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(AKA SPENCER RD, HARRIS COUNTY)

12826 FM 529 RD

HOUSTON, TX 77041

Building 1

±9,600 SF

Building 2

±3,000 SF

Julian R. Cortinas

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CORTINAS
Commercial
Real Estate

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SECTION 01 —————

THE OFFERING

12826

FM 529 ROAD

SECTION

01

THE OFFERING

Cortinas CRE is pleased to exclusively present **±12,600 SF of light industrial** space across two buildings (**Building 1: ±9,600 SF | Building 2: ±3,000 SF**) positioned on **±1.23 acres in Northwest Harris County (Houston ETJ)**. The property offers quick access to Beltway 8, Highway 290, and I-10, providing excellent regional connectivity for a variety of industrial users.

The site includes ample yard area, grade-level loading, and adaptable improvements—ideal for distribution, service, or contractor-driven operations. Located within one of Houston’s most established industrial submarkets, the property gives users both functional building utility and valuable land flexibility.

With a practical site layout, easy access, and a lack of comparable opportunities in the immediate area, this asset presents a strong option for owner-users. A rare find in a high-demand corridor, it’s an excellent opportunity for companies looking to secure their next facility and support future growth.



Building Size

Total: ±12,600 SF

Building 1: ±9,600 SF | **Building 2:** ±3,000 SF



Land Size

±1.2397 Acres or 54,001 SF



List Price

\$1,500,000.00
(\$119.05 PSF)

SECTION 02

PROPERTY DETAILS

SECTION

12826

FM 529 ROAD

02

PROPERTY DETAILS



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Address (Link to Directions)	12826 FM 529, Houston, TX 77041 (AKA Spencer Rd, Harris County)	Topography	Zone X
List Price	\$1,500,000.00 (\$119.05 PSF)	Year Built	Building 1: 1972 Building 2: 1980 Building 2: Roof Replaced (2017)
Building Size	Total Building Size: ±12,600 SF Building 1: ±9,600 SF Building 2: ±3,000 SF	Clear Height	±22 ft on Center
Land Size	±1.2397 AC or 54,001 SF (No Survey)	Tax Rate	2.12%

PROPERTY HIGHLIGHTS



Building
±12,600 SF (Total)



Land
±1.2397 AC or 54,001 SF



Grade Level Doors
Building 1: 4
Building 2: 1
Total: 5



Power Capacity
3 Phase | 450 Volts



Water
Yes (Well & Septic)



Natural Gas
Plumbing In-Place/
Meter Turned Off
(Building One Only)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population Growth	5,874	94,288	251,643
Daytime Employees	3,750	63,473	142,729
Average Household Income	\$81,416	\$105,856	\$96,383

SECTION 03

AREA MAP

12826

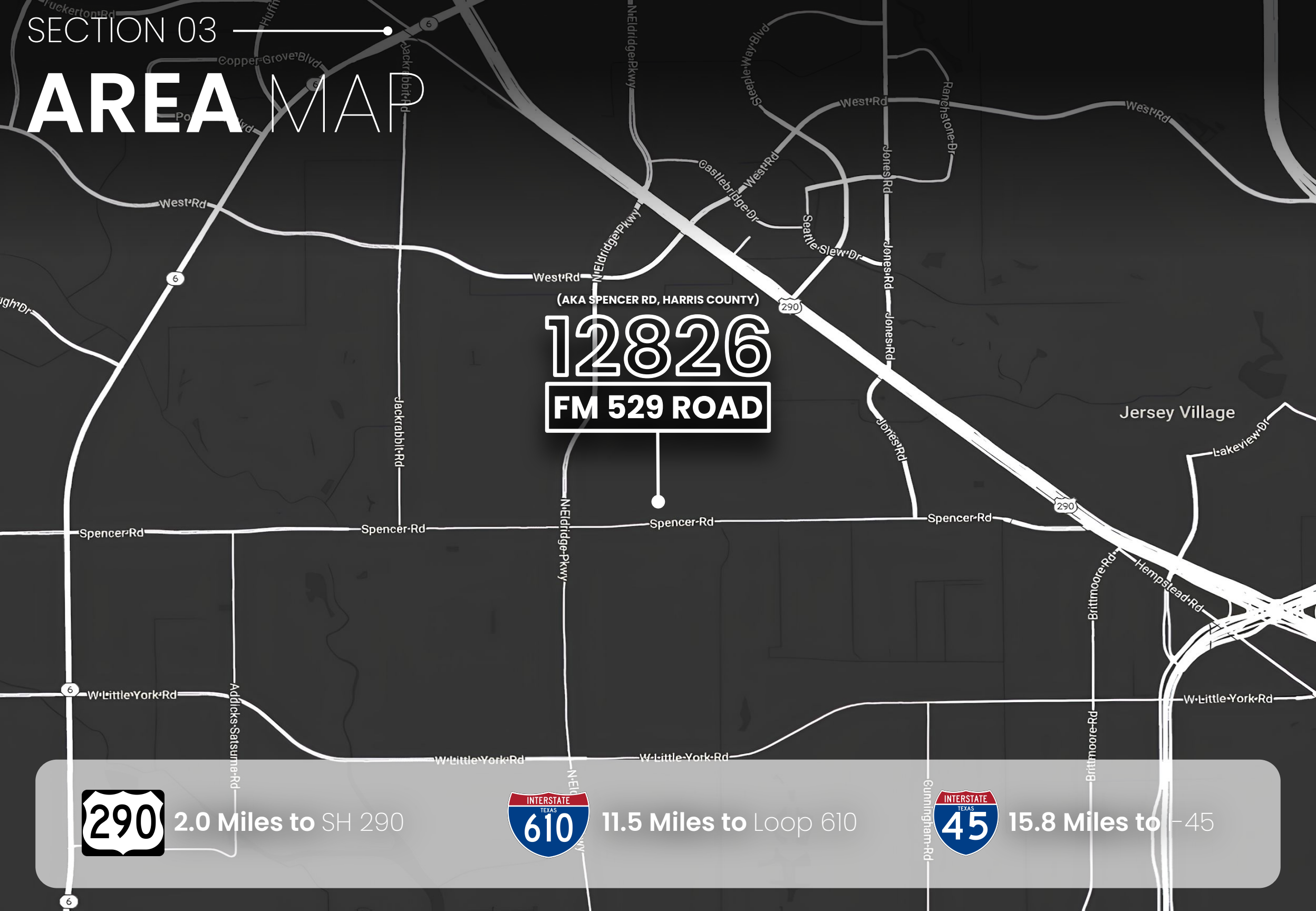
FM 529 ROAD

SECTION

03

SECTION 03

AREA MAP



(AKA SPENCER RD, HARRIS COUNTY)

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2.0 Miles to SH 290



11.5 Miles to Loop 610



15.8 Miles to I-45

AREA MAP

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FM 529 ROAD

(AKA SPENCER RD, HARRIS COUNTY)



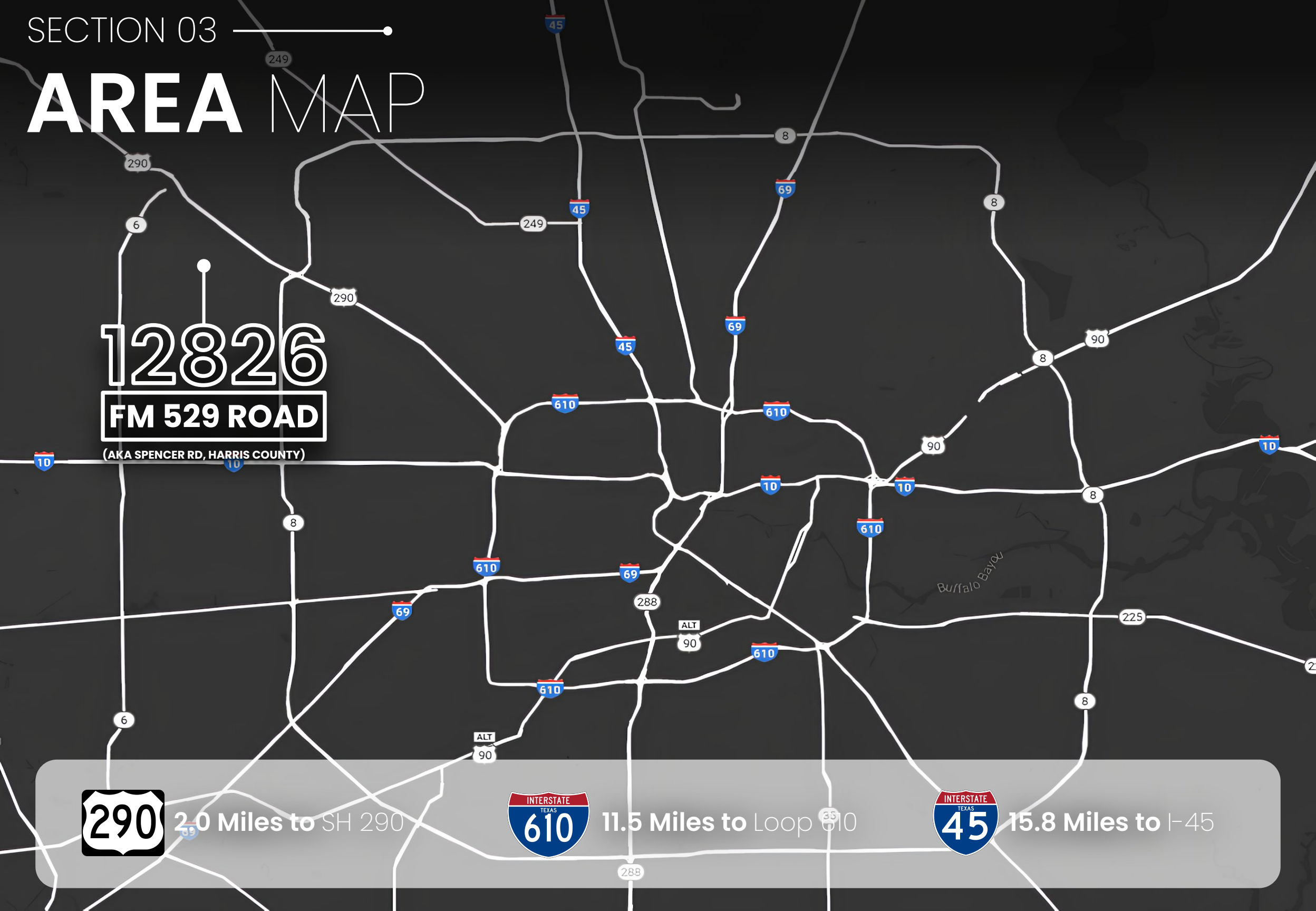
2.0 Miles to SH 290



11.5 Miles to Loop 610



15.8 Miles to I-45





SECTION 04

PROPERTY PHOTOS

 [View Drone Video](#)

SECTION

12826

FM 529 ROAD

04

Building 1

±9,600 SF

Building 2

±3,000 SF









Building One | ±9,600 SF



Building One | Interior



Building One | Interior



Building One | Interior



Building One | Office



Building One | Office



Building Two | $\pm 3,000$ SF



Building Two | Interior

12826
FM 529 ROAD

Links Below

[Consumer Protection Notice](#)

[Information About
Brokerage Services](#)

cortinascre.com

[View Listing Website](#)

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Data Not Verified/Guaranteed by Sellers or Cortinas Commercial Real Estate

