

# ANDY LOCKWOOD

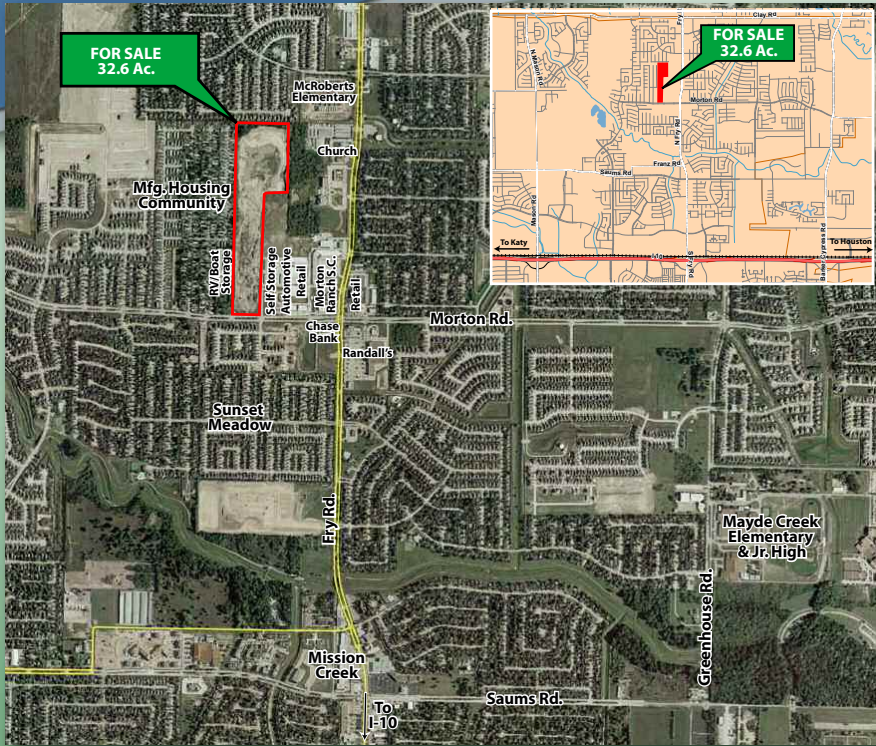
## REAL ESTATE

Price: \$2,900,000 (\$2.00/SF)

**FOR SALE**

+/- 32.6 Ac.

20220 Morton Rd west of Fry Rd – Harris Cty.



### KEY FEATURES

- ◆ Key Map: 446Q
- ◆ Location: North line of Morton Rd, approx. 1,000 feet west of Fry Rd and 2 miles north of I-10 in west Houston. Surrounding area contains commercial development with RV & boat storage, self storage facilities, automotive repairs, several banks, drug stores, fast food, neighborhood retail and a church school.
- ◆ Property Description:
  - ◆ The parcel has approx 313 feet fronting on Morton Rd. and 2,665 feet of depth. The southern part of the property w/the 313 foot width continues approx 1,600 feet north of Morton Rd before widening out for the last 1,060 feet of depth to a width of 657 feet.
  - ◆ Water and Sewer provided by the City of Katy, TX
  - ◆ Price: \$2,900,000 (\$2.00/SF)
  - ◆ Potential uses: Commercial, retail, residential or industrial.
  - ◆ Texas Commission on Environmental Quality has issued a letter authorizing construction of a concrete batch plant for the site.

### Taxing Districts

### 2006 Tax Rates

019 Katy ISD	\$1.815
040 Harris County	\$0.40329
041 Harris County Flood Control	\$0.03241
042 Port of Houston Authority	\$0.01302
043 Harris County Hospital District	\$0.19216
044 Harris County Education Dept	\$0.00629
643 Harris County Emergency Srv District 48	\$0.04919

Andy Lockwood, Broker | 6248 Terwilliger Way | Houston, TX 77057

E-mail: [andylockwoodre@comcast.net](mailto:andylockwoodre@comcast.net) Direct: 713.501.7670

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