



About Katy Texas

Katy is a city in Texas, approximately centered at the tripoint of Harris, Fort Bend, and Waller counties. The population was 21,894 at the 2020 census. Just 30 miles west of Houston and part of the Energy Corridor, Katy is rapidly expanding while retaining its unique country feel. Known for its rich history and high quality of life, Katy offers great neighborhoods, master-planned communities, and extensive green spaces. Katy includes communities such as Cinco Ranch, Green Trails, Grayson Lakes, Seven Meadows, Pine Mill Ranch, Silver Ranch, Firethorne, Grand Lakes, and Young Ranch. The city is celebrated for its excellent schools and supportive business environment, making it an attractive place for professionals, families, and businesses alike. Several corporations are headquartered in areas surrounding Katy.

Igloo Corporation is headquartered west of Katy in unincorporated Waller County. Academy Sports and Outdoors has its corporate offices and product distribution center in unincorporated western Harris County.

BP America is headquartered in the Houston Energy Corridor and is the area's largest employer, with 5,500 employees on its Westlake campus as of 2009. BP's Katy operations include engineering and business support for much of BP's onshore operations in the contiguous United States, as well as its operations in the Gulf of Mexico.

In 2017, Amazon constructed a 1 million-square-foot distribution center near the intersection of Highway 90 and Woods Road. In 2021, it was estimated that new development projects were near completion to stimulate the local economy.



25,820 SF Lot In Katy

**Your Hard Corner
Lot
Awaits**



0 Heritage Dr, Katy, TX 77493

Land Development Opportunity in Katy, TX. +/-25,820 SF Lot. Utilities Nearby. Unrestricted Land: No easements or pipelines to impede development. 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 at the 4-way intersection of Katy Hockley Cut Off & Heritage Rd, with frontage along Katy Hockley Cut Off & Heritage Rd.

Unlock the full potential of this expansive +/-25,820 property in Katy, Texas, where endless opportunities await! Nestled conveniently on the west side of The Grand Parkway 99, and just north of Interstate 10, this pristine land is perfectly positioned near the top-selling master-planned community, Sunterra, Heritage Park West, Camillo Lakes, and other key attractions.

The location benefits from high household incomes, an excellent school district, and vibrant community amenities. Katy's charm as a burgeoning suburb of Houston is underscored by its top-rated parks, recreation areas, and its status as a prime destination for new development.



View On Crexi



For Sale \$434,929

**0 Heritage Drive,
Katy, TX 77493**

Highlights

Total SF	24,622+/-
Price SF	\$18.00
Frontage(Katy Hockley)	166ft
Frontage (Heritage)	146ft
Flood Zone	X
APNs	119-135-002-0001 119-135-002-0002

Buyer to verify all measurements



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Listings



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