



For Sale on Market

\$3,300,000

Call 2819353089 Today!

16010 WARREN RANCH RD, HOCKLEY, TX 77447

4 BEDS, 2 FULL BATH(S)

Fantastic commercial opportunity in rapidly growing Hockley! With ~732 feet of Warren Ranch road frontage and 10 +/- unrestricted acres, the possibilities are endless. Two communities, Jubilee & Grand Prairie, surround the property and 10,800 homes are expected, creating a significant need for retail centers, gas stations, service businesses and more. Harris County MTFP shows proposed plans for Mound road extension, making this a prime corner location for any commercial venture. Waller ISD plans include brand new Warren Ranch High School east of this tract. Warren Ranch/Katy preserve directly south. This property also boasts a well-maintained 4 bed/2 bath home selling AS-IS w/ inground pool and 30x40 metal building on slab, giving option of business owner to live on site. Wood burning stove & double oven in house excluded. Portable building north of house does not convey. Don't miss out on this prime location! Additional 10-acre tract available directly north. See MLS #82219132.

GENERAL DESCRIPTION

- Subdivision:** Devine John
- Property Type:** Country Homes/Acreage
- Bedrooms:** 4
- Baths:** 2 Full
- Stories:** 2
- Style:** Ranch
- Year Built:** 1998
- Building Sqft:** 3,026 / Appraisal District
- Lotsize:** 439,085 / Survey
- Market Area:** Hockley
- Key Map:** 324S
- MLS# / Area:** 95605239 / 25



Get in touch
Carrie Lynch

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COMPASS

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Visit <https://www.har.com/95605239> for more information