

An aerial photograph of a large, green, rectangular property outlined in red. The property is surrounded by trees and has a dirt road running through it. In the background, there are some buildings and a large, cleared area of land.

OFFERING MEMORANDUM

29315 STOCKDICK RD
KATY, TX 77493

Welcome to this beautiful 10 acre
Gated Estate, unrestricted 6,261 sq ft
approx.



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PROPERTY SUMMARY

29315 Stockdick Rd Katy, TX 77493

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SALE PRICE:	\$3,999,999
YEAR BUILT:	1997
PROPERTY TYPE:	Residential/Commercial
LOT SIZE:	425,250 SF
BUILDING SIZE:	7,251 SF

Welcome to this beautiful 10 acre Gated Estate, unrestricted 6,261 sq ft approx., 3 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.

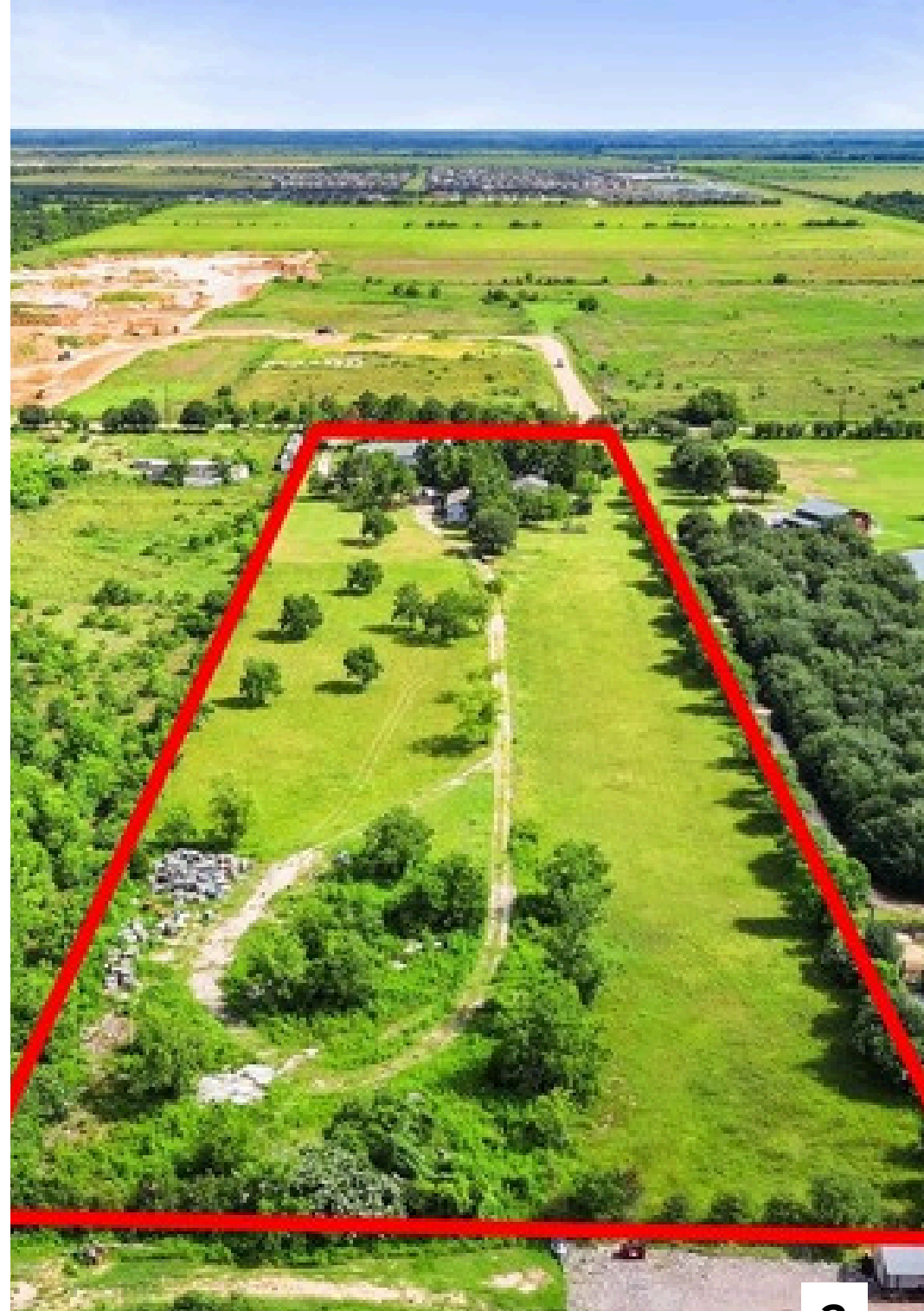
Enter this amazingly unique home through a spacious enclosed sunroom to the ante room on the first floor, you will find an Old World charm in this spacious kitchen with character and a Tuscan flair. Rose floral crown moldings and Murano glass chandeliers throughout. Granite countertops and lovely finishings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

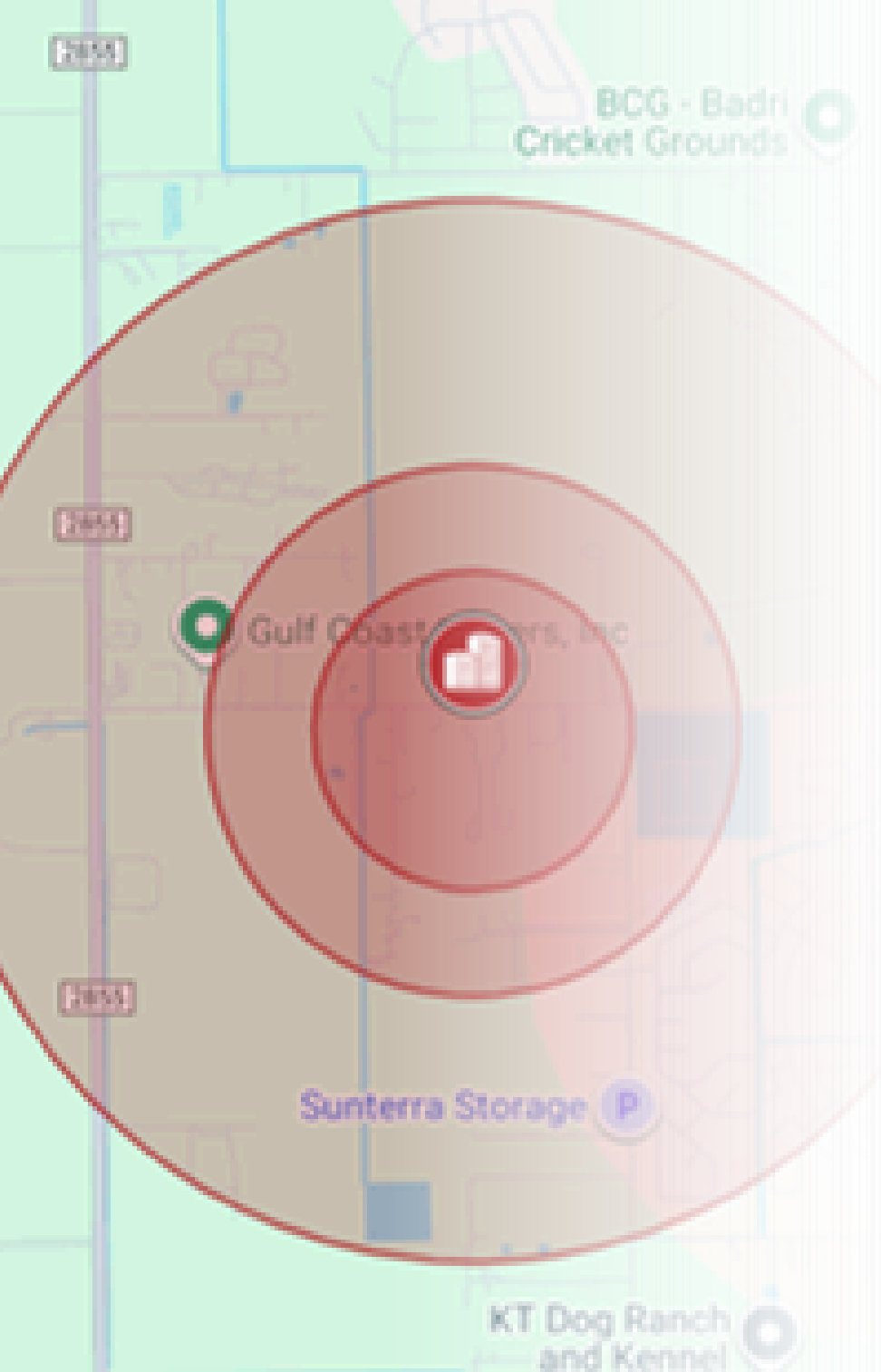


PROPERTY HIGHLIGHTS

±10 Acres in Katy Growth Corridor – Ideal for Commercial, Residential, or Mixed-Use Development

- 27- 12' bell bottom piers with 30" deep x 2' wide steel reinforced beams. 6" slab.
- Foundation is 30" above grade.
- Never has flooded.
- The wall are built out of 8" concrete block, with concrete and steel reinforced cells at every 32".
- A bond beam placed at 10 high and at the top course. The house is virtually indestructible.
- At the roof line 4"x6"x12" angle irons (clip angles) are bolted into the top concrete and steel reinforced bond beam and top plate, along with hurricane clips tied to each rafter. The house has never been damaged or flooded by any storm since 2000 when it was built.
- The house and garage are wired for 480 amps.
- It has 4 A/C units, (3- 5 ton units and one 3 ton unit heat pump). All a/c units and air handlers where replaced in 2023.
- 10 acre lot is completely fenced in with the north two acres fenced for horses with a roofed in horse area with lighting.
- There is also 5 acre long, 12' high masonry fence on the west side of the property with a brick accent wall built in the middle. The north side of the property has large entry columns and electric gates on the west entry. The east perimeter for 5 acres has masonry columns with 4' high wood fencing.
- The property has a guest house with all amenities including 10' ceilings. There are Two septic systems in good working condition as well as a water well that services the property. All maintenance contracts up to date.
- 4 bay garage, 50'x25' deep, built in 2017.
- Beam and block with 6" steel reinforced slab. 30" above grade.
- 2"x6" x10' stud construction. Cei Clad in hardy plank. Windows throughout. Wired for 240 amps. Roll up door openings are 10'x11'





AREA OVERVIEW

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.

	0.3 Miles	0.5 Miles	1 Miles
Total households	15	43	160
Total population	43	125	467
Persons per household	2.9	2.9	2.9
Average household income	\$127,803	\$127,803	\$127,867
Average house value	\$444,656	\$444,656	\$444,187
Average age	37	37	37
Average age male	37	37	37
Average age female	38	38	38

RETAILER MAP





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