

FOR SALE

13912 E. HARDY RD, HOUSTON, TX 77039

±6,548 SF OF IMPROVEMENTS ON ±8.22 ACRES

Call Broker
for Pricing



JOEL C. ENGLISH

Principal/Managing Broker

Joel@TexasCRES.com

(713) 473-7200

CORIE QUACKENBUSH

Associate

Corie@TexasCRES.com

(713) 502-0027



PROPERTY HIGHLIGHTS



Location

13912 E. Hardy Rd.
Houston, TX 77039



Asking Price

Call for Pricing



Size

±6,548 SF on ±8.22 AC

Contact Us

JOEL C. ENGLISH

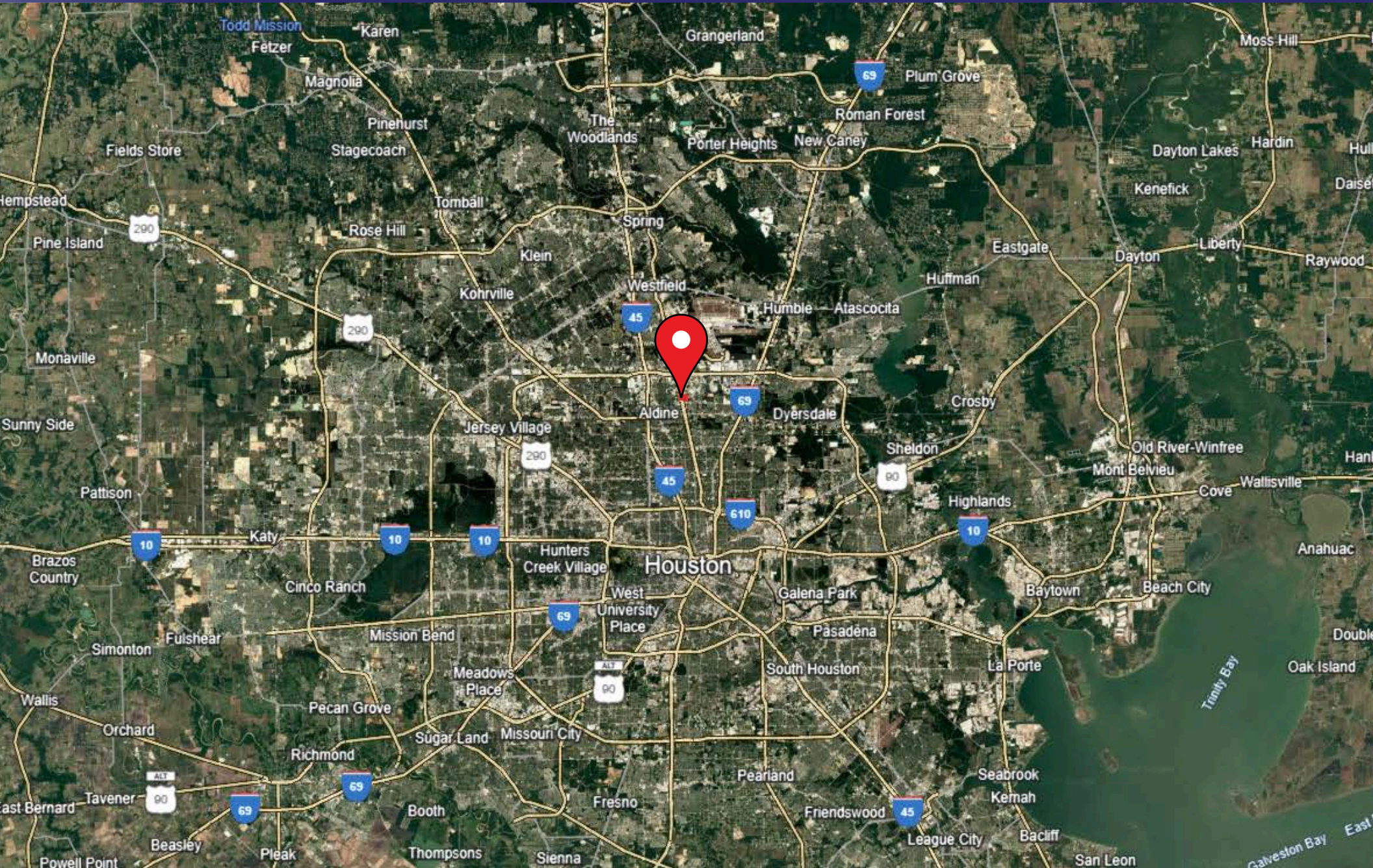
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- **±6,548 SF of improvements on ±8.22 acres** – offering versatile commercial or industrial use opportunities
- **Multiple access points** with frontage on both E. Hardy Rd and Luthe Rd for convenient ingress and egress
- **Approximately 201 FT of frontage on Luthe Rd** and strong visibility from E. Hardy Rd
- **High traffic exposure** with approximately 2,453 VPD on Luthe Rd and 63,771 VPD on E. Hardy Toll Rd (TxDOT 2021)
- **Strategic North Houston location** with quick access to major thoroughfares including Hardy Toll Rd, I-45, and Beltway 8
- **Ample acreage** for expansion, storage, or redevelopment, suitable for contractors, logistics, or light industrial users
- **Flexible site layout** featuring multiple buildings (no rent rolls, seller makes no reps or warranties as to their condition), open yard areas, and drive access for larger vehicles
- Located in a **high-demand industrial corridor** serving the greater Houston metro

LOCATION MAP



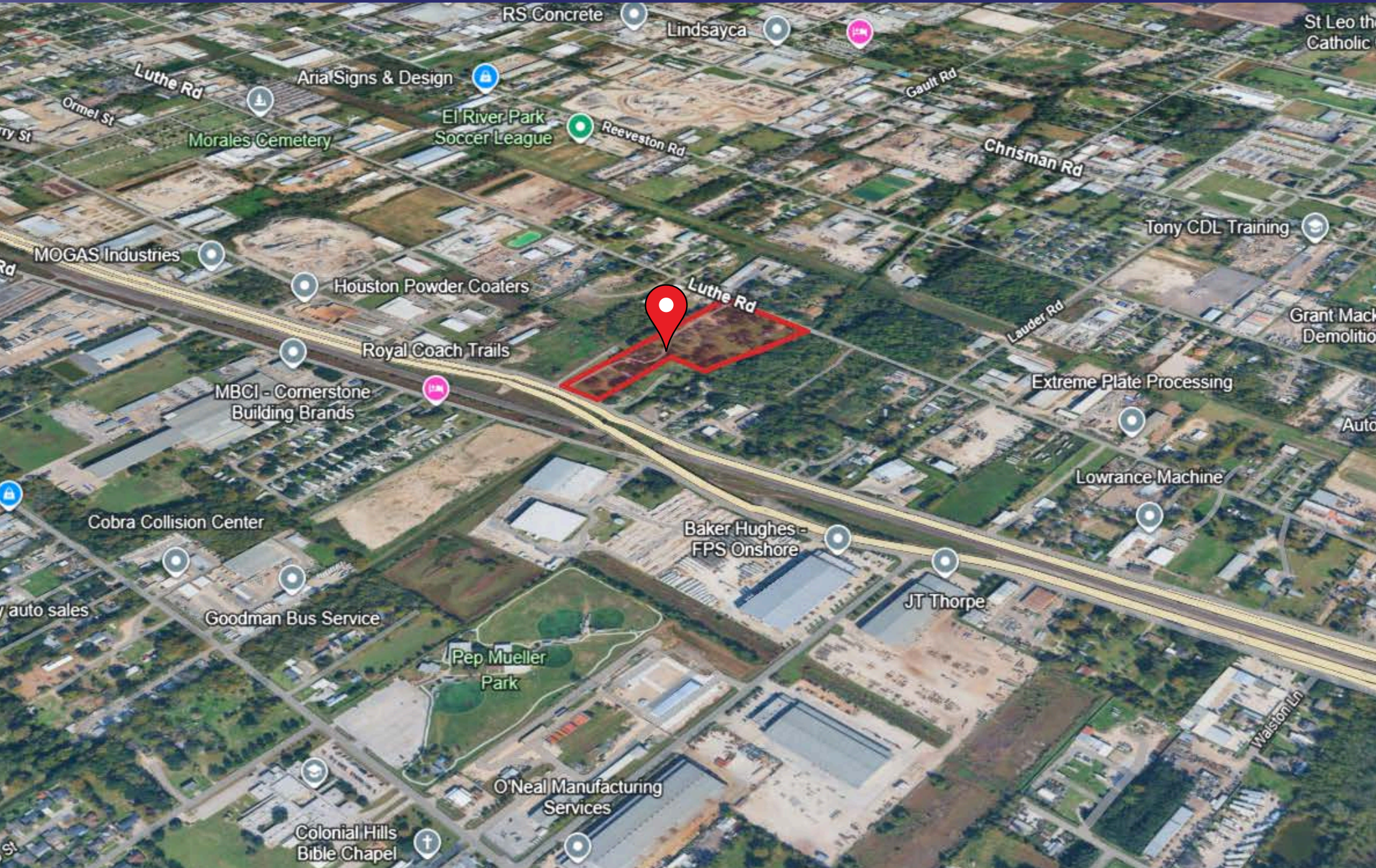
PROPERTY AERIAL



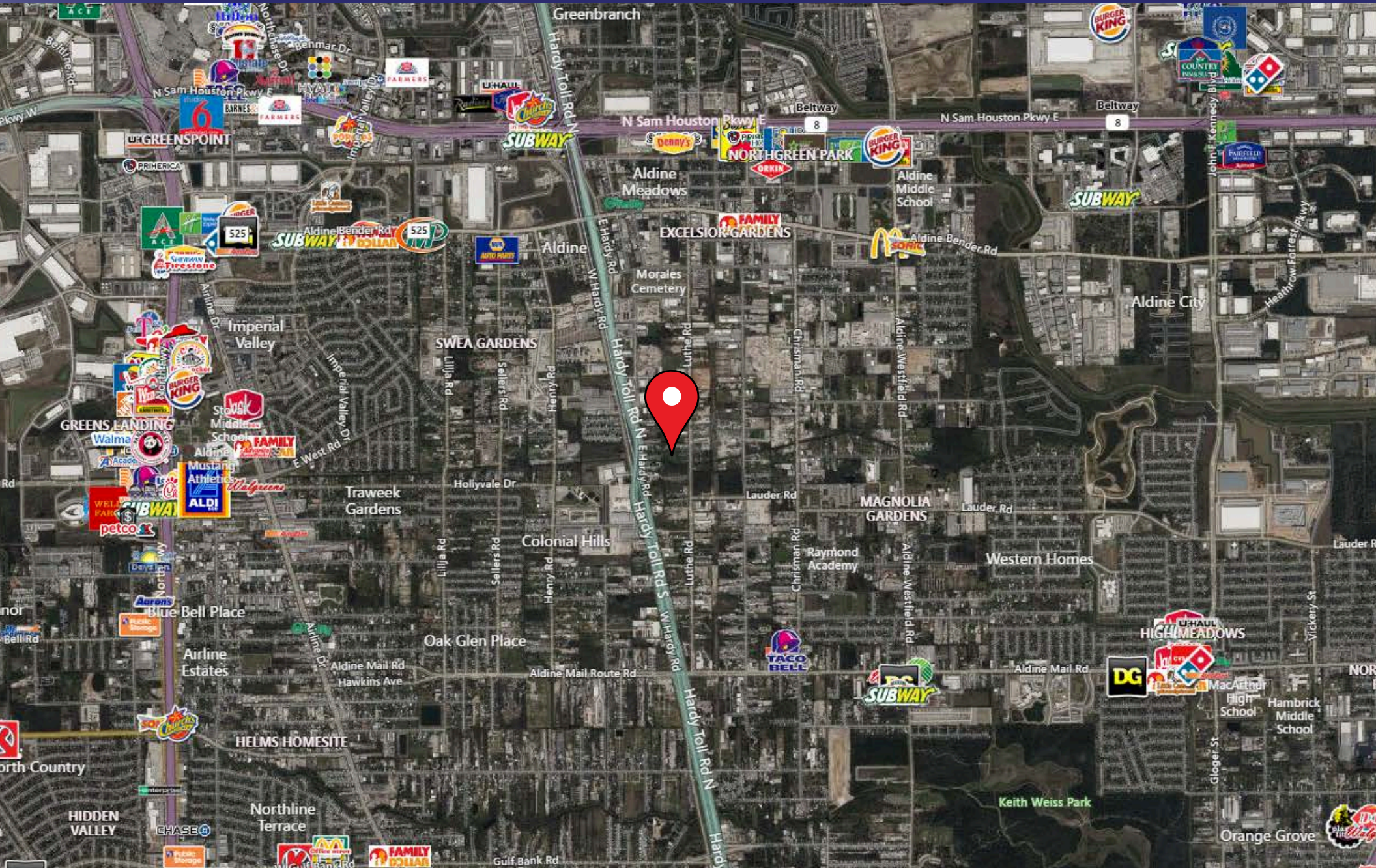
Approximately 0.2 miles to Hardy
Toll Rd. & 2 miles to TX-8 Beltway



MARKET AERIAL 1



MARKET AERIAL 2



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

13912 E Hardy Rd, Houston, Texas, 77039

Ring of 3 miles

KEY FACTS

86,062

Population

30.2

Median Age



27,343

Households

\$37,471

Median Disposable Income

EDUCATION

41.6%

No High School Diploma



33.5%

High School Graduate



17.4%

Some College/
Associate's Degree



7.5%

Bachelor's/Grad
/ Prof Degree



86,062

2023 Total Population (Esri)

INCOME



\$43,066

Median Household Income



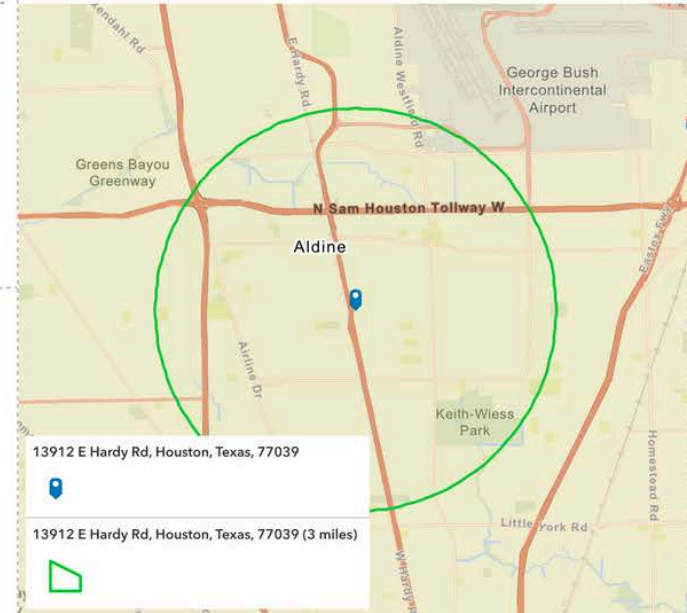
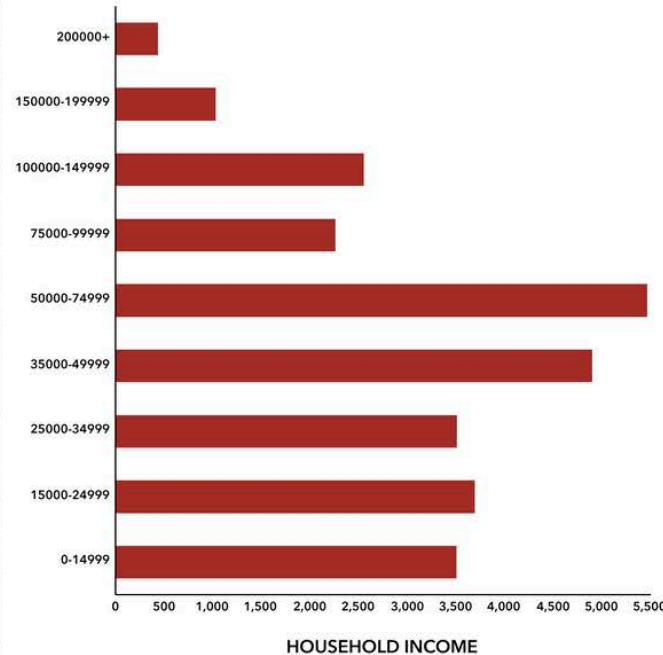
\$18,190

Per Capita Income



\$22,188

Median Net Worth



EMPLOYMENT



White Collar

32.0%



Blue Collar

46.9%



Services

24.2%

3.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Joel C. English	465800	joel@texasgres.com	(713) 473-7200
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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