



BELTWAY
8

90

FLEXIBLE OPPORTUNITY
FOR SALE / FOR LEASE



RIVERSTONE
COMMERCIAL REAL ESTATE

12734 Unison Road
Houston, TX 77044

CHRIS LERMANN 979.943.7614

www.riverstonecos.com | 809 University Drive East, College Station, TX 77840



PROPERTY DESCRIPTION

This ±2.69-acre tract offers a rare opportunity for either purchase or long-term ground lease.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lease Rate:	\$8,000 / Month
Lot Size:	± 2.69 Acres
Electricity:	Meter Onsite
Water:	Well and Septic Onsite
Entry:	42' Electric Gate with Wide Access
E Sam Houston Pkwy Traffic Counts:	49,263 VPD

PROPERTY HIGHLIGHTS

- Convenient access to U.S. Highway 90, Beltway 8, and major East Houston transportation corridors.
- Situated in the growing East Houston market near established residential, commercial, and industrial development.
- Approximately 2.69 acres per HCAD, providing ample room for development, operations, or outdoor storage.
- Unrestricted property offering flexibility for a wide range of commercial, industrial, and investment uses.
- Seller financing is available, providing buyers with an alternative and potentially flexible path to ownership.
- Well-positioned for businesses serving the surrounding industrial, construction, logistics, and transportation sectors.
- Located in an area experiencing continued expansion, making the property suitable for immediate use, future development, or long-term investment.
- Potential Uses: Contractor yard, truck or equipment storage, flex development, warehouse facility, light industrial operation, or owner-user business location.



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East Houston
Industrial Corridor

BELTWAY
8



Railroad Industrial Park



Northpoint 90
Logistics Center



Englewood Yard

Downtown
Houston



PORT HOUSTON

Greens Port

Brown Shipbuilding
Industrial Park



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Site Demographic Summary



Ring of 5 miles

KEY FACTS

32.5

Median Age

175,517

2026 Total
Population



55,759

Households

\$52,442

Median Disposable
Income

EDUCATION

22%

No High
School
Diploma



32%

High School
Graduate



29%

Some
College



17%

College
Graduate

INCOME



\$79,554

Average Household
Income



\$25,435

Per Capita Income



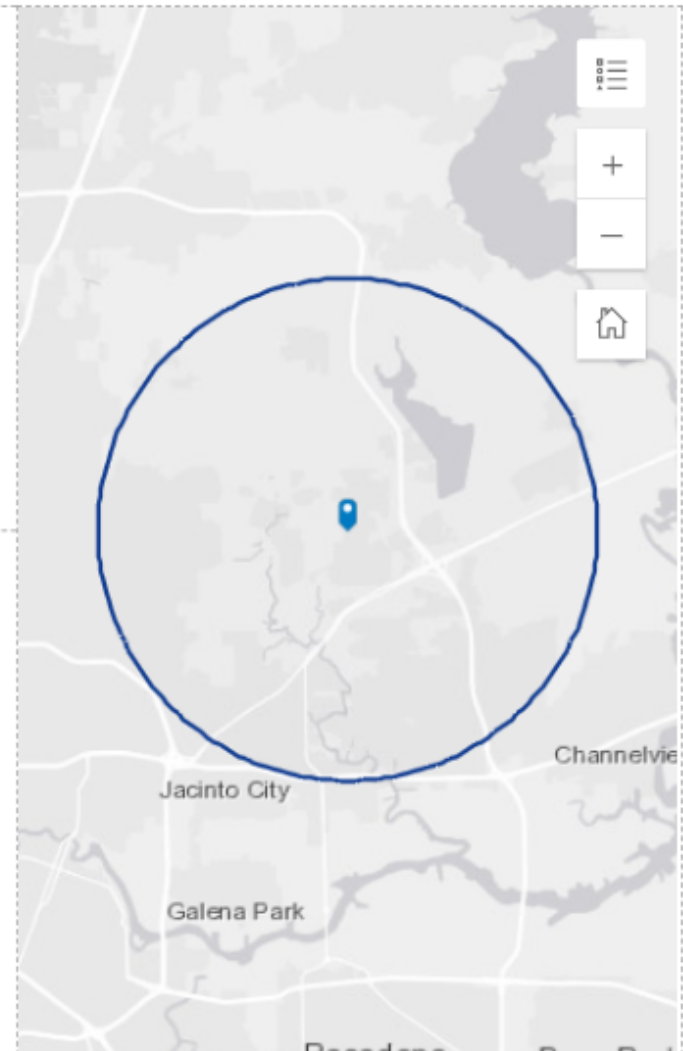
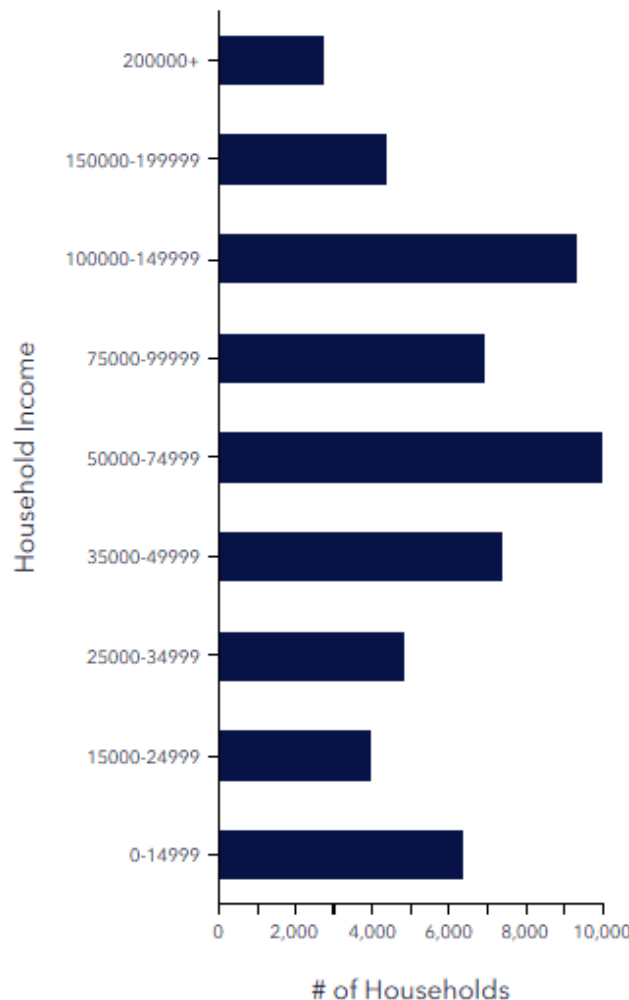
\$485,169

Average Net Worth



\$271,378

Average Home Value



EMPLOYMENT



47%

White Collar



37%

Blue Collar



Services

16%

Unemployment
Rate

7.1%

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.

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.

Riverstone Companies, LLC

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Chris Lermann

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date