



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

ADAM OLSEN
(713) 614-2670
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4100 HOUSTON, TX 77056

**± 10 ACRES GROWTH
CORRIDOR FOR SALE**

29315 STOCKDICK RD | KATY, TX 77493



OFFERING SUMMARY

SALE PRICE

\$3,999,999

YEAR BUILT

1997

LOT SIZE

425,250 SF

BUILDING SIZE

MIXED USE

DEV/RESIDENTIAL/

COMMERCIAL

PROPERTY HIGHLIGHTS

Welcome to this beautiful 10 acre Gated Estate, unrestricted 6,261 sq ft approx., 6 bedroom home with 4.5 bathrooms, full guest house or quarters with 10 ft ceilings, pond, a barn for horses, three car detached garage with a 2600 sq. foot attached garage as well, tea room, artist room and library. Built to withstand fire, flood and explosion constructed of 8 inch concrete blocks.

Enter this amazingly unique home through a spacious enclosed sunroom to the ante room on the first floor, you will find an Old World charm in this spacious kitchen with character and a Tuscan flair. Rose floral crown moldings and Murano glass chandeliers throughout. Granite countertops and lovely finishings with a library rock wall fireplace off the kitchen, a perfect place to sit and visit.

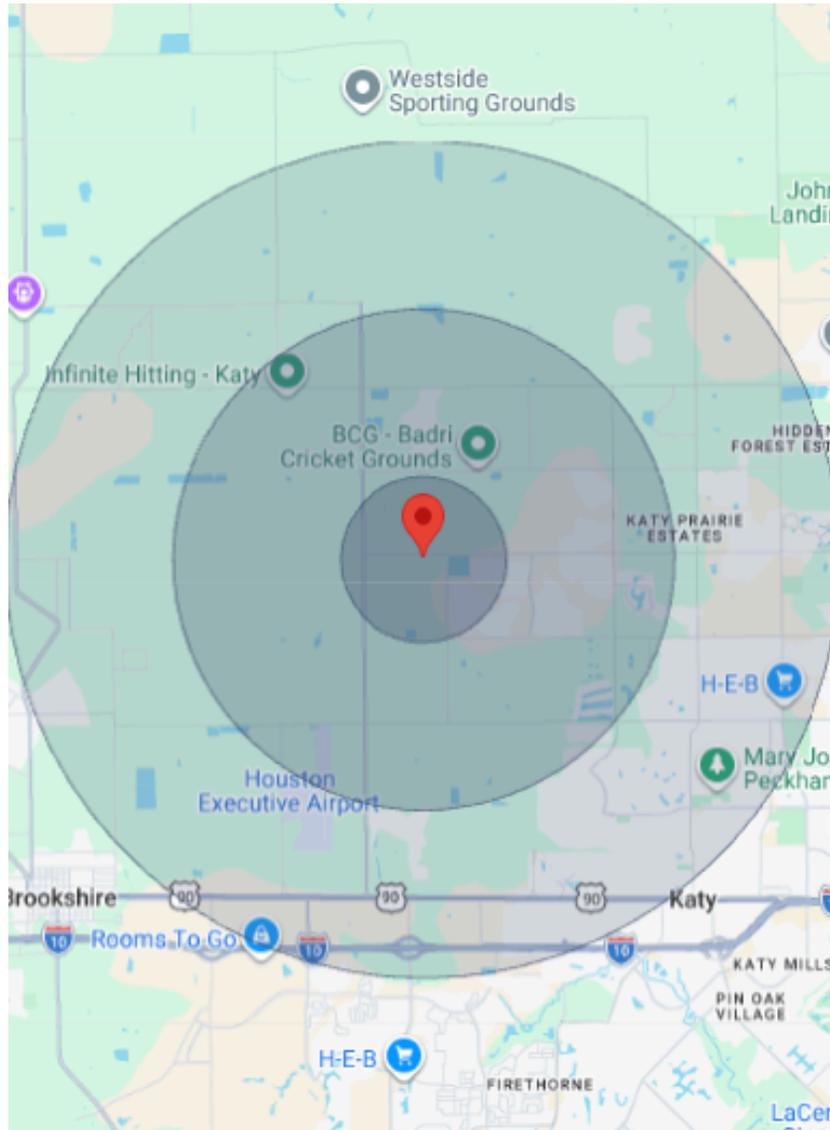
Aerial Map



Property Photos



Demographics



Located at 29315 Stockdick Rd, this property offers exceptional access and visibility in the heart of Katy's high-growth northwest corridor. Just 2.5 miles north of I-10 and approximately 1.5 miles west of Grand Parkway (SH-99), this site is easily accessible via Katy Hockley Rd and nearby thoroughfares like Clay Rd and FM 529.

Positioned between Katy and Cypress, this tract is surrounded by booming residential developments such as Sunterra, Bergamo, and Elyson, drawing consistent demand for commercial services.

	1 Mile	3 Miles	5 Miles
Total population	584	9,515	39,067
Workday Population	302	4,390	18,222
Total household	146	2,652	11,488
Average household income	\$197,676	\$153,704	\$137,649
Average age	28.9	29.1	30.9
Male Population	283	4,485	18,899
Female Population	302	5,033	20,175

Demographics data derived from AlphaMap

Market Overview

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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