

# For Sale | Industrial Facility

±51,951 SF on ±4.56 Acres

134 Wilson Road, Humble, TX 77338



## Advisor Contact

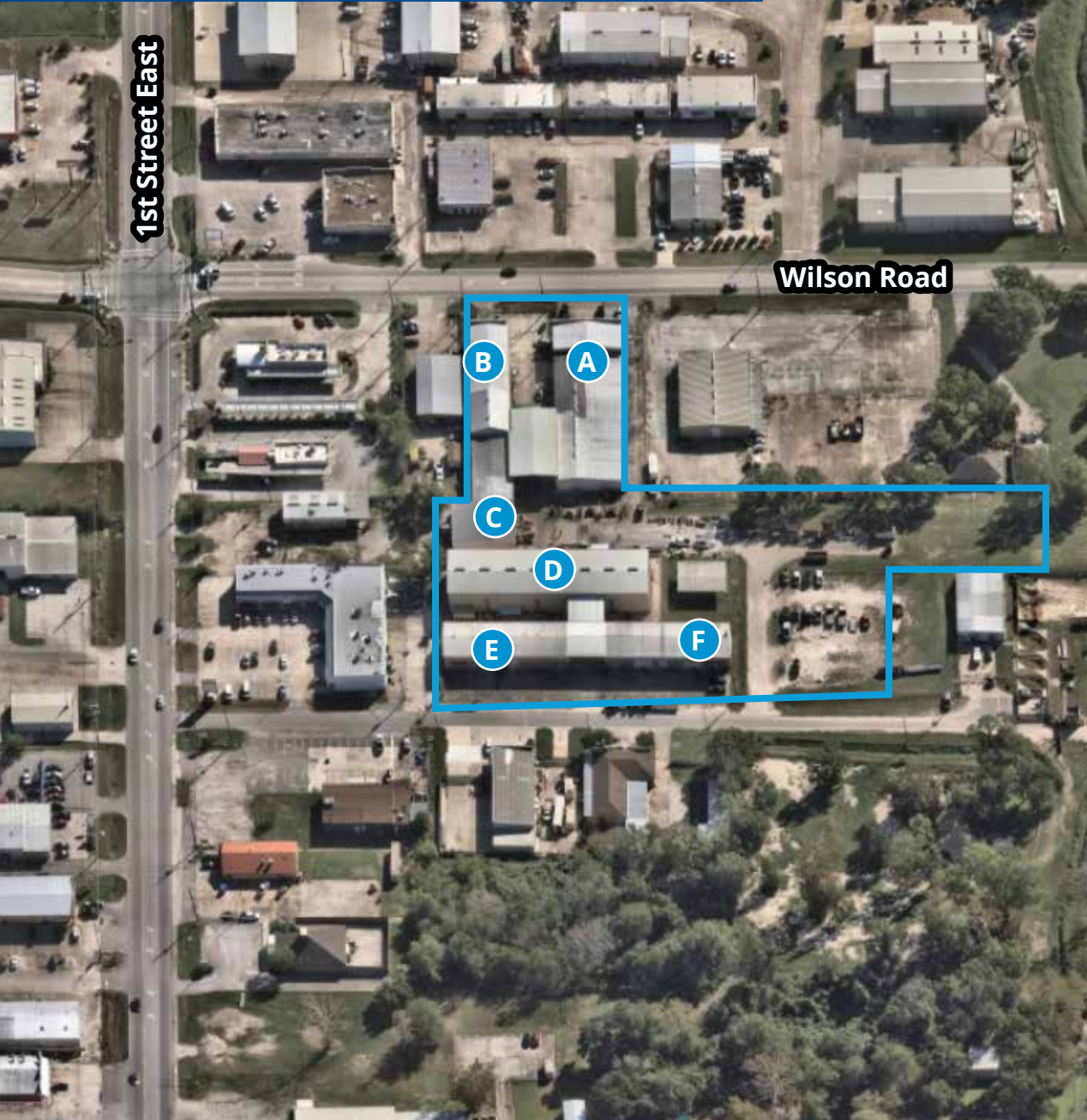
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# Property Features



## Overview

- ±51,951 SF of Office & Warehouse Space
- ±4.56 Acre Site
- Heavy Power with multiple meters
- 7,100 Amps Total
- Utilities provided by the City of Humble
- All buildings 100% HVAC
- Fenced

## Purchase Price

±\$5,500,000 (±\$106/PSF)

## Demographics

	1 MILE	3 MILE	5 MILE
Est Population (2023)	5,637	44,754	188,566
Projected Growth (2028)	1.8%	3.6%	3.9%
Est Households (2023)	2,118	15,413	63,658
Projected Households (2028)	2,171	16,086	66,645
Avg HH Income (2023)	\$57,501	\$82,811	\$104,867



Google Map

# Property Specifics

[Download Floor Plans](#)



## Building A (134 Wilson)

**Size:** ±16,385 SF; YOC 1989

**Power:** 2,000Amps/240Volts

**Cranes:** N/A

**Overhead Doors:** 2 @ 16'Wx12'H, 1 @ 8'Wx10'H

**Eaves:** 14'6"

## Building B (132 Wilson)

**Size:** ±8,500 SF; 1960, 1995 Exp., 1998 Exp.

**Power:** 2,000Amps/240Volts

**Cranes:** N/A

**Overhead Doors:** 2 @ 12'Wx12'H, 1 @ 14'Wx12'H

**Eaves:** 18'3"

## Building C (132 B Wilson)

**Size:** ±3,447 SF; YOC 2009

**Power:** Service from Building B

**Cranes:** N/A

**Overhead Doors:** 2 @ 12'Wx12'H

**Eaves:** 13'3"

## Building D (132 C Wilson)

**Size:** ±11,245 SF; YOC 2009

**Power:** 2,000 Amps/208 Volts

**Cranes:** 5-ton bridge (rated for 10-ton)

**Overhead Doors:** 2 @ 20'Wx18'H, 1 @ 12'Wx10'H

**Eaves:** 26'6"

## Building E (310 N. Dennis)

**Size:** ±4,762 SF; YOC 1988

**Power:** 600Amps/240Volts

**Cranes:** N/A

**Overhead Doors:** 2 @ 10'Wx10'H, 1 @ 12'Wx12'H

**Eaves:** 18'6"

## Building F (310 S. Dennis)

**Size:** ±7,612 SF; YOC 1988

**Power:** 500Amps/240Volts

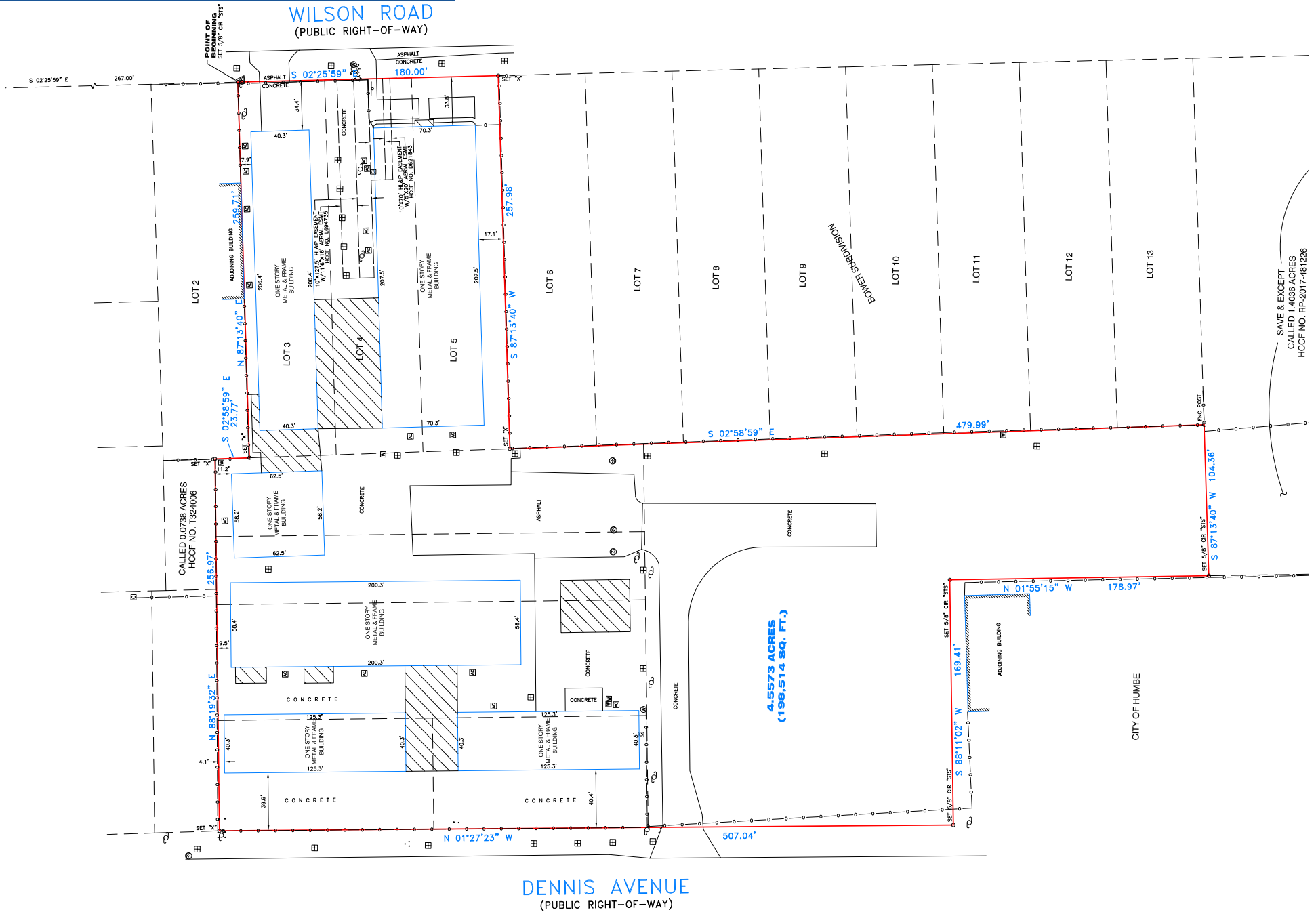
**Cranes:** 1/2-ton jib

**Overhead Doors:** 3 @ 10'Wx10'H, 2 @ 20'Wx10'H

**Eaves:** 18'6"

# Property Survey

Download Survey

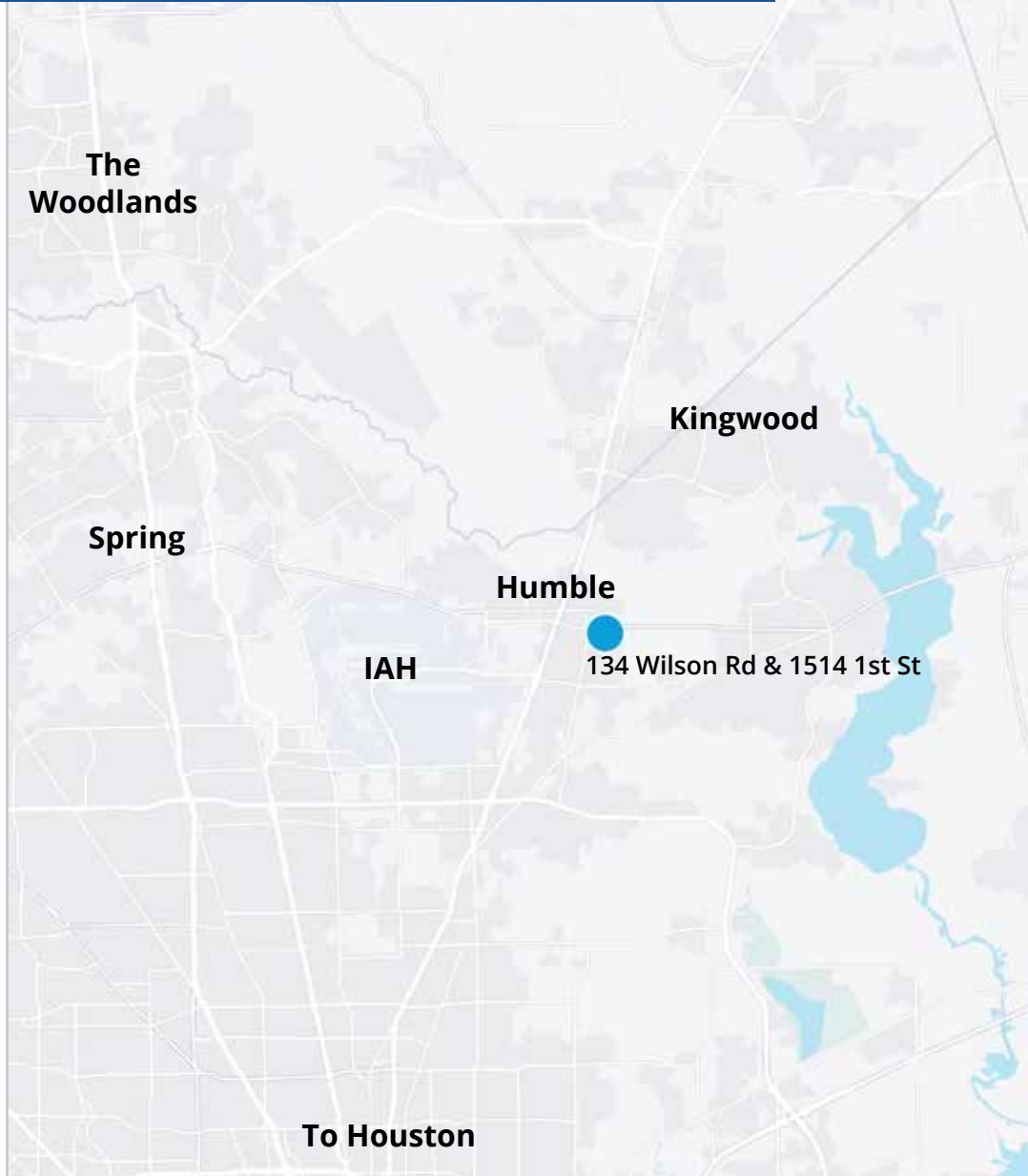


DENNIS AVENUE  
(PUBLIC RIGHT-OF-WAY)

4.5573 ACRES  
(196,514 SQ. FT.)

SAVE & EXCEPT  
CALLED T.4036 ACRES  
HCCP NO. RP-2017-481226

# Location



## ***SUPERIOR ACCESS TO HUMBLE AND NORTH HOUSTON'S TRANSPORTATION AND AIRPORT SYSTEMS***

The properties offer good access to major thoroughfares and population centers, with easy access to the Beltway 8, US 59, and IAH. The sites offer ideal locations in the Humble Industrial & Retail markets.

### ***DISTANCES TO MAJOR DESTINATIONS***

DESTINATION	DISTANCE
US 59/I-69	2.7 MILES
SAM HOUSTON TOLLWAY/BELTWAY 8	5.9 MILES
I-45	12.4 MILES
DOWNTOWN HOUSTON	20.0 MILES
SPRING	20.8 MILES

### ***DISTANCES TO NEARBY AMENITIES***

DESTINATION	DISTANCE
GOLF CLUB OF HOUSTON	3.6 MILES
DEERBROOK MALL	4.5 MILES
WILLOWBROOK MALL	12.3 MILES
IAH	5.3 MILES



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Google Map

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**1st Street East**

**Wilson Road**



# 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.

11-2-2015



### 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials                      Date