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Waller Office: 936.372.9181
Hempstead Office: 979.826.4133

16070 Warren Ranch Rd. - List Price: \$2,940,300

Property Type: Acreage, Commercial

[VIEW ON MAP](#)



Description:

Exceptional 10-Acre Development Opportunity in the Heart of a Thriving Community!

This is your chance to secure 10 unrestricted acres of prime land, strategically located in a rapidly growing development area. Positioned in the center of expanding commercial and residential projects, this property is primed for lucrative development opportunities. Whether you're envisioning retail centers, industrial facilities, or a dynamic mixed-use development, the potential here is limitless.

The land is fully cleared and ready for immediate construction, eliminating delays and providing a seamless transition from planning to development. This site offers more than just space—it's located within a vibrant, fast-developing community, ensuring steady growth and increasing economic activity in the area.

With well-maintained and accessible roadways, the property offers unparalleled convenience for both customers and employees. Additionally, a manufactured home currently on-site provides an immediate, functional office space—ideal for temporary operations while you finalize your plans.

Strategic Location Benefits:

- **Grand Prairie:** Directly across the street is the expansive 1,730-acre Grand Prairie community, which will feature 6,000 new homes and an additional 166 acres dedicated to the development of 500 more homes. The development is poised to significantly increase local population and demand for services.
- **Jubilee Community:** Just a short distance away, the prestigious 1,620-acre Jubilee community is set to feature 4,800 homes upon completion, further bolstering the area's growth potential and positioning your development at the heart of a bustling neighborhood.
- **Hockley:** With a population of around 21,400 residents, as per the latest U.S. Census data, Hockley is an up-and-coming hub. The city's housing market is booming, with 76% of single-family home sales being new construction. The average home price has seen a steady increase, currently at \$327,453 as of May 2024 (according to HAR), demonstrating the area's strong and ongoing economic expansion.

This is a rare opportunity to capitalize on the future of Hockley and the surrounding areas. Don't miss out on a prime piece of real estate with limitless potential. Secure this land today and start building for tomorrow!



Acres: 10

List Price: \$2,940,300

City: Hockley

County: Harris

State: Texas

Zip: 77447



Rendy Elizalde

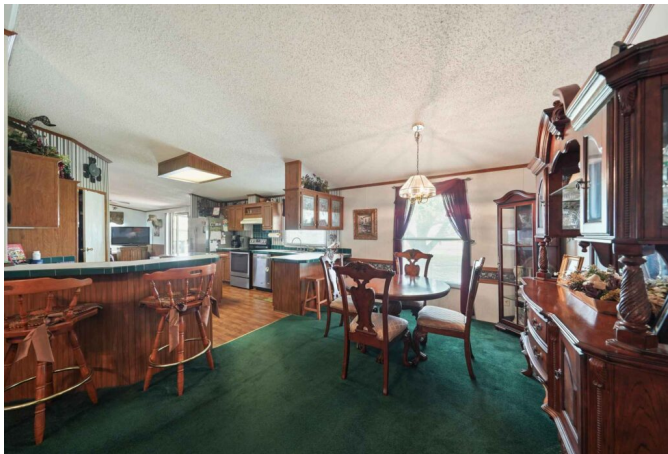
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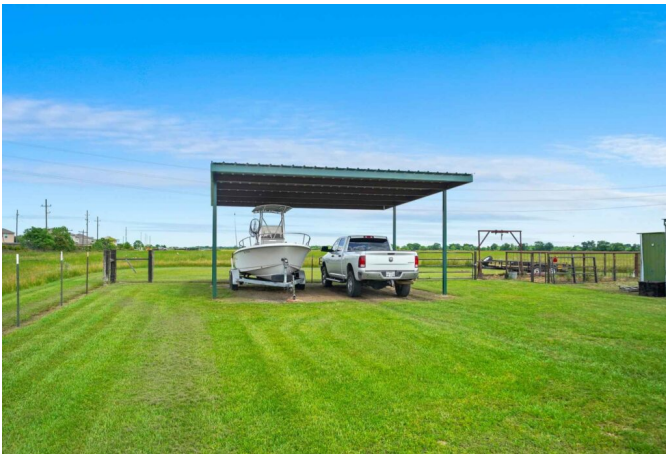
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