

FOR SALE / LEASE



For Sale | Single-Tenant Flex Office | North Houston / Hardy Corridor

12040 E Hardy Rd
Houston, TX 77039

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Mickey Cavazos

Real Estate Agent (Realtor)
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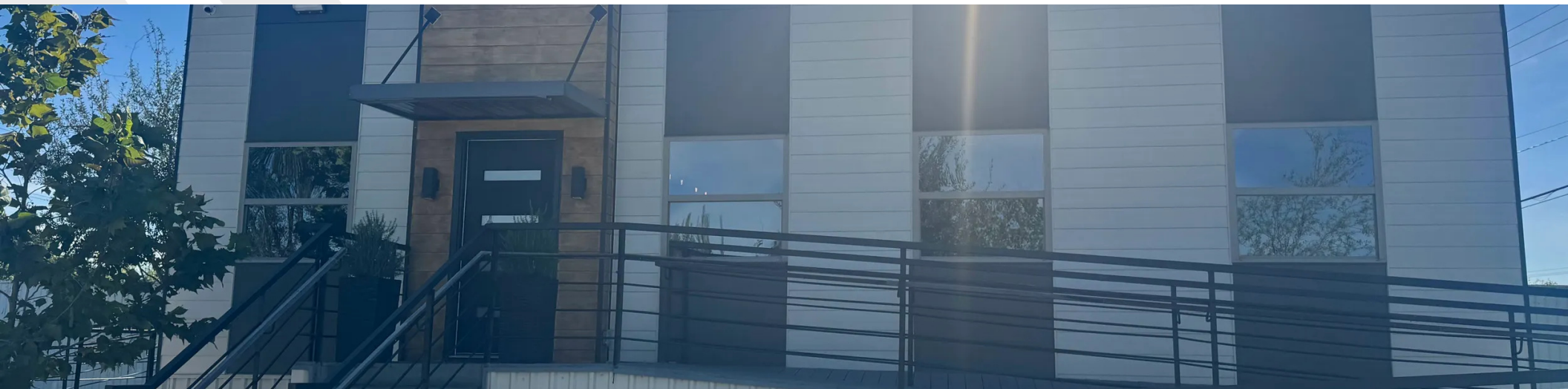
Section 1

Property Information



Property Summary

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VIDEO

PROPERTY DESCRIPTION

Located at 12040 Hardy Rd, Houston, TX 77039, this fully remodeled single-tenant Flex office property offers a turnkey solution for owner-users or investors seeking a secure, efficient office environment with excellent access to the Hardy Toll Road and the IAH corridor.

The building features four private offices, two restrooms, a dedicated conference room, and a front reception area designed to support professional operations and client-facing use. The interior was completely renovated in 2024, including vinyl flooring throughout, a new 2.5-ton HVAC system, and a fully operational server connection, making the property well-suited for technology-driven, administrative, or service-based businesses.

Structurally, the property sits on a pier-and-beam foundation and consists of a hybrid

OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	\$4,000 SF/month (MG)
Number of Units:	1
Available SF:	1,120 SF
Lot Size:	28,124 SF
Building Size:	1,120 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,258	88,276	359,155
Total Population	8,366	282,463	1,042,707
Average HH Income	\$50,241	\$56,820	\$62,267

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Property Description

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Structurally, the property sits on a pier-and-beam foundation and consists of a hybrid construction—approximately 50% of the original mobile-home structure has been fully stabilized and reinforced, complemented by a new suspended construction extension. The flat roof with a slight torch-down design was also completed in 2024, providing durability and reduced near-term capital expenditure.

The site is designed for autonomy and security, featuring a private water well, septic system, on-site storm drainage, and a fully fenced perimeter with sheet-metal paneling. The gravel backyard eliminates exposed soil, improving usability and drainage, while a sliding gate with network connectivity enhances access control and operational security.

This property presents an attractive opportunity for businesses seeking a standalone office with minimal operating dependencies, strong infrastructure upgrades, and strategic access to North Houston's transportation network.

LOCATION DESCRIPTION

12040 E Hardy Road is located in North Houston within the IAH / Hardy Toll Road corridor, a non-CBD office submarket serving airport-oriented and logistics-adjacent businesses. The property offers direct proximity to the Hardy Toll Road with convenient access to I-45, Beltway 8, and George Bush Intercontinental Airport, making it well positioned for regional

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Fully Remodeled Interior in 2024, 4 Private Offices, 2 Restrooms
- Dedicated Conference Room
- Front Reception / Client Waiting Area
- Secure Gravel Laydown Yard for equipment, materials, vehicles, or outdoor storage
- Shipping Container Included for Additional Storage/Flex Space
- Fully Remodeled in 2024 – move-in ready with no deferred maintenance
- Functional Office Layout: 4 private offices, 2 bathrooms, conference room, and dedicated reception area
- New 2.5-Ton HVAC (2024) with central A/C throughout
- Hybrid, Stabilized Construction with reinforced suspended extension and pier-and-beam foundation
- New Flat Torch-Down Style Roof (2024)
- Secure, Fenced Property with sheet-metal perimeter fencing and controlled access, with laydown yard in the rear
- Excellent Accessibility to Hardy Toll Road, I-45, Beltway 8, and IAH
- Ideal for Owner-Users or Investors seeking a low-overhead, independent office asset

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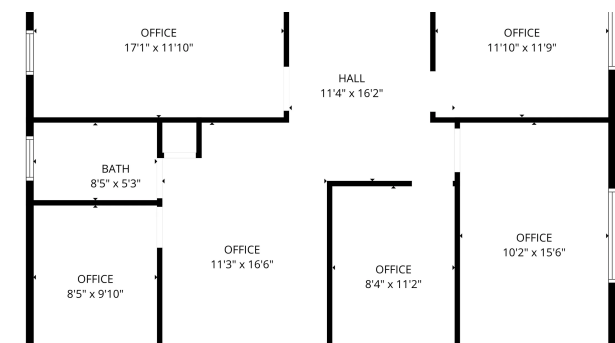
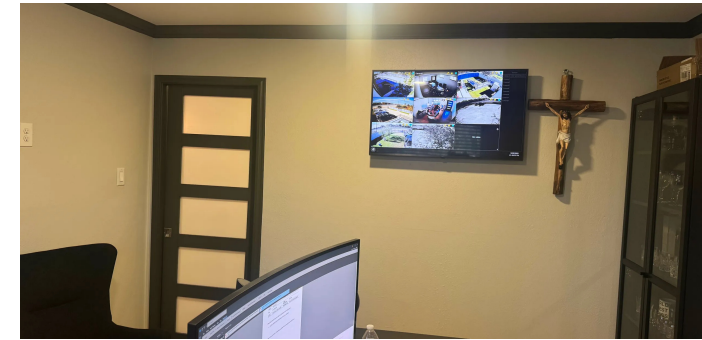
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Additional Photos

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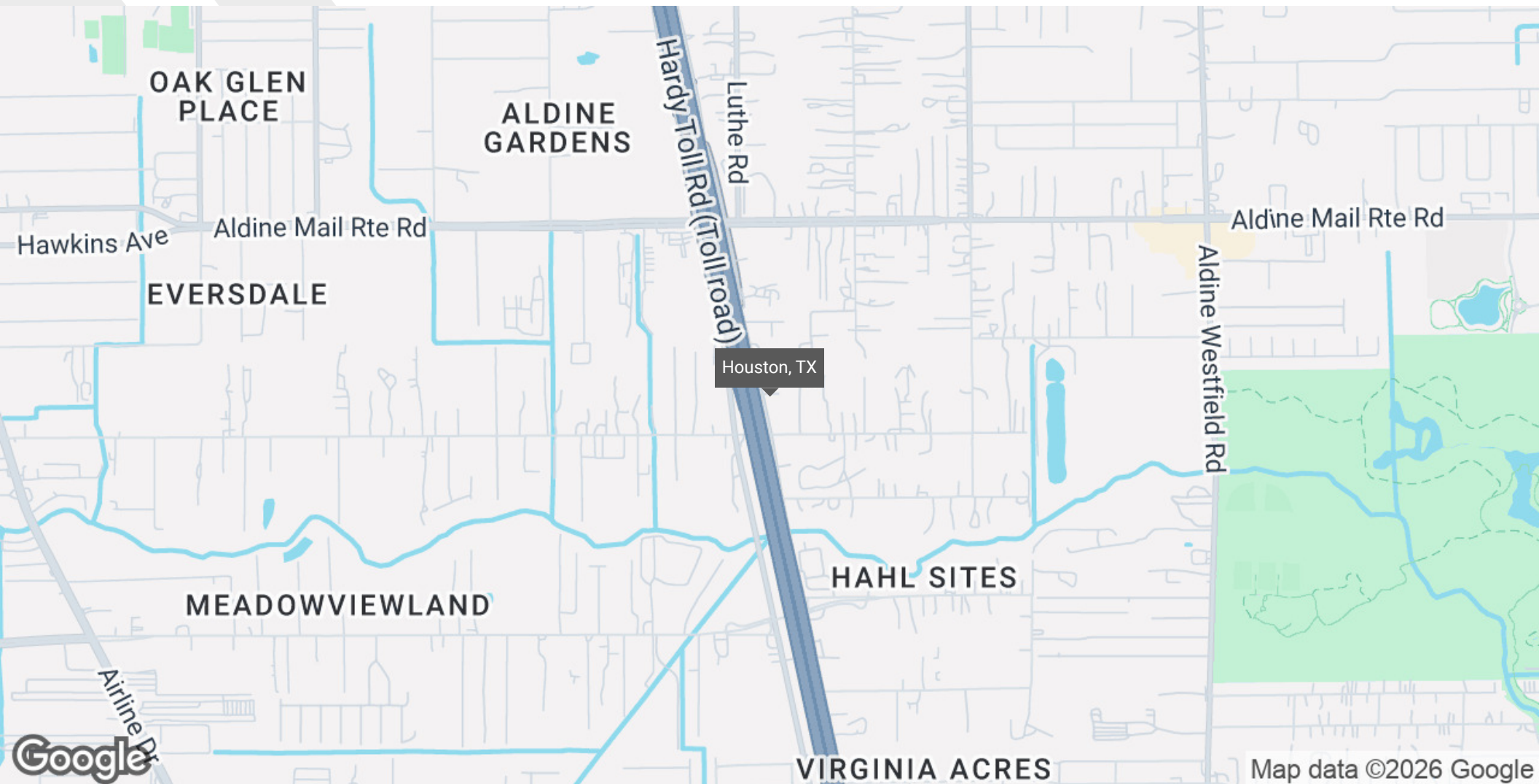
Section 2

Location Information



Regional Map

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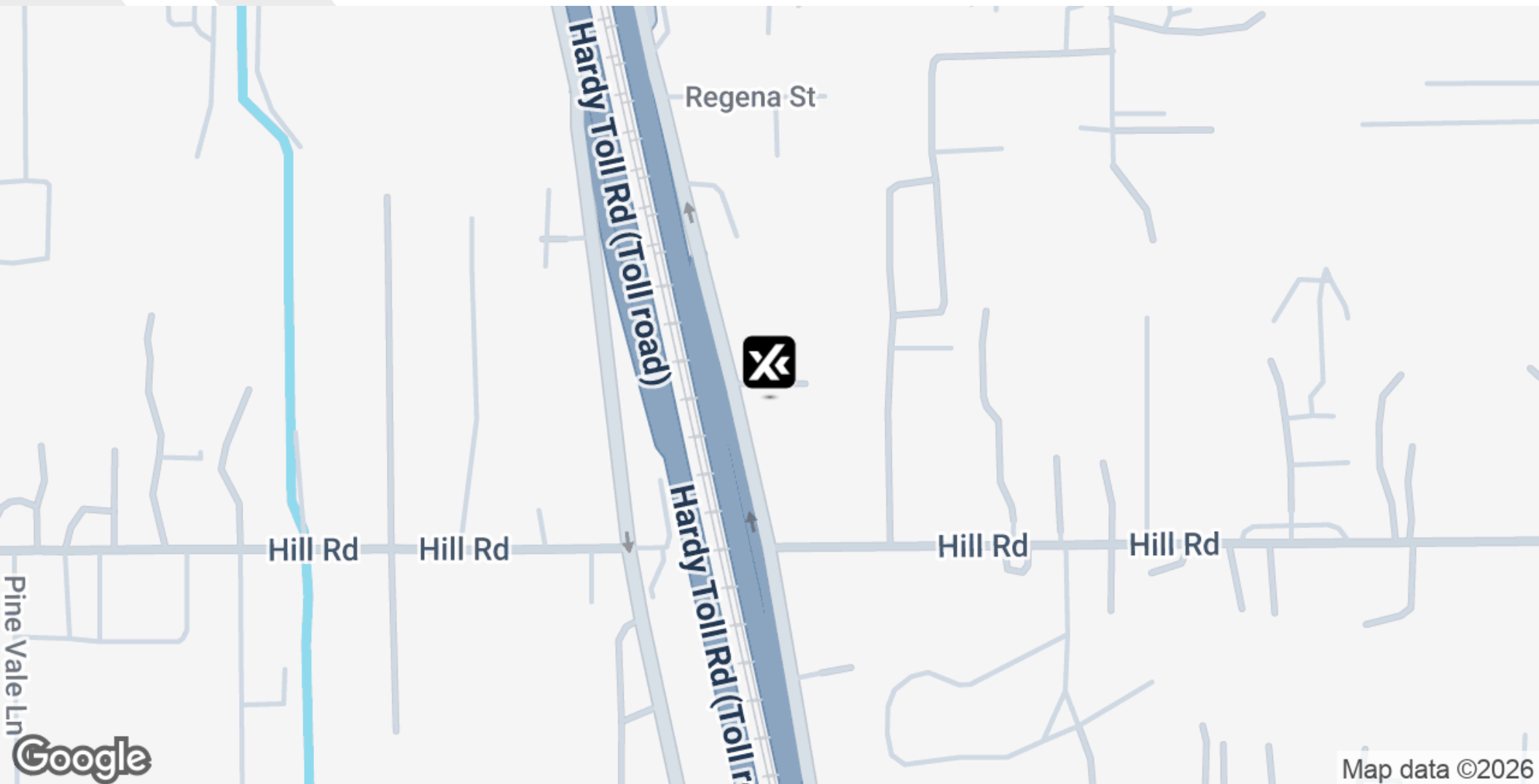
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Location Map

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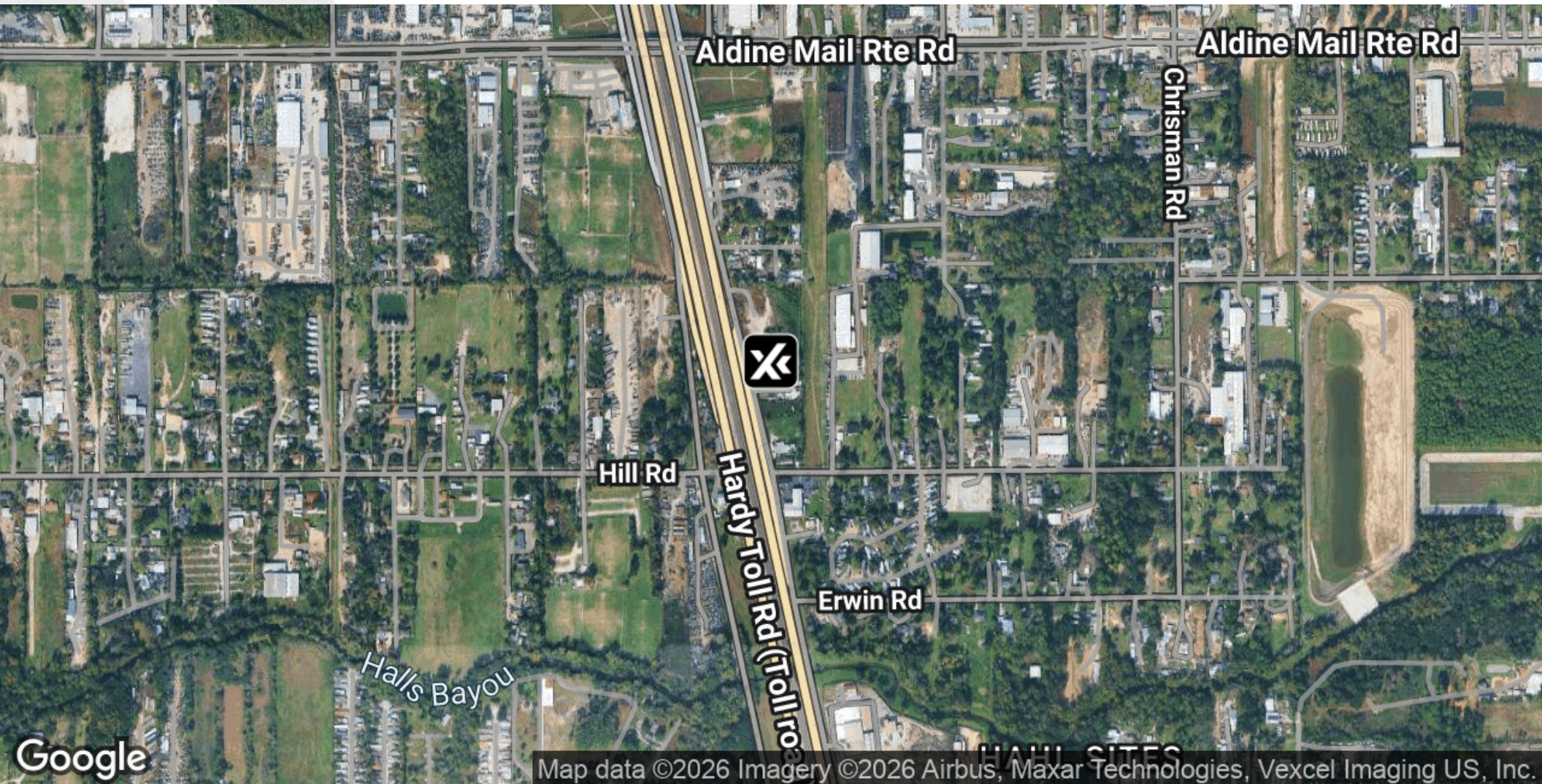
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Aerial Map

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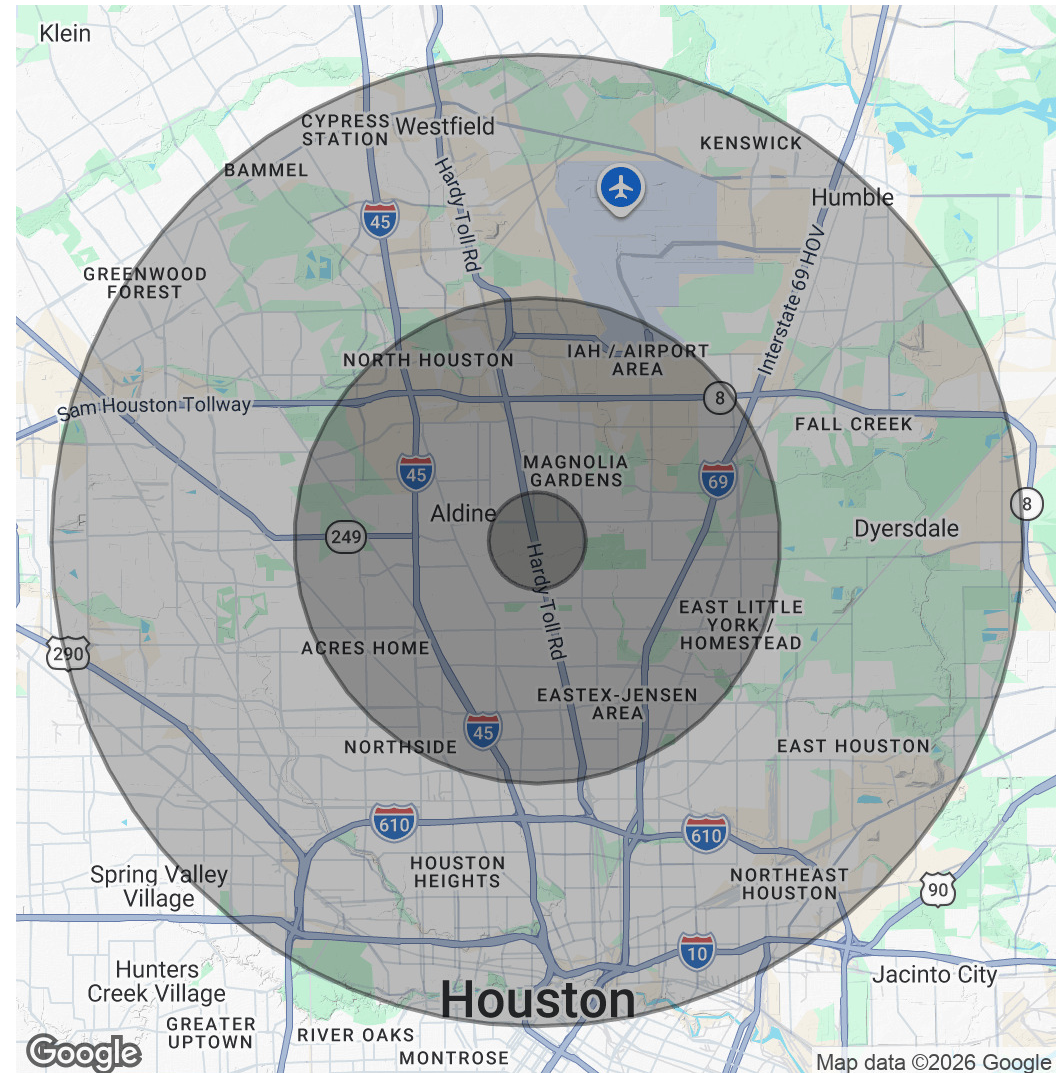
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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,366	282,463	1,042,707
Average Age	33	35	36
Average Age (Male)	33	35	35
Average Age (Female)	32	36	37
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,258	88,276	359,155
# of Persons per HH	3.7	3.2	2.9
Average HH Income	\$50,341	\$56,839	\$83,267
Average House Value	\$146,804	\$194,120	\$287,353

2020 American Community Survey (ACS)



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Section 3

Advisor Bios



Advisor Bio 1

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BILL RAPP, CCIM

Advisor, Vice President

bill.rapp@expcommercial.com

Direct: 281.222.0433 | Cell: 281.222.0433

TX #595622

PROFESSIONAL BACKGROUND

I am a Houston commercial broker with a strong foundation in residential real estate and a lending background. With 17 years in the industry, I have held multiple roles that have given me a well-rounded perspective on the market and its complexities.

My commitment to clients goes beyond industry expertise—I actively leverage my network to uncover off-market opportunities that align with their goals. My team at eXp Commercial utilizes cutting-edge technology to maximize exposure for every transaction. Through our nationwide network, we provide unparalleled reach and expert guidance, helping clients achieve their objectives while mitigating risk.

Clients value my strategic and thorough approach during our initial consultation. This process allows us to gain a deep understanding of their business's specific needs and objectives, ensuring a tailored strategy that navigates each step with precision.

EDUCATION

Texas A&M BBA Finance

MEMBERSHIPS

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Advisor Bio 2

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MICKEY CAVAZOS

Real Estate Agent (Realtor)

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Direct: **281.245.7492**

TX #650254-SA

PROFESSIONAL BACKGROUND

Mickey Cavazos is a Real Estate Agent (Realtor) and founder of Aurhomes Group at eXp Realty. He has been in the business for 5 years, serving Houston and the surrounding areas. Born and raised on Galveston Island, Texas, Mickey attended Ball High School and graduated from the University of Houston with degrees in Criminology and Psychology. He earned Top Producer at Keller Williams, Rookie of the Year at Coldwell Banker in 2015, and the ICON Agent Award at eXp Realty.

Mickey forecasts market trends and evaluates opportunities to secure the best locations under favorable terms. With strong local business ties, industry knowledge, and transactional expertise, he provides clients with creative solutions and value-driven results. "It's always an honor when someone chooses me while there are so many choices in Real Estate. I take that very seriously when it comes to delivering the best service," Mickey says. By offering comprehensive services and leveraging his referral network, Mickey strengthens his role as a trusted advisor and strives to be a critical component in his clients' success.

AurHomes Group brokered by eXp Realty

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Thank you!



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

eXp Commercial

Name of Sponsoring Broker (Licensed Individual or Business Entity)

License No.

Email

855.450.0324

Phone

Bill Rapp, CCIM

TX #595622

bill.rapp@expcommercial.com

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Name of Designated Broker of Licensed Business Entity, if applicable

License No.

Email

Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

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Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date