



I-10 Katy Freeway

KATY
Katy Independent School District
Merrell Center



Buc-ee's

FM 1463



Pet Resort



PROPERTY INFORMATION

LAND FOR SALE



Agave Estates

PROPERTY INFORMATION

SIZE: 13.4 ACRES

PRICE: CONTACT AGENT

LEGAL: 0412 C W SCHRIMPF, TRACT 8, ACRES 13.79, (50% IN C06, 50% IN R41), (ALSO 5.194 AC IN A-159)

FLOODPLAIN: X, X-500, AE

SCHOOL DISTRICT: KATY ISD

UTILITIES: WELL, SEPTIC, ELECTRIC

2021 TAX RATES

CITY OF KATY: .44717

KATY ISD: 1.3517

FT BEND CO GEN: .4383

FT BEND DRNG: .0145

FT BEND CO ESD 2: 0.1

TOTAL: 2.3517

PROPERTY HIGHLIGHTS

- 561.64 ft. frontage on FM 1463
- Great visibility/high traffic
- 0.4 miles from I-10
- Partial Industrial/part no zoning
- Near HEB and Starbucks



NEIGHBORHOOD AERIAL



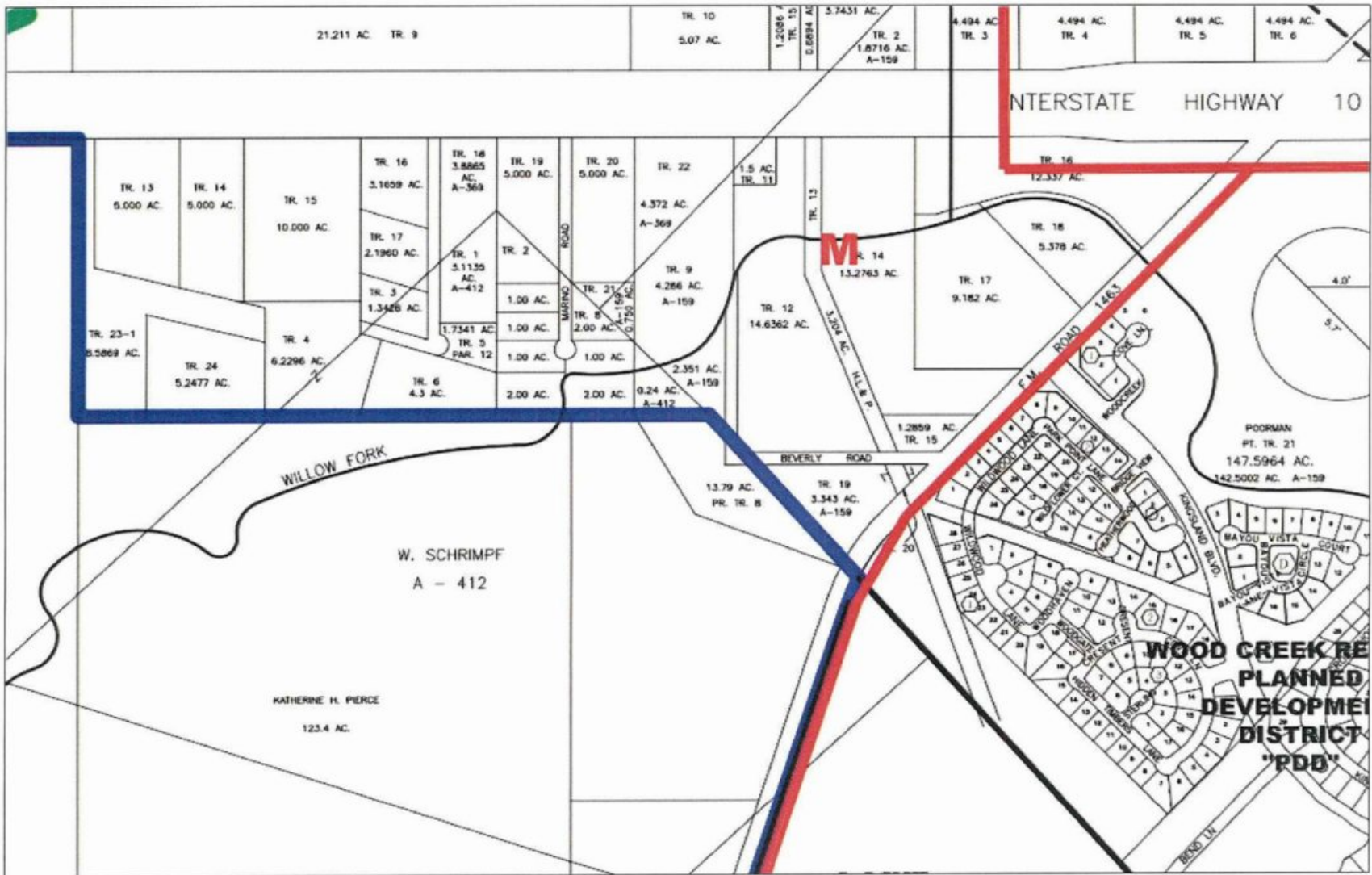
SUBJECT ECONOMIC UNIT AERIAL VIEW



SUBJECT ECONOMIC UNIT +/- 3.4 acres

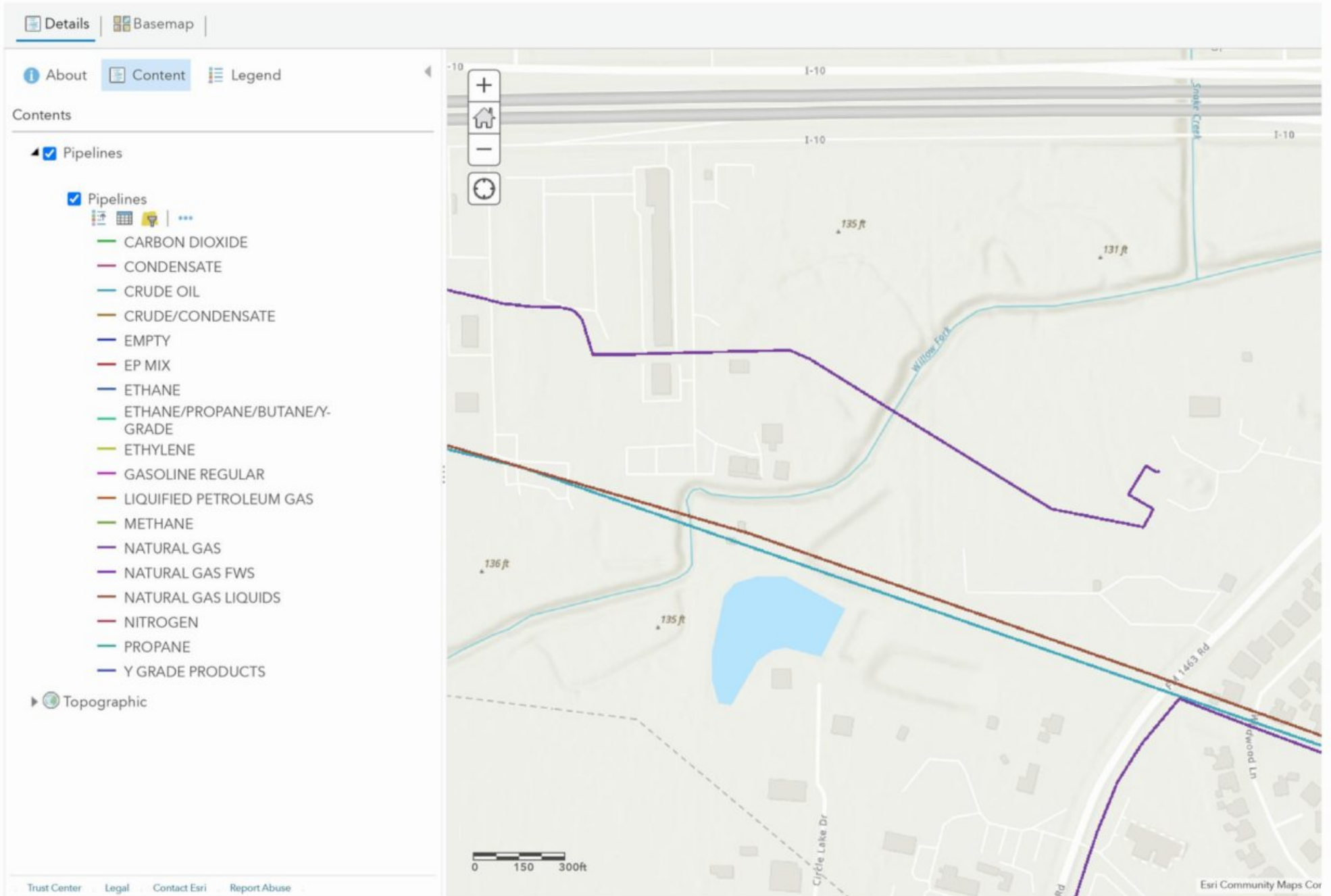


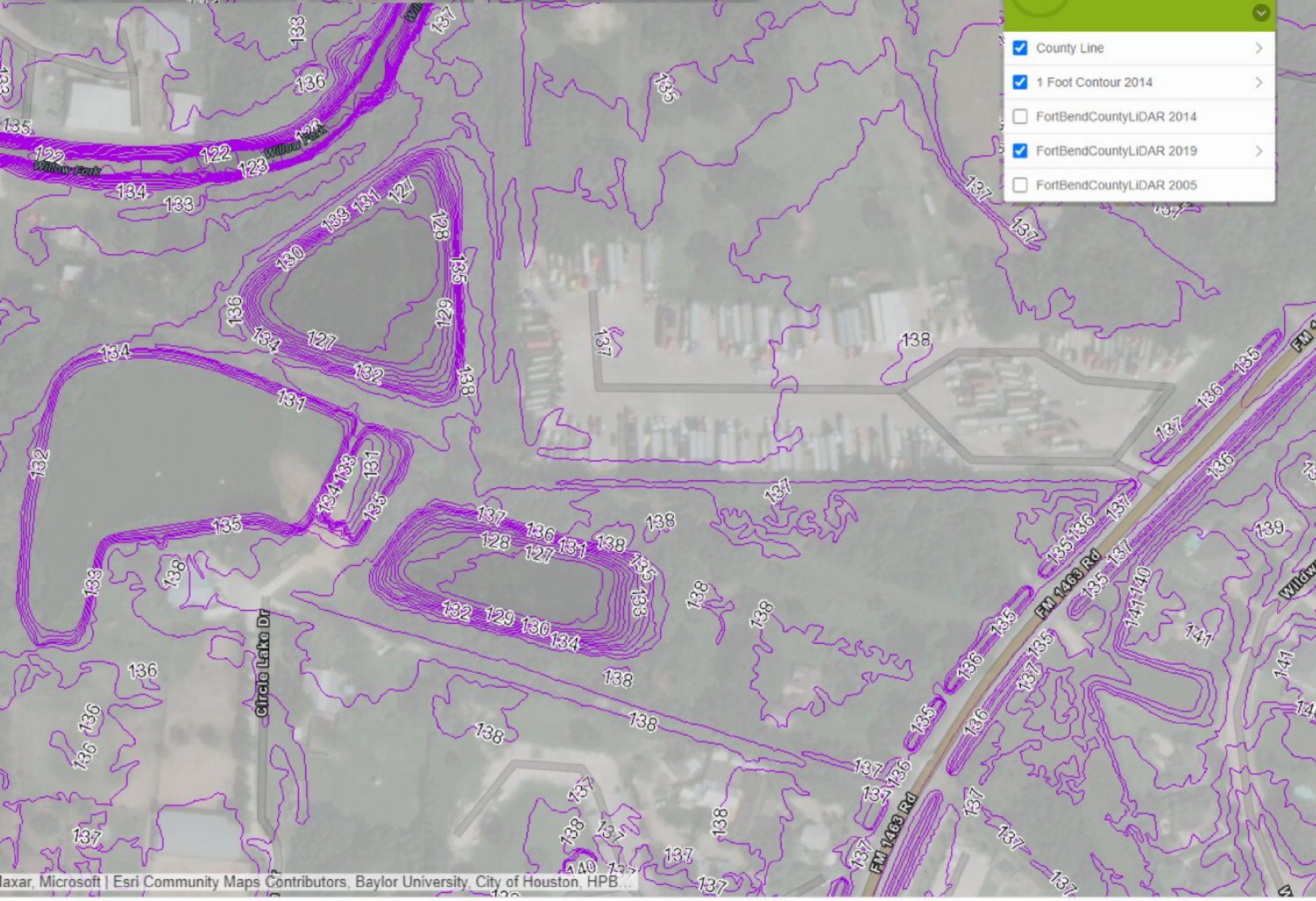
CITY LIMITS – SUBJECT ECONOMIC UNIT



KATY, TEXAS ZONING MAP

ArcGIS ▾ My Map





Layers

- County Line
- 1 Foot Contour 2014
- FortBendCountyLIDAR 2014
- FortBendCountyLIDAR 2019
- FortBendCountyLIDAR 2005

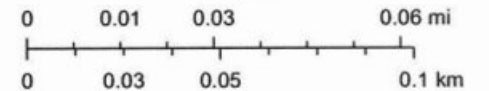
Fort Bend CAD Web Map



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- Parcels
- Abstracts
- Subdivisions
- Highways
- FM ROAD
- INTERSTATE
- US HWY
- STATE HWY
- TOLL RD
- Streets
- Flood Hazard Zones
- 1% Annual Chance Flood Hazard

1:2,257



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Fort Bend County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

