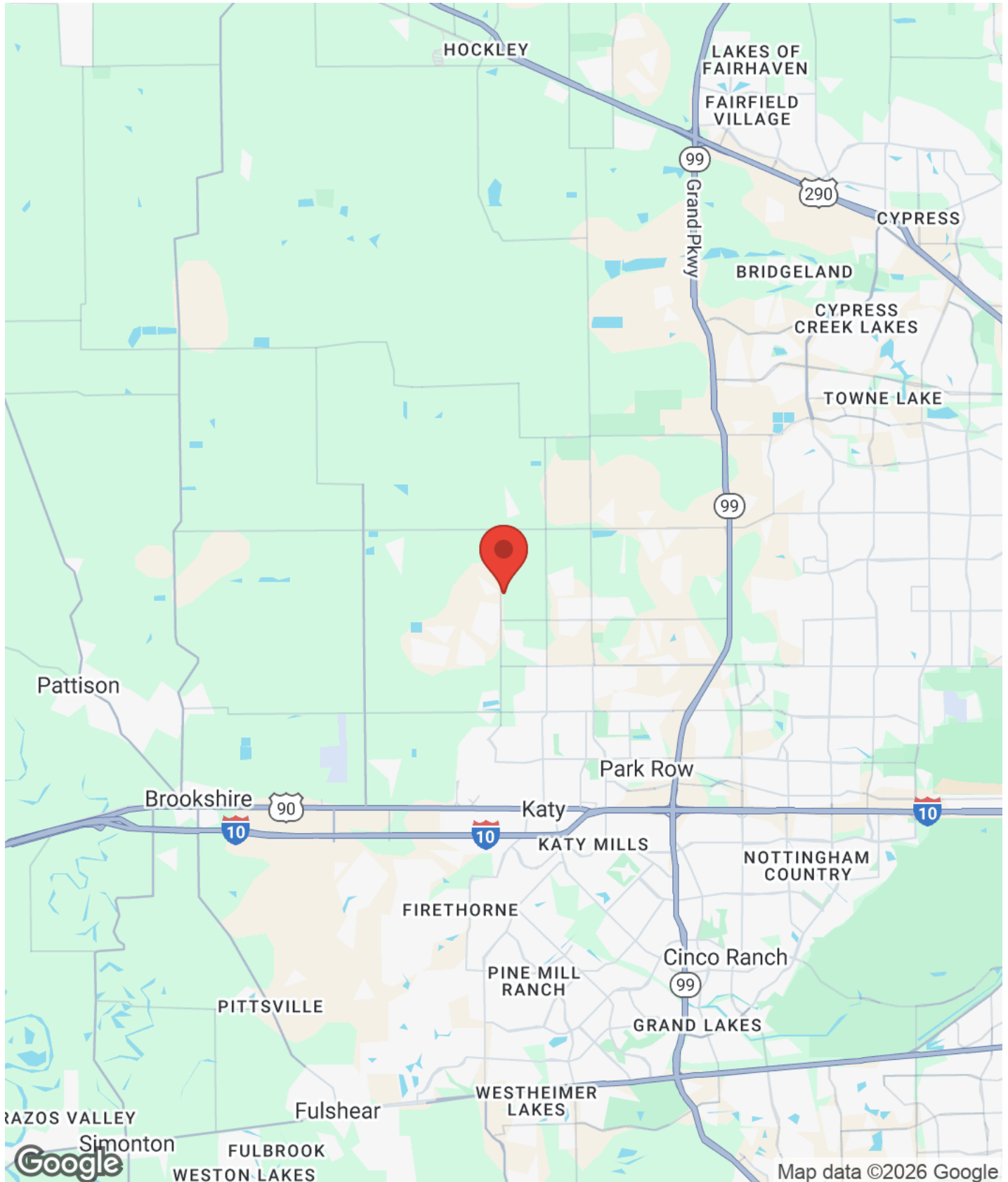
BUSINESS MAP

5614 PITTS ROAD



REGIONAL MAP

5614 PITTS ROAD



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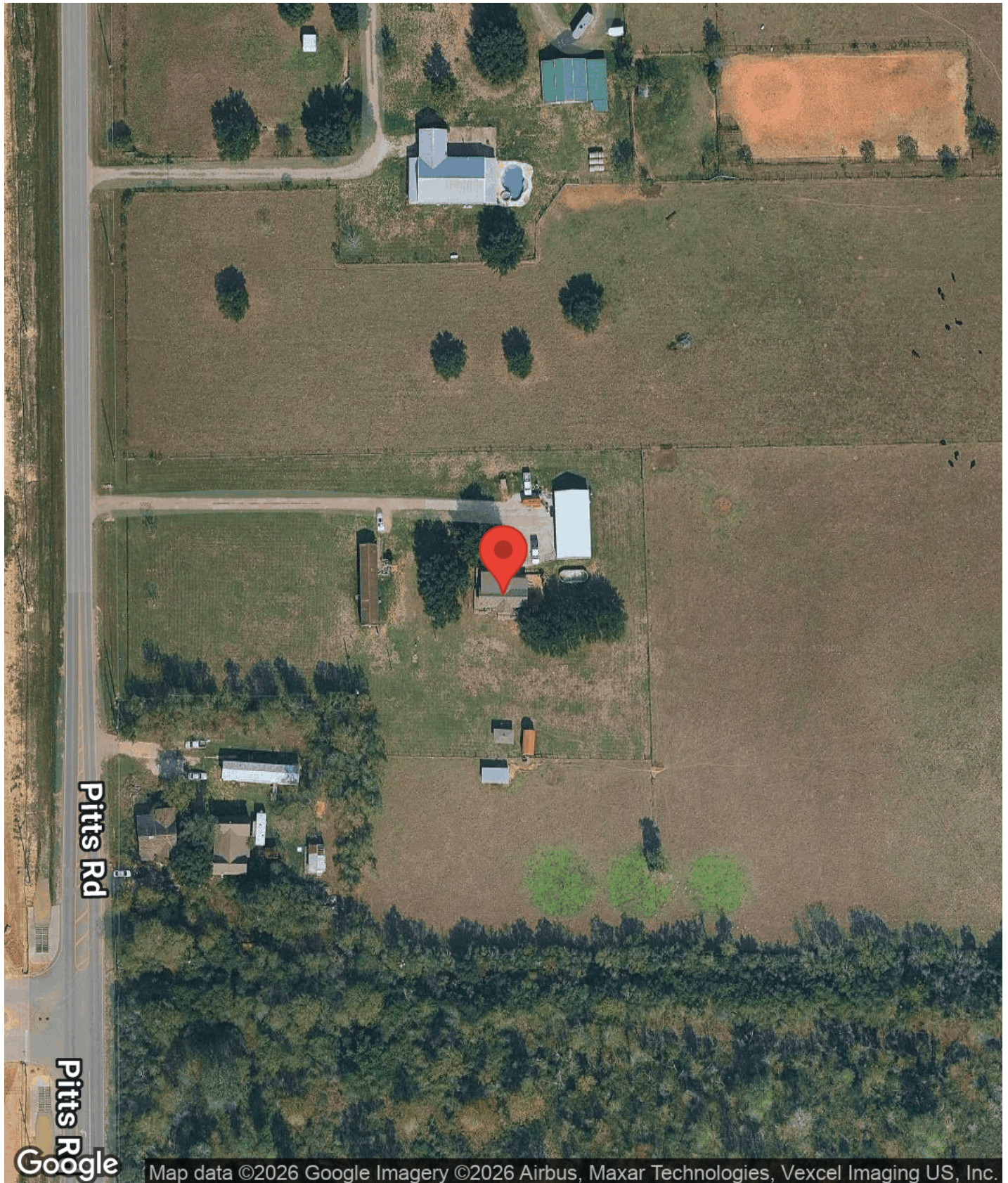
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AERIAL MAP

5614 PITTS ROAD



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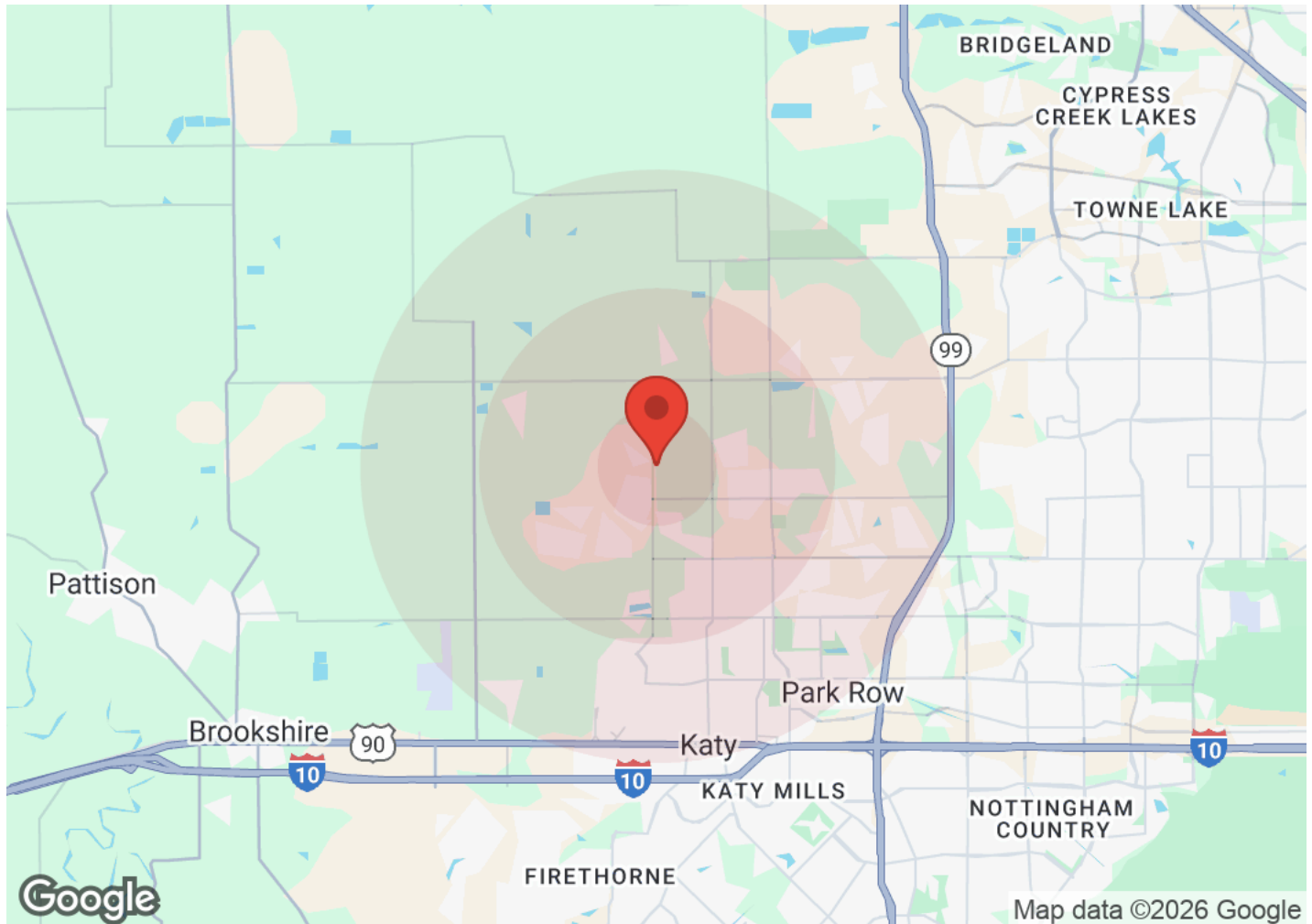
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DEMOGRAPHICS

5614 PITTS ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	477	12,994	44,120	Median	\$132,799	\$132,982	\$118,325
Female	502	13,576	45,747	< \$15,000	3	125	666
Total Population	979	26,570	89,868	\$15,000-\$24,999	18	386	1,227
				\$25,000-\$34,999	31	621	1,814
				\$35,000-\$49,999	9	333	1,873
				\$50,000-\$74,999	19	772	2,933
				\$75,000-\$99,999	34	859	3,463
				\$100,000-\$149,999	72	1,879	6,478
				\$150,000-\$199,999	69	1,719	5,116
				> \$200,000	50	2,000	4,876
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	263	6,435	21,792	Total Units	334	9,401	30,932
Ages 15-24	119	3,655	11,912	Occupied	305	8,695	28,445
Ages 25-54	454	11,509	39,495	Owner Occupied	263	7,250	22,965
Ages 55-64	75	2,445	8,076	Renter Occupied	42	1,445	5,480
Ages 65+	70	2,527	8,593	Vacant	28	706	2,488
Race	1 Mile	3 Miles	5 Miles				
White	266	9,060	29,351				
Black	226	4,708	16,976				
Am In/AK Nat	1	35	99				
Hawaiian	N/A	8	18				
Hispanic	363	10,155	34,015				
Asian	102	2,038	7,513				
Multi-Racial	18	497	1,645				
Other	3	69	252				

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IABS- LISTING AGENT

5614 PITTS ROAD



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Timothy Larson	0695022	tlarson@kw.com	(281) 508-0800
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2

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