



Commercial Land For Sale | 1.00 AC
Peek Rd.
Katy, TX 77449



**SH-99
Access
(76k VPD)**

**Subject
Tract**

**EXCLUSIVE LISTING
PRESENTED BY:**

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**Commercial Land For Sale | 1.00 AC
Peek Rd.
Katy, TX 77449**



PROPERTY DETAILS & DEMOGRAPHICS

Price: \$1,000,000

Price/SF: \$22.95

Land Area (AC): 1.00 AC

Land Area: 43,560 SF

Zoning: N/A

County (Acct #): Harris
1397660010019

Frontage: Peek Rd: 16k VPD

Visibility/Traffic Count (TXDOT): SH-99: 76k VPD
Clay Rd: 30k VPD
Morton Ranch Rd: 23k VPD

Avg. Household Income: \$110,184
(5-mile radius)

Population: 259,937
(5-mile radius)

Households: 83,477
(5-mile radius)

NEARBY BUSINESSES (WITHIN 3 MILES)



Subject
Tract

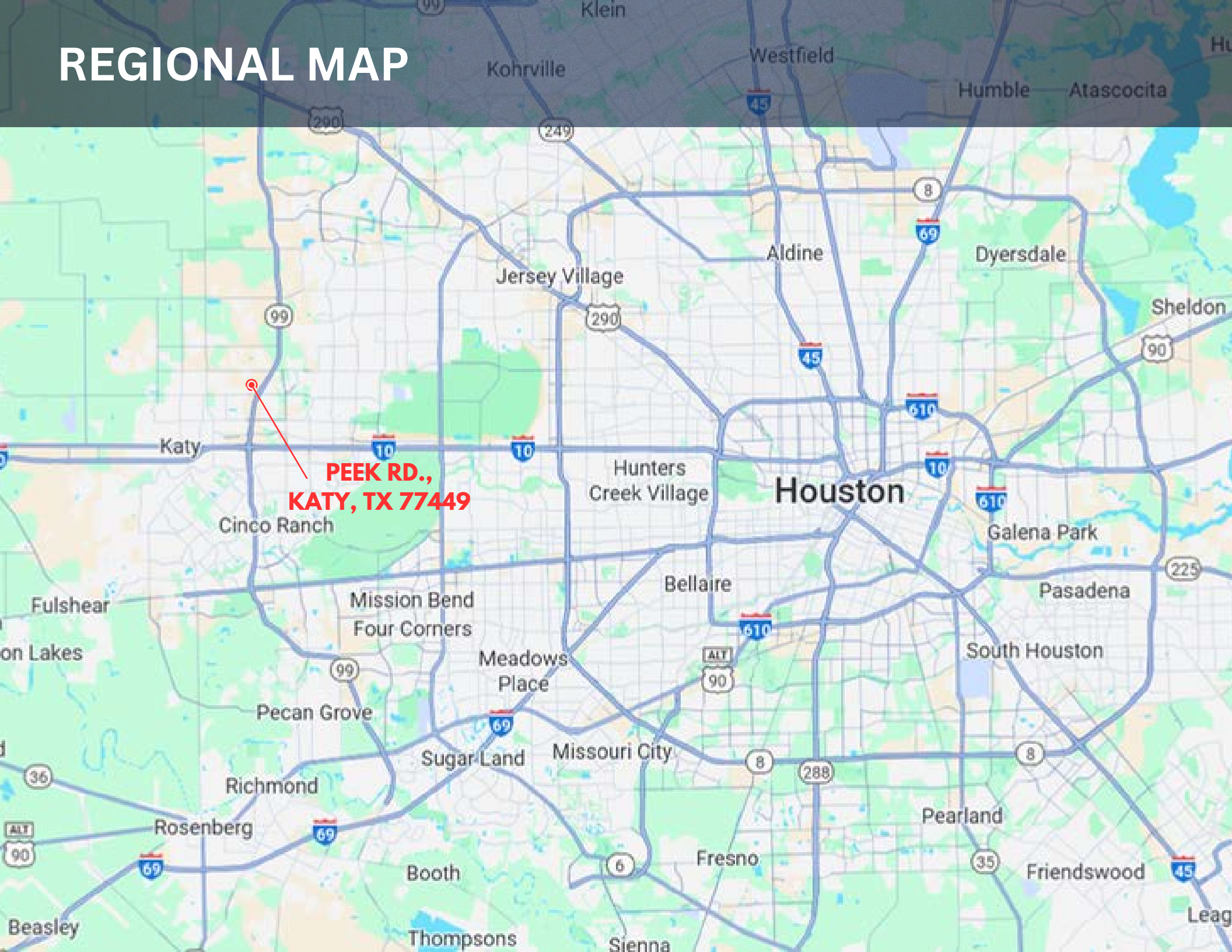
- CALIBER COLLISION
- DISCOUNT TIRE
- HOME GOODS
- H-E-B
- WALMART SUPER CENTER
- KROGER
- COSTCO
- NELLIS AUCTION

- CHIC-FIL-A
- WHATABURGER
- DAIRY QUEEN
- CULVERS
- STARBUCKS
- DOMINOES PIZZA
- MCDONALDS
- SHIPLEYS

- PANDA EXPRESS
- BURGER KING
- PIADA
- KOLACHE FACTORY
- EINSTEIN BRO'S
- URBAN BIRD
- NOODLE MASTER
- RED FLAME GRILL

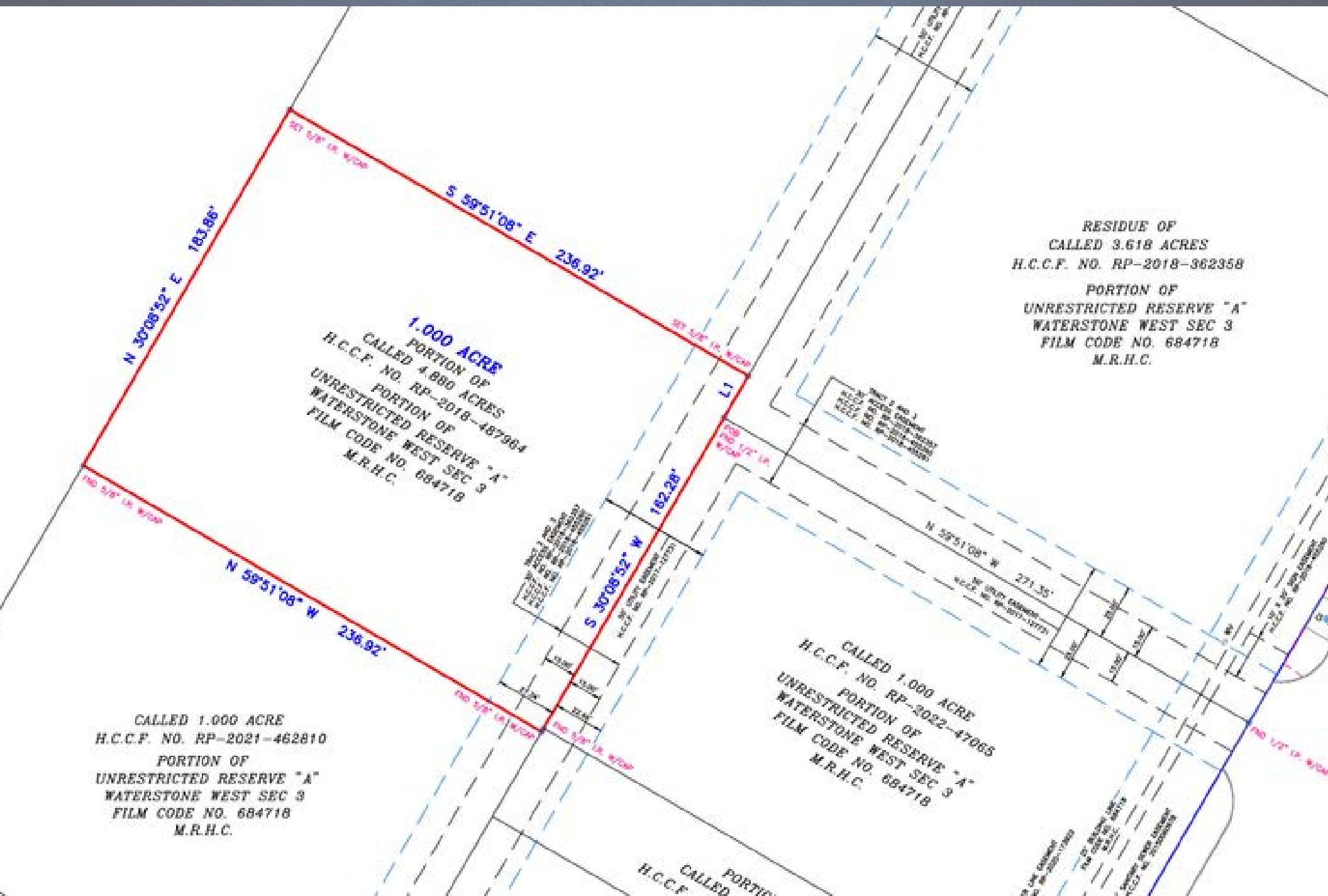
- ENERGY CAPITAL C.U.
- DANI ACADEMY
- LIGHTBRIDGE ACADEMY
- PLATINUM INN
- BELLVILLE URGENT CARE
- F-45 TRAINING
- BRIGHTER DAY DENTAL
- REGIONAL IMPLANT CENTER

REGIONAL MAP





EXISTING SURVEY



PROPERTY TAX RATE (2.77 CUMULATIVE)

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2024 Rate	2025 Rate
019	KATY ISD		1.117100	1.117100
040	HARRIS COUNTY		0.385290	0.380960
041	HARRIS CO FLOOD CNTRL		0.048970	0.049660
042	PORT OF HOUSTON AUTHY		0.006150	0.005900
043	HARRIS CO HOSP DIST		0.163480	0.187610
044	HARRIS CO EDUC DEPT		0.004799	0.004798
187	HC MUD 287		0.920000	0.920000
643	HC EMERG SRV DIST 48		0.099562	0.099995

SH-99 Visibility, 76,000+ VPD

Morton Ranch Rd, 23,000+ VPD



Katy/Cinco Ranch Area Population: 1,061,668 (2025) (Katy Area Economic Dev. Co.)



Residential Developments Directly West of Subject Property



Detention Pond



DISCLAIMER, RELEASE, INDEMNITY & CONFIDENTIALITY AGREEMENT

IMPORTANT

**EMPLOYEES, TENANTS AND OTHERS MAY NOT KNOW THIS PROPERTY IS FOR SALE.
PLEASE KEEP THIS INFORMATION CONFIDENTIAL! PLEASE DO NOT GO TO THE PROPERTY OR CONTACT
THE PROPERTY REGARDING THE SALE WITHOUT FIRST CALLING CRAIG RICE AT (713) 417-1626.
CSD REALTY COMPANY IS A LICENSED REAL ESTATE BROKERAGE IN THE STATE OF TEXAS, SPECIALIZING
IN COMMERCIAL REAL ESTATE.**

As material inducement and an essential condition to CSD Realty Company providing you the accompanying information and by use of the information you and your clients for yourselves and anyone holding or claiming by, through, or under you, agree to the following:

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- (2) CSD Realty Company represents the Seller and shall have no duty to you or anyone claiming, by through, or under you to make any inspection or disclosure. You and your clients must perform whatever tests and investigations are necessary to determine the suitability and condition of the property. You and your clients, for yourselves and anyone claiming or holding by, through, or under you, agree to release, indemnify, hold harmless, and defend CSD Realty Company and its representatives from any claim, liability, or loss which may occur directly or indirectly from any failure to disclose any information or your use of this and any other information or the property whether or not such loss, cost, or damage may result in whole or in part from any theory of strict liability or the negligence of CSD Realty Company or their representatives.
- (3) You and your clients agree to hold all information concerning the property confidential and use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify CSD Realty Company, the Seller, and their successors and assigns for any and all losses, costs, and damages which result directly or indirectly from such prohibited use, including without limitation legal costs, consequential damages, and lost profits.
- (4) This information may not be duplicated or redistributed without the written consent of CSD Realty Company. The original and copies, excerpts, summaries, or other information derived here from must be returned upon request by CSD Realty Company.



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.

11/2/2015

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:
 - 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.

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.

CSD Realty Company	378993	info@cstdrealty.com	(281)398-4588
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Craig Rice	398667	craigrice@cstdrealty.com	(713)417-1626
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

IABS 1-0 Date

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Rezaenia HHT