



KATY TX LAND | 26.12 acres

LISTING PRESENTATION | BECKENDORFF ROAD | KATY, TX

Exclusively Listed by

Tim Larson - Commercial Realtor | (713) 461-9393 | tlarson@kw.com | 0695022, Texas

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KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Executive Summary



Property Overview

Land Development Opportunity in Katy, TX. 26.12 Acre Lot. Unrestricted Land: No easements or pipelines to impede development. 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 near the four way intersection of Beckendorff Rd. & Pitts Rd., with approximately 446 feet of frontage on Beckendorff Rd.

Notice: Ag Tenant Occupied with livestock- All showings to be by appointment only with the Listing Agent and/or representative to attend.

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.
- MUD Adjacent: Public Water & Sewer are nearby.
- Flood Zone-Free (Zone X): Safe from flooding, ensuring peace of mind for future projects.
- Located near the four way intersection of Beckendorff Rd. & Pitts Rd, with approximately 446 feet of frontage on Beckendorff 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.

Price:	\$7,835,250
Lot Size:	26.12 ACRES
Price / Acre:	\$300,000/AC
Cross Streets:	Pitts Rd & Katy Hockley Rd
Permitted Uses:	Residential Commercial Industrial
Frontage:	446'
Zoning:	Unrestricted
APN:	047-138-000-0071

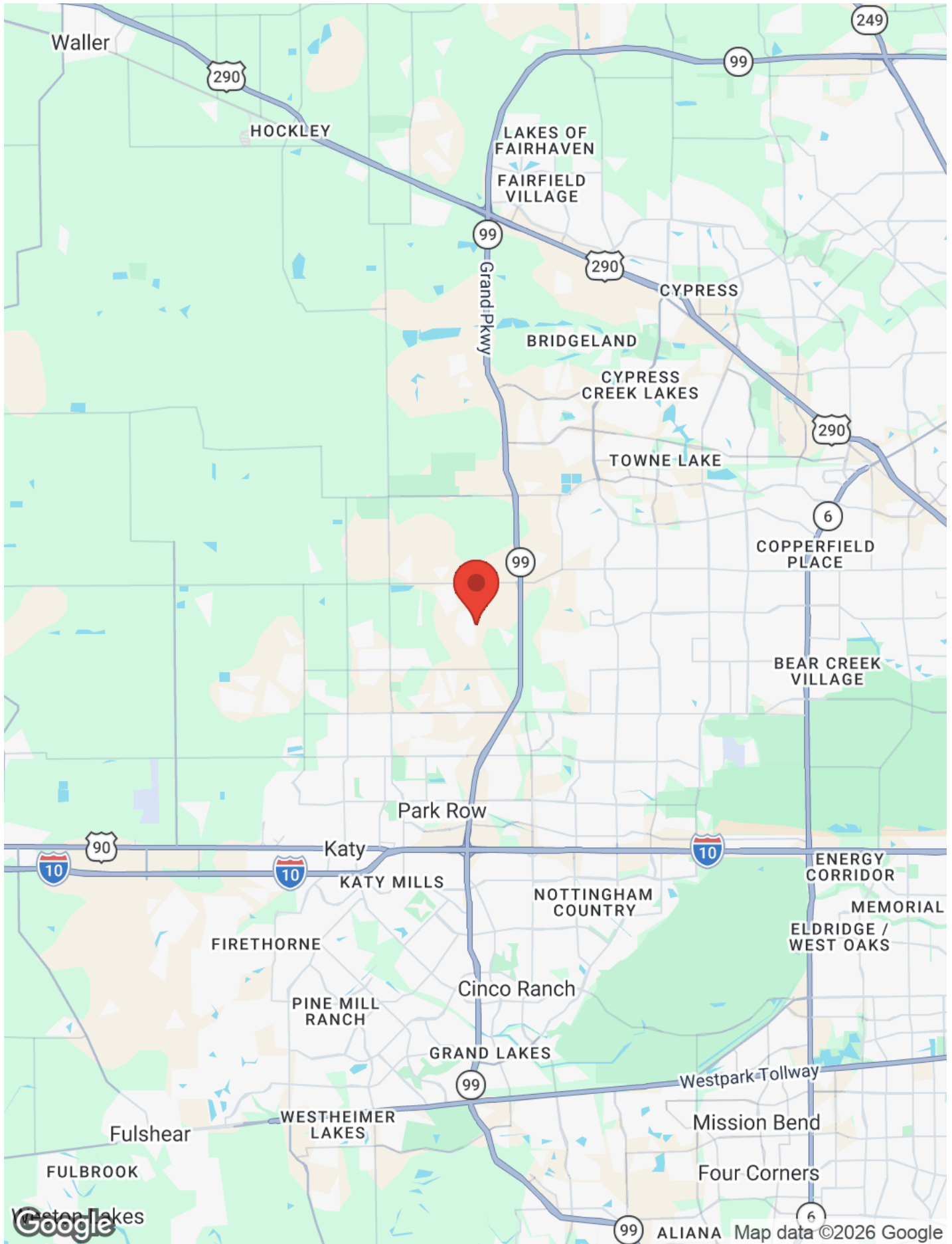
Property Photos



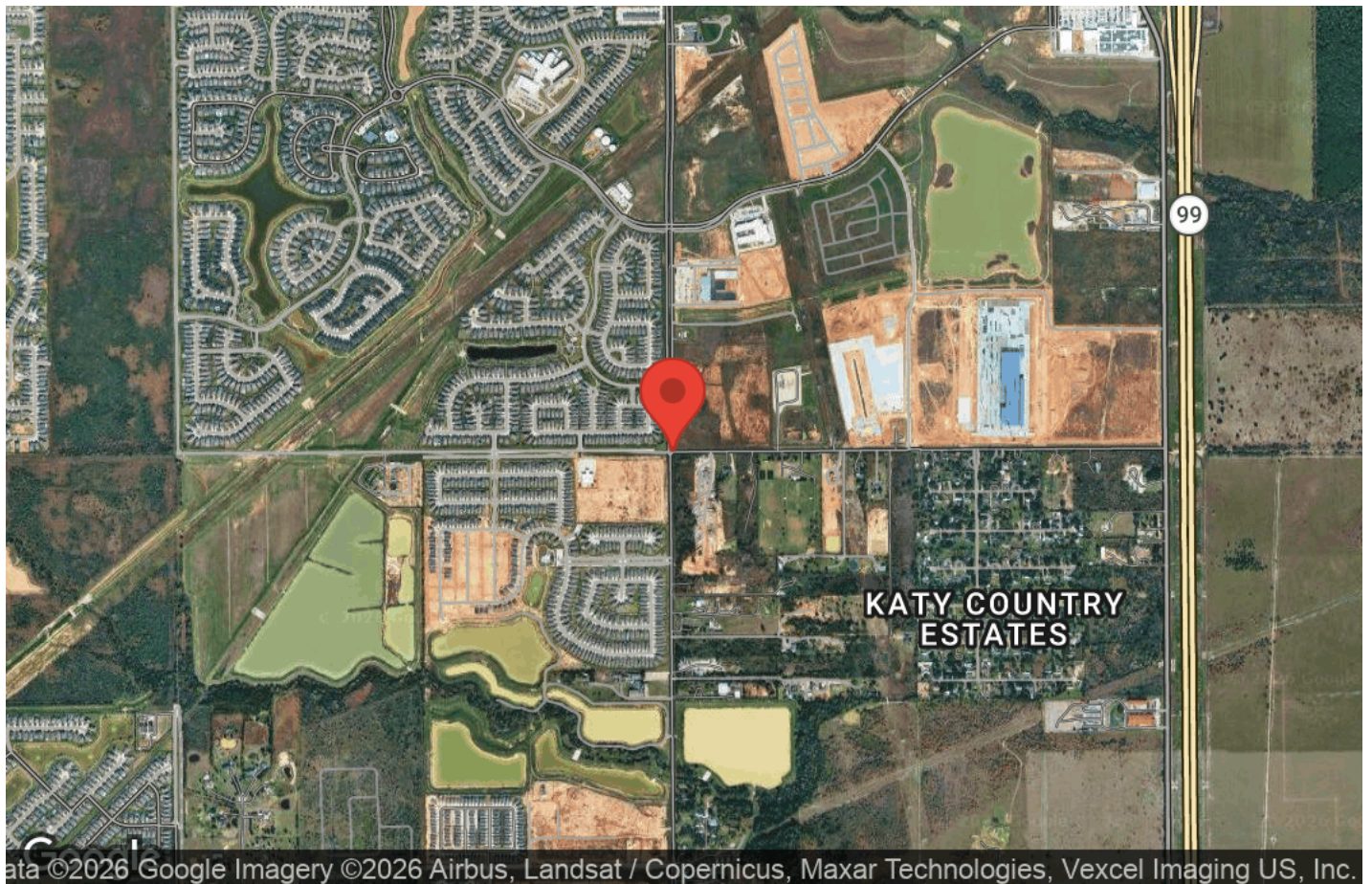
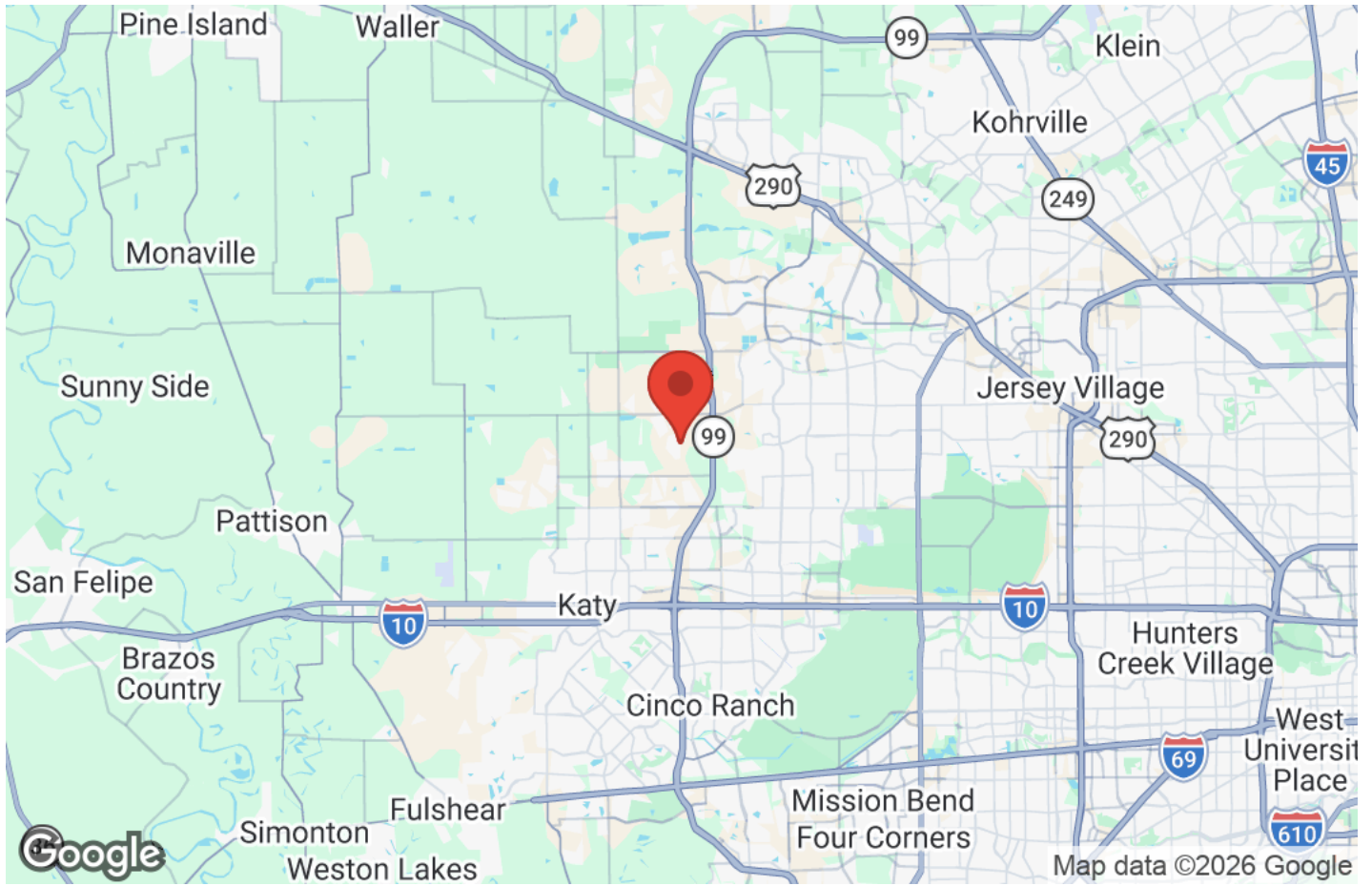
Property Photos



Regional Map



Location Maps



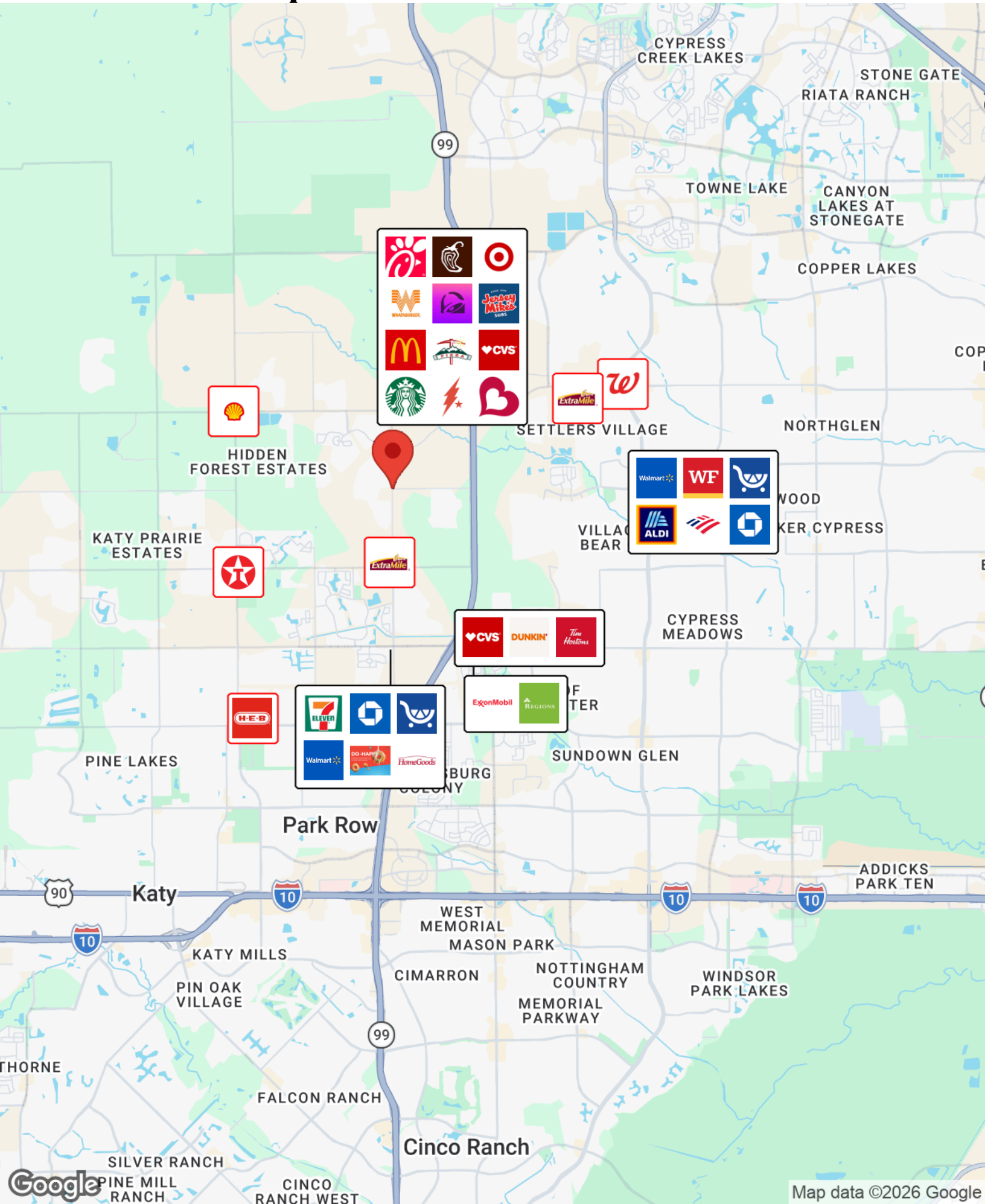
Aerial Map



Google

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Business Map



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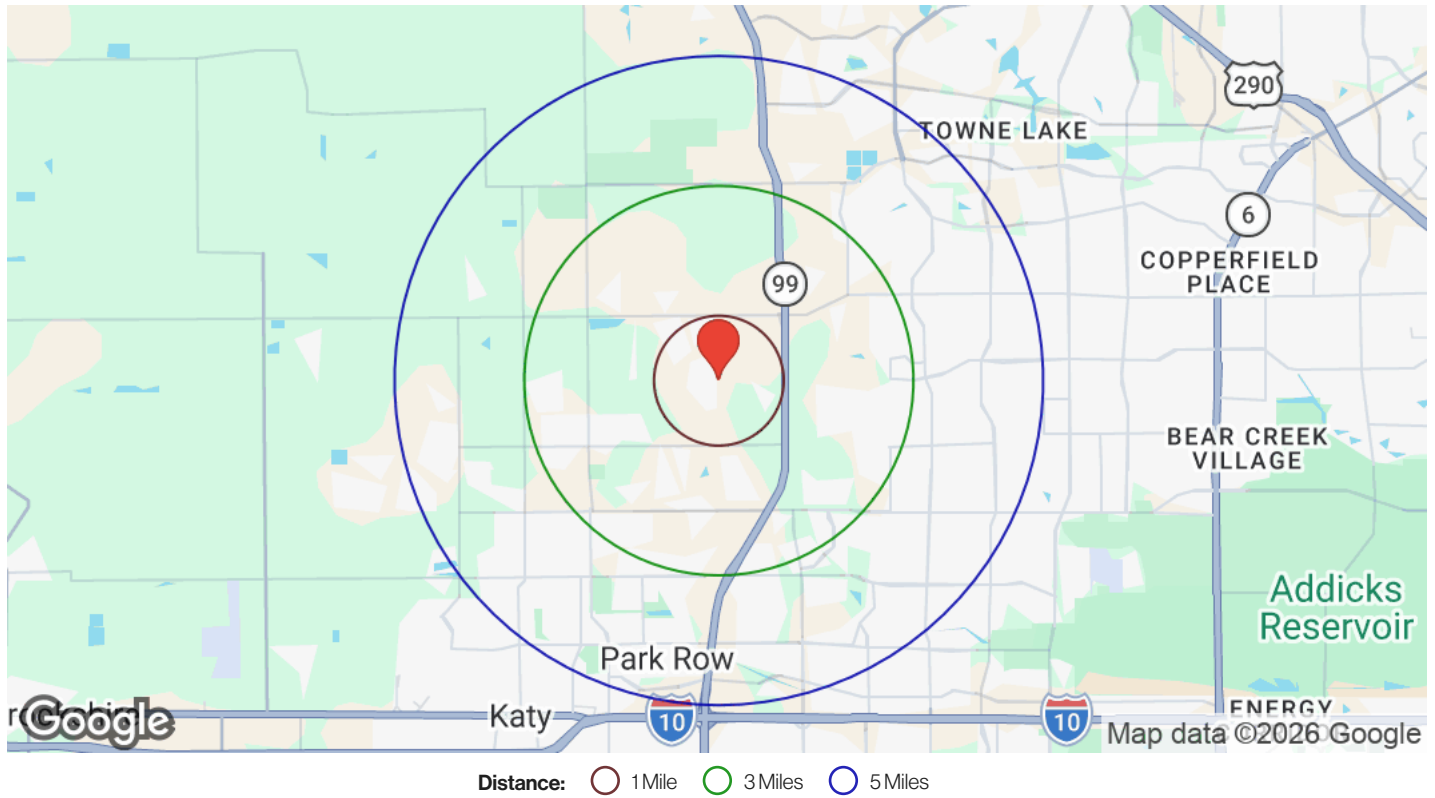
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Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,843	36,955	116,035
	Female	2,995	38,937	122,351
	Total Population	5,838	75,892	238,387
Race / Ethnicity	White	1,498	17,440	55,592
	Black	1,362	18,472	54,638
	Am In/AK Nat	5	83	215
	Hawaiian	2	15	72
	Hispanic	2,232	31,381	102,769
	Asian	616	6,937	20,597
	Multiracial	106	1,343	3,814
	Other	16	220	691
Housing	Total Units	1,981	25,239	79,417
	Occupied	1,817	23,255	73,018
	Owner Occupied	1,573	19,841	53,981
	Renter Occupied	244	3,414	19,037
	Vacant	164	1,985	6,398
Age	Ages 0 - 14	1,561	19,460	56,779
	Ages 15 - 24	717	9,947	34,419
	Ages 25 - 54	2,706	34,933	105,499
	Ages 55 - 64	445	6,059	21,322
	Ages 65+	409	5,493	20,367
Income	Median	\$127,677	\$113,994	\$99,703
	Under \$15k	37	472	3,747
	\$15k - \$25k	95	683	1,833
	\$25k - \$35k	172	1,834	3,844
	\$35k - \$50k	54	1,198	5,570
	\$50k - \$75k	153	2,588	11,057
	\$75k - \$100k	207	3,070	10,584
	\$100k - \$150k	438	6,293	17,495
	\$150k - \$200k	377	3,765	9,945
	Over \$200k	284	3,353	8,943



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.



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.

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Timothy Larson	695022-SA	tlarson@kw.com	2815080800
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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