

LAND FOR SALE

Up to ± 3.95 AC and ± 6.95 AC



BAUER RD & HOPFE RD | HOCKLEY, TX 77447



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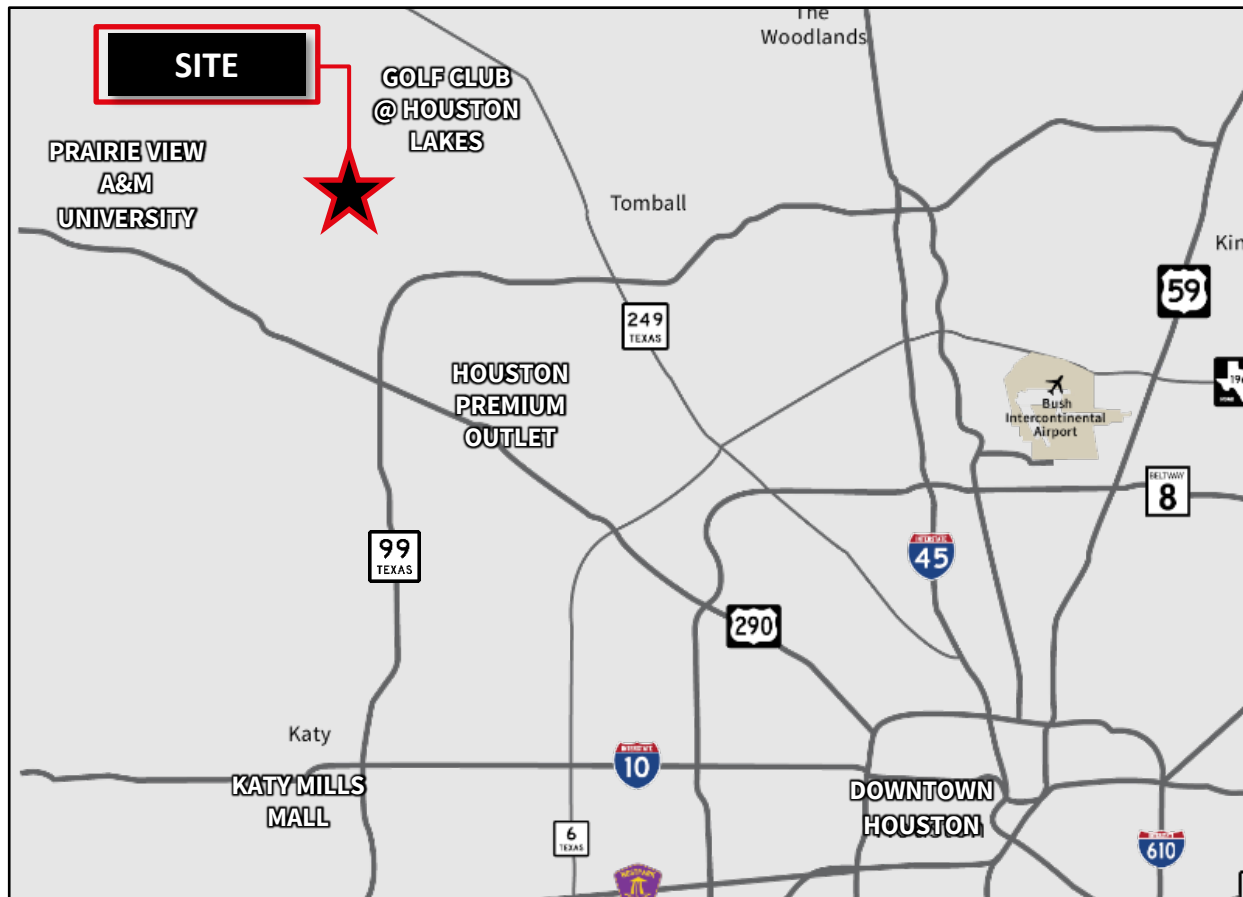
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AREA LOCATION

±3.95 AC and ±6.95 AC | BAUER RD & HOPFE RD | HOCKLEY, TX 77447



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Location

This site is located at the corner of two growing thoroughfares in one of the fastest growing areas of Houston. Situated at the entrance to a new residential community under development from KB Homes and just down the street from Cypress Green, a new master-planned community from Starwood Development. Large scale development, quality schools and excellent access courtesy of Grand Parkway and US 290 have transformed this once rural area into one of Houston's highest growth suburban communities.

Size

Up to ±3.95 AC and ±6.95 AC

Site Information

- Shovel-ready pad site
- Full utilities and offsite detention
- ±263 Ft. & ±880 Ft. Frontage on Bauer Rd
- Cross access will be provided to all pad sites
- 4 miles North of the US 290 - Grand Parkway interchange
- ±2,700 homes within 1-mile underway

Price

Call broker for pricing



Demographics

Population Summary	3-Mile	5-Mile	7-Mile
2024 Population	17,498	58,745	96,182
2024 Median Age	36.5	36.6	35.9
Average Household Income	\$132,294	\$147,443	\$146,212
Average Home Value	\$447,232	\$435,932	\$431,265
Educational Attainment –College Degree or Higher	34.1%	40.5%	42.0%



Drive Times

Destination	Minutes
Golf Club @ Houston Lakes	10
Houston Premium Outlet	15
Prairie View A&M University	20
Katy Mills Mall	30
George Bush Intercontinental Airport (IAH)	40
Downtown Houston	40

SITE DIMENSIONS

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± 3.95 AC

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NOTES:

(1) COORDINATES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS THE LEICA GPS NETWORK TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, 4204, NAD83 (2011 ADJ.) AND ARE GRID AND CAN BE CONVERTED TO SURFACE BY APPLYING THE AVERAGE SCALE FACTOR OF 0.999870017. DISTANCES SHOWN HEREON ARE SURFACE.

(2) THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF CITY OF HOUSTON ORDINANCE #1959-262, PERTAINING TO AMONG OTHER THINGS, THE PLATING AND REPLACING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES (25 FEET) OF MAJOR THOROUGHFARES AND TO THE SET BACKS OF STREETS. A COPY OF THE COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1, 1981. UNDER HARRIS COUNTY CLERK'S C.G.C. NO. N253886.

(2) TRACT IS LOCATED IN ZONE "X" ON THE FEMA FLOOD PANEL NO. 48201C0185L, DATED JUNE 18, 2007 AND NOT SHOW TO BE LOCATED IN THE 100 YEAR FLOOD PLAIN THEREON.

(3) TRACT SUBJECT TO RESTRICTIONS FILED IN
FILE NO. RP-2022-165268 O.P.R.R.P.H.C.T.

(4) 30' PIPELINE EASEMENT RECORDED IN H.C.C.F. NO. T322612 APPEARS TO BE NORTH OF THE SUBJECT TRACT.

(5) TRACT SUBJECT TO A DRAINAGE & UTILITY EASEMENT
BENEFITTING SUBJECT TRACT AS RECORDED IN
FILE NO. RP-2022-165267 O.F.R.R.P.H.C.T.

(8) TRACT SUBJECT TO STORMWATER QUALITY MANAGEMENT
PLAN AS RECORDED IN
FILE NO. RP-2022-524325 O.P.R.R.P.H.C.T.

(7) TRACT SUBJECT TO MINERAL RIGHTS RECORDED IN VOLUME 2032, PAGE 628 H.C.C.F.

(B) TRACT SUBJECT AS RECORDED IN H.C.C.F. NO C367304.

(9) TRACT SUBJECT TO TEXAS WATER QUALITY BOARD ORDER
RECORDED IN H.C.C.F. NO. D380321.

(10) TRACT SUBJECT TO SURFACE WAIVER RECORDED IN
FILE NO. RP-2022-165264 O.F.R.R.P.H.C.T.

(11) THIS SURVEY WAS PREPARED BASED IN ACCORDANCE WITH A TITLE REPORT PROVIDED BY ALAMO TITLE INSURANCE COMPANY COMMITMENT NO. ATCH-23130161 EFFECTIVE DATE MAY 01, 2018 G.F. NO. ATCH-26-ATCH-231301613, ISSUED JANUARY 01, 2023. NO FURTHER RESEARCH HAS BEEN COMPLETED BY LUPHER, LLC.

REV. NO.	DESCRIPTION	APP'D	DATE	
	<div><div>LUPHER, LLC TEXAS PROFESSIONAL LAND SURVEYORS TBPELS FIRM REGISTRATION NO.10193807 5421 BRYSTONE DRIVE HELESTON, TX 77041 TEL: 281-501-6718</div></div>			
DATE	DRAWN	CHECKED	APPROVED	SIGN
06/23/2023	GGV	GGV	GGV	GGV

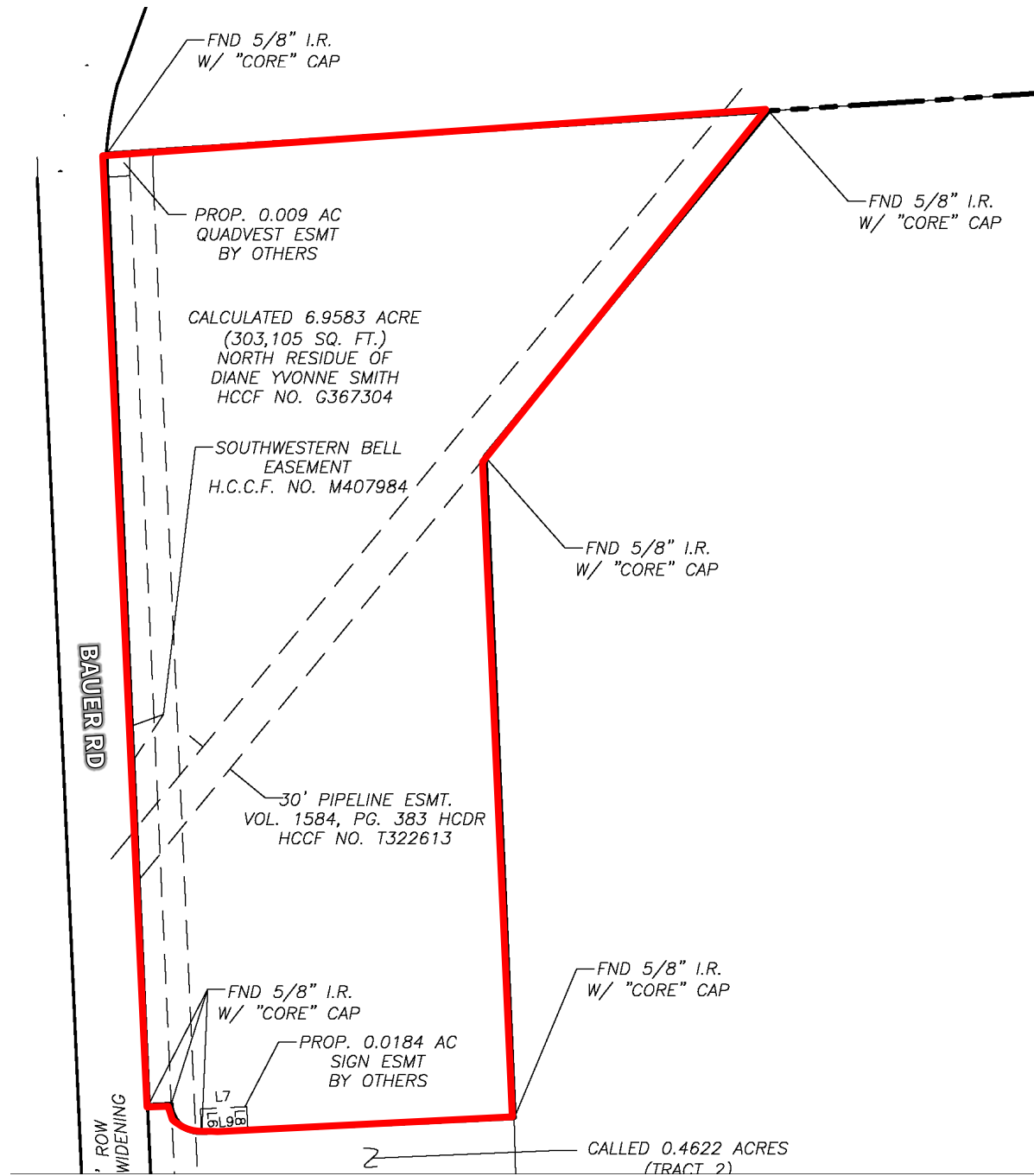
PRELIMINARY PLAT LAYOUT
EXHIBIT
4.416 ACRE (192,368 SQ. FT.)
JOHN IVY SURVEY
ABSTRACT-476
HARRIS COUNTY, TEXAS

FILE PATH:	SHEET No.
FILE	of

SITE PLAN

±3.95 AC and ±6.95 AC | BAUER RD & HOPFE RD | HOCKLEY, TX 77447 JLL 5

±6.95 AC

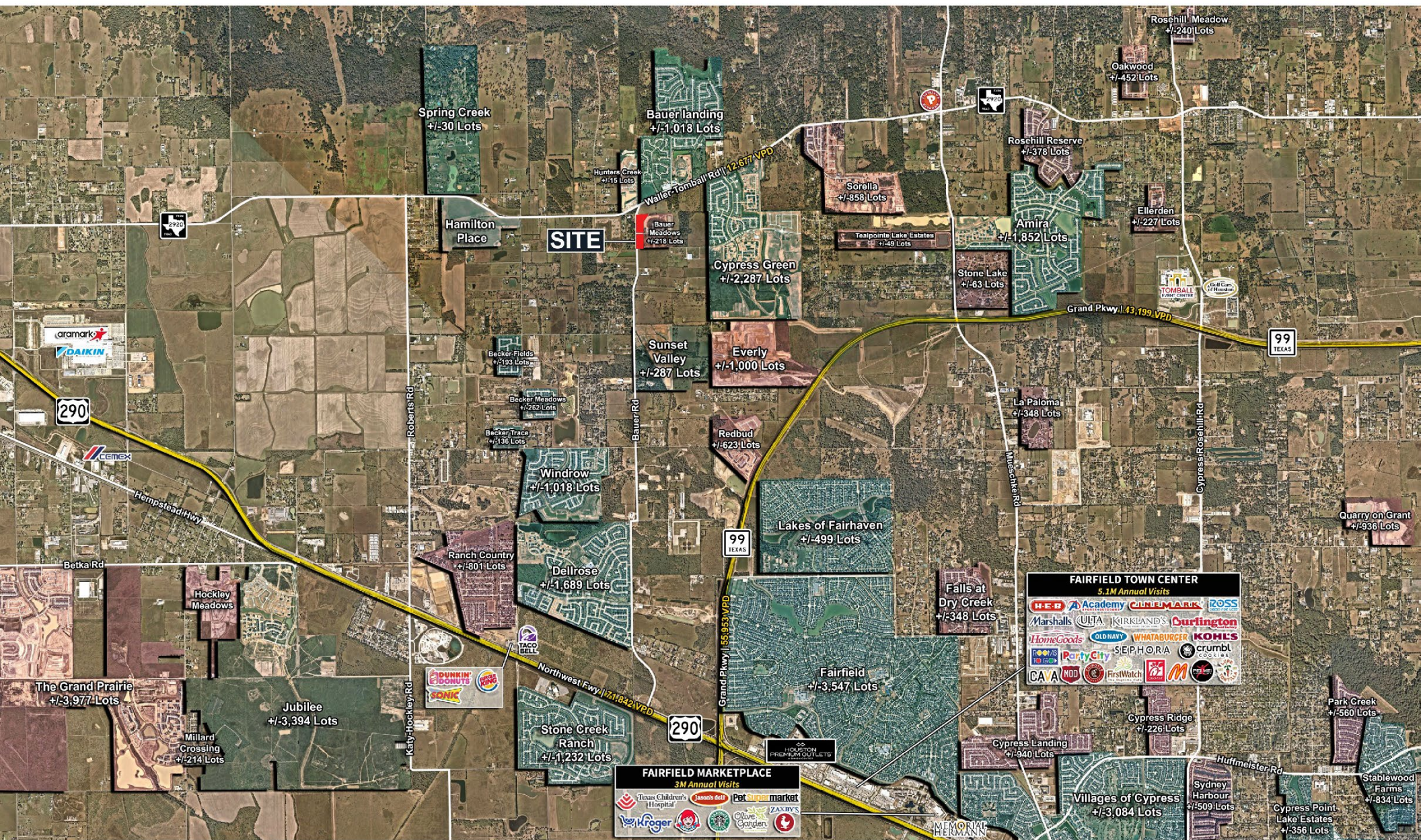


PROPERTY AERIAL

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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.

2-10-2025



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.

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 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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date