



# 16070 Warren Ranch Rd.

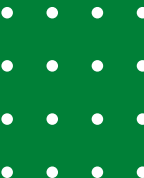
PRIME COMMERCIAL REAL ESTATE OPPORTUNITY IN HOCKLEY, TEXAS



PRESENTED BY:

**WALLER COUNTY LAND COMPANY**

Established 1985



WALLER COUNTY LAND COMPANY

# 16070 Warren Ranch Rd.

## PROPERTY OVERVIEW



This is your chance to secure 10 unrestricted acres of potential in the heart of a burgeoning development area! Positioned in an area ripe with new development, this property presents lucrative opportunities for commercial ventures. Whether it's retail space, industrial facilities, or a mixed-use development, the potential is immense. The land cleared and ready to accommodate your construction plans without delay. Enjoy the advantage of a location that's part of a thriving community with increasing economic activity. Accessible roadways ensure convenience for customers, clients, and employees alike. A manufactured home on-site provides immediate functionality as an office space, offering convenience during the planning and development stages. The Grand Prairie is a new 1,730 acre community across the street that is in process of building 6,000 new homes plus an additional 166 acres for development of 500 homes. Jubilee is a Johnson Development community that is 1,620 acres with 4,800 homes when complete. Hockley has a population of approximately 21,400 people according to the U.S. Census Bureau. Per HAR 76% of single-family homes sales in Hockley have been new construction with the average home price being \$327,453 as of May, 2024.

Listing Agent:  
Rendy Elizalde | 713-806-2830 |  
rendy@wallercountyland.com



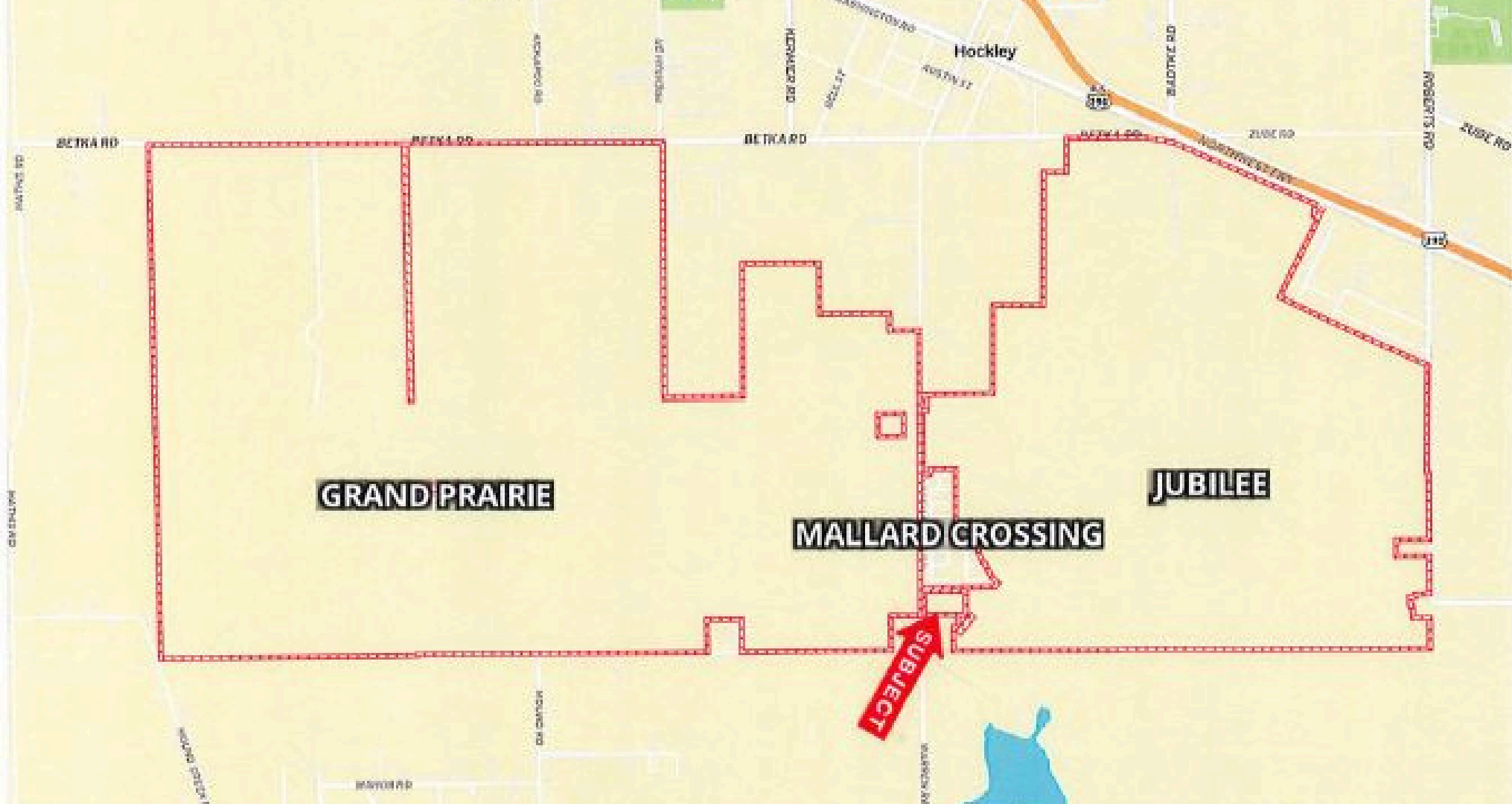
# Highlights



- ✓ Prime Location
- ✓ Commercial Property
- ✓ Strategically located near 3 subdivisions
- ✓ High traffic area
- ✓ Cleared
- ✓ Unrestricted

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# 16070 Warren Ranch Rd., Hockley, TX 77447

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The information contained herein is believed to be correct but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.







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**WALLER COUNTY LAND COMPANY**

P. O. Box 1274  
Waller, TX 77484



## CONTACT INFORMATION

We are always available to provide you with the latest information.

Call Us :



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Email :



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Visit our Website :



[www.WallerCountyLand.com](http://www.WallerCountyLand.com)

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