

FOR SALE

7818 E MT HOUSTON RD. HOUSTON, TX 77050
±14.2 ACRES OF LAND

\$3.85/SF or
\$2,380,083.55



HEGAR
LAND GROUP

ALEX WISNOSKI

Principal

Alex@TexasCRES.com

(281) 415-1913

LAWRENCE HEGAR

Sales Associate

LawrenceHegar@gmail.com

(281) 923-3663



PROPERTY HIGHLIGHTS



Location

7818 E Mt Houston Rd.
Houston, TX 77050



Asking Price

\$2,380,083.55



Size

±14.2 AC

Contact Us

ALEX WISNOSKI

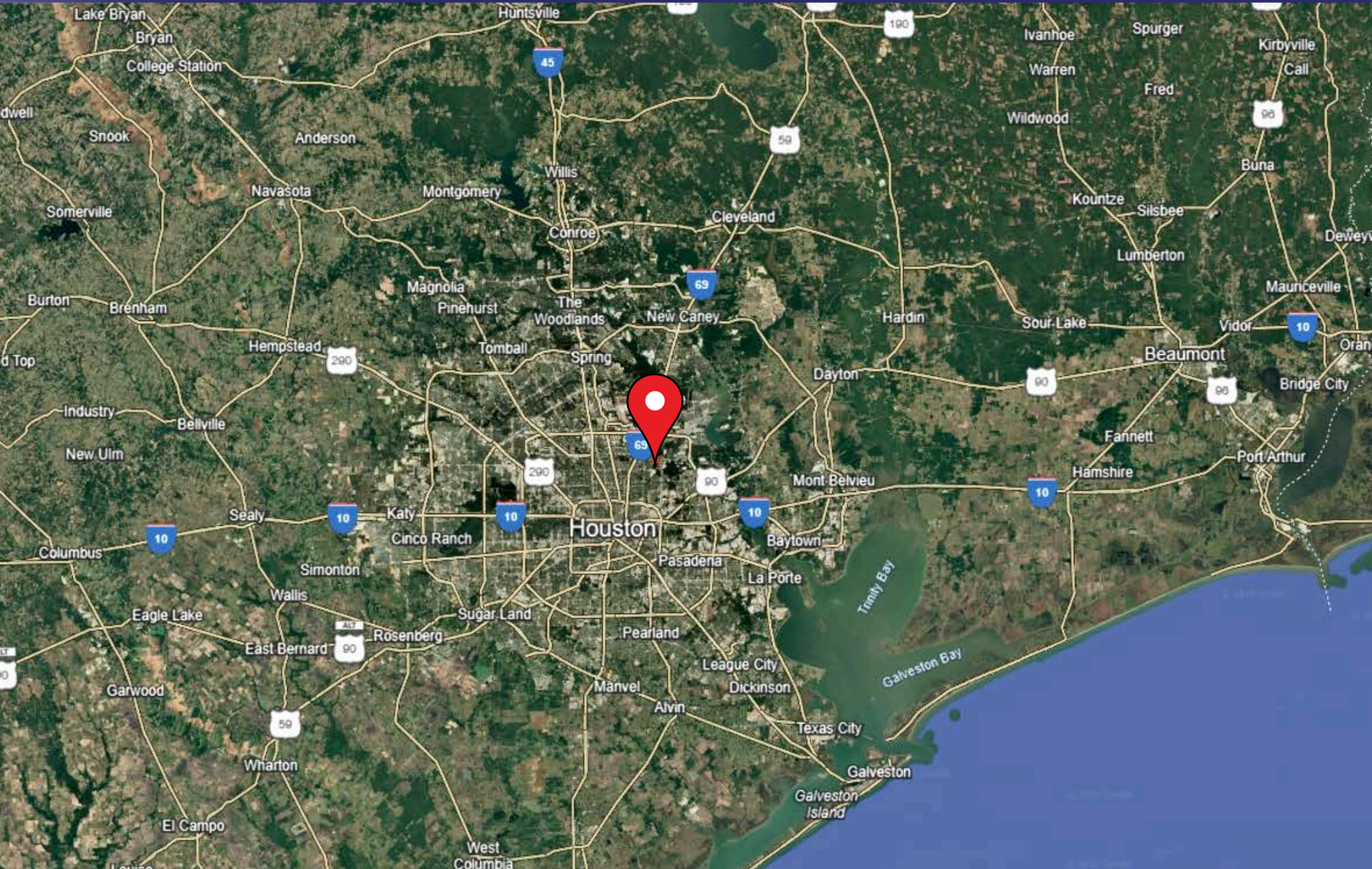
Alex@TexasCRES.com
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LAWRENCE HEGAR

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- **Prime ±14.2-acre tract** in Houston's rapidly growing Northeast Houston submarket
- **Excellent industrial development opportunity**—ideal for industrial facility, laydown yard, storage\equipment yard, manufacturing and many other uses.
- **Strong visibility** with approximately 312.9 feet of frontage on E. Mt. Houston Rd. and just about 2.5 miles from Interstate 59/69
- **Outstanding access** to major transportation corridors, offering quick connections to US-59, Beltway 8, and US-90
- Partially located in a floodplain
- **Surrounded by** a mix of industrial, commercial, outdoor storage yards, and manufacturing facilities
- **Large, usable acreage** suitable for single-user development or commercial business park
- Positioned in an **established logistics corridor** with consistent commercial demand

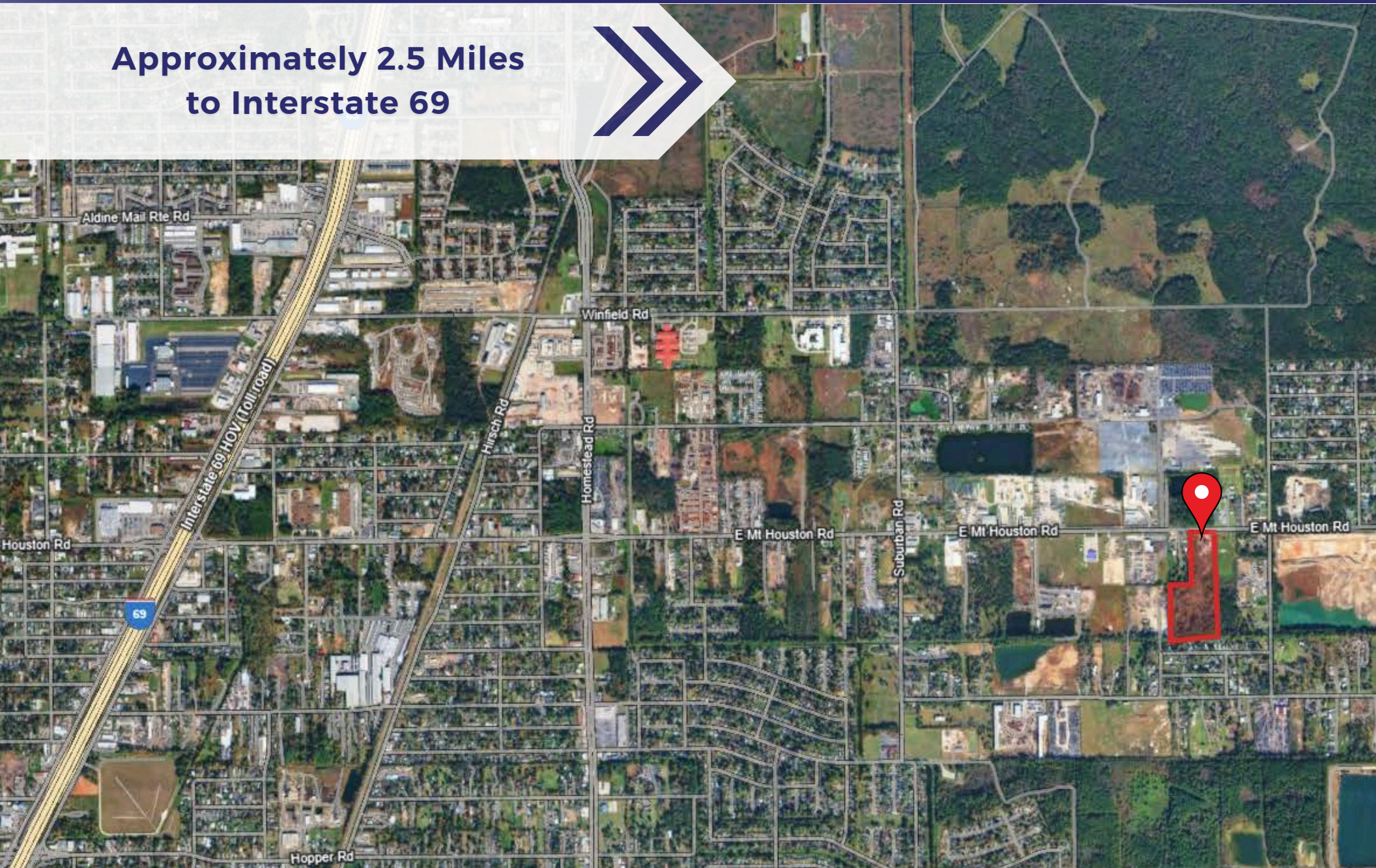
LOCATION MAP



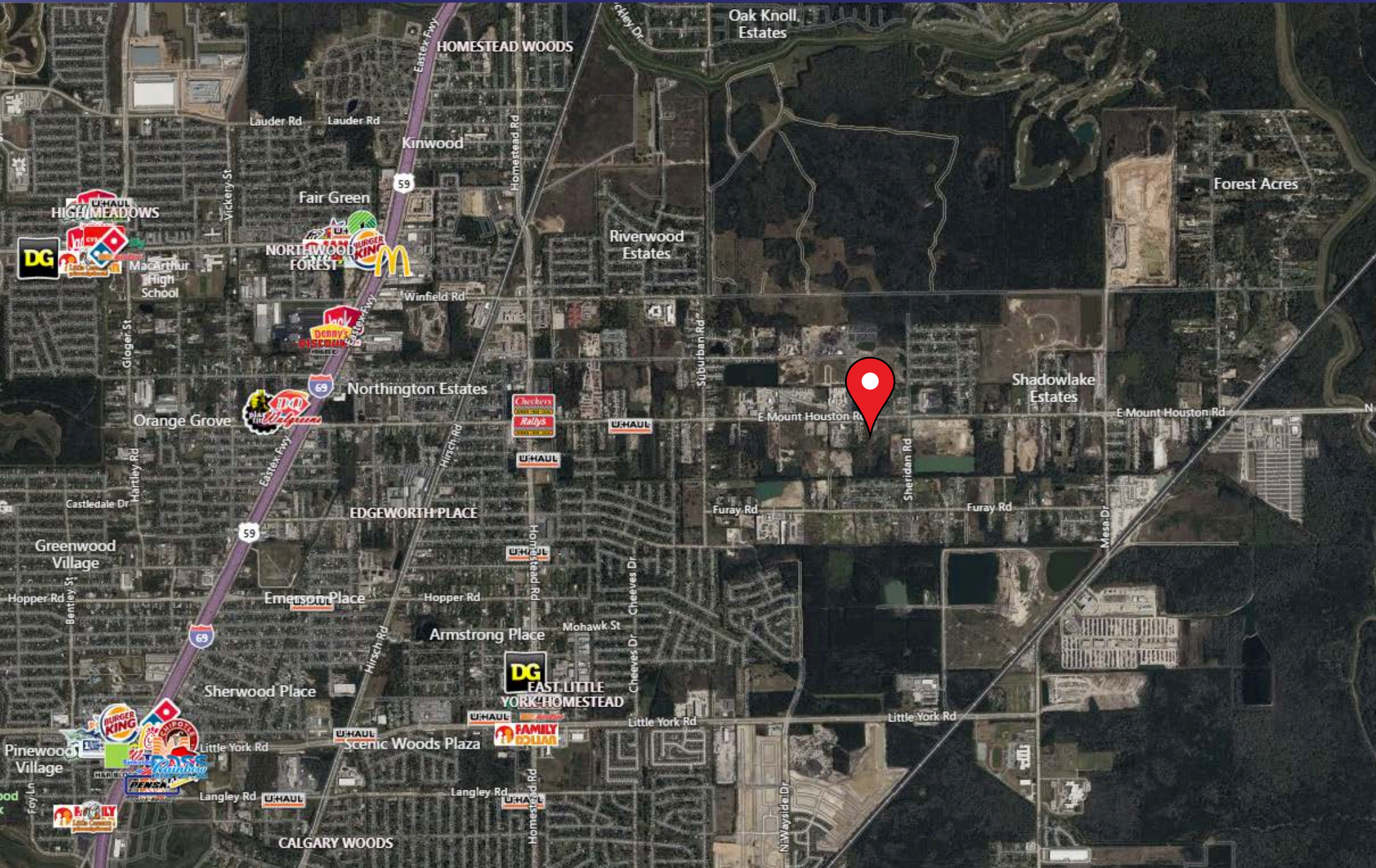
PROPERTY AERIAL



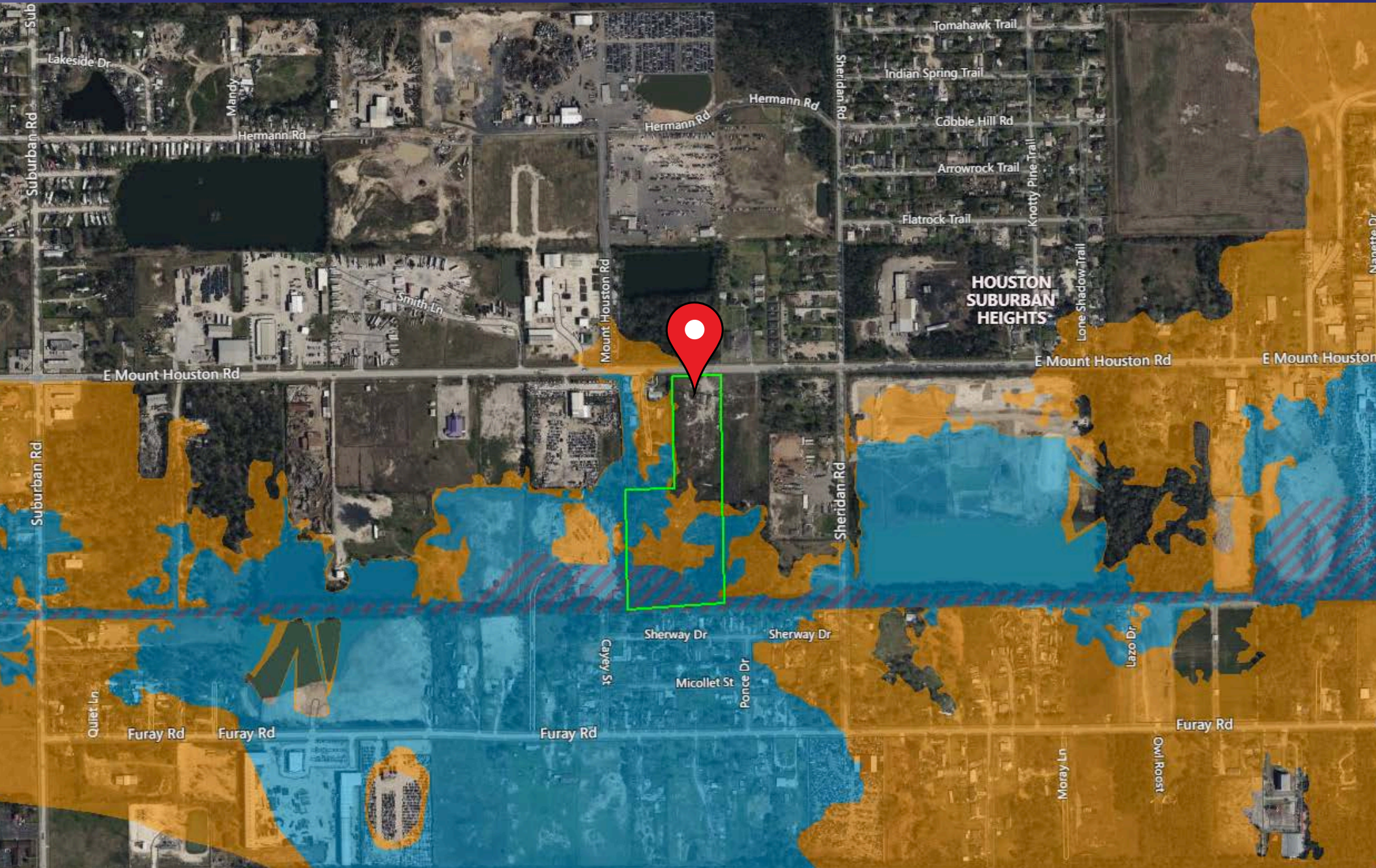
Approximately 2.5 Miles
to Interstate 69



MARKET AERIAL



FLOOD MAP



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

7818 Mount St, Houston, Texas, 77088

Ring of 3 miles

KEY FACTS

126,838

Population



43,916

Households

35.1

Median Age

\$47,456

Median Disposable Income

EDUCATION

26.6%

No High School Diploma



21.6%

Bachelor's/Grad / Prof Degree

30.2%

High School Graduate

21.6%

Some College/ Associate's Degree

126,838

2023 Total Population (Esri)

INCOME



\$54,615

Median Household Income



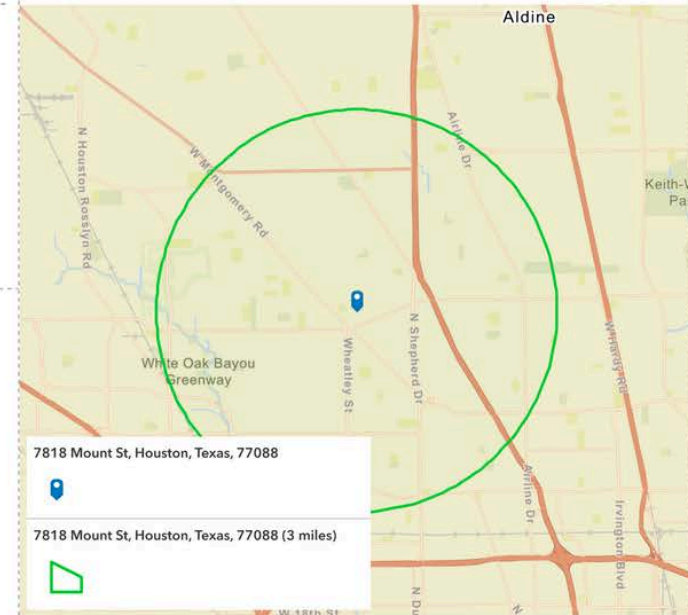
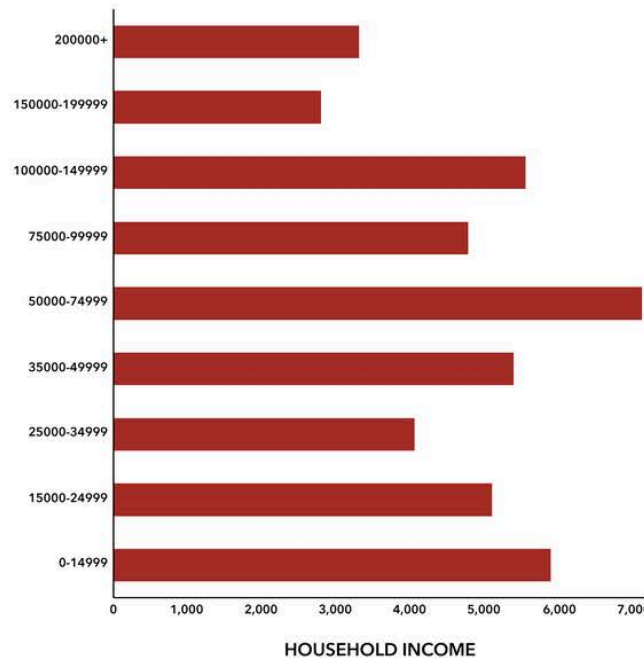
\$28,353

Per Capita Income



\$87,637

Median Net Worth



EMPLOYMENT



48.2%

White Collar



37.5%

Blue Collar



17.6%

Services

5.0%

Unemployment Rate

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

Full demographic package available upon request.



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>Texas CRES, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name | <u>9004590</u> License No. | <u>joel@texascres.com</u> Email | <u>(713) 473-7200</u> Phone |
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| <u>Alex Wisnoski</u> Sales Agent/Associate's Name | <u>636406</u> License No. | <u>alex@texascres.com</u> Email | <u>(281) 415-1913</u> Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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