

AVAILABLE FOR SALE

Sales Price \$1.6 MILLION

Prime Flex/Office Building in Heart of Humble

1203 S. Houston Ave., Humble, TX 77338



Melba Mitchell

PROPERTY HIGHLIGHTS

- Total Building Size: ~5,600 SF
- Lot Size: 0.51 Acres (22,163 SF)
- Year Built: 1982
- Property Type: Flex / Warehouse / Office, 2-Stories
- Zoning: Commercial / Light Industrial
- Parking: Ample on-site surface parking (front and back of building)
- Visibility: Excellent frontage on S. Houston Ave with easy access to I-69 (Hwy 59) and FM 1960.



PROPERTY OVERVIEW

Positioned strategically in Northeast Harris County, this standalone facility offers a unique blend of office and warehouse space. Ideal for non-profits, light manufacturing, service providers, or creative studios, the property features a functional layout with high ceilings and durable metal construction.

The location provides immediate proximity to George Bush Intercontinental Airport (IAH)—just a 10-15 minute drive away—making it an exceptional hub for logistics or businesses requiring frequent travel.

LOCATION ADVANTAGE

- Connectivity: Direct access to Business 59 and minutes from Beltway 8.
- Strategic Hub: Situated near the Deerbrook Mall retail corridor and the Humble industrial hub.
- Growth Market: Located in a high-demand area with a steady 2-3% annual population growth within a 5-mile radius.

DEMOGRAPHICS (5-MILE RADIUS)

- Total Population: 167,747+
- Avg. Household Income: \$75,892
- Median Home Value: \$226,310

CONTACT INFORMATION

Melba Mitchell, Land & Luxe Realty, Licensed Real Estate Broker, (713) 935-6847, melbaamitchell@gmail.com

Disclaimer: All information provided is deemed reliable but not guaranteed. Prospective buyers should conduct their own due diligence regarding square footage, zoning, and property condition.

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Conference Room



This property is ideal for

- **Entrepreneurs**
- **Medical & wellness providers**
- **Faith-based or nonprofit organizations**
- **Professional service firms**

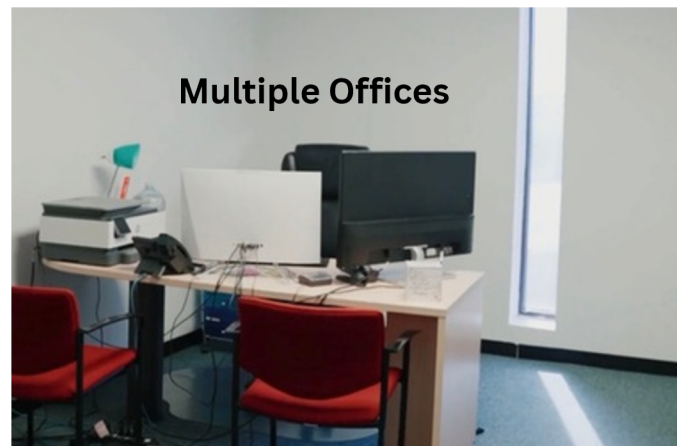


**Located near
Communities**



**1203 S. Houston Ave.,
Humble, TX 77338**

Multiple Offices



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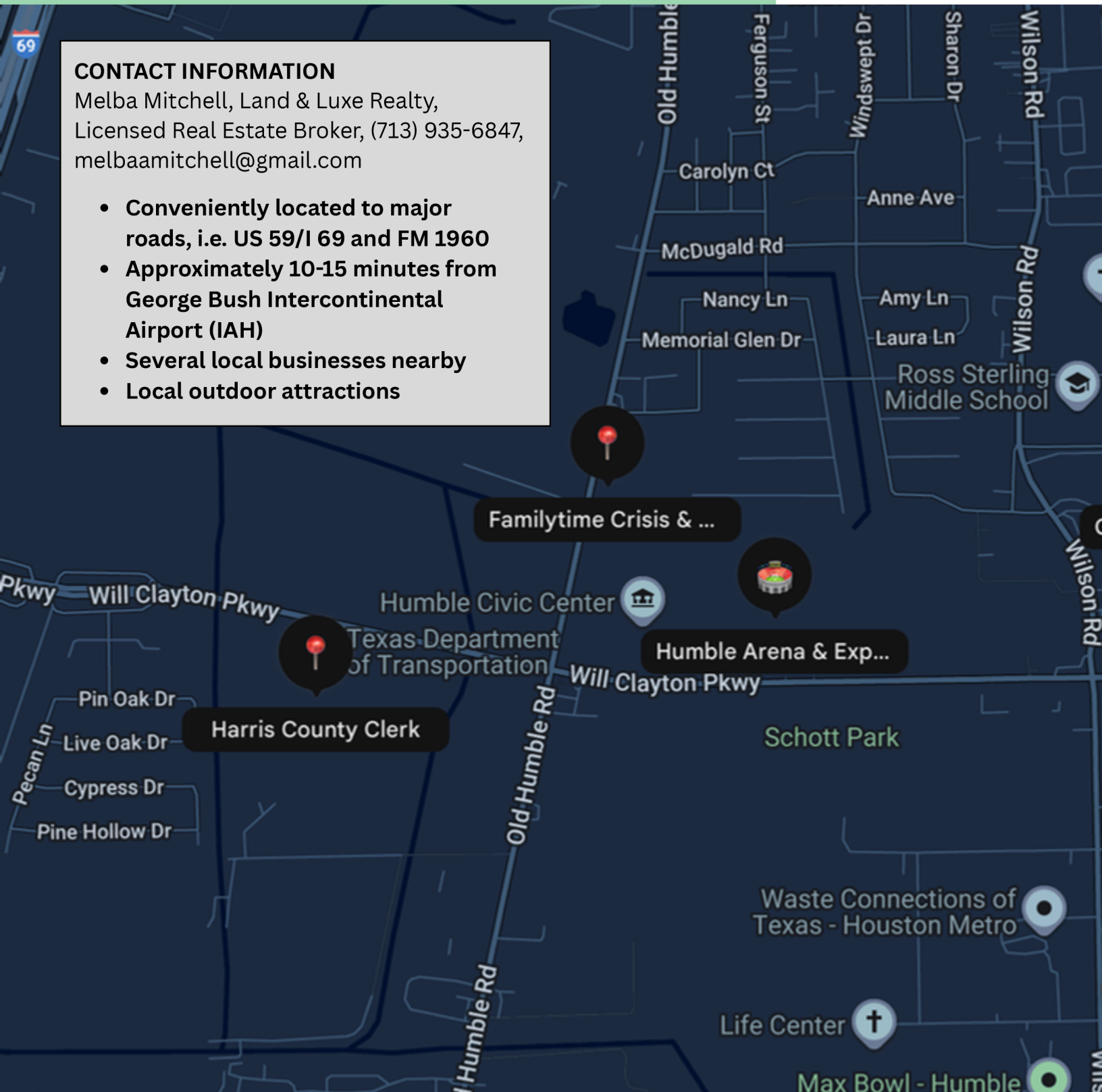


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- Conveniently located to major roads, i.e. US 59/I 69 and FM 1960
- Approximately 10-15 minutes from George Bush Intercontinental Airport (IAH)
- Several local businesses nearby
- Local outdoor attractions



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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.

Land & Luxe Realty	9014314	landandluxe@gmail.com	(281) 674-5555
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jincy Jose	0686782	landandluxe@gmail.com	(281) 323-1503
Designated Broker of Firm	License No.	Email	Phone
Jincy Jose	0686782	landandluxe@gmail.com	(281) 323-1503
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melba Alfred-Mitchell	0513945	melbaamitchell@gmail.com	(713) 935-6847
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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