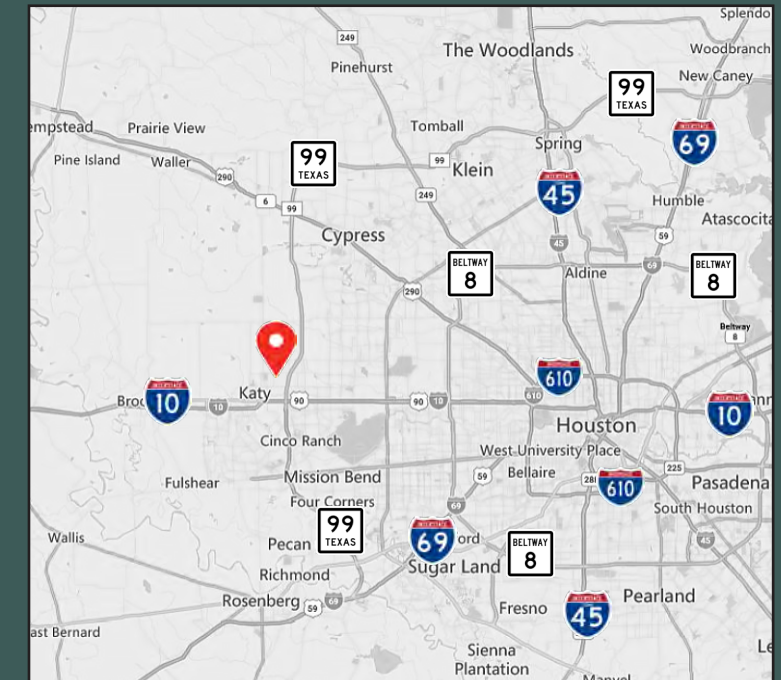


## Land for Sale:

±2.13 AC  
Katy Hockley Cut Off Rd, Katy, TX



## Contact

Tommy LeBlanc, *Partner*  
tleblanc@mlbcre.com

John-Michael Kamel, *Vice President*  
jmkamel@mlbcre.com

Blake Steele, *Senior Associate*  
bsteale@mlbcre.com

mlbcre.com | (713) 622-1400



## Property Features

- **PRICE:** Call for Pricing
- **LOCATION:** Located at the SEC of Clay Rd and Katy Hockley Cut Off Rd
- **SIZE:** 2.128 AC
- **FRONTAGE:**
  - Clay Rd: 280'
  - Katy Hockley Cut Off Rd: 280'
- **UTILITIES:** Available through HC MUD 536
- **ZONING/RESTRICTIONS:** None
- **DETENTION:** On-site detention is required
- **ENCUMBRANCES:**
  - Floodplain: None
  - Pipelines: None





Property Information  
& Survey

2024 Tax Rates

District	Description	2024 Rate
019	Katy ISD	1.117100
040	Harris County	0.385290
041	Harris Co Flood Cntrl	0.048970
042	Port Of Houston Authy	0.006150
043	Harris Co Hosp Dist	0.163480
044	Harris Co Educ Dept	0.004799
411	HC MUD 536	1.350000
643	HC Emerg Srv Dist 48	0.099562
Total		3.175351

Demographics & Traffic Counts

Population

1 Mile	3 Miles
7,647	69,743

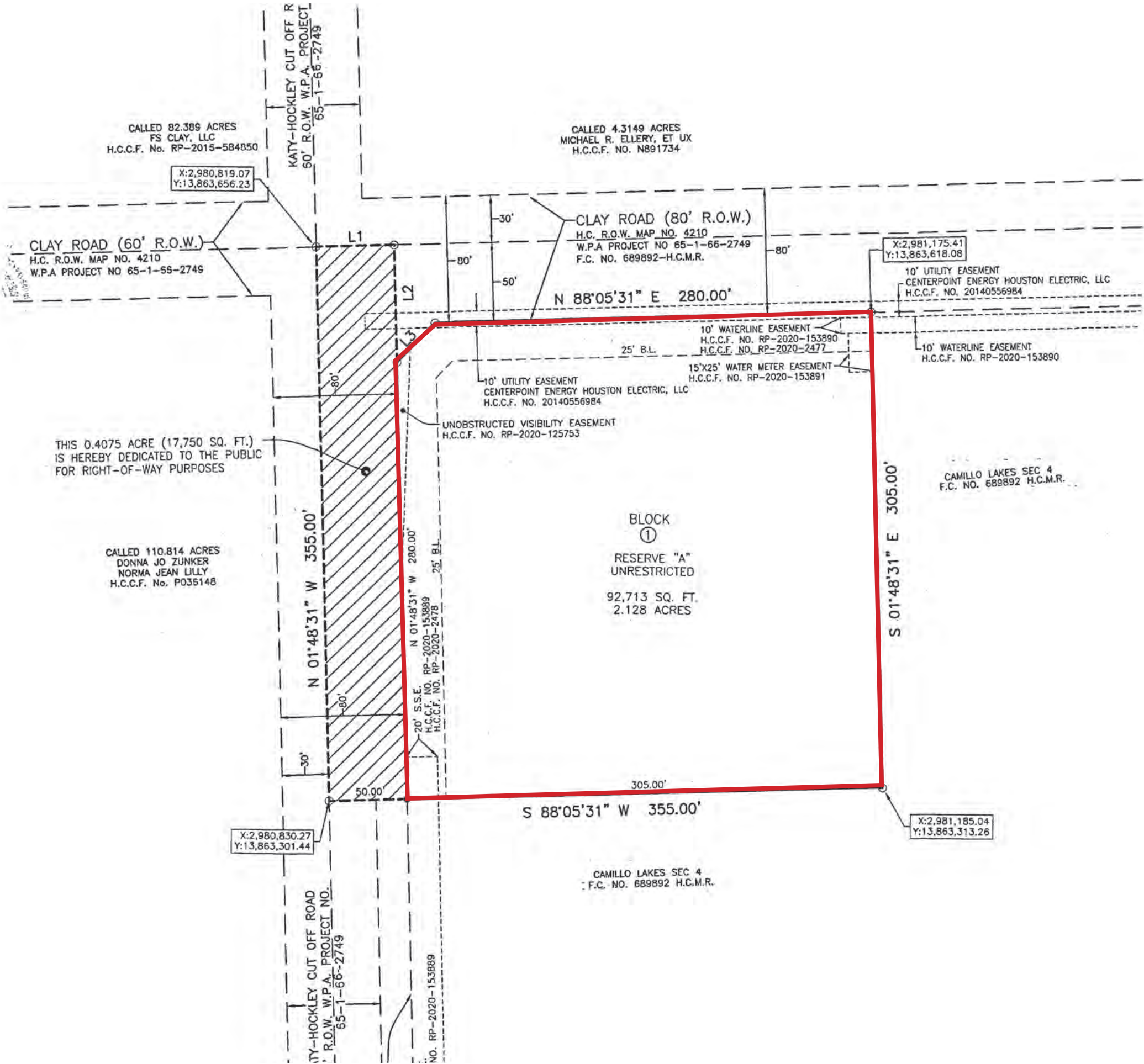
Average Household Income

1 Mile	3 Miles
\$123,911	\$114,967

Traffic Counts

Katy Hockley Cut Off Rd	7,689 CPD
Clay Rd	4,592 CPD

Source: CoStar



# The Team



**Tommy LeBlanc**

*Partner*

tleblanc@mlbcre.com

(713) 304-4521



**John-Michael Kamel**

*Vice President*

jmkamel@mlbcre.com

(713) 818-4007



**Blake Steele**

*Senior Associate*

bsteele@mlbcre.com

(832) 628-9788