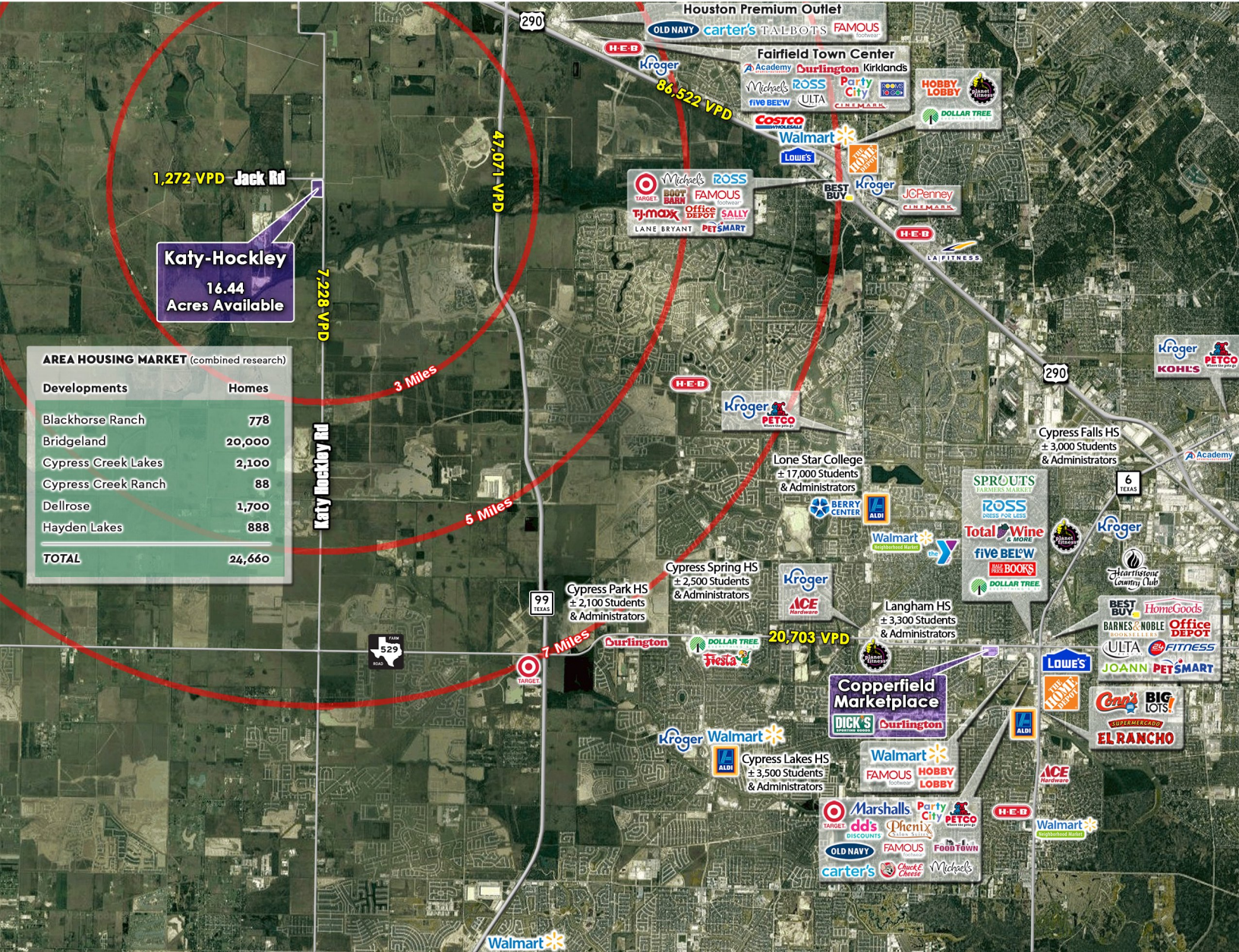


# ► KATY-HOCKLEY LAND

Southwest Corner Katy-Hockley @ Jack Rd in Cypress, Texas 77433

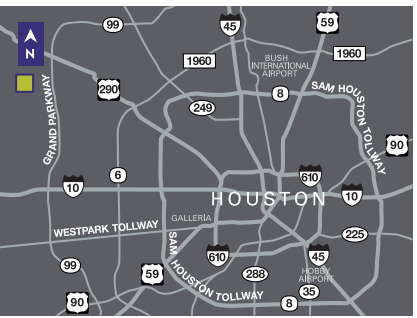
16.44 ACRES ADJACENT TO BRIDGELAND COMMUNITY

955 FOOT FRONTAGE ON KATY HOCKLEY RD ■ 750 FOOT FRONTAGE ON JACK RD



**AREA HOUSING MARKET** (combined research)

Developments	Homes
Blackhorse Ranch	778
Bridgeland	20,000
Cypress Creek Lakes	2,100
Cypress Creek Ranch	88
Dellrose	1,700
Hayden Lakes	888
<b>TOTAL</b>	<b>24,660</b>



	VEHICLES PER DAY		AVERAGE INCOME		POPULATION
Katy Hockley Rd south of Jack Rd	4,093	3 Miles	\$113,974	3 Miles	2,731
Katy Hockley Rd north of Jack Rd	3,196	5 Miles	\$144,546	5 Miles	42,220
Jack Rd west of Katy Hockley Rd	1,272	7 Miles	\$165,972	7 Miles	96,355

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**Matt Brock**  
 713-693-1406  
 mbrock@frpltd.com



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# ► KATY-HOCKLEY LAND

Southwest Corner Katy-Hockley @ Jack Rd in Cypress, Texas 77433

FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/katy-hockley](http://frpltd.com/properties/katy-hockley)

Lat/Lon: 29.9671/-95.8087

Katy-Hockley Land Cypress, TX 77433	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2023 Estimated Population	2,731	42,220	96,355
2028 Projected Population	3,284	48,260	106,404
2020 Census Population	2,302	38,912	92,104
2010 Census Population	724	17,846	44,500
Projected Annual Growth 2023 to 2028	4.0%	2.9%	2.1%
Historical Annual Growth 2010 to 2023	21.3%	10.5%	9.0%
2023 Median Age	28.9	32.5	32.9
<b>Households</b>			
2023 Estimated Households	761	12,661	30,065
2028 Projected Households	913	14,415	33,113
2020 Census Households	641	11,786	28,671
2010 Census Households	199	5,378	13,749
Projected Annual Growth 2023 to 2028	4.0%	2.8%	2.0%
Historical Annual Growth 2010 to 2023	21.7%	10.4%	9.1%
<b>Race and Ethnicity</b>			
2023 Estimated White	51.2%	54.7%	51.4%
2023 Estimated Black or African American	17.0%	12.8%	14.3%
2023 Estimated Asian or Pacific Islander	5.0%	9.3%	11.5%
2023 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.7%
2023 Estimated Other Races	25.9%	22.5%	22.1%
2023 Estimated Hispanic	32.0%	27.6%	27.4%
<b>Income</b>			
2023 Estimated Average Household Income	\$113,974	\$144,546	\$165,972
2023 Estimated Median Household Income	\$115,929	\$130,671	\$134,836
2023 Estimated Per Capita Income	\$31,792	\$43,364	\$51,805
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	4.7%	4.7%	3.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.6%	3.1%	2.8%
2023 Estimated High School Graduate	25.4%	16.9%	18.2%
2023 Estimated Some College	25.2%	20.9%	20.0%
2023 Estimated Associates Degree Only	5.0%	7.1%	7.4%
2023 Estimated Bachelors Degree Only	27.2%	29.9%	30.7%
2023 Estimated Graduate Degree	9.8%	17.5%	17.1%
<b>Business</b>			
2023 Estimated Total Businesses	40	1,095	2,887
2023 Estimated Total Employees	170	6,210	15,890
2023 Estimated Employee Population per Business	4.2	5.7	5.5
2023 Estimated Residential Population per Business	67.6	38.5	33.4



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[mbrock@frpltd.com](mailto:mbrock@frpltd.com)



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Southwest Corner Katy-Hockley @ Jack Rd in Cypress, Texas 77433

## INFORMATION ABOUT BROKERAGE SERVICES

### 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.



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Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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Designated Broker Firm Name or

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Matt Brock

713-693-1406

mbrock@frpltd.com



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