

Joe Wimberly

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 SCHOOL](#) High: [DICKINSON HIGH SCHOOL](#)
2nd Middle: [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: Acres:
Parking: Carport Parking Parking per Unit: More than Two
Meters:
of Bedrooms for Largest Unit: 3 # 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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Lifestyles Realty Houston Inc.



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
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Multi-Family

Active

ML#: **16963707**
Address: **527 12th Street**
Area: **33**
Tax Acc #: **6240-0095-0015-000**
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 15 & 16 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.**

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2nd Middle: **KRANZ JUNIOR HIGH SCHOOL**

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Description Information

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

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: **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	

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ML#: **72941472**
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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**
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Key Map: **662T**
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Description Information

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Type: **Duplex** Access:
New Constr.: **No** Appx Comp:
Lot Dim: Acres:
Parking: Parking per Unit:
Meters:
of Bedrooms for Largest Unit: # of Bathrooms for Largest Unit: **4**

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!

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of Bedrooms for Largest Unit: # 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:	Dishwasher:	Compactor:	Disposal:
Refrigerator:		Utility Dist: Yes	Rng/Oven:
Washer/Dryer:		Utilities:	
Unit Features:		Misc Features:	
Energy:		Rec Facility:	
Green/Energy Cert:		Flooring:	
Roof: Composition		Countertops:	
Exterior Constr: Cement Board		Waterfront Feat:	
Lot Description:		Occupancy: Under 10% Vacancy	
Heat: Central Electric		Cool: Central Electric	
Owner Oper Exp: Insurance, Maintenance/Repair, Management, 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: **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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