

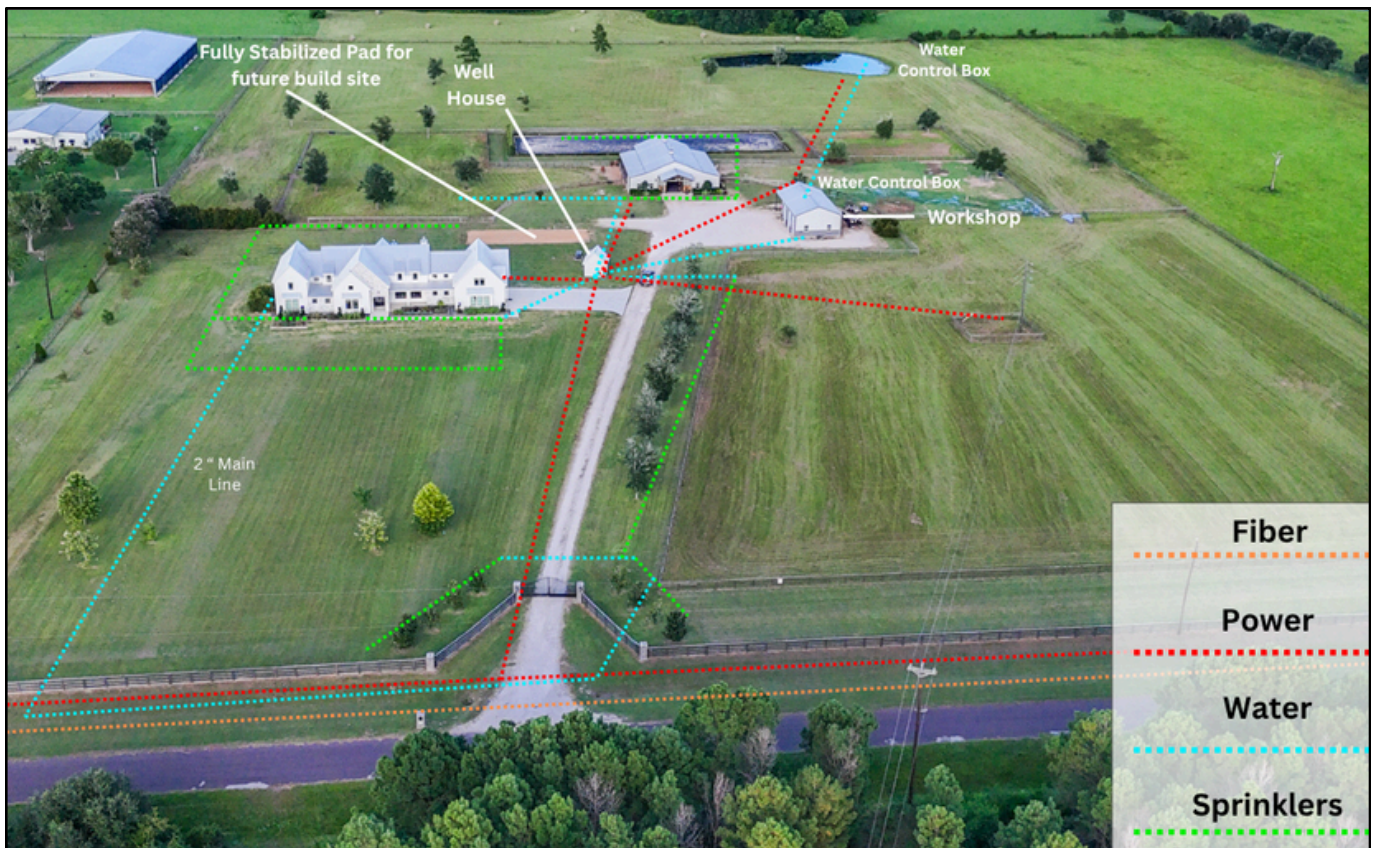
WENDY CLINE PROPERTIES GROUP

Accredited Buyer Representative • Certified Luxury Home Marketing
Specialist • Senior Real Estate Specialist • Certified Probate Real Estate
Specialist • Graduate Realtor Institute

24118 MARGERSTADT RD HOCKLEY, TX

Houston Oaks Township

POTENTIAL BUILD-OUT HIGHLIGHTS



24118 MARGERSTADT RD

Houston Oaks Township

MULTI-STRUCTURE UTILITY READINESS

- All buildings have separate power — each structure (main home, barn, and shop) is individually metered and can be built out as independent homes or guest quarters.
- Water and power lines extend all the way to the pond, supporting future pool, guest cabin, or pavilion installations.
- Fiber internet is available at the front of the property, with conduit lines in place for future power and security cameras along the front fence line.
- Dual electric service availability (San Bernard Co-Op or CenterPoint) and a 60 kW whole-home generator provide redundancy and expansion capacity.
- Propane and natural gas access already established—ideal for additional dwellings or future conversions.

BARNDOMINIUM & CONVERSION POTENTIAL

- The fully insulated six-stall horse barn includes AC tack room, half bath, laundry, cabinetry, refrigerator, and 220 V outlets, making it readily convertible into a secondary residence, guest suite, or car shop.
- Commercial-grade insulation, radiant barrier, and heavy-duty roll-up door infrastructure enable a smooth residential or hobby-shop transformation.

WORKSHOP/ADDITIONAL DWELLING OPTIONS

- The 1,200 SF insulated shop features three 16-ft commercial roll-up doors, HVAC, plumbing, and 200/100 amp service, offering ideal conditions for a garage apartment, studio, or detached office.
- Covered overhang and bladed gravel drive access make this space perfect for RV storage, equipment, or temporary housing during future construction.

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PRE-ENGINEERED DRAINAGE & IRRIGATION

- Comprehensive engineered drainage system with underground lines protecting all structures and pastures—ready to support additional builds without regrading.
- 2" main water line and multiple irrigation zones extend along Margerstadt frontage, pastures, and landscaped areas, ensuring easy tie-ins for new homes or amenities.

READY-MADE EXPANSION PAD

- Fully stabilized pad where the previous mobile home sat—engineered and ready for a future pool house, guest home, or casita.
- Proximity to utilities simplifies development and reduces start-up construction costs.

SUBDIVISION OR ESTATE COMPOUND POTENTIAL

- Existing layout supports a 4–5 tract build-out, keeping the main residence on ~5 acres with remaining 2–3 acre tracts accessible by existing infrastructure.
- Fiber, power, and water systems already looped throughout the property provide the foundation for a small gated equestrian enclave or family estate compound.

FUTURE AMENITY & CONNECTIVITY OPTIONS

- Deep 23-ft pond pre-wired for power and water, ideal for lighting, fountains, or community amenity design.
- Camera-ready power conduits extend to the front fence line for future automated gate and surveillance integration.
- Open pasture layout allows for shared equestrian areas, pond-view park space, or centralized common-area development.