

Joe Wimberly

[joe.wimberly@lifestylesrealtyinc.com](mailto:joe.wimberly@lifestylesrealtyinc.com)

Ph: 713-898-5052

Lifestyles Realty Houston Inc.



**Multi-Family**

**Active**

ML#: **73448319**  
Address: **535 12th Street**  
Area: **33**  
Tax Acc #: **6240-0095-0011-000**  
City/Location: **San Leon**  
County: **Galveston**  
Market Area: **Bacliff/San Leon**  
Subdivision: **San Leon**  
Lot Size: **6,400 / Appr Dist**  
Legal Desc: **ABST 10 A EDWARDS SUR LOTS  
11 & 12 BLK 95 SAN LEON  
TOWNSITE**  
List Price: **\$325,000**  
Orig Price: **\$325,000**  
LP/SF: **\$131.31**  
DOM: **23**  
Key Map: **662T**  
Zip Code: **77539 - 9774**  
State: **Texas**  
Country: **United States**  
Section #: **0**  
SqFt: **2,475 / Appr Dist**

Year Built: **2012 / Appr Dist**

Listing Firm: **Lifestyles Realty Houston Inc.**

Directions: **BAYSHORE DRIVE TO RIGHT ON 12TH STREET, PROPERTY ON THE LEFT**

**Listing Office Information**

School District: **17 - Dickinson** Elem: **SAN LEON ELEMENTARY SCHOOL**  
Middle: **JOHN AND SHAMARION BARBER MIDDLE** High: **DICKINSON HIGH SCHOOL**  
2nd Middle: **SCHOOL**  
**KRANZ JUNIOR HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

**Description Information**

Desc: **On Stilts** # Stories: **1** Tot Units: **2**  
Type: **Duplex** Access:  
New Constr.: **No** Appx Comp:  
Lot Dim:  
Parking: **Carport Parking** Acres:  
Meters:  
# of Bedrooms for Largest Unit: **3** Parking per Unit: **More than Two**  
# of Bathrooms for Largest Unit: **2**

**Physical Property Description:**

**Cash-Flowing Duplex in San Leon – \$3,225 Gross Monthly Income!** Investor special and room to increase rents up to market rates!! This fairly recent construction duplex is a turn-key income producer with both sides rented at \$1,675 & \$1,550 per month—that's \$38,700 annually in gross rental income from day one. With modern design, durable finishes, and low-maintenance layouts, this property is built to perform and attract long-term tenants. Each unit features 3 bedrooms, 2 full baths, spacious open-concept living, and contemporary upgrades that keep vacancy rates low. Strong tenant demand in San Leon, combined with proximity to Galveston Bay, Kemah Boardwalk, and quick access to Houston, makes this an ideal buy-and-hold investment. Whether you're scaling your portfolio or looking for a solid hedge against inflation, this duplex delivers immediate cash flow, appreciation potential, and zero guesswork. Properties this clean, occupied, and profitable don't last long—secure it today!

**Unit Information**

# of Bedrooms for Largest Unit: **3** # of Bathrooms for Largest Unit: **2**  
Unit Type # Units LR Dim Kit Dim 1st BR Dim 2nd BR Dim 3rd BR Dim Dim Vary  
**3 Bedrooms 2**

**Interior, Exterior, Utilities and Additional Information**

Microwave:  Dishwasher:  Compactor:  Disposal:   
Refrigerator:  Utility Dist:  Rng/Oven:   
Washer/Dryer:  Utilities:   
Unit Features:  Misc Features:   
Energy:  Rec Facility:   
Green/Energy Cert:  Flooring:   
Roof: **Composition** Countertops:   
Exterior Constr:  Waterfront Feat:   
Lot Description:  Occupancy: **Under 10% Vacancy**  
Heat: **Central Electric** Cool: **Central Electric**  
Owner Oper Exp: **Insurance, Maintenance/Repair, Taxes** Exclusions:   
Restrictions: **Unknown** Disclosures: **Mud, Tenant Occupied**  
55+ Community: **No** Sub Lake Access:   
HOA Amenities:   
Accessibility:

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Mgmt Co./HOA Name: **No**

**Financial Information**

Finance Considered:

Maintenance Fee: **No**

Tax Rate: **2.1995**

Maint Includes:

Taxes w/o Exempt: **\$7,258/2024**

**Prepared By: Joe Wimberly**

**Data Not Verified/Guaranteed by MLS  
Obtain Signed HAR Broker Notice to Buyer Form**

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**Multi-Family**

**Active**

ML#: **16963707** List Price: **\$325,000**  
Address: **527 12th Street** Orig Price: **\$325,000**  
Area: **33** LP/SF: **\$131.31**  
Tax Acc #: **6240-0095-0015-000** DOM: **23**  
City/Location: **San Leon** Key Map: **662T**  
County: **Galveston** Zip Code: **77539 - 9774**  
Market Area: **Bacliff/San Leon** State: **Texas**  
Subdivision: **San Leon** Country: **United States**  
Lot Size: **6,400 / Appr Dist** Section #: **0**  
Legal Desc: **ABST 10 A EDWARDS SUR LOTS SqFt: 2,475 / Appr Dist**  
**15 & 16 BLK 95 SAN LEON TOWNSITE**

Year Built: **2012 / Appr Dist**

Listing Firm: **Lifestyles Realty Houston Inc.**

Directions: **BAYSHORE DRIVE TO RIGHT ON 12TH STREET, PROPERTY ON THE LEFT**

**Listing Office Information**

School District:	<a href="#">17 - Dickinson</a>	Elem:	<a href="#">SAN LEON ELEMENTARY SCHOOL</a>
Middle:	<a href="#">JOHN AND SHAMARION BARBER MIDDLE SCHOOL</a>	High:	<a href="#">DICKINSON HIGH SCHOOL</a>
2nd Middle:	<a href="#">KRANZ JUNIOR HIGH SCHOOL</a>		

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**Description Information**

Desc:		# Stories:	<b>1</b>	Tot Units:	<b>2</b>
Type:	<b>Duplex</b>	Access:			
New Constr.:	<b>No</b>	Appx Comp:			
Lot Dim:		Acres:			
Parking:		Parking per Unit:			
Meters:					
# of Bedrooms for Largest Unit:	<b>3</b>	# of Bathrooms for Largest Unit:	<b>2</b>		

**Physical Property Description:**

**Cash-Flowing Duplex in San Leon – \$3,075 Gross Monthly Income and room to increase rents up to market rates!! Investor special! This fairly recent construction duplex is a turn-key income producer with both sides rented at \$1,500 & \$1,575 per month—that's \$36,900 annually in gross rental income from day one. With modern design, durable finishes, and low-maintenance layouts, this property is built to perform and attract long-term tenants. Each unit features 3 bedrooms, 2 full baths, spacious open-concept living, and contemporary upgrades that keep vacancy rates low. Strong tenant demand in San Leon, combined with proximity to Galveston Bay, Kemah Boardwalk, and quick access to Houston, makes this an ideal buy-and-hold investment. Whether you're scaling your portfolio or looking for a solid hedge against inflation, this duplex delivers immediate cash flow, appreciation potential, and zero guesswork. Properties this clean, occupied, and profitable don't last long—secure it today!**

**Unit Information**

# of Bedrooms for Largest Unit:	<b>3</b>	# of Bathrooms for Largest Unit:	<b>2</b>				
<u>Unit Type</u>	<u># Units</u>	<u>LR Dim</u>	<u>Kit Dim</u>	<u>1st BR Dim</u>	<u>2nd BR Dim</u>	<u>3rd BR Dim</u>	<u>Dim Vary</u>
<b>3 Bedrooms</b>	<b>2</b>						

**Interior, Exterior, Utilities and Additional Information**

Microwave:	Dishwasher:	Compactor:	Disposal:
Refrigerator:		Utility Dist:	Rng/Oven:
Washer/Dryer:		Utilities:	
Unit Features:		Misc Features:	
Energy:		Rec Facility:	
Green/Energy Cert:		Flooring:	
Roof:	<b>Composition</b>	Countertops:	
Exterior Constr:		Waterfront Feat:	
Lot Description:		Occupancy:	<b>Under 10% Vacancy</b>
Heat:	<b>Central Electric</b>	Cool:	<b>Central Electric</b>
Owner Oper Exp:	<b>Insurance, Maintenance/Repair, Taxes</b>	Exclusions:	
Restrictions:	<b>Unknown</b>	Disclosures:	<b>Mud, Tenant Occupied</b>
55+ Community:	<b>No</b>	Sub Lake Access:	
HOA Amenities:			
Accessibility:			

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Mgmt Co./HOA Name: **No**

**Financial Information**

Finance Considered:

Maintenance Fee: **No**

Tax Rate: **2.1995**

Maint Includes:

Taxes w/o Exempt: **\$7,258/2024**

**Prepared By: Joe Wimberly**

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**Multi-Family**

**Active**

ML#: **72941472**  
Address: **521 12th Street**  
Area: **33**  
Tax Acc #: **6240-0095-0010-000**  
City/Location: **San Leon**  
County: **Galveston**  
Market Area: **Bacliff/San Leon**  
Subdivision: **San Leon**  
Lot Size: **6,400 / Appr Dist**  
Legal Desc: **ABST 10 A EDWARDS SUR LOTS  
17 & 18 (10-0) BLK 95 SAN LEON  
TO**  
List Price: **\$325,000**  
Orig Price: **\$325,000**  
LP/SF: **\$131.31**  
DOM: **23**  
Key Map: **662T**  
Zip Code: **77539 - 9774**  
State: **Texas**  
Country: **United States**  
Section #: **0**  
SqFt: **2,475 / Appr Dist**

Year Built: **2013 / Appr Dist**

Listing Firm: **Lifestyles Realty Houston Inc.**

Directions: **BAYSHORE DRIVE TO RIGHT ON 12TH STREET, PROPERTY ON THE LEFT**

**Listing Office Information**

School District: **17 - Dickinson** Elem: **SAN LEON ELEMENTARY SCHOOL**  
Middle: **JOHN AND SHAMARION BARBER MIDDLE** High: **DICKINSON HIGH SCHOOL**  
2nd Middle: **SCHOOL**  
**KRANZ JUNIOR HIGH SCHOOL**

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**Description Information**

Desc: **On Stilts** # Stories: **1** Tot Units: **2**  
Type: **Duplex** Access:  
New Constr.: **No** Appx Comp:  
Lot Dim:  
Parking:  
Meters:  
# of Bedrooms for Largest Unit: **4**  
Parking per Unit:

Physical Property Description:

**Cash-Flowing Duplex in San Leon – \$3,200 Gross Monthly Income and room to increase rents up to market rates!! Investor special! This fairly recent construction duplex is a turn-key income producer with both sides rented at \$1,600 per month—that's \$38,400 annually in gross rental income from day one. With modern design, durable finishes, and low-maintenance layouts, this property is built to perform and attract long-term tenants. Each unit features 3 bedrooms, 2 full baths, spacious open-concept living, and contemporary upgrades that keep vacancy rates low. Strong tenant demand in San Leon, combined with proximity to Galveston Bay, Kemah Boardwalk, and quick access to Houston, makes this an ideal buy-and-hold investment. Whether you're scaling your portfolio or looking for a solid hedge against inflation, this duplex delivers immediate cash flow, appreciation potential, and zero guesswork. Properties this clean, occupied, and profitable don't last long—secure it today!**

**Unit Information**

# of Bedrooms for Largest Unit: **4**  
# of Bathrooms for Largest Unit: **4**  
Unit Type # Units LR Dim Kit Dim 1st BR Dim 2nd BR Dim 3rd BR Dim Dim Vary  
**3 Bedrooms 2**

**Interior, Exterior, Utilities and Additional Information**

Microwave: **Yes** Dishwasher: **Yes** Compactor: **Yes** Disposal: **Yes**  
Refrigerator: **Yes** Utility Dist: **Yes** Rng/Oven: **Yes**  
Washer/Dryer:  
Unit Features:  
Energy:  
Green/Energy Cert:  
Roof: **Composition**  
Exterior Constr: **Cement Board**  
Lot Description:  
Heat: **Central Electric**  
Owner Oper Exp: **Insurance, Maintenance/Repair, Management, Taxes**  
Restrictions: **Unknown**  
55+ Community: **No**  
HOA Amenities:  
Accessibility:

Exclusions: **Under 10% Vacancy**  
Occupancy: **Under 10% Vacancy**  
Cool: **Central Electric**  
Disclosures: **Mud, Tenant Occupied**  
Sub Lake Access:

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Mgmt Co./HOA Name: No

**Financial Information**

Finance Considered: **Cash Sale, Conventional, FHA, Investor** Maintenance Fee: **No**  
Tax Rate: **2.1995** Maint Includes:  
Taxes w/o Exempt: **\$7,258/2024**

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