

LAND FOR SALE

28150 MORTON RD, KATY, TX 77493-7566, WALLER COUNTY

28150 MORTON ROAD, KATY, TX 77493



FOR SALE

**KW COMMERCIAL | HOUSTON**

1220 Augusta Drive Suite 300  
Houston, TX 77057



Each Office Independently Owned and Operated

**PRESENTED BY:**

**TIM LARSON**

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0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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28150 MORTON ROAD



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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## KW COMMERCIAL | HOUSTON MEMORIAL

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## PRESENTED BY:

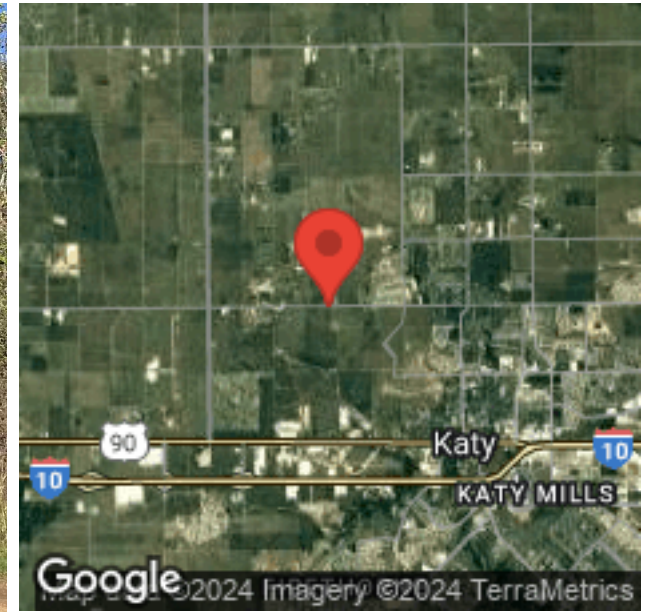
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# EXECUTIVE SUMMARY

28150 MORTON ROAD



## OFFERING SUMMARY

<b>PRICE:</b>	\$1363150
<b>LOT SIZE:</b>	5.4526
<b>PRICE / ACRE:</b>	\$250,000
<b>ACCESS:</b>	Easement
<b>ZONING:</b>	Residential & Commercial
<b>TAX RATE:</b>	2.0161
<b>APN:</b>	333300-015-000-100

## PROPERTY OVERVIEW

Katy Texas Land Dev Opp- 5.45+/- Acres of flat land & utilities nearby. Peaceful country setting located west of The Grand Pkwy 99, north of I-10, near the Houston Executive Airport, Katy Fort Bend County Road/Morton Rd. Easement from Morton Road to access this land. Mostly cleared lot, thick tree line separating the neighboring parcels. Additional land may be available if needed. Opportunity to build SFRs with outbuildings, barns +, and subdivide the land into multiple parcels for Res/Comm development. Recent lot line adjustment with the balance of remaining land amounting to 5.4526 acres. No improvements on-site. Neighboring properties have well water, septic sewer, & electric service. West of downtown Houston, near the Energy Corridor, & a rapidly growing area.

## PROPERTY HIGHLIGHTS

- Katy Texas Land Development Opportunity- Approximately 5.45+/- Acres of relatively flat land with utilities nearby.
- Located west of The Grand Pkwy 99, north of Interstate-10, near the Houston Executive Airport, Katy Fort Bend County Road/Morton Rd.
- Great opportunity to build Single-Family Residences with outbuildings, barns, and more. Or, subdivide the land into multiple parcels for residential development or other potential commercial uses.
- Located west of downtown Houston, near the Energy Corridor, Katy TX is a rapidly growing area and a popular location for both residential and commercial development.

# LOCATION & HIGHLIGHTS

28150 MORTON ROAD



## LOCATION INFORMATION

Building Name: 28150 Morton Rd, Katy, TX 77493  
Street Address: 28150 Morton Rd  
City, State, Zip: Katy, TX, 77493  
County: Waller  
Market: West Houston/Energy Corridor  
Signal Intersection: Katy Fort Bend County Road

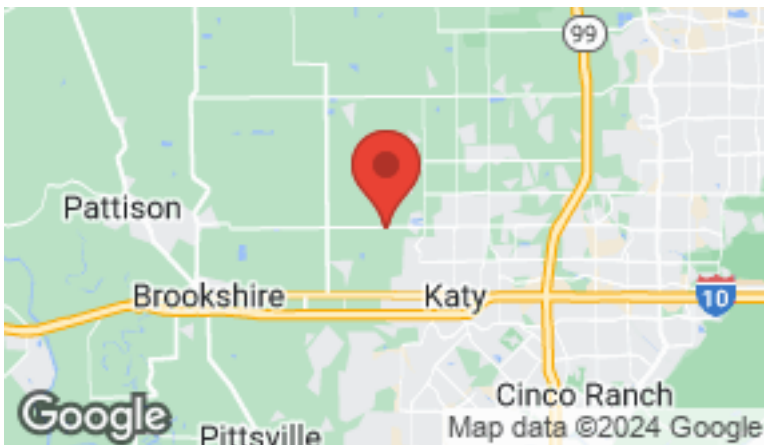


## LOCATION OVERVIEW

Katy Texas Land Development Opportunity- 5.45+/- Acres of flat land & utilities nearby. Peaceful country setting located west of The Grand Pkwy 99, north of I-10, near the Houston Executive Airport, Katy Fort Bend County Road/Morton Rd. Easement from Morton Road to access this land. Mostly cleared lot, thick tree line separating the neighboring parcels. Additional land may be available if needed. Opportunity to build SFRs with outbuildings, barns +, and/or subdivide the land into multiple parcels for Res/Comm development. Recent lot line adjustment with the balance of remaining land amounting to 5.4526 acres. No improvements on-site. Neighboring properties have well water, septic sewer, & electric service. West of downtown Houston, near the Energy Corridor, & a rapidly growing area.

## PROPERTY HIGHLIGHTS

- Katy Texas Land Dev Opportunity 5.45+/- Acres of flat land, utilities nearby.
- Located west of The Grand Pkwy 99, north of Interstate-10, near the Houston Executive Airport, and Katy Fort Bend County Road/Morton Rd
- Build large home(s) with outbuildings, barns +, and/or subdivide the land into multiple parcels for Res development or other potential commercial uses.
- Located west of downtown Houston, near the Energy Corridor, Katy TX is a rapidly growing area, a popular location for both Res & Comm development.
- Mostly cleared lot, with a thick tree line separating the neighboring parcels. Additional neighboring land may be available if needed.



# PROPERTY PHOTOS

28150 MORTON ROAD



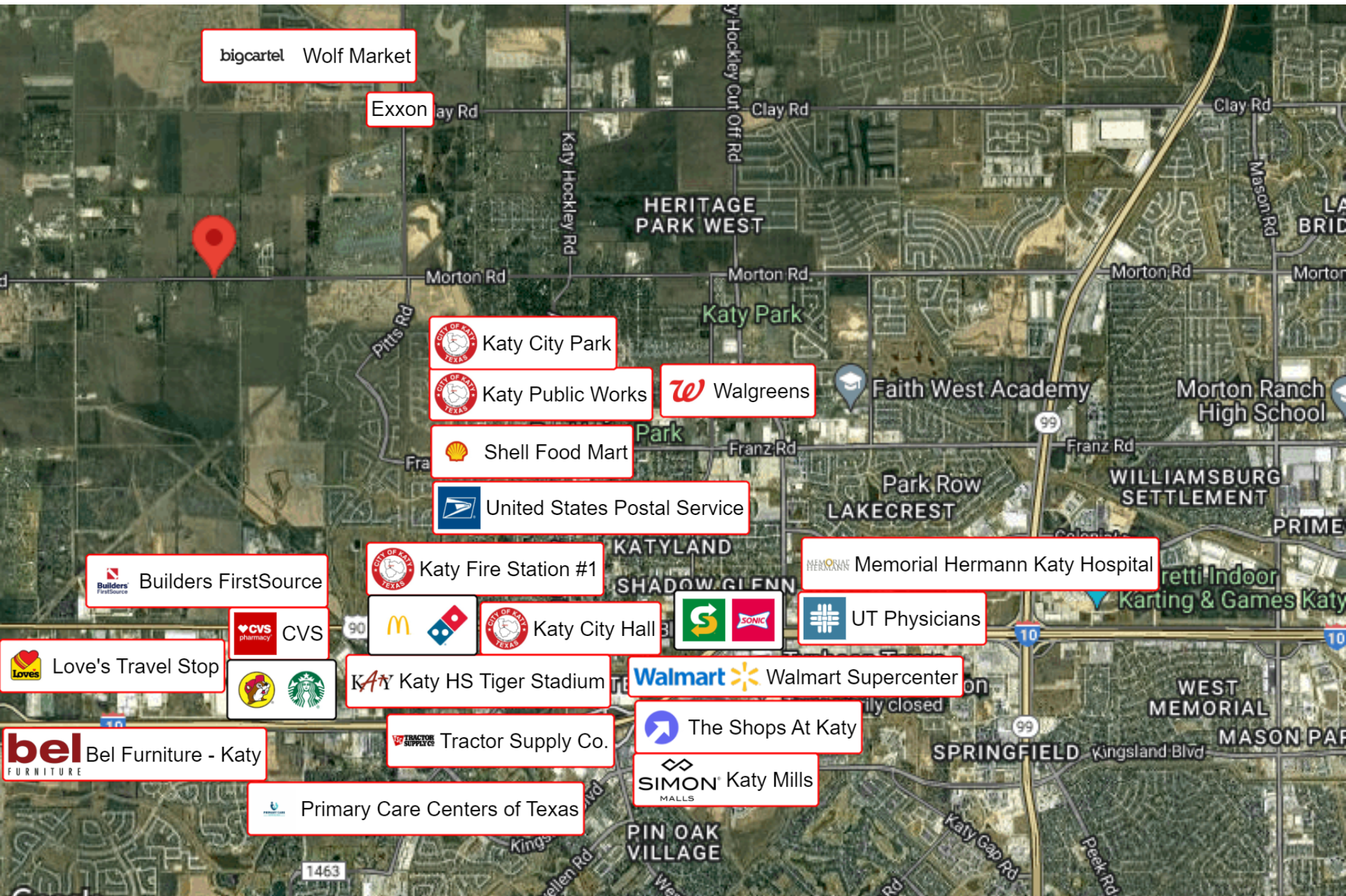
# PROPERTY PHOTOS

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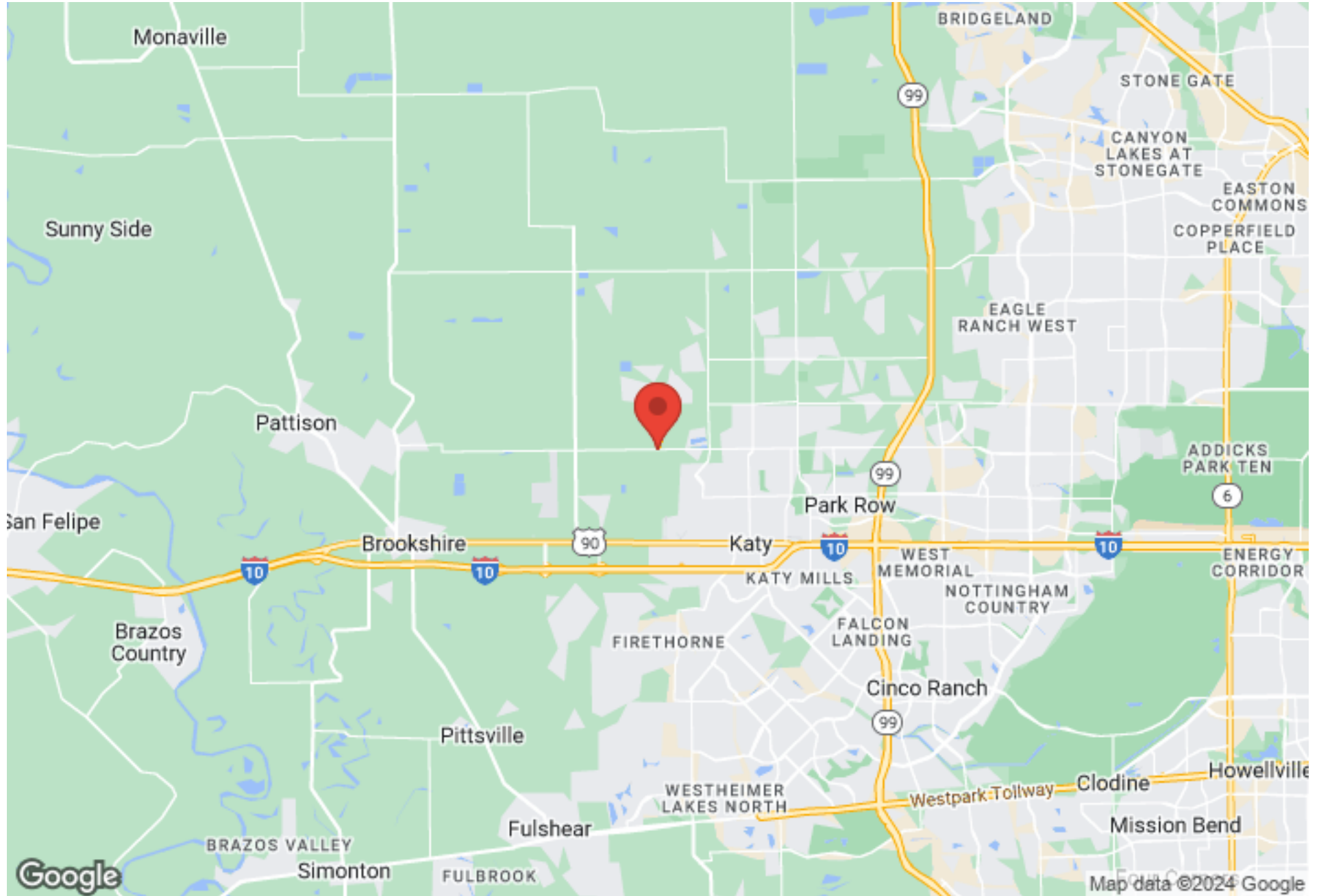
# BUSINESS MAP

28150 MORTON ROAD



# REGIONAL MAP

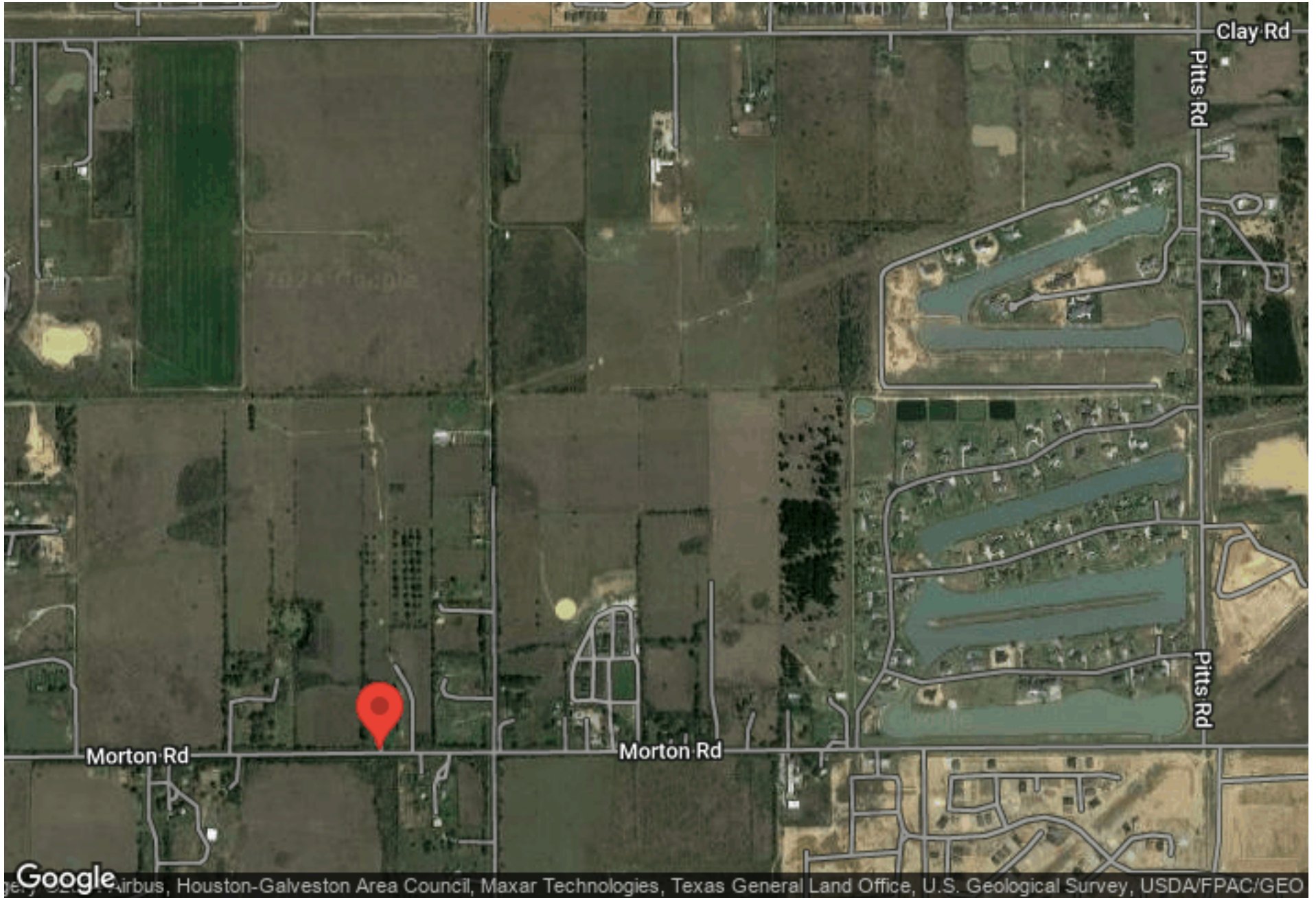
28150 MORTON ROAD





# AERIAL MAP

28150 MORTON ROAD

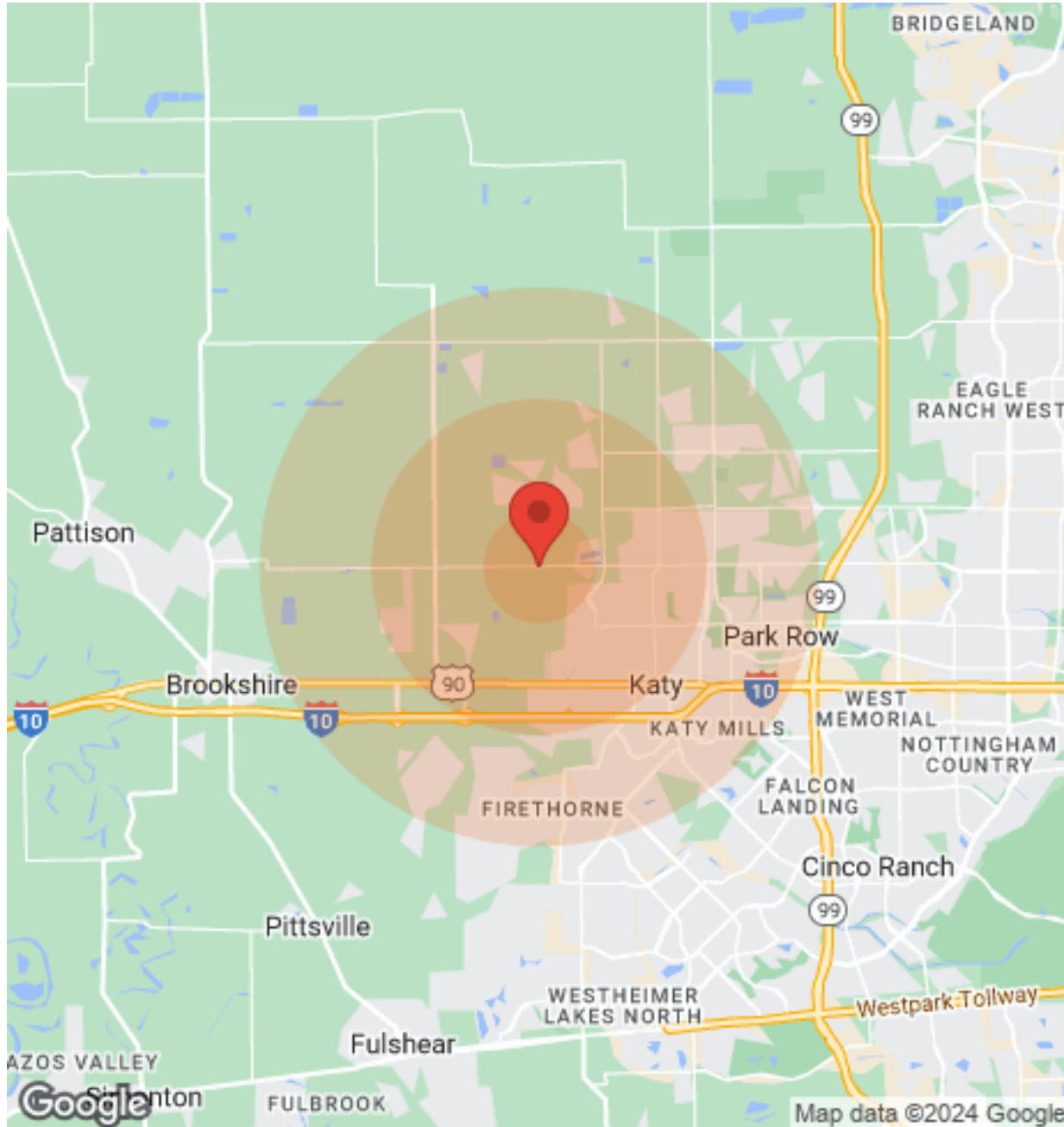


Google

Imagery © 2014 Airbus, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO

# DEMOGRAPHICS

28150 MORTON ROAD



Population	1 Mile	3 Miles	5 Miles
Male	1,278	6,800	20,308
Female	1,366	6,684	20,485
Total Population	2,644	13,484	40,793

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	597	3,129	9,792
Ages 15-24	414	2,110	6,481
Ages 25-54	891	4,895	14,312
Ages 55-64	337	1,555	4,970
Ages 65+	405	1,795	5,238

Race	1 Mile	3 Miles	5 Miles
White	2,269	10,958	30,088
Black	2	424	3,819
Am In/AK Nat	7	30	57
Hawaiian	N/A	N/A	11
Hispanic	746	4,567	13,706
Multi-Racial	726	4,002	11,390

Income	1 Mile	3 Miles	5 Miles
Median	\$101,620	\$72,054	\$69,282
< \$15,000	43	222	647
\$15,000-\$24,999	50	466	1,138
\$25,000-\$34,999	48	229	1,020
\$35,000-\$49,999	31	447	1,394
\$50,000-\$74,999	157	1,071	2,573
\$75,000-\$99,999	163	761	2,724
\$100,000-\$149,999	234	771	2,157
\$150,000-\$199,999	71	279	848
> \$200,000	78	165	728

Housing	1 Mile	3 Miles	5 Miles
Total Units	715	4,704	14,566
Occupied	673	4,505	13,767
Owner Occupied	553	3,521	10,544
Renter Occupied	120	984	3,223
Vacant	42	199	799

# ATTACHMENT 1

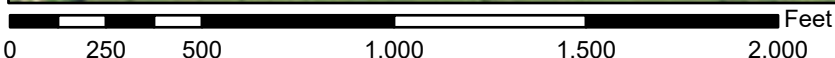
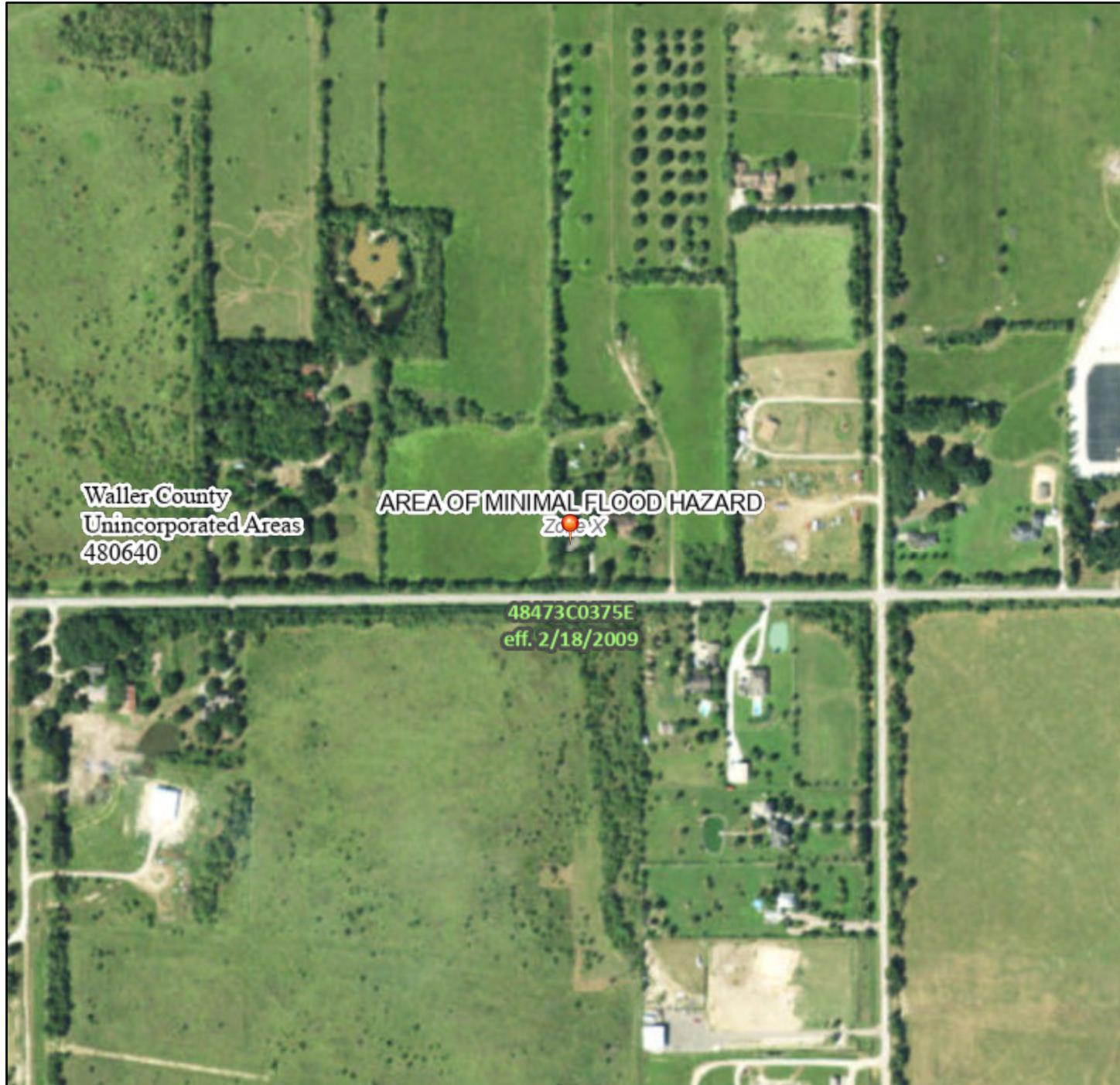
28150 MORTON ROAD



# National Flood Hazard Layer FIRMMette



95°51'53"W 29°49'16"N



1:6,000

95°51'16"W 29°48'45"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/12/2024 at 7:32 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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11/2/2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Keller Williams Realty Memorial</b>	<b>9000862</b>	<b>klrw10@kw.com</b>	<b>(713)461-9393</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael Bossart</b>	<b>588215</b>	<b>michaelb@kw.com</b>	<b>(713)461-9393</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Mitch Rainey</b>	<b>601107</b>	<b>Compliance@KWMemorial.com</b>	<b>(713)470-2176</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tim Larson</b>	<b>0695022</b>	<b>tlarson@kw.com</b>	<b>(281)508-0800</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date