

# LAND FOR SALE **+17.34 AC**



SEQ BAUER RD & HOPFE RD | HOCKLEY, TX 77447



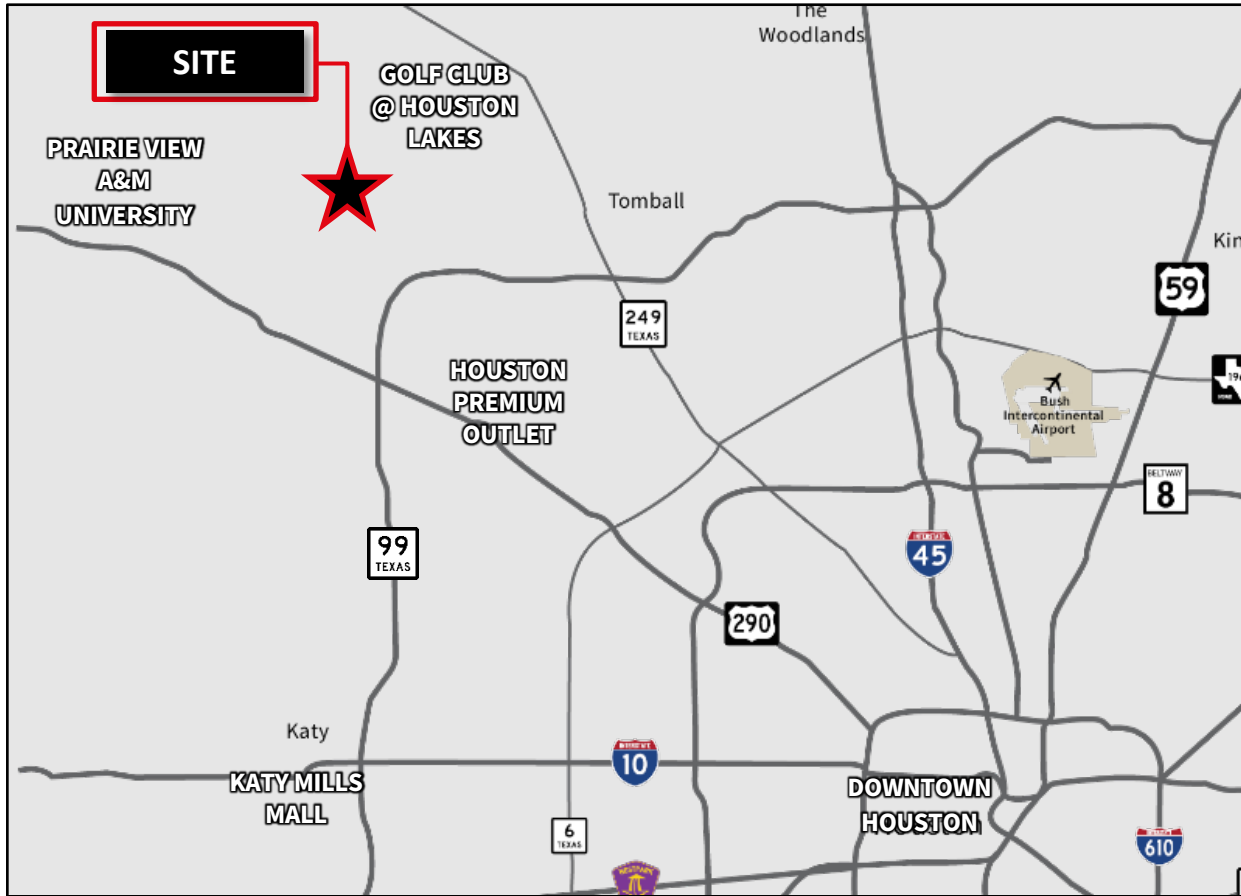
Travis Smith  
Senior Vice President  
+1 713 212 6517  
[travis.smith@jll.com](mailto:travis.smith@jll.com)

Karina Weathers  
Associate  
+1 713 212 6702  
[karina.weathers@jll.com](mailto:karina.weathers@jll.com)



# AREA LOCATION

**+17.34 AC** | SEQ BAUER RD & HOPFE RD | HOCKLEY, TX 77447  2



## Location

This site is located on Hopfe Rd, just off of Bauer Road in one of the fastest growing areas of Houston. Situated near 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

±17.34 acres

## Site Information

- ±866' frontage on Hopfe Rd
- Utilities available from Quadvest
- Waller ISD
- Close Proximity to the Grand Parkway

## 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%



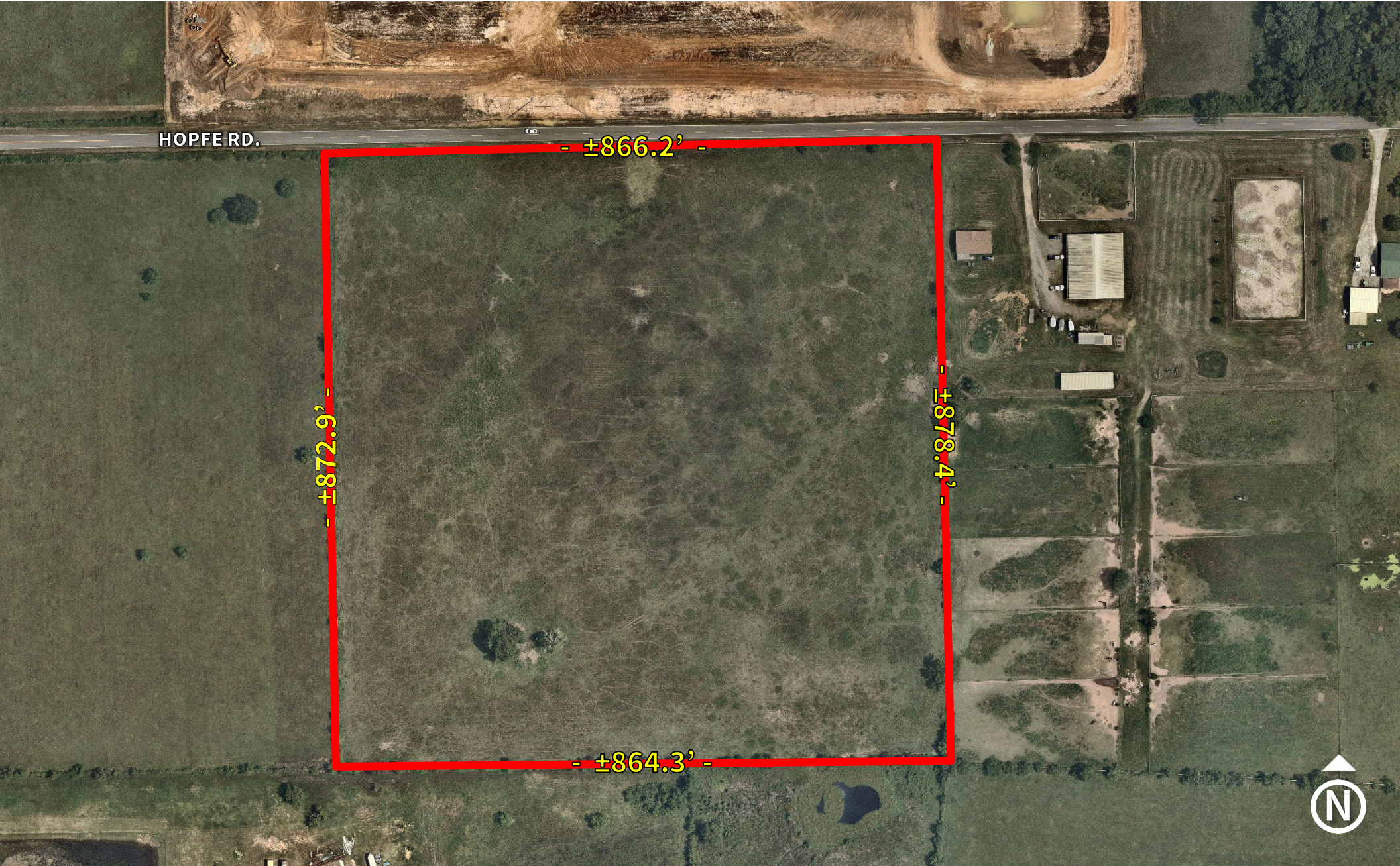
## Drive Times

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

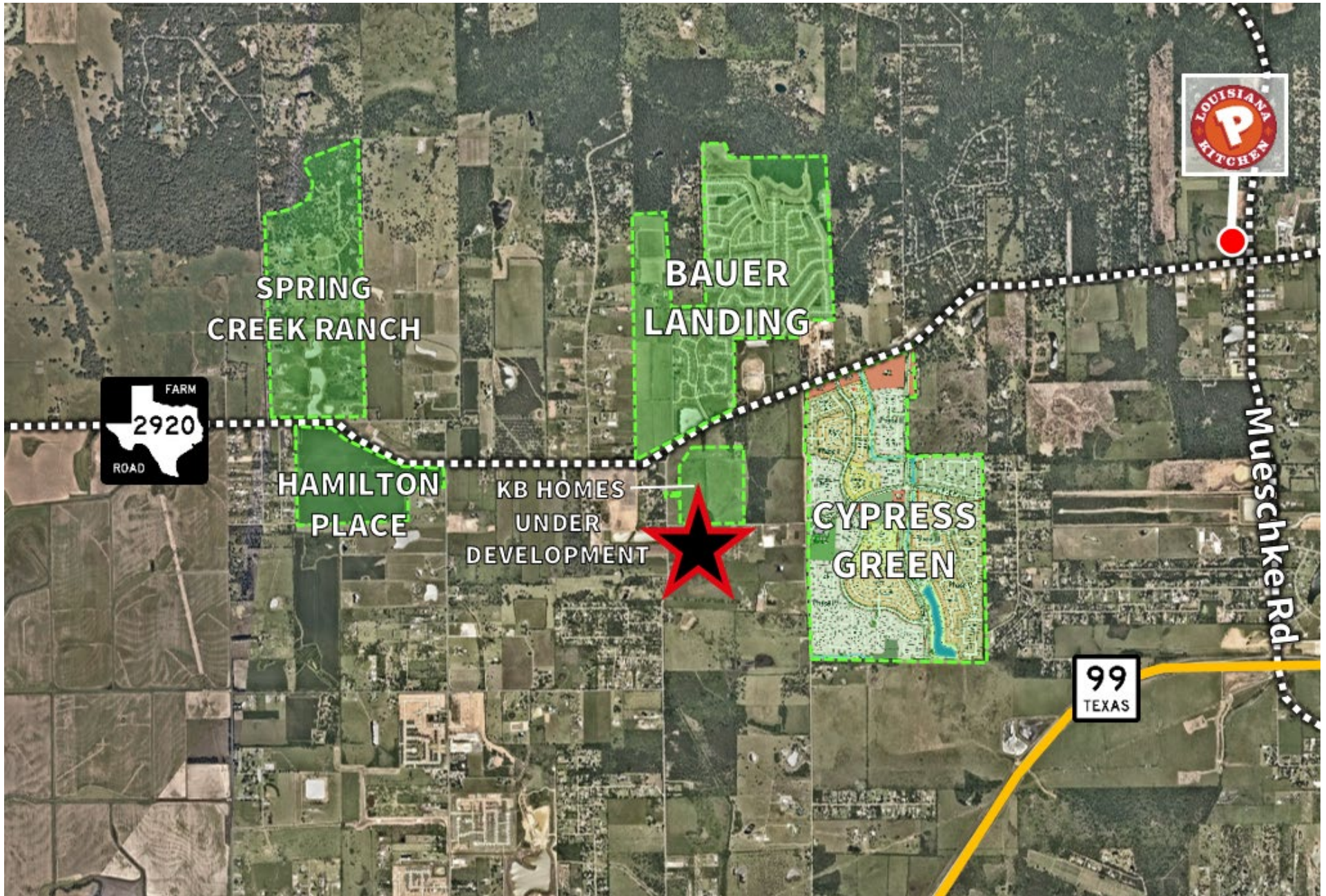
**+17.34 AC** | SEQ BAUER RD & HOPFE RD | HOCKLEY, TX 77447  **JLL** 3





# PROPERTY AERIAL

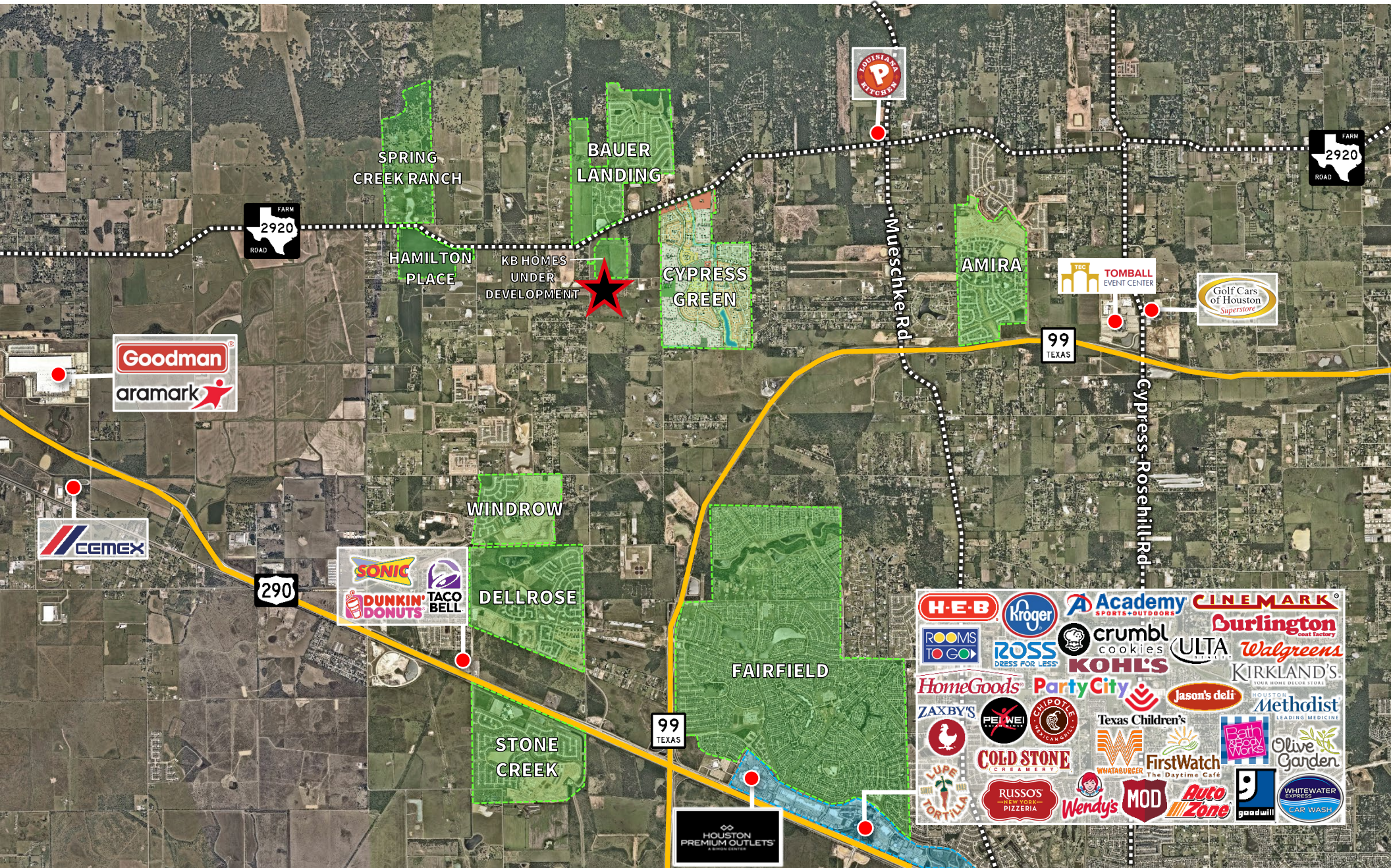
**+17.34 AC** | SEQ BAUER RD & HOPFE RD | HOCKLEY, TX 77447  **JLL** 4





# PROPERTY AERIAL

**+17.34 AC** | SEQ BAUER RD & HOPFE RD | HOCKLEY, TX 77447 (JLL) 5



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.