

Res Land Dev Opp

26419 Katy Prairie Dr, Katy, TX 77493

AVAILABLE

Property Overview

Land Development Opportunity- Approximately 2.174 acres of residential land in the popular community of Katy, TX, just north of I-10 and west of SH-99 The Grand Pkwy.

This property is located on a desirable cul-de-sac street featuring custom homes. Utility requirements include well water, septic sewer, propane, and electricity service.

Property Highlights

- Size & Terrain: Approximately 2.174 acres of relatively flat land.
- Frontage: 175' along Katy Prairie Dr.
- Site Condition: Cleared lot
- Location: West of Grand Pkwy 99 and north of I-10.
- Development Potential: Residential home, 3,000+ square foot minimum
- Restrictions: No HOA; residential deed restrictions require a 3,000+ square foot minimum. Horses and farm animals are permitted.

Property Details

Price:	\$500,000
Lot Size:	94,699 SF
Price / Acre:	\$229,990
Cross Streets:	Katy Hockley Rd.
Permitted Uses:	Residential
Frontage:	175'
Utilities:	Well & Septic needed
Zoning:	RES or AGR LND
APN:	123-727-001-0014

Tim Larson - Commercial Realtor

tlarson@kw.com
0695022, Texas

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057

Each Office is Independently
Owned and Operated



Property Photos



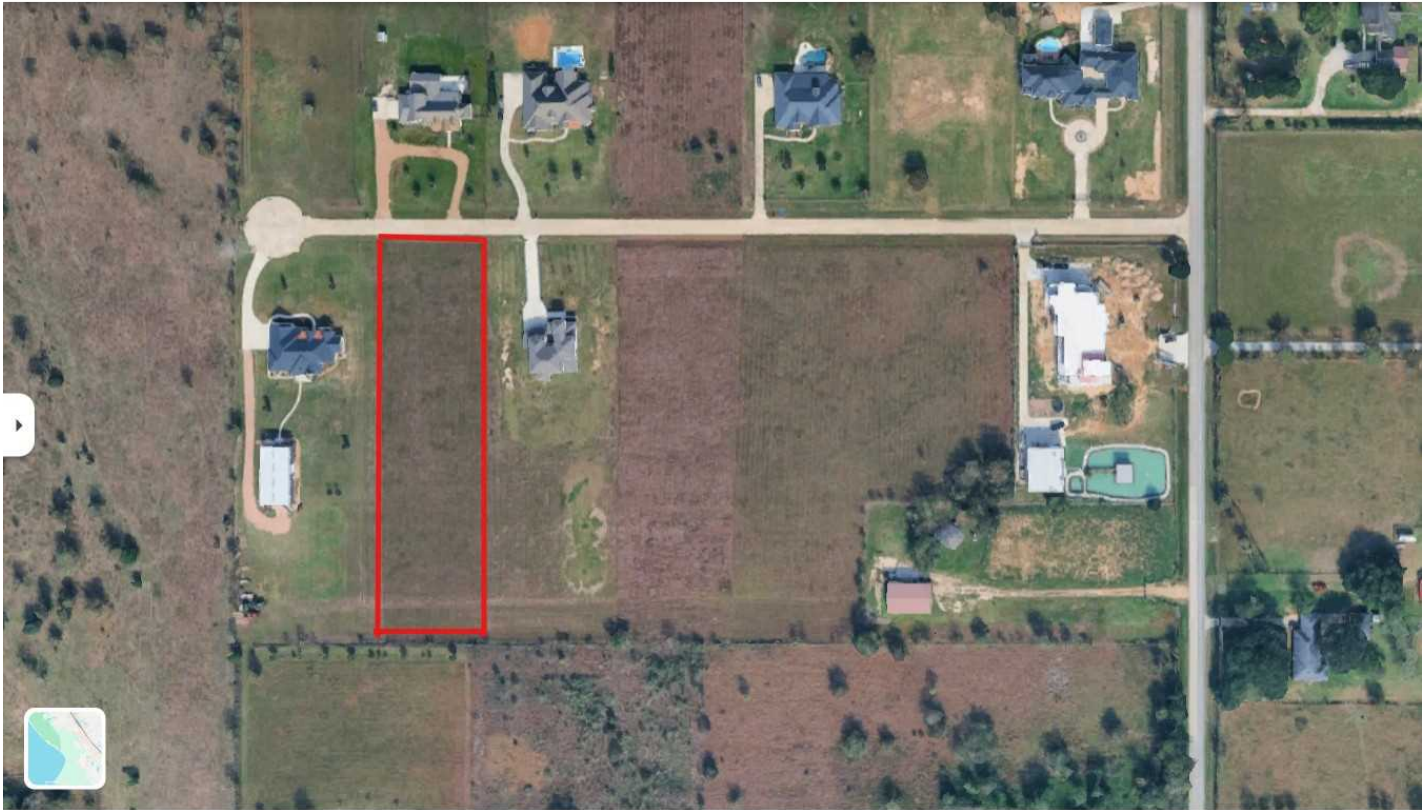
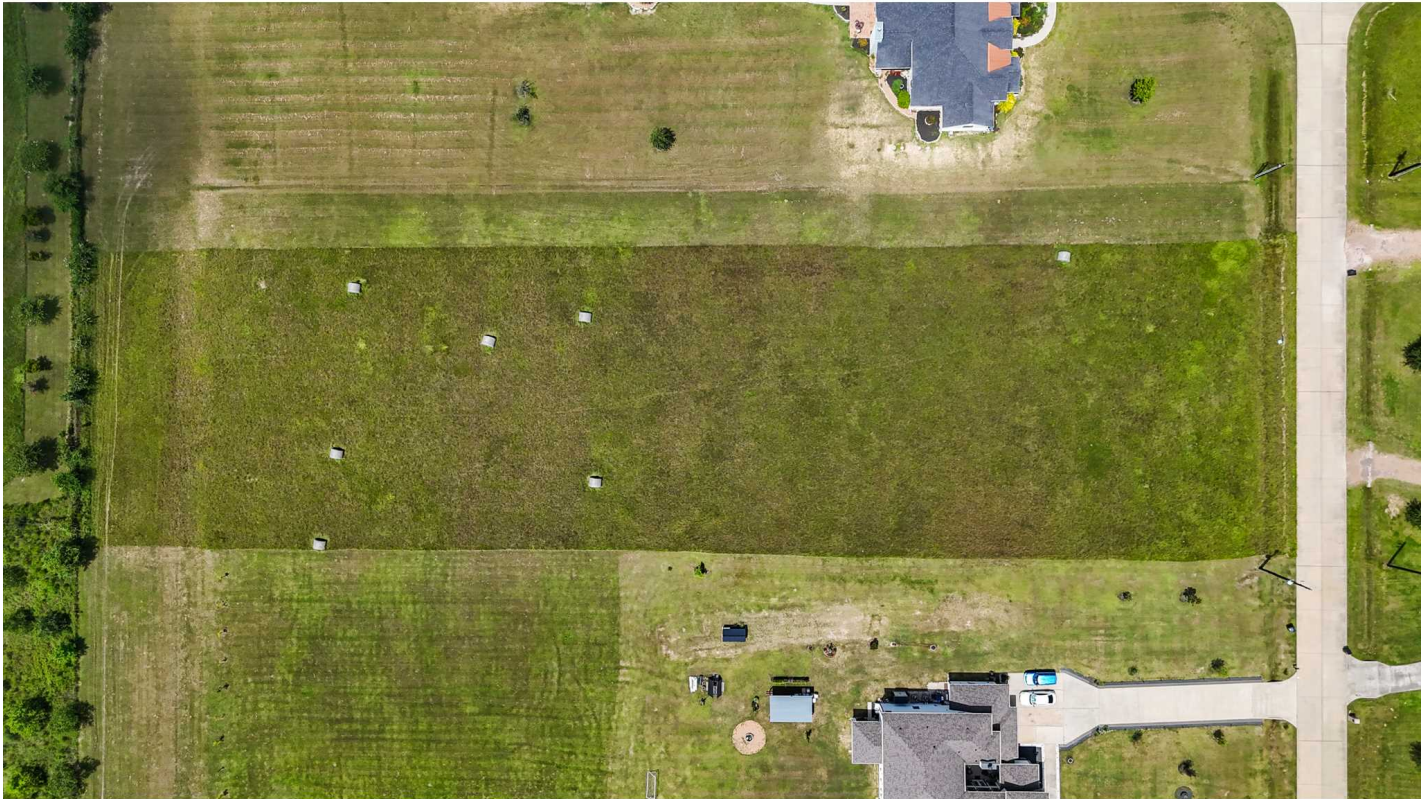
Property Photos



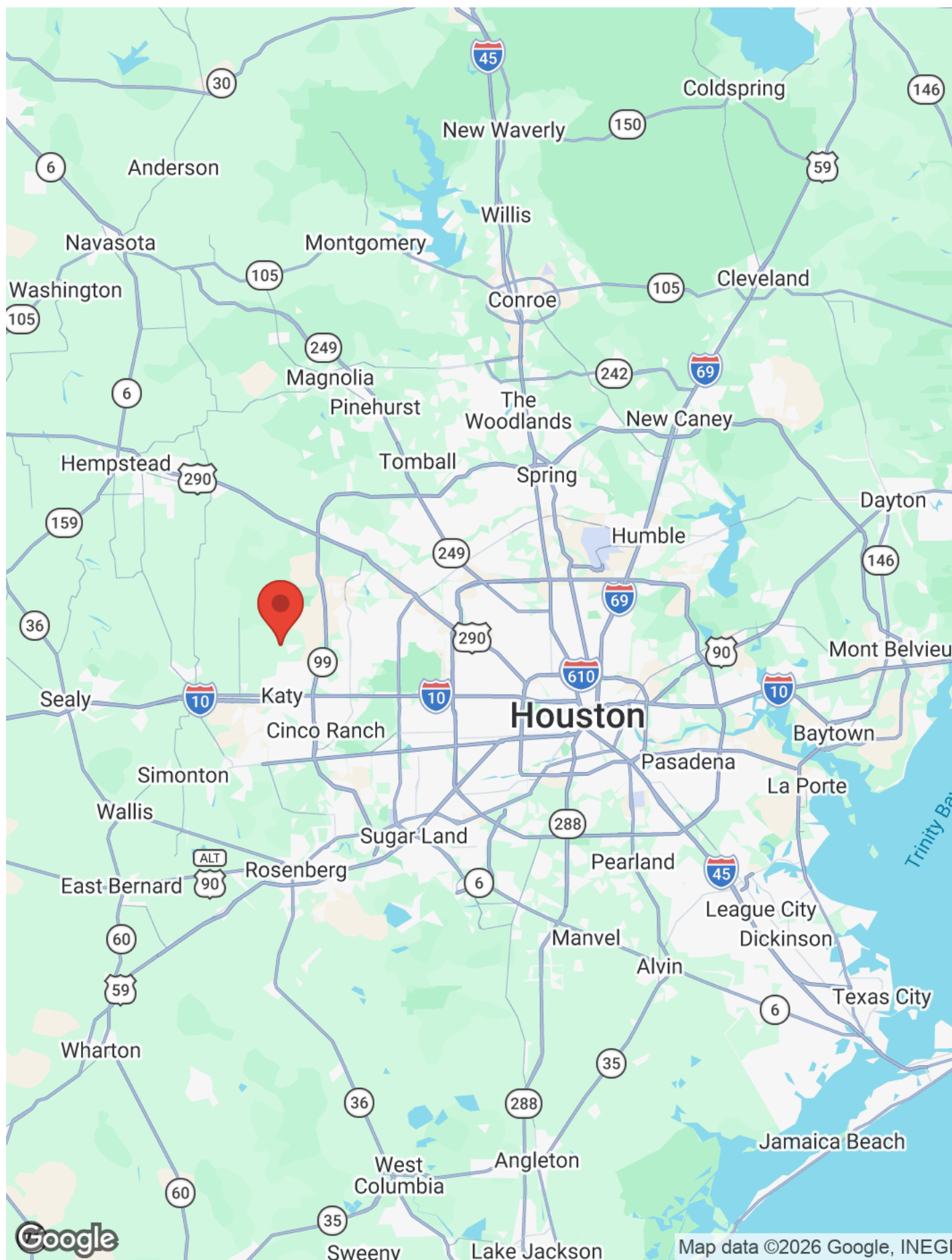
Property Photos



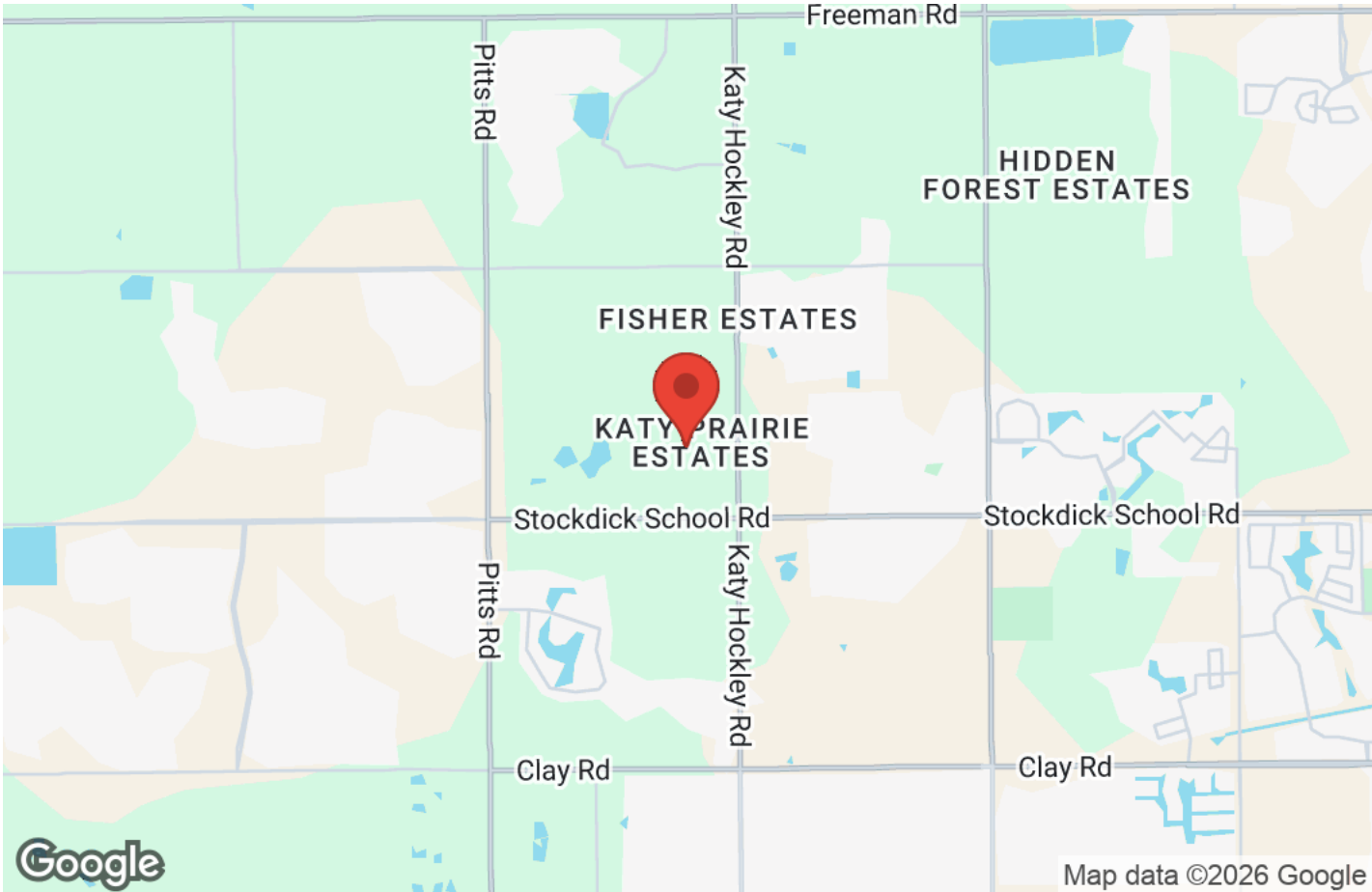
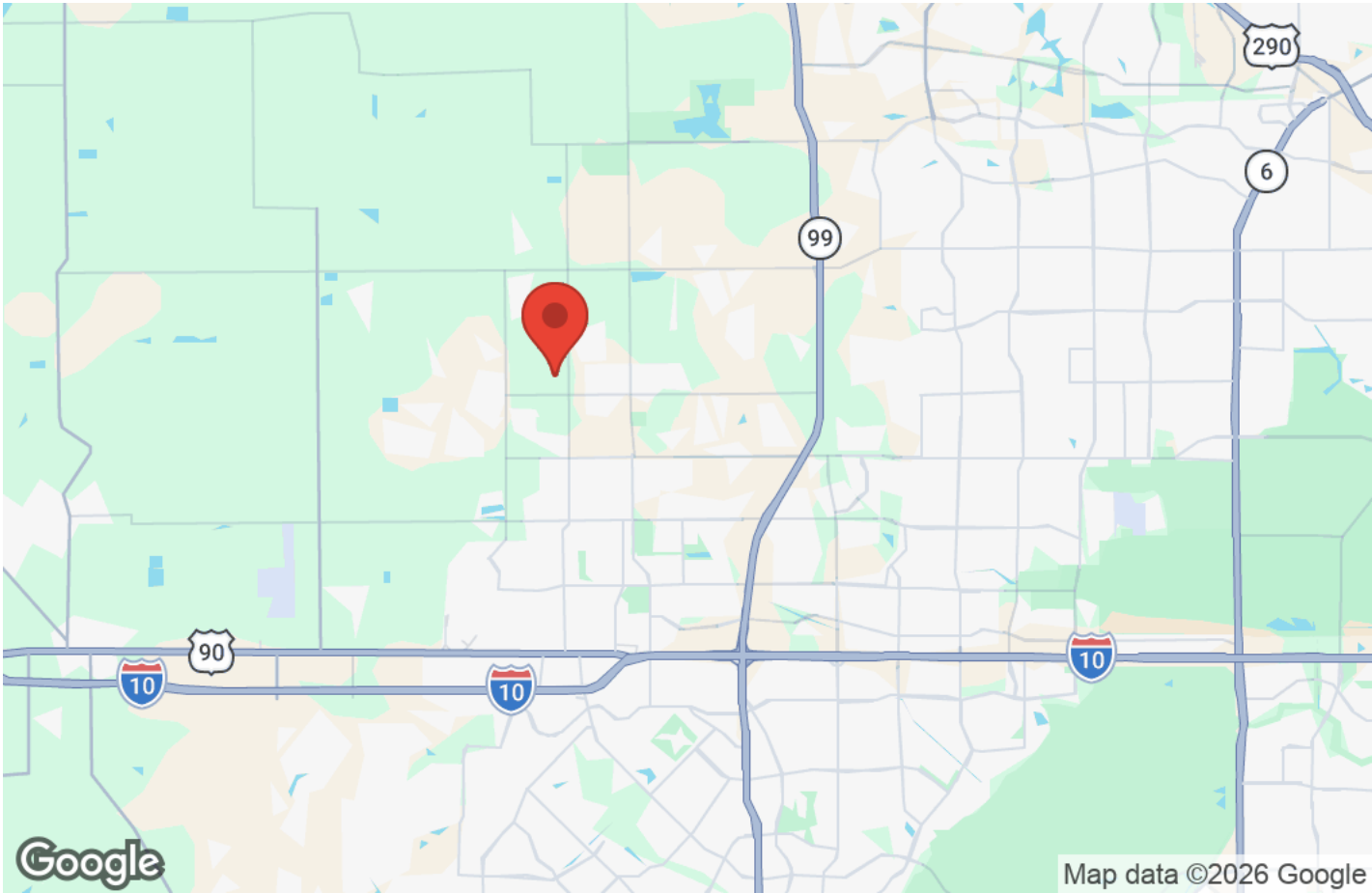
Property Photos



Regional Map



Location Maps



Flood Map- OUTSIDE

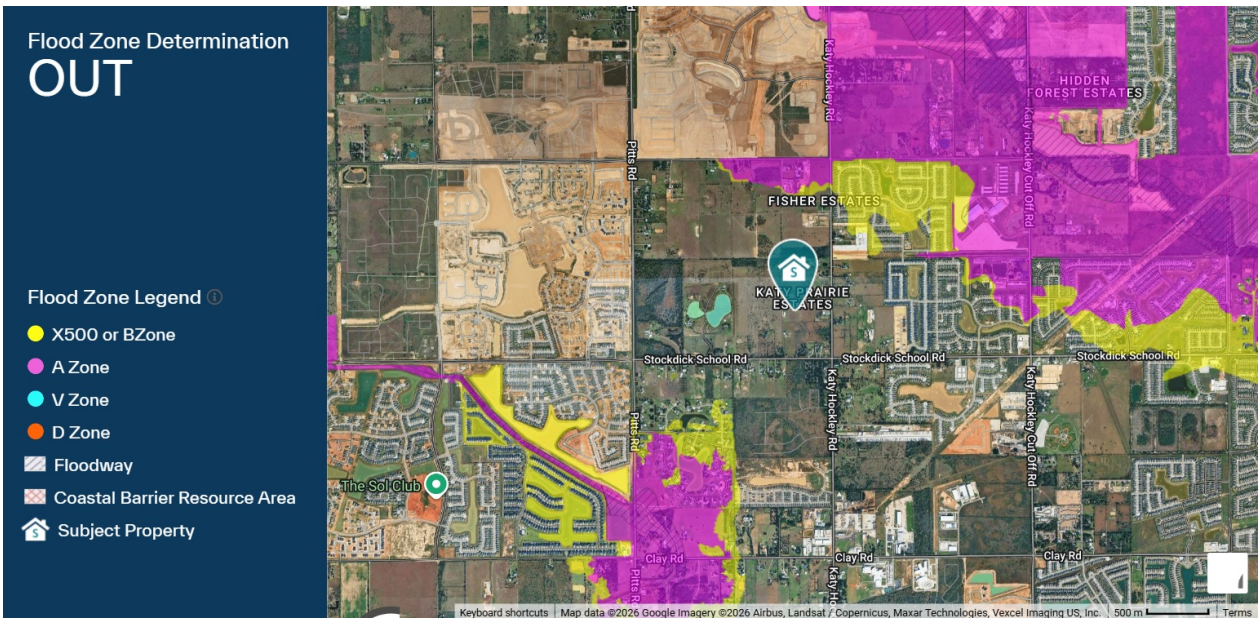


REALIST

APN 123-727-001-0014 | CLIP 2147229124

26119 Katy Prairie Dr, Katy, TX 77493-3155, Harris County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	3159 ft
Community Number - Map Panel & Suffix	480287-0580M
Flood Zone Code	X
Panel Date	November, 15, 2019
County	Harris
Original Panel Firm Date	May, 26, 1970
FIPS Code	48201
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Harris County
Letter of Map Amendment (LOMA)	N/A



Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

Community

A 6-digit community number code for the community.

Community Name

Name of the community.

Map Number

FEMA Map Number for the Flood Insurance Rate Map.

Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

Panel Date

Date of the FEMA map panel.

CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.

Flood Zone

Flood zone for the property location based on the FEMA FIRM.

FIPS Code

The five-digit state and county FIPS code.

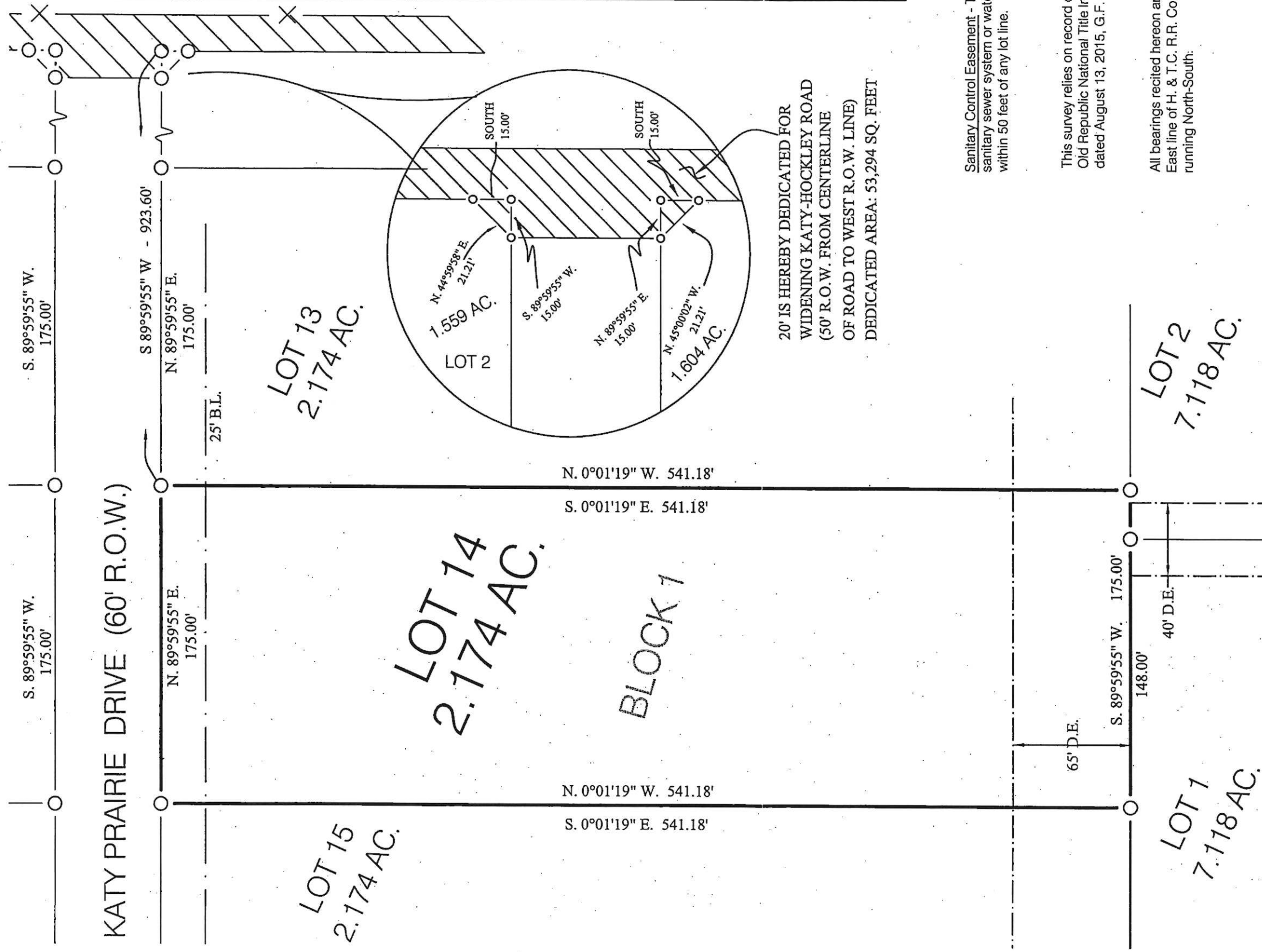
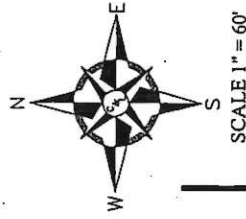
"O" Denotes 1/2 inch iron rod set unless otherwise noted.

Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors

1350 Ave. D / Katy, Texas 77493 / (281) 391-0173

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PLAT OF SURVEY

BEING A 2.174 ACRE TRACT OF LAND KNOWN AS LOT 14, BLOCK 1 OF KATY PRAIRIE ESTATES SUBDIVISION, (FILE CODE NO. 528149 OFFICIAL PUBLIC RECORDS) BEING LOCATED IN THE H. & T.C. RAILROAD COMPANY SURVEY SECTION 78, BLOCK 2 (THE GEORGE SPENCER SURVEY, ABSTRACT 1366) HARRIS COUNTY, TEXAS.

This property is not in the 100 year Flood Plain, according to the Harris County, Texas Flood Plain Map Community Panel No. 480287 0580 L dated June 18, 2007.

The Undersigned does certify that the above is an accurate Plat of Survey, made on the ground, of the property legally described hereon in September, 2015 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.



Scale: 1" = 60'
Date: 09-02-15
Dwn. By: BR
File: 15-159

For Clay & Leyendecker, Inc.
David Leyendecker, R.P.L.S.
Texas Registration No. 2085

This survey is valid only with an original signature.



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.

Keller Williams Realty Memorial	9000862-BB	klrw10@kw.com	(713) 461-9393
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Bossart	588215-B	michaelb@kw.com	(713) 461-9393
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Roger Aad	692211-B	Rogeraad@kw.com	(713) 461-9393
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