

# FOR SALE

## PRICE REDUCED!

## \$950,000.00

**+/- 4.7 ACRES OF CLEARED LAND**  
**12520 UNISON RD, HOUSTON, TX 77044**



**JOEL C. ENGLISH**

**ALEX WISNOSKI**

Managing Broker / Principal

Principal

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(713) 473-7200

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# PROPERTY HIGHLIGHTS



## Location

12520 Unison Road  
Houston, TX 77044



## Asking Price

\$950,000.00



## Size

+/- 217,800 SF

### Contact:

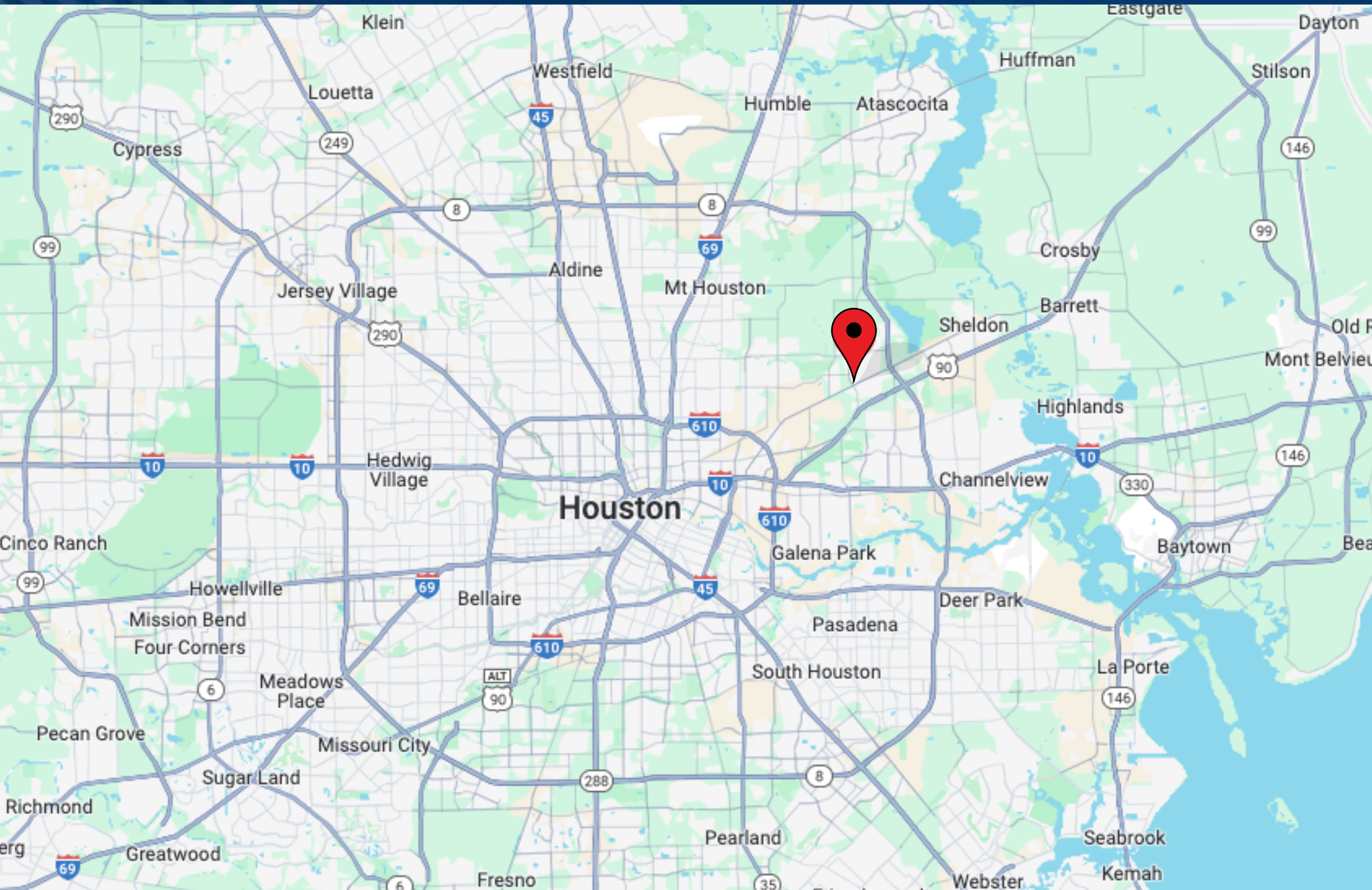
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- Excellent development opportunity on +/- 4.7 Acres of cleared Land on Unison Road, sandwiched in the NWC of Beltway 8 and HW 90.
- Heavy Industrial and Multifamily area.
- Well and Septic on site.
- About 1 Mile to HW 90 and +/- 0.20 miles to C E King Parkway, which averages 13,719 VPD (per 2022 TxDot).
- Outside the floodplain. Water on site outfalls into adjacent drainage canal (Drainage canal is pending widening condemnation).
- Excellent visibility on Unison Rd with about 400 SF of Frontage.
- Located in Harris County and Sheldon ISD with a total tax rate for 2023 of \$2.04 per \$100 of assessed value.

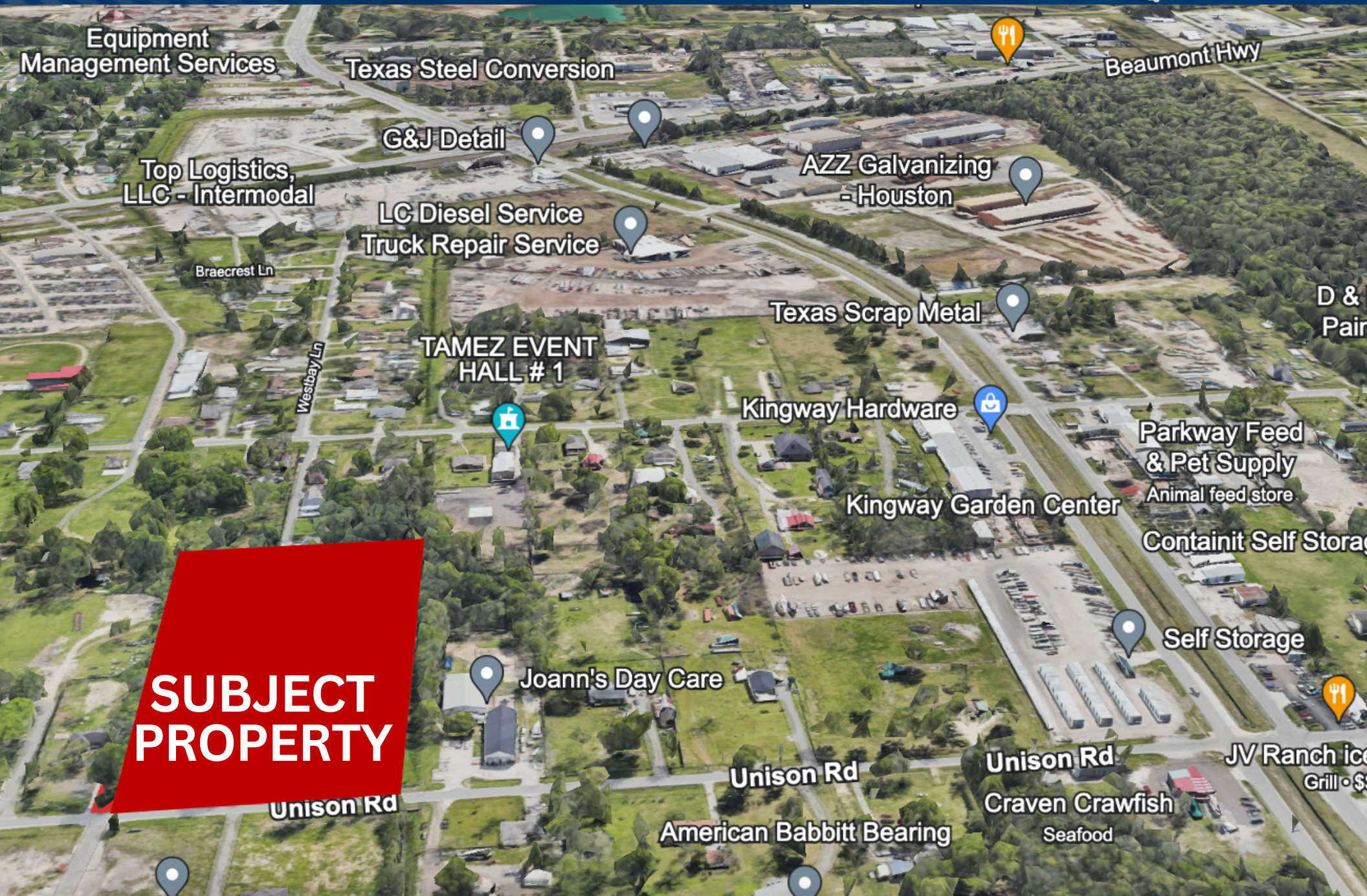


# LOCATION MAP





# MARKET AERIAL



Equipment Management Services

Texas Steel Conversion

Beaumont Hwy

G&J Detail

AZZ Galvanizing - Houston

Top Logistics, LLC - Intermodal

LC Diesel Service Truck Repair Service

Braecrest Ln

Texas Scrap Metal

D & Pair

TAMEZ EVENT HALL # 1

Kingway Hardware

Parkway Feed & Pet Supply  
Animal feed store

Westbay Ln

Kingway Garden Center

Containit Self Storage

**SUBJECT PROPERTY**

Joann's Day Care

Self Storage

Unison Rd

Unison Rd

Unison Rd

JV Ranch ice Grill • \$

American Babbitt Bearing

Craven Crawfish Seafood



# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

12520 Unison Rd, Houston, Texas, 77044

Ring of 1 mile

### KEY FACTS

7,953

Population

29.7

Median Age



2,411

Households

\$45,168

Median Disposable Income

### EDUCATION

38.2%

No High School Diploma

34.1%

High School Graduate

19.7%

Some College/  
Associate's Degree

8.0%

Bachelor's/Grad

7,953

2023 Total

### INCOME



\$52,400

Median Household Income



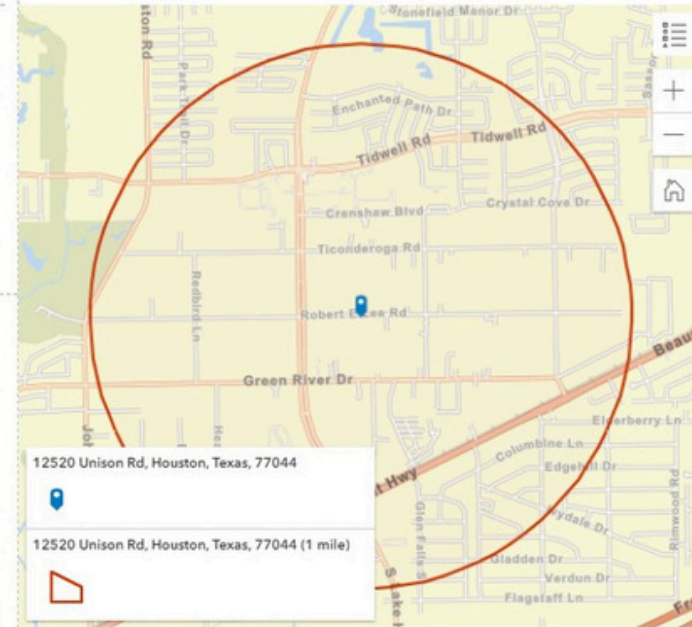
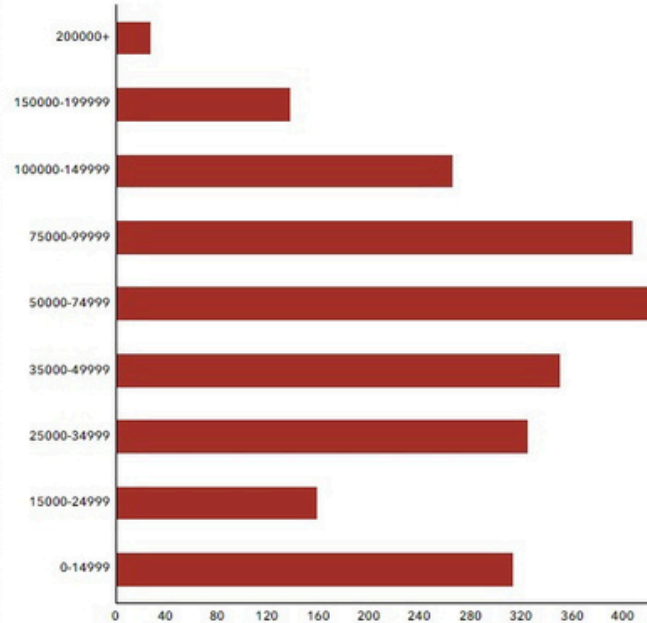
\$20,274

Per Capita Income



\$58,892

Median Net Worth



### EMPLOYMENT



29.6%

White Collar



50.6%

Blue Collar



21.3%

9.8%

Unemployment Rate



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## Information About Brokerage Services

11-2-2015

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

### 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.

**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.

**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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	<u>MR</u> Buyer/Tenant/Seller/Landlord Initials	<u>1/26/2024</u> Date	

Regulated by the Texas Real Estate Commission Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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