

± 8.45 ACRES FOR SALE

1540 NORTH MASON ROAD
KATY, TEXAS 77449



JP HAYES
PARTNER | BROKERAGE
(713) 210-9875
JP.Hayes@JunctionUSA.com



DISCLAIMER: All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. © 2021. Junction USA LLC. All rights reserved.

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OVERVIEW



± 8.45 TOTAL ACRES

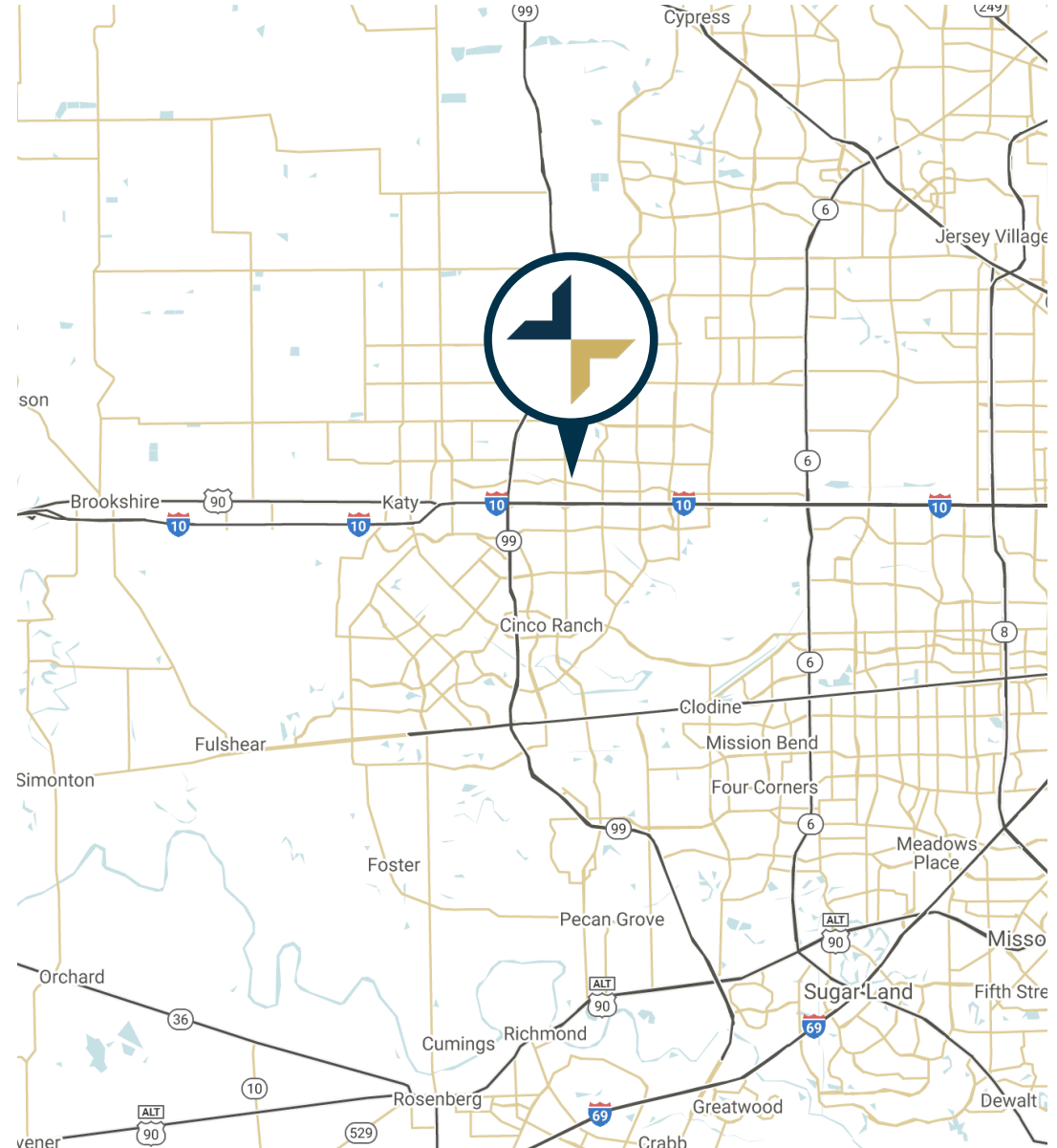


SALE PRICE

Call Broker for Information

HIGHLIGHTS

- » Located at the Hard Corner of Mason Road & Park Row Boulevard
- » Situated Along a Lighted Intersection
- » Excellent Access from I-10 via Mason Road Exit & Grand Parkway via Colonial Parkway



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ABOUT KATY, TEXAS

AN OVERVIEW

KATY, TEXAS has experienced rapid growth in recent years, with new residential developments, schools, and businesses. Even with this recent growth, Katy has managed to retain its community-oriented atmosphere, making it an attractive place to live for people of all ages. Katy has excellent proximity to Houston allowing for easy commutes to the Energy Corridor, downtown Houston, and other employment hubs providing residents with ample job opportunities.

Katy has a diverse economy with a mix of retail, healthcare, education, and energy sectors. The city has seen significant growth in commercial development, particularly with the mixed-use development at the northeast corner of Grand Parkway and I-10 with numerous restaurants, several entertainment venues including Pop Stroke, Homerun Dugout, and Andretti Indoor Racetrack. Overall, Katy, TX, offers a blend of suburban comfort, quality education, and a strong sense of community, making it one of the most desirable areas to live in the Houston metro region.

KATY, TEXAS DEMOGRAPHICS

POPULATION



283,605

EMPLOYEES



64,791

AVG. HH INCOME



\$122,747

MEDIA AGE



36 Years Old

HOUSING UNITS



93,376

HOMES BUILT YOY



1.5% Growth



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SITE TAX RATE

Katy ISD	1.119400
Harris County	0.350070
Harris County Flood Control	0.031050
Port of Houston Authority	0.005740
Harris County Hospital District	0.143430
Harris County Education Dept	0.004800
HC Emergency Serv Dist 47	0.100000
Weston MUD	0.300000
TOTAL	2.003417%



JUNCTION

COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

JP HAYES
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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

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.

<u>Junction Brokerage, LLC</u>	<u>9010568</u>	<u>Admin@JuncitonUSA.com</u>	<u>(713)930-2001</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Reed Vestal, SIOR, CCIM</u>	<u>597329</u>	<u>Reed.Vestal@JunctionUSA.com</u>	<u>(281)687-7580</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>JP Hayes</u>	<u>680236</u>	<u>JP.Hayes@JunctionUSA.com</u>	<u>(713)210-9875</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Spring Cypress -