



Property Overview

Land Development Opportunity in Katy, TX. Currently, there's a 2,735sf Single Family Residence, built in 2000, with a detached horse barn and additional outbuilding on a 5.909-acre lot. Commercial & Residential Land: No easements or pipelines to impede development. Utilities: Equipped with electricity, well water, and septic. Public Water & Sewer nearby. Flood Zone-Free: Safe from flooding, ensuring peace of mind for future projects. This prime tract of land offers a clean slate for a variety of uses. Located in between Beckendorff Rd. & Stockdick School Rd., with approximately 349 feet of frontage along Clay Rd.

Property Highlights

- Commercial & Residential Land: No easements or pipelines to impede development. This prime tract of land offers a clean slate for a variety of uses.
- Utilities Ready: Equipped with electricity, well water, and septic. MUD Adjacent- Public Water & Sewer nearby.
- Flood Zone-Free (Zone X): Safe from flooding, ensuring peace of mind for future projects.
- Located between Pitts Rd. & Schlipf Rd., with approximately 349 feet of frontage along Clay Rd.

Property Details

Price:	\$1,772,700
Lot Size:	5.909 Acres
Price / Acre:	\$300,000/AC
Cross Streets:	Pitts Rd.
Permitted Uses:	Unrestricted
Frontage:	349'
Utilities:	MUD Adjacent
Zoning:	Comm & Res
APN:	320500-003-001-100



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

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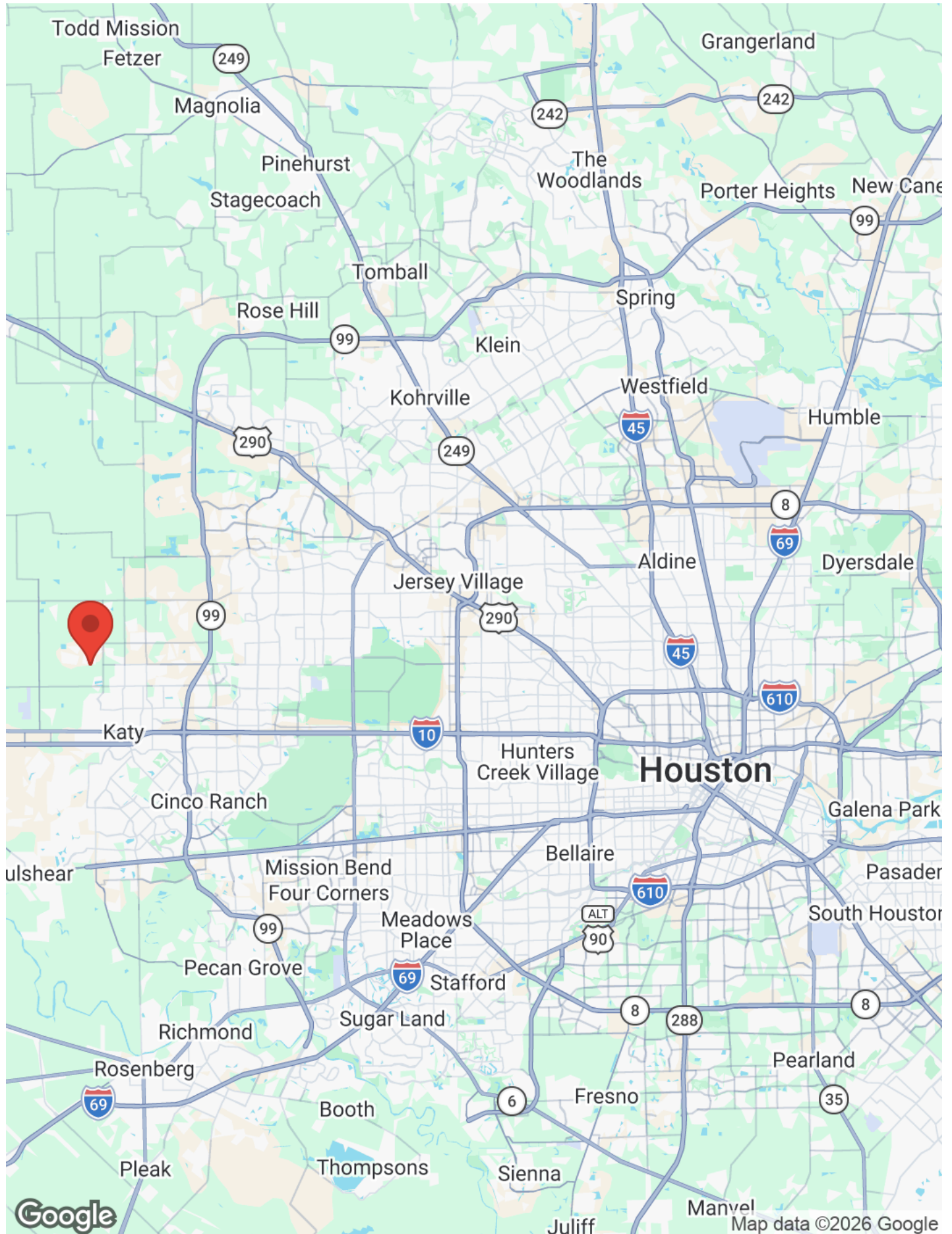
Property Photos



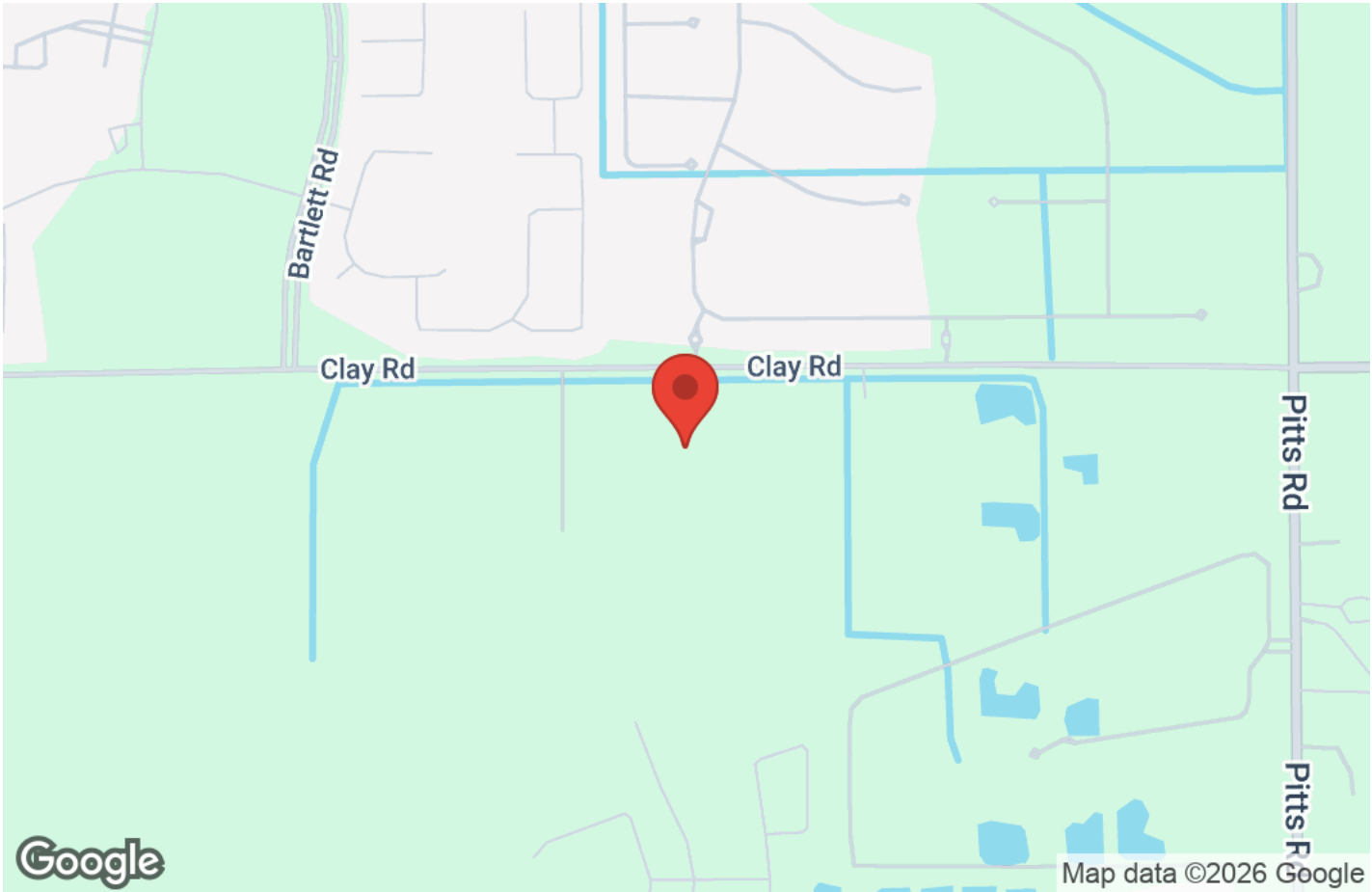
Property Photos



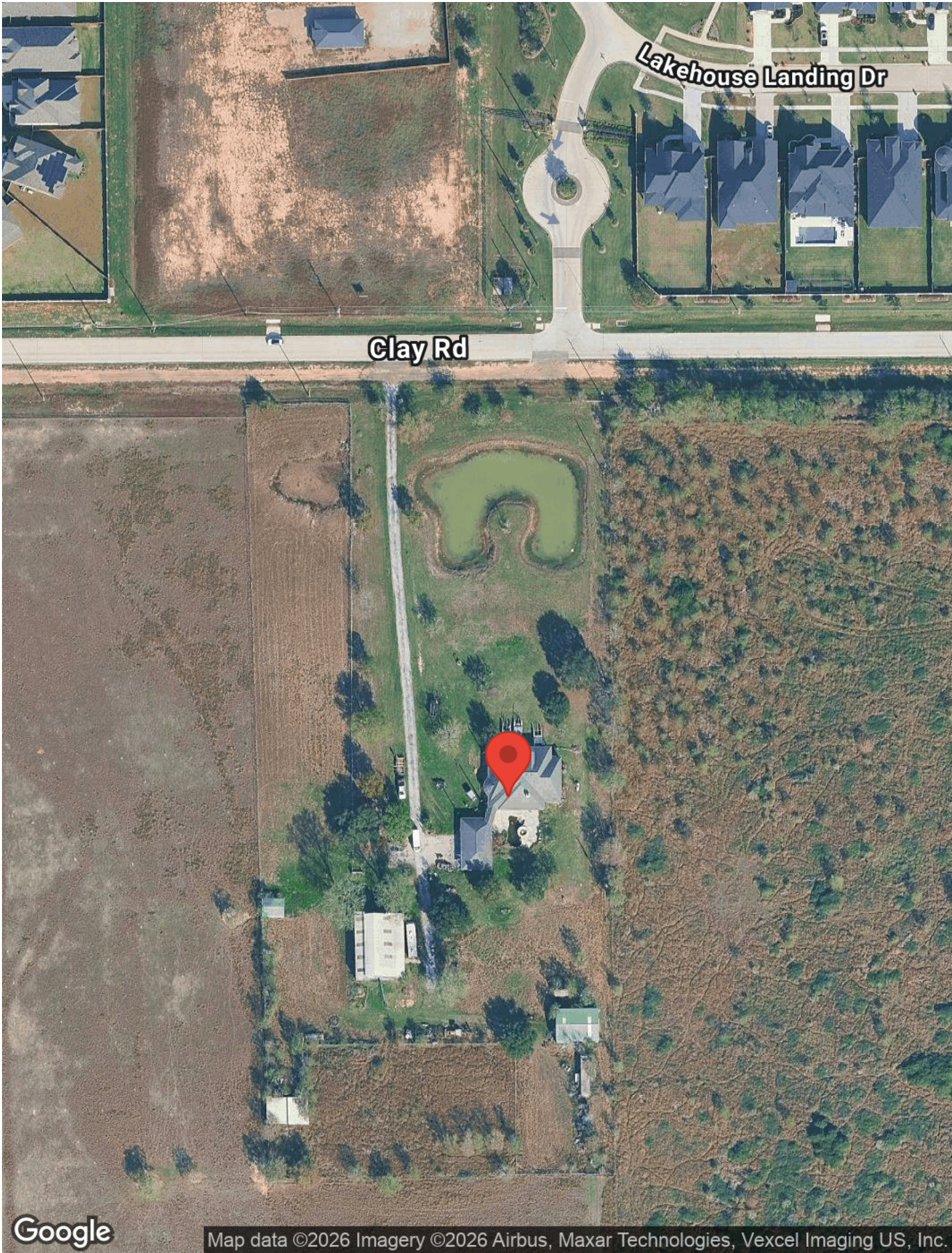
Regional Map



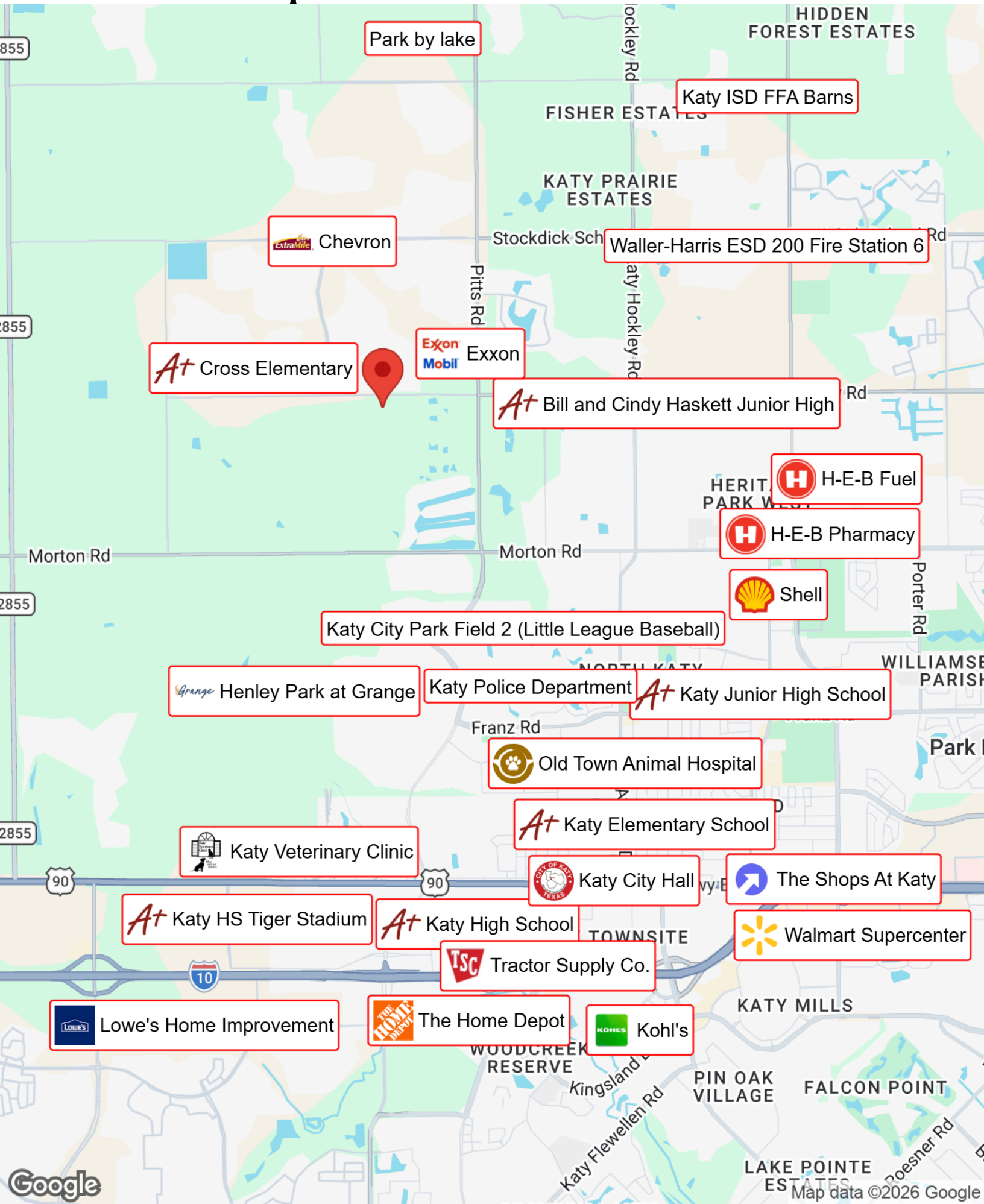
Location Maps



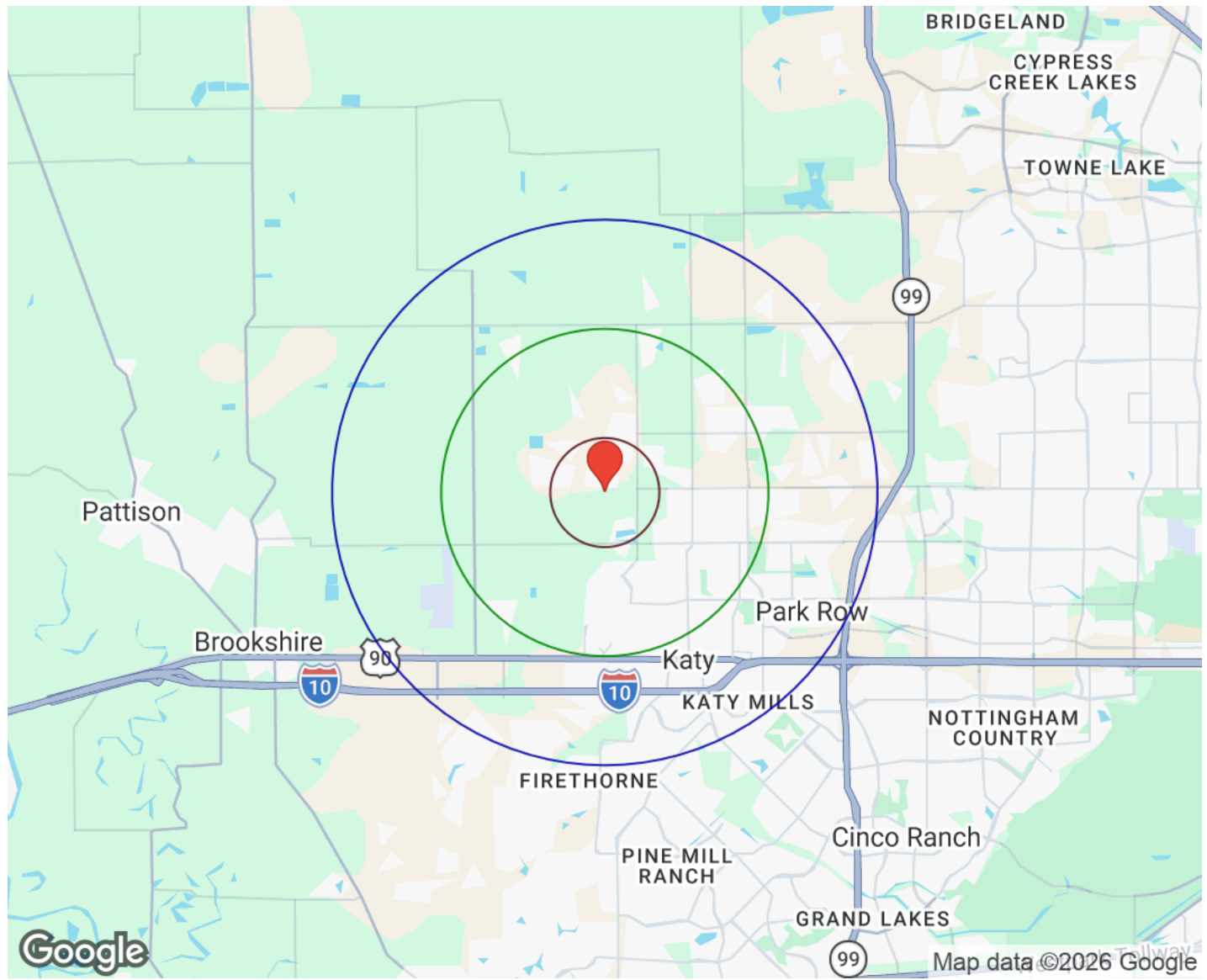
Aerial Map



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	610	16,997	55,166
Female	641	17,517	57,826
Total Population	1,252	34,514	112,992

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	383	13,284	39,592
Black	248	5,143	19,627
Am In/AK Nat	2	41	113
Hawaiian	N/A	10	34
Hispanic	481	12,915	40,835
Asian	114	2,457	10,384
Multiracial	22	573	2,102
Other	4	90	294

Housing	1 Mile	3 Miles	5 Miles
Total Units	446	12,198	39,791
Occupied	413	11,307	36,690
Owner Occupied	337	9,262	26,806
Renter Occupied	76	2,045	9,884
Vacant	33	890	3,101

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	313	8,081	26,679
Ages 15 - 24	165	4,869	14,799
Ages 25 - 54	566	14,566	49,497
Ages 55 - 64	105	3,322	10,392
Ages 65+	102	3,675	11,624

Income	1 Mile	3 Miles	5 Miles
Median	\$129,480	\$122,578	\$122,748
Under \$15k	8	307	1,431
\$15k - \$25k	14	426	1,132
\$25k - \$35k	29	642	2,019
\$35k - \$50k	14	548	2,104
\$50k - \$75k	42	1,387	4,077
\$75k - \$100k	44	1,300	3,645
\$100k - \$150k	92	2,307	8,675
\$150k - \$200k	68	1,685	5,876
Over \$200k	102	2,705	7,731

Flood Zone- OUT



REALIST

APN 320500-003-001-100 | CLIP 8753105105

27555 Clay Rd, Katy, TX 77493-6557, Waller County

STANDARD FLOOD MAP

Flood Zone Determination ⓘ

Report Generated on September 17, 2026

Flood Zone Determination

OUT

OUT

X500 or B Zone

A Zone

V Zone

D Zone

Floodway

Coastal Barrier Resource Area

Subject Property

Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	2021 ft
Community Number - Map Panel & Suffix	480640-0375E
Flood Zone Code	X
Panel Date	February, 18, 2009
County	Waller
Original Panel Firm Date	December, 18, 1986
FIPS Code	48473
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Waller County
Letter of Map Amendment (LOMA)	N/A

IABS- LISTING AGENT



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Timothy Larson	695022-SA	tlarson@kw.com	(281) 508-0800
Name of Sales Agent/Associate	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 1-2