

FOR SALE

\$10.50 PSF

+/- 5 ACRES WITH BUILDINGS

4738 KATY HOCKLEY CUT OFF RD, KATY, TX 77493



SITE

TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895





PROPERTY HIGHLIGHTS



Location

4738 Katy Hockley Cut
Off Rd, Katy, TX 77493



Asking Price

\$10.50 PSF



Size & Improvements:

+/- 5 Acres
+/- 3,992 SF Office
+/- 2,748 SF Office Warehouse
+/- 1,605 SF Outbuilding
+/- 684 SF Pole Barn
+/- 4,000 SF Parking/Paving

Contact:

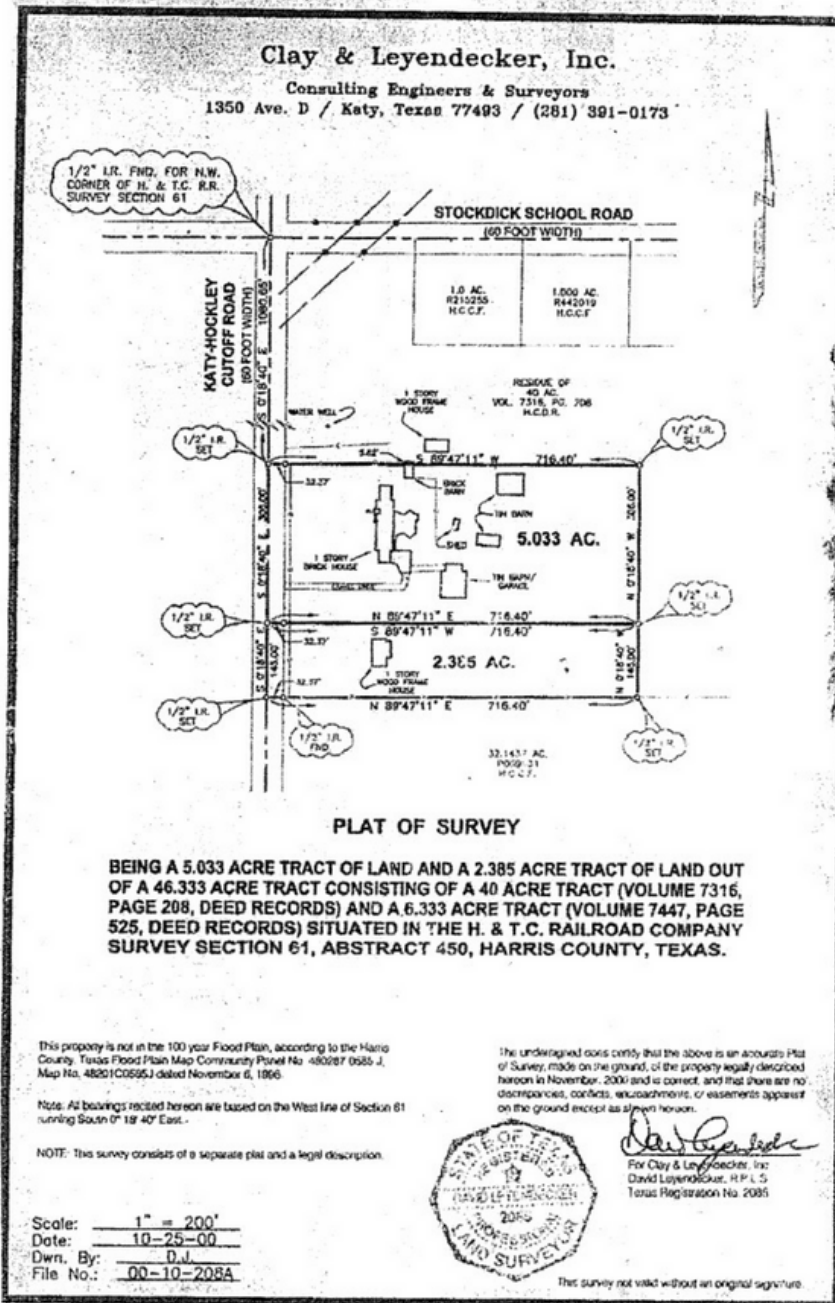
TYLER TORRES
Principal
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(281) 898-0895

- Outstanding Multi-use property for Sale. Office, Industrial, Storage/work.
- Centrally located in High Density Residential & Commercial populated area. Only a short distance from Katy & Brookshire, with easy access to major freeways & retail.
- Excellent location with great visibility, +/- 3 miles from Grand Parkway, I-10, and New HEB.
- New Industrial Business Park coming in north of the site.
- Average traffic of over 23,090 vehicles per day on Clay, over 53,856 vehicles per day on the Grand Parkway (99)
- Situated in Harris County & Katy ISD
- Total tax rate for 2023: \$1.74 per \$100 of assessed value

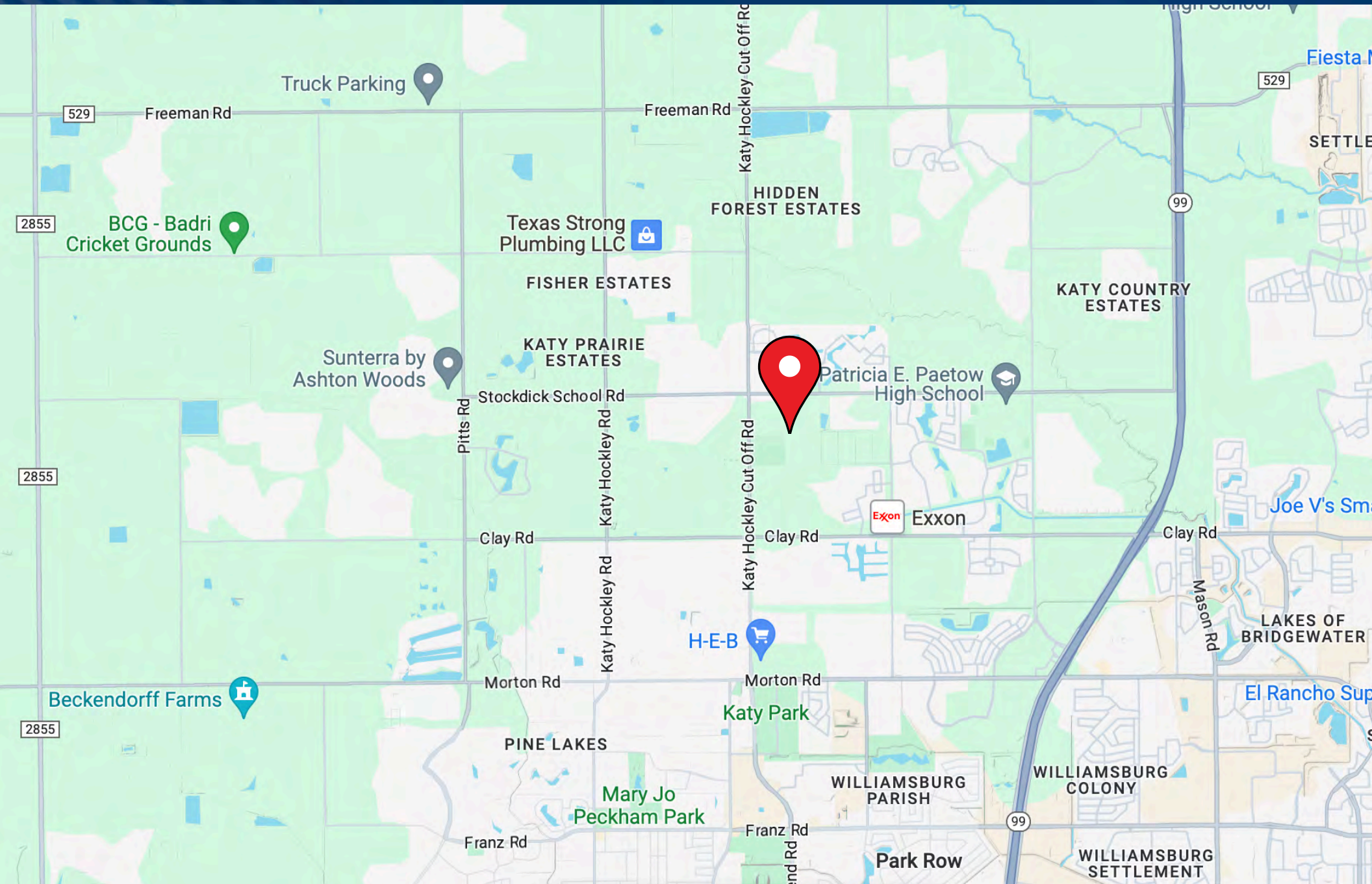




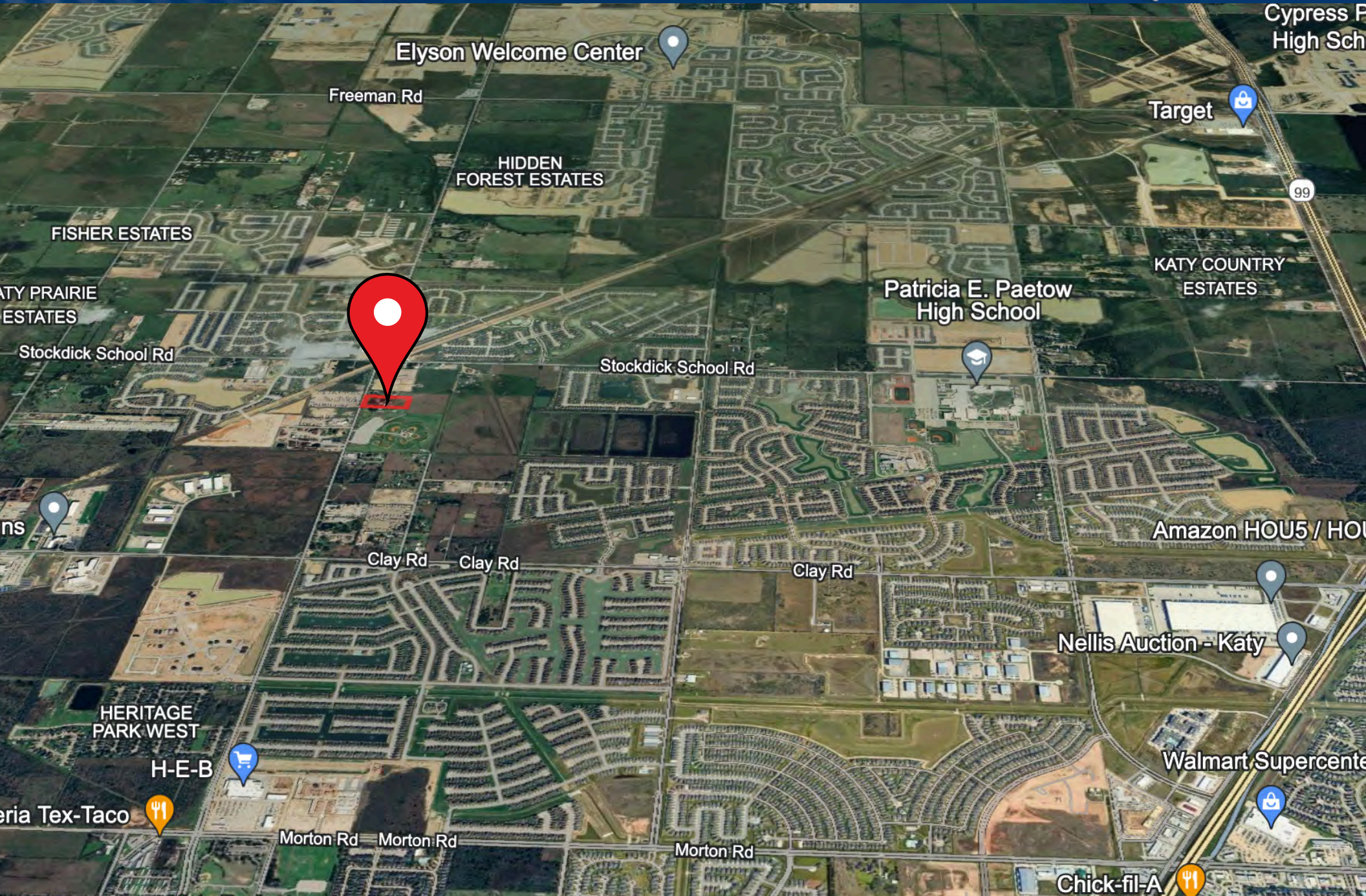




LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

4738 Katy Hockley Rd, Katy, Texas, 77493
Ring of 1 mile

KEY FACTS

5,359

Population

32.1

Median Age



1,595

Households

\$96,163

Median Disposable Income

EDUCATION

2.0%

No High School Diploma



23.1%

High School Graduate



29.5%

Some College/
Associate's Degree



45.4%

Bachelor's/Grad
/ Prof Degree



5,359

2023 Total Population (Esri)

INCOME



\$111,853

Median Household Income



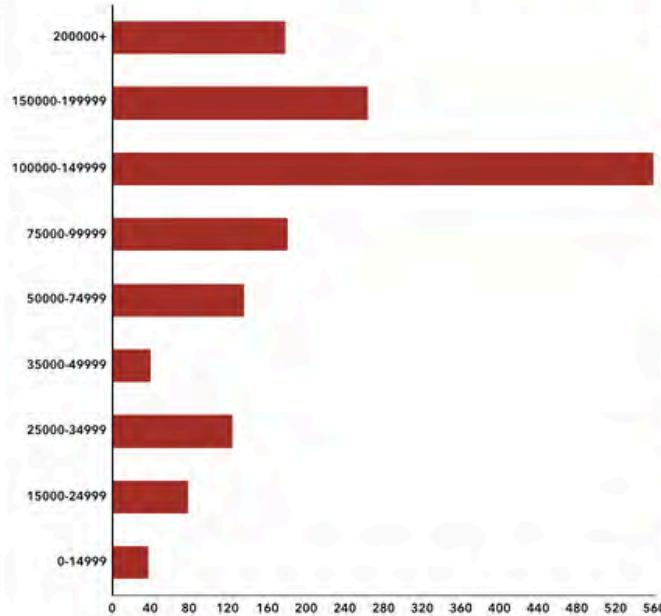
\$38,799

Per Capita Income

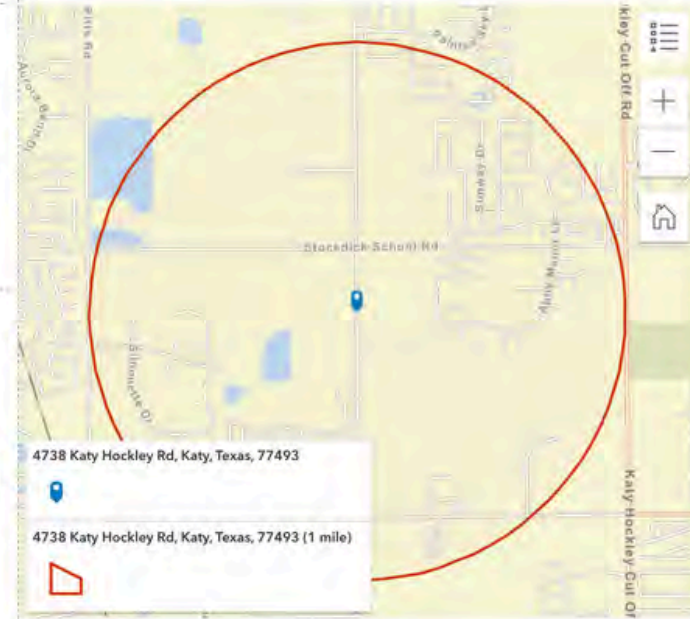


\$339,125

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

69.4%



Blue Collar

20.4%



Services

12.4%

3.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

Katy Hockley Cut Off Rd

Katy Hockley Cut Off Rd



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.

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Texas CRES, LLC	9004590		(713) 473-7200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joel C. English	465800	joel@texasces.com	
Designated Broker of Firm	License No.	Email	Phone
Joel C. English			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tyler Torres		tyler@texasces.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Associates
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MARKET

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Katy Hockley C

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