

±20.5 ACRES COMMERCIAL RESERVE

PEEK RIDGE AND MORTON ROAD, KATY, HARRIS COUNTY, TEXAS

LOCATION Property is located at the NEC of Peek Ridge and Morton Road, in Katy, Harris County, Texas.

SIZE ±20.5 Acres

UTILITIES Harris County MUD #432

SCHOOL DISTRICT Katy Independent School District

TAXES	Katy ISD	1.1171
	Harris County	0.38529
	Harris County Flood Control	0.04897
	Port of Houston Authority	0.00615
	Harris County Hospital Dist	0.16348
	Harris County Education Dpt	0.004799
	Harris County MUD 432	1.13
	Harris County Emergency Services Dist 48	0.099562
	Total Tax Rate	2.955351

Subject

CONTACT FOR MORE INFORMATION

Kirk Laguarta
klaguarta@landadvisors.com

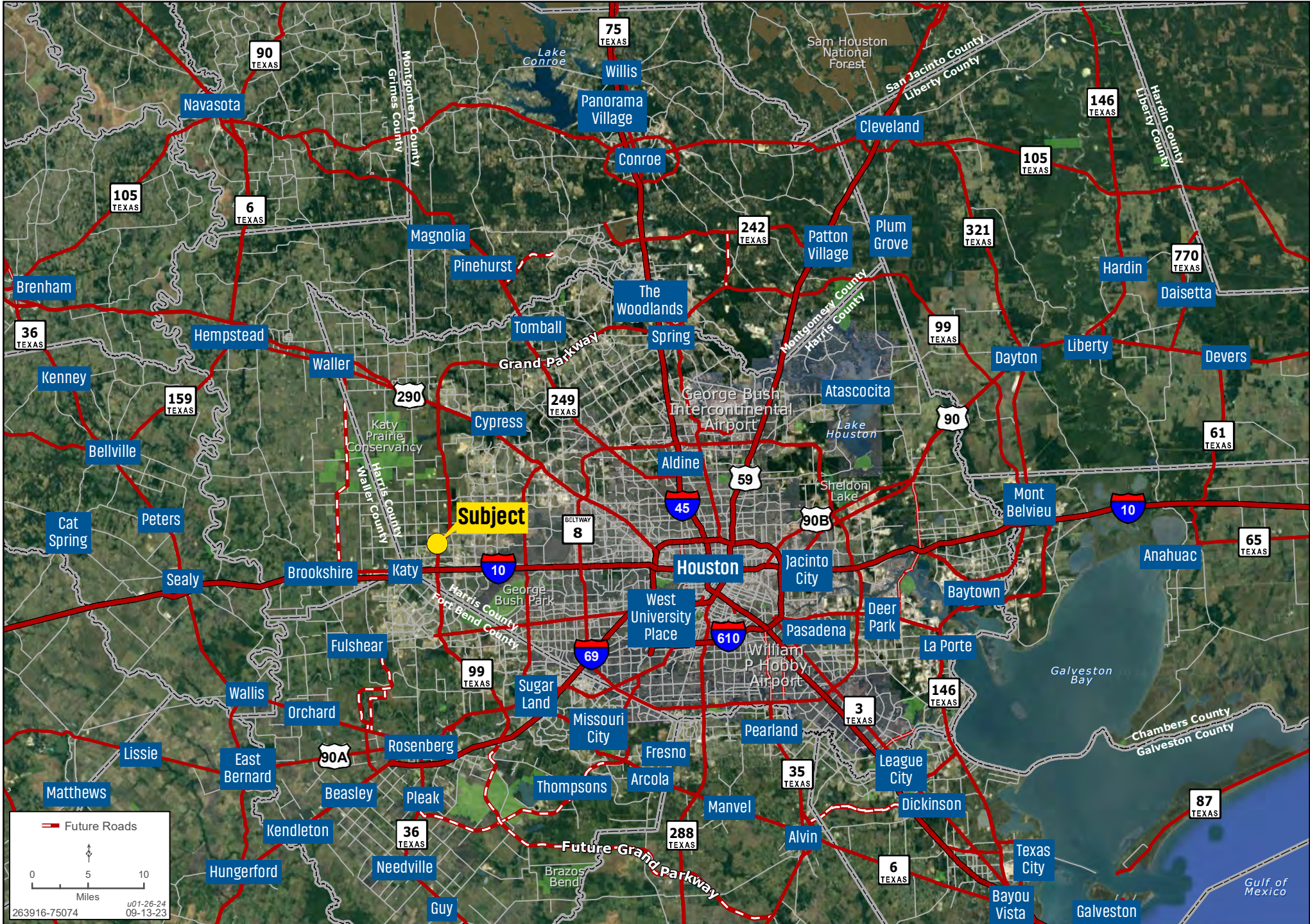
Duane Heckmann
dheckmann@landadvisors.com

 Land Advisors[®]
ORGANIZATION

713.647.7800 | LandAdvisors.com

METRO MAP | ±20.5 ACRES NEC PEEK RIDGE AND MORTON

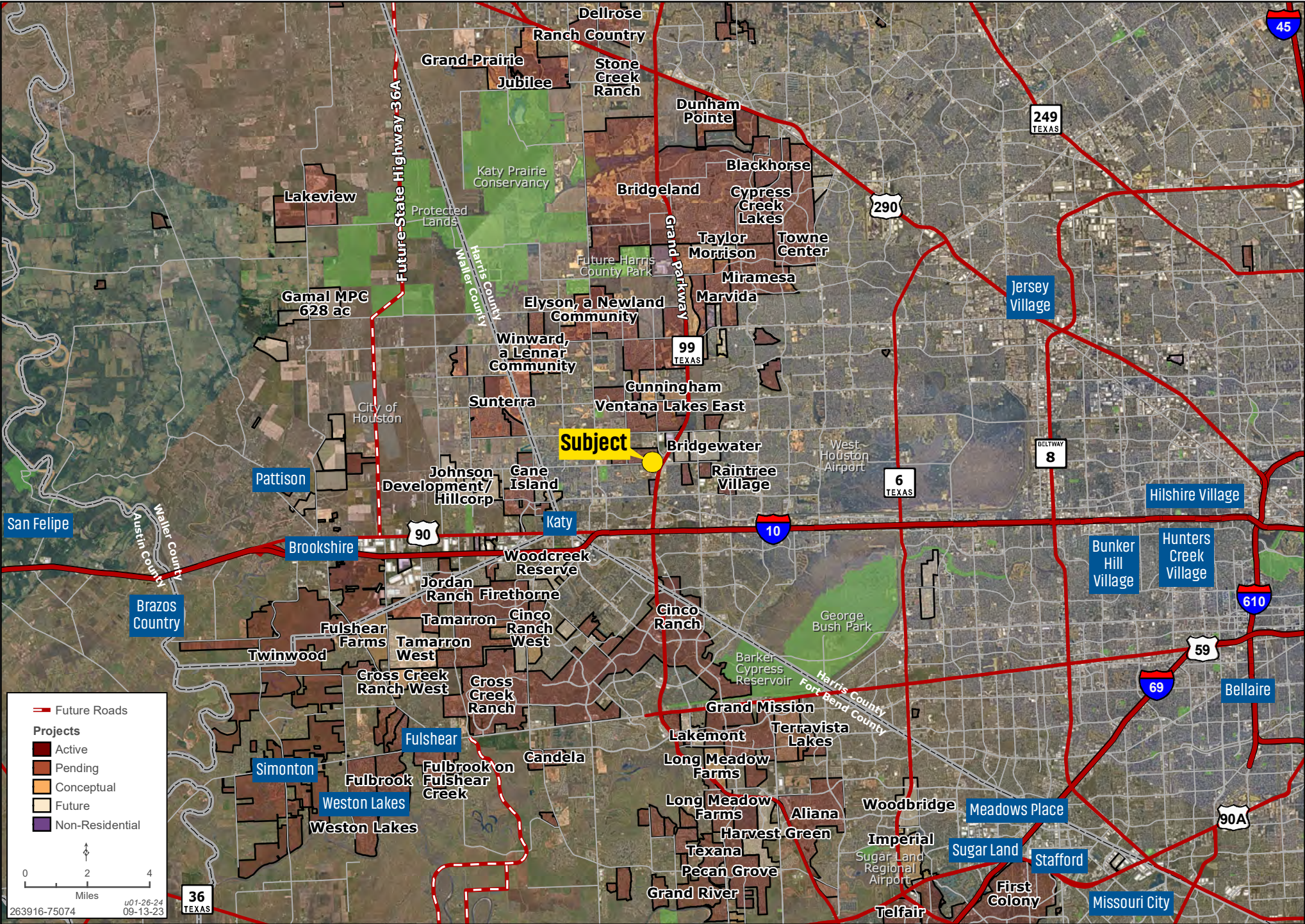
Kirk Laguarta | Duane Heckmann | 713.647.7800 | www.landadvisors.com



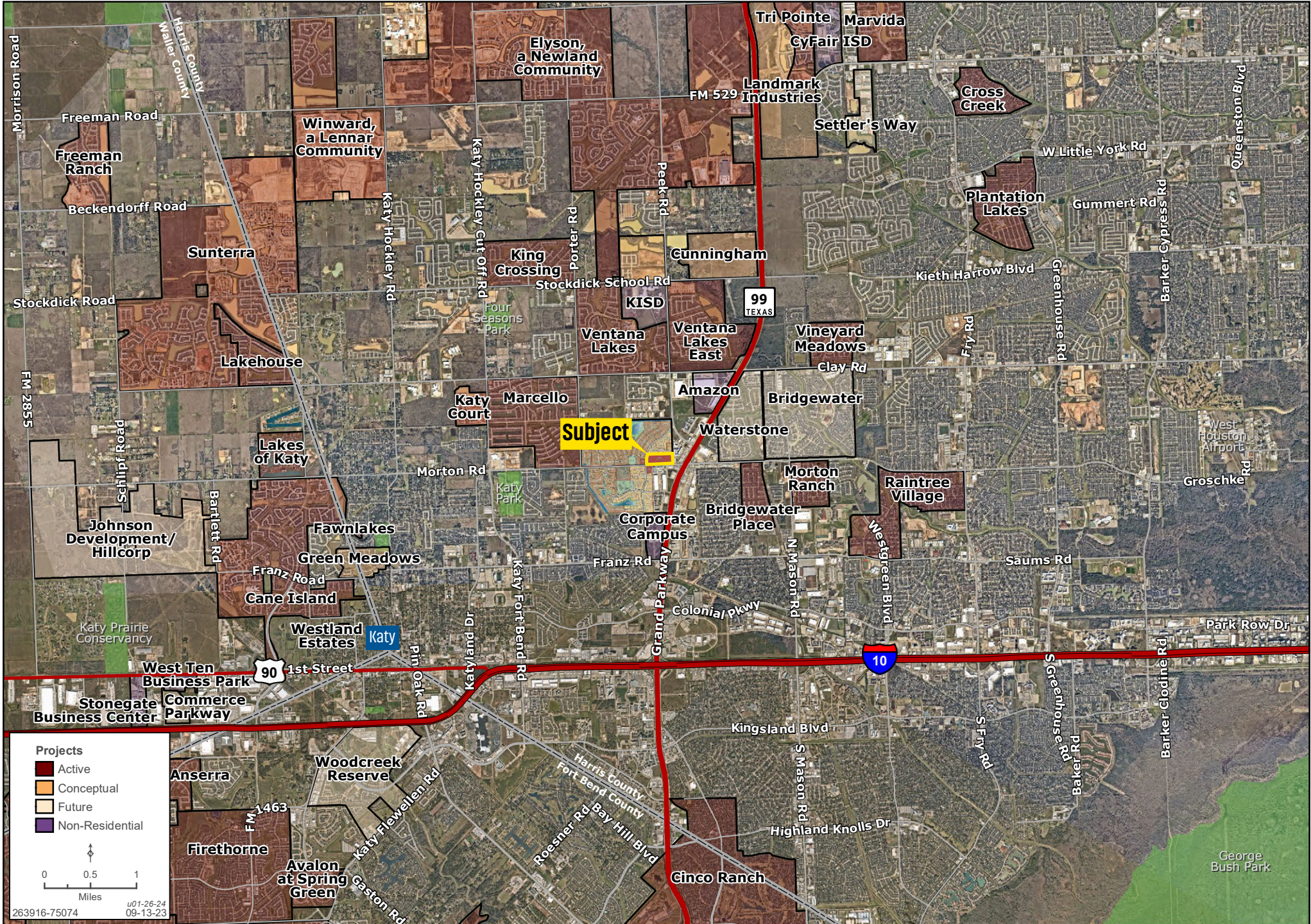
While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2024 The Land Advisors Organization. All rights reserved.

REGIONAL MAP | ±20.5 ACRES NEC PEEK RIDGE AND MORTON

Kirk Laguarta | Duane Heckmann | 713.647.7800 | www.landadvisors.com



Kirk Laguarta | Duane Heckmann | 713.647.7800 | www.landadvisors.com



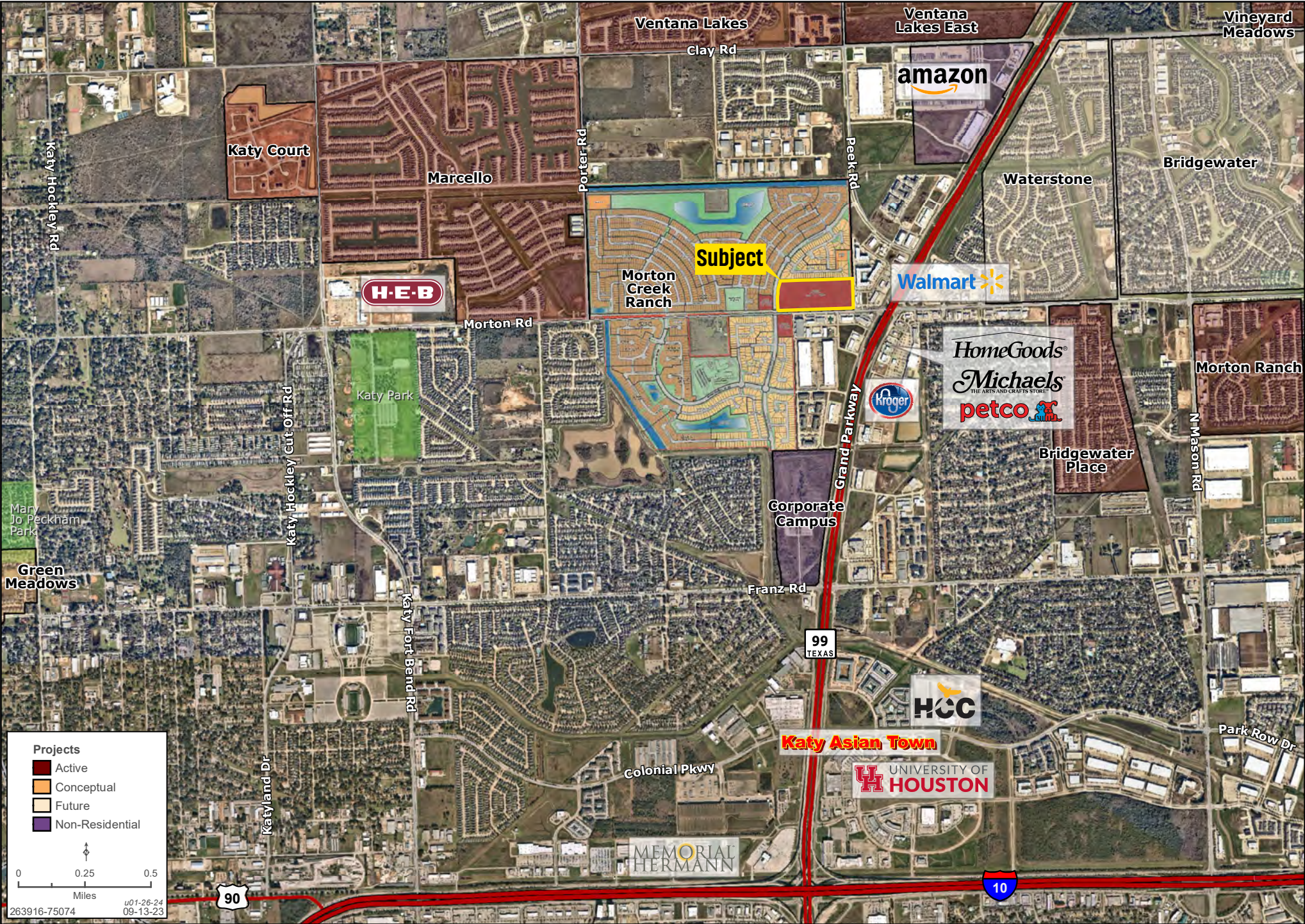
AREA MAP | ±20.5 ACRES NEC PEEK RIDGE AND MORTON

Kirk Laguarta | Duane Heckmann | 713.647.7800 | www.landadvisors.com



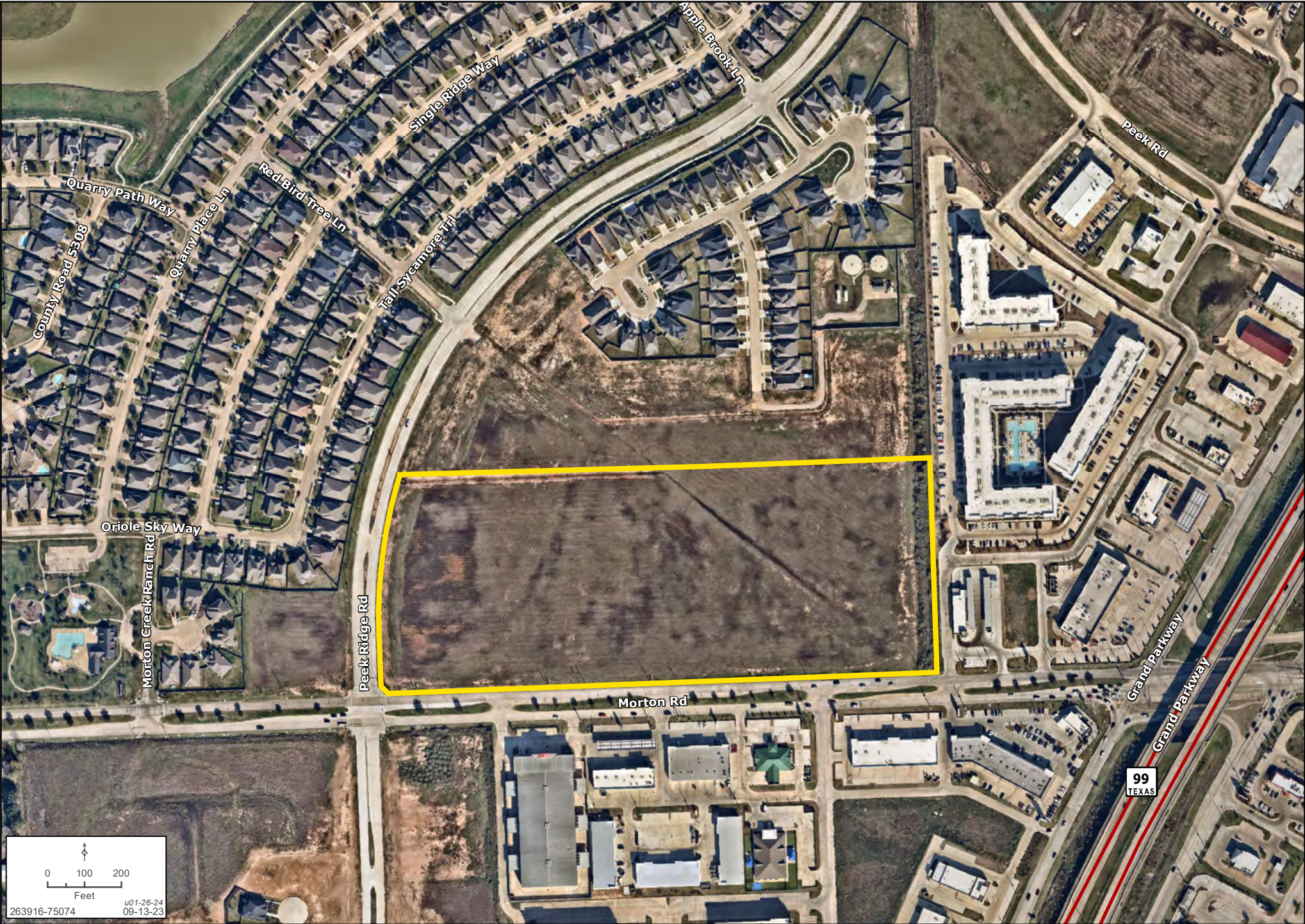
RETAIL MAP | ±20.5 ACRES NEC PEEK RIDGE AND MORTON

Kirk Laguarta | Duane Heckmann | 713.647.7800 | www.landadvisors.com



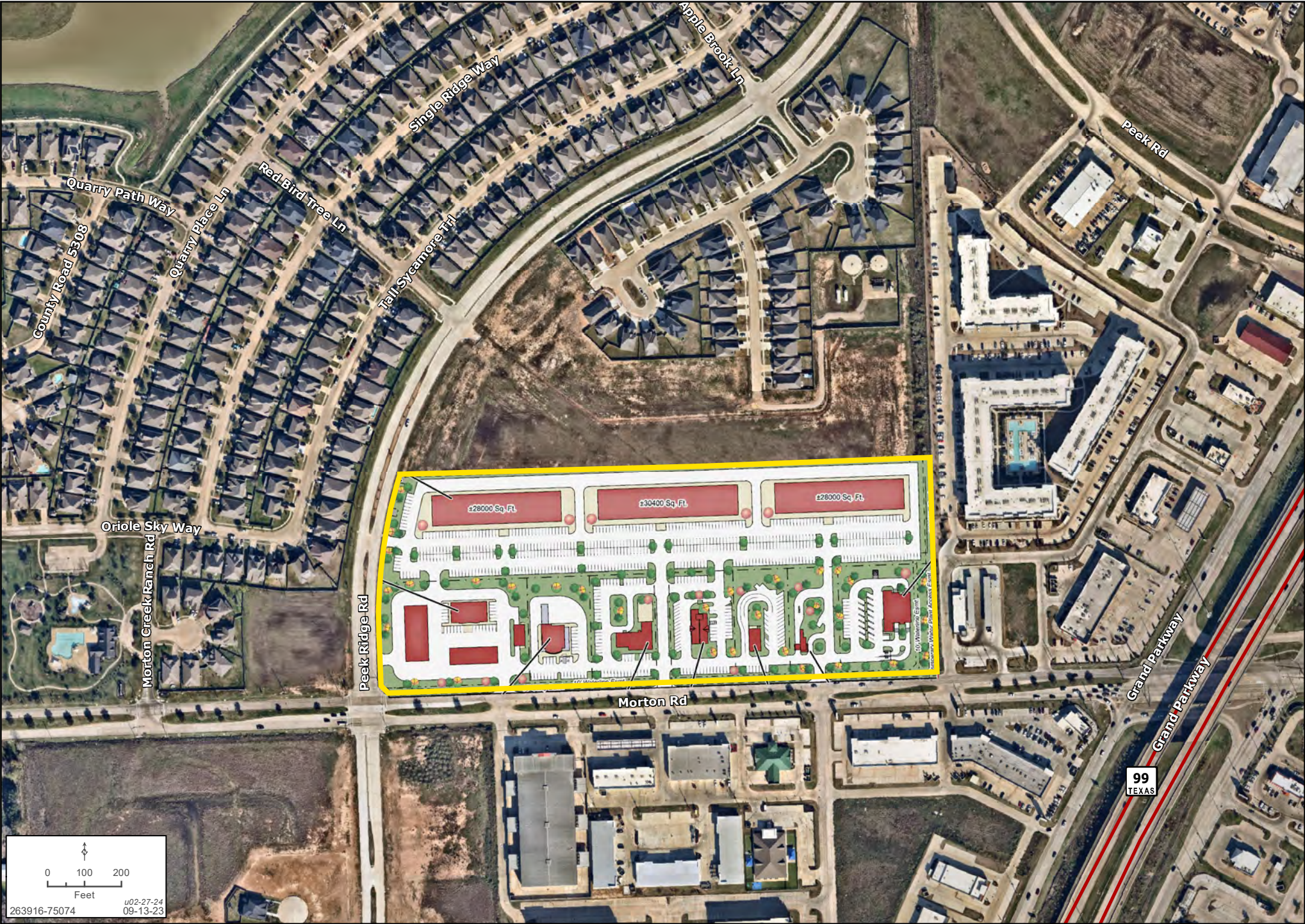
DETAIL MAP | ±20.5 ACRES NEC PEEK RIDGE AND MORTON

Kirk Laguarta | Duane Heckmann | 713.647.7800 | www.landadvisors.com



SITE PLAN MAP | ±20.5 ACRES NEC PEEK RIDGE AND MORTON

Kirk Laguarta | Duane Heckmann | 713.647.7800 | www.landadvisors.com



© 2011 Pearson Education, Inc.





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.

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.

Texas Land Advisors Houston, LLC	508971		713-647-7800
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Kirk Laguarta	328092	klaguarta@landadvisors.com	713-647-7800
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
---	-------------	-------	-------

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. TXHarris263916 - June 19, 2025 10:27 AM.



LandAdvisors.com