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(AKA SPENCER RD, HARRIS COUNTY)

12826 FM 529

HOUSTON, TX 77041



Julian R. Cortinas

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CORTINAS
Commercial
Real Estate

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FARM TO MARKET 529

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SECTION 01

THE OFFERING

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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

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FARM TO MARKET 529

0002



PROPERTY DETAILS

Address

(Link to Directions)

12826 FM 529, Houston, TX 77041
(AKA Spencer Rd, Harris County)**List Price**

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

Building SizeTotal Building Size: ±12,600 SF
Building 1: ±9,600 SF | Building 2: ±3,000 SF**Land Size**

±1.2397 AC or 54,001 SF (No Survey)

Topography**Year Built****Clear Height****Tax Rate**Building 1: 1972 | Building 2: 1980
Building 2: Roof Replaced (2017)

±22 ft on Center

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**
2 Phase | 240 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

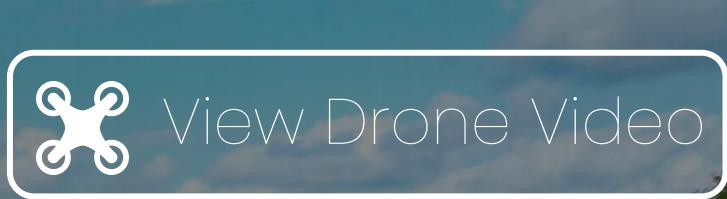
142,729

Average Household Income

\$81,416

\$105,856

\$96,383



SECTION 03

AREA MAP

SECTION

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03



SECTION 03

AREA MAP

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(AKA SPENCER RD, HARRIS COUNTY)



2.0 Miles to SH 290



11.5 Miles to Loop 610



15.8 Miles to I-45

SECTION 03

AREA MAP

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(AKA SPENCER RD, HARRIS COUNTY)



2.0 Miles to SH 290



11.5 Miles to Loop 610



15.8 Miles to I-45

Buffalo Bayou



SECTION 04

PROPERTY PHOTOS



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SECTION

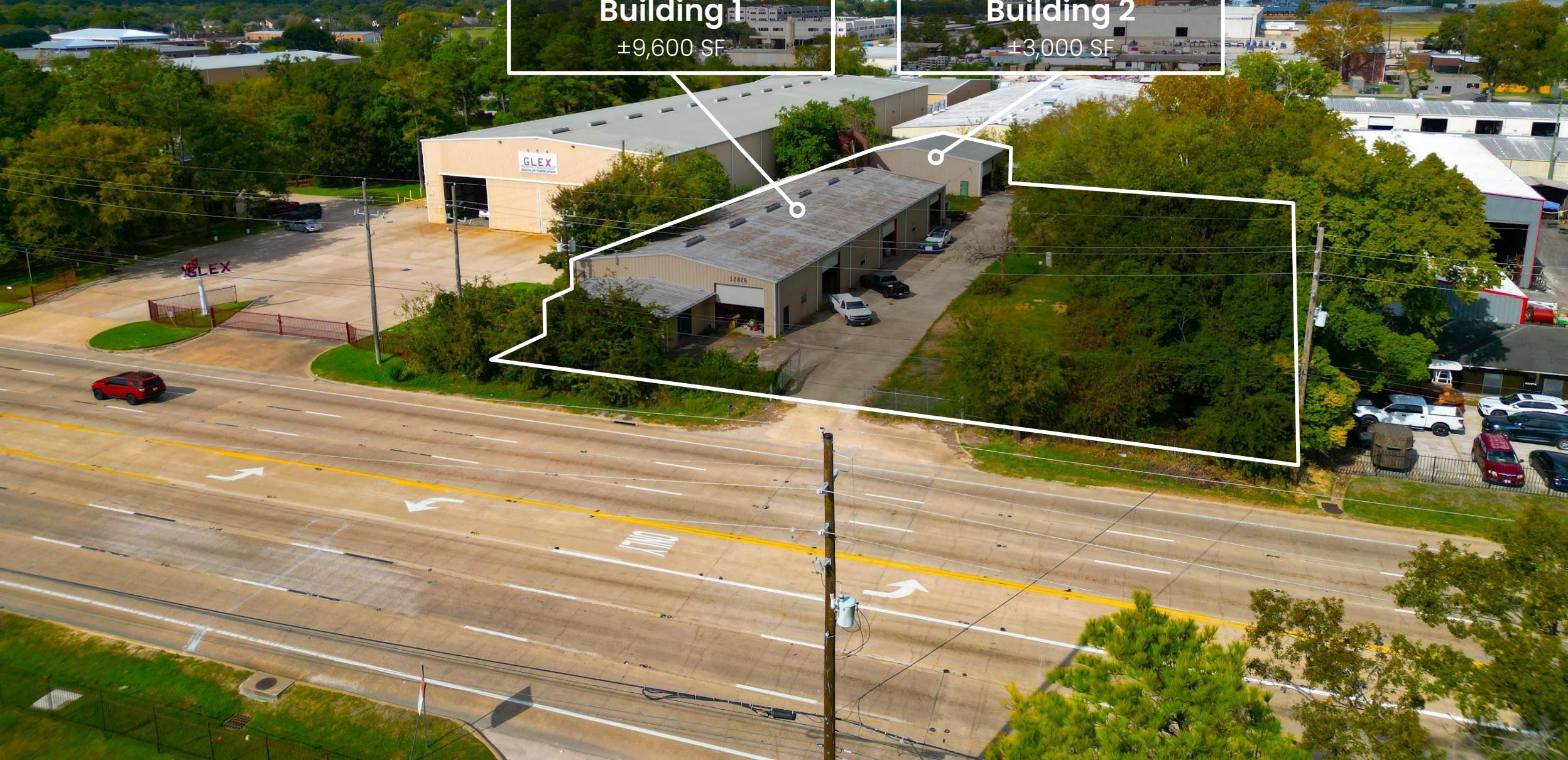
04

Building 1

$\pm 9,600$ SF

Building 2

$\pm 3,000$ SF





GLEX

12826





Building One | $\pm 9,600$ 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

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FARM TO MARKET 529

Links Below

[Consumer Protection Notice](#)

[Information About Brokerage Services](#)

cortinascre.com

[View Listing Website](#)

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