



FOR SALE / LEASE

MUSTANG INDUSTRIAL PARK

1122 COUNTY ROAD 129 ALVIN, TX 77511

OFFERING SUMMARY

Sale Asking Price:	\$1,956,560 (± \$106/SF)
Base Rental Rate	\$12.00/SF/Year + OPEX
Occupancy:	72.8%
Building SF:	18,400 SF
Land SF:	2.06 Acres

PROPERTY DESCRIPTION

Zann Commercial Brokerage is pleased to present the exclusive listing of the Subject Property that is commonly known in the area as Mustang Industrial Park consisting of roughly 18,400 SF of leasable multiple office warehouse type units with various sizes all within 3 separate buildings operating at roughly 72% occupancy. Most units consists of small office areas and majority of the spaces are mostly dedicated for warehouse/industrial use. The site is located just west of the city of Friendswood in Unincorporated Brazoria County fronting FM 2351/CR 129. Highway 35 and FM 518 are easily accessible via CR 129. Please do not disturb Tenants and contact Listing Broker Michael Gage for more details or tours. Portions are in Flood Area and Buyer to perform its own due diligence and verify any details with governing authorities.

For More Info:

MICHAEL GAGE
Direct: 832.915.1000
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Zann Commercial Brokerage, Inc. | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088

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The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.



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PROPERTY HIGHLIGHTS

- Great for Local Investment near Friendswood Market
- Supports Owner User
- Three Separate Buildings for Future Flexible Tenant Mix
- In place Rental Income
- Office Warehouse Layout
- Total throughout 9: 12x12 Overhead Doors; 1: 10x10 Overhead Door
- No Zoning-Unincorporated Brazoria County
- High Demand Office Warehouse Area
- Tremendous Upside
- Property is on Well and Septic
- Portions in Flood Hazard Areas (To be Verified by Buyer)



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ADDITIONAL PHOTOS

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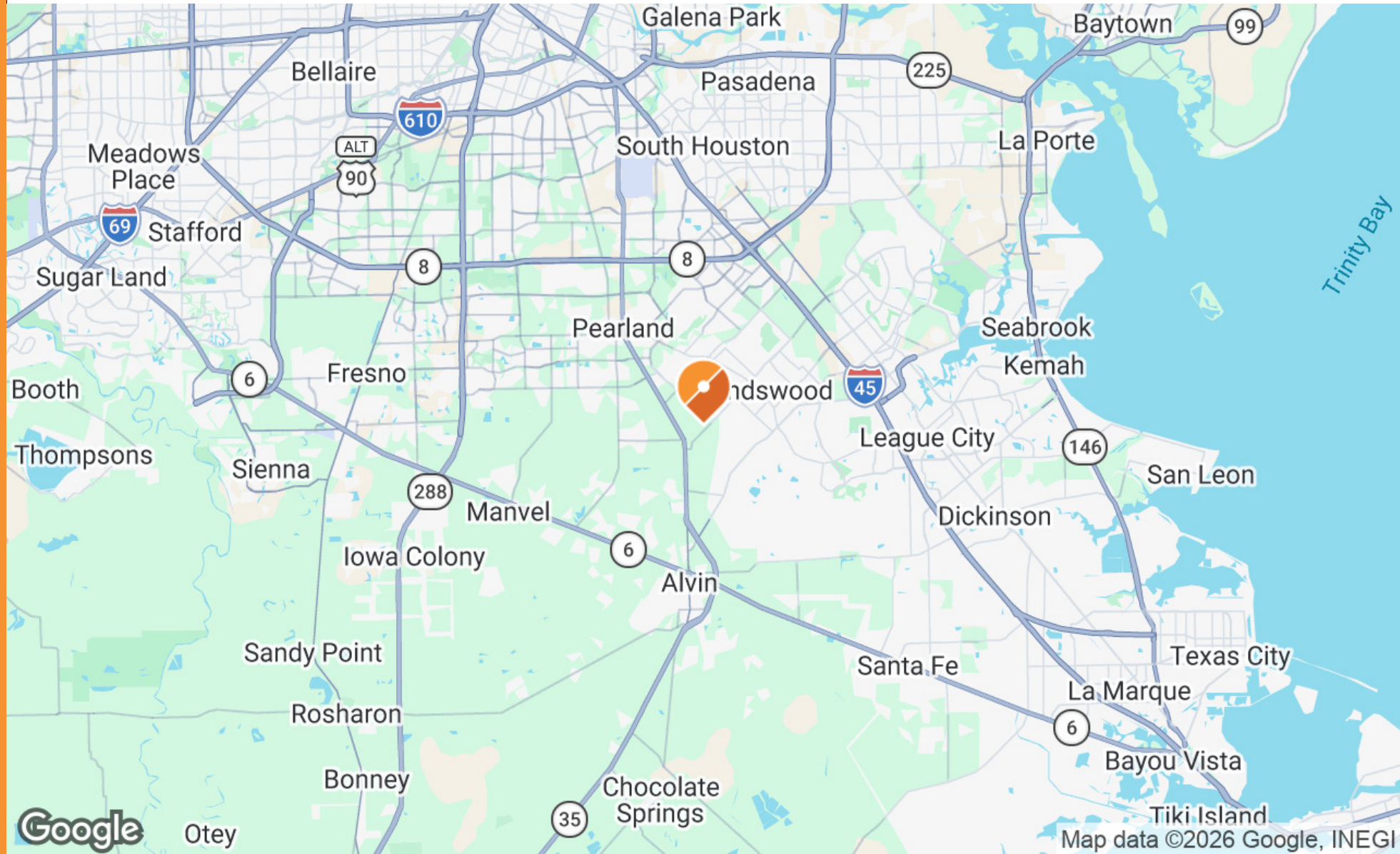
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REGIONAL MAP

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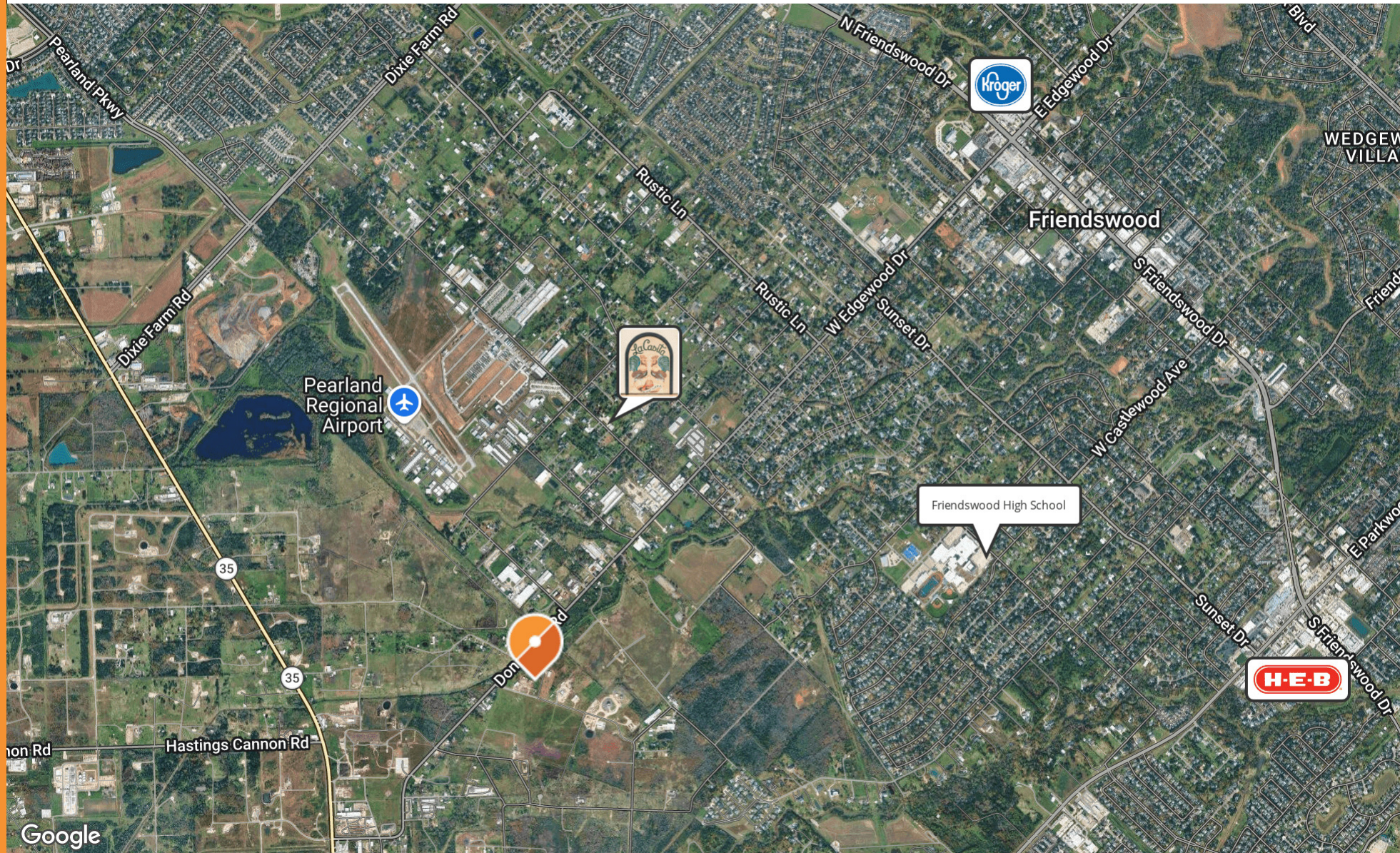
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

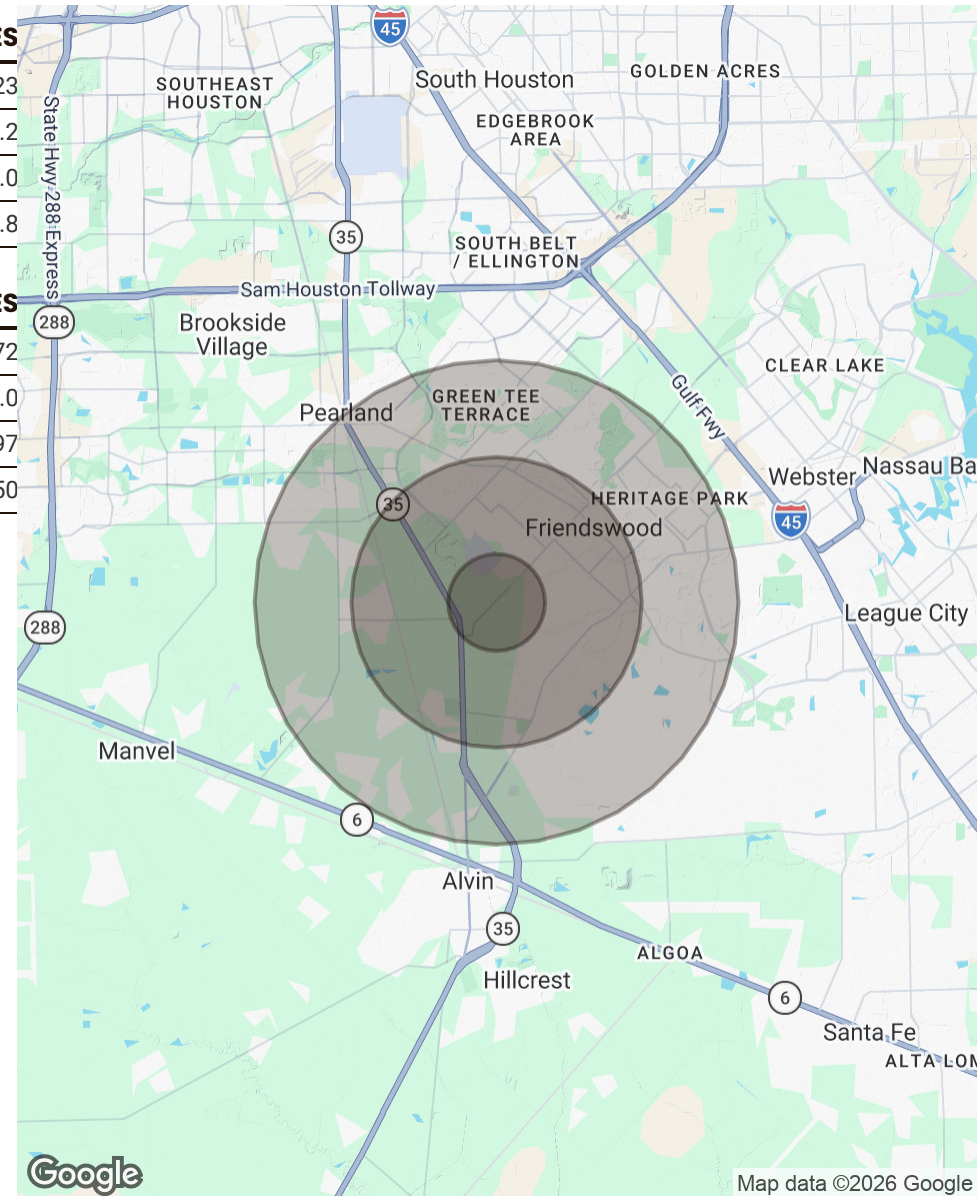
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,148	37,990	128,223
Average Age	44.2	39.9	38.2
Average Age (Male)	37.1	37.0	37.0
Average Age (Female)	48.2	42.0	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	361	12,999	43,372
# of Persons per HH	3.2	2.9	3.0
Average HH Income	\$173,786	\$157,136	\$141,597
Average House Value	\$396,508	\$363,455	\$350,250

2023 American Community Survey (ACS)



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Zann Commercial Brokerage, Inc.	433521	jkieschnick@zann.com	281.280.8088
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jason Kieschnick	512911	jkieschnick@zann.com	281.280.8088
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jason Kieschnick	512911	jkieschnick@zann.com	281.280.8088
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Michael Gage	-	mgage@zann.com	281.280.8088
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date