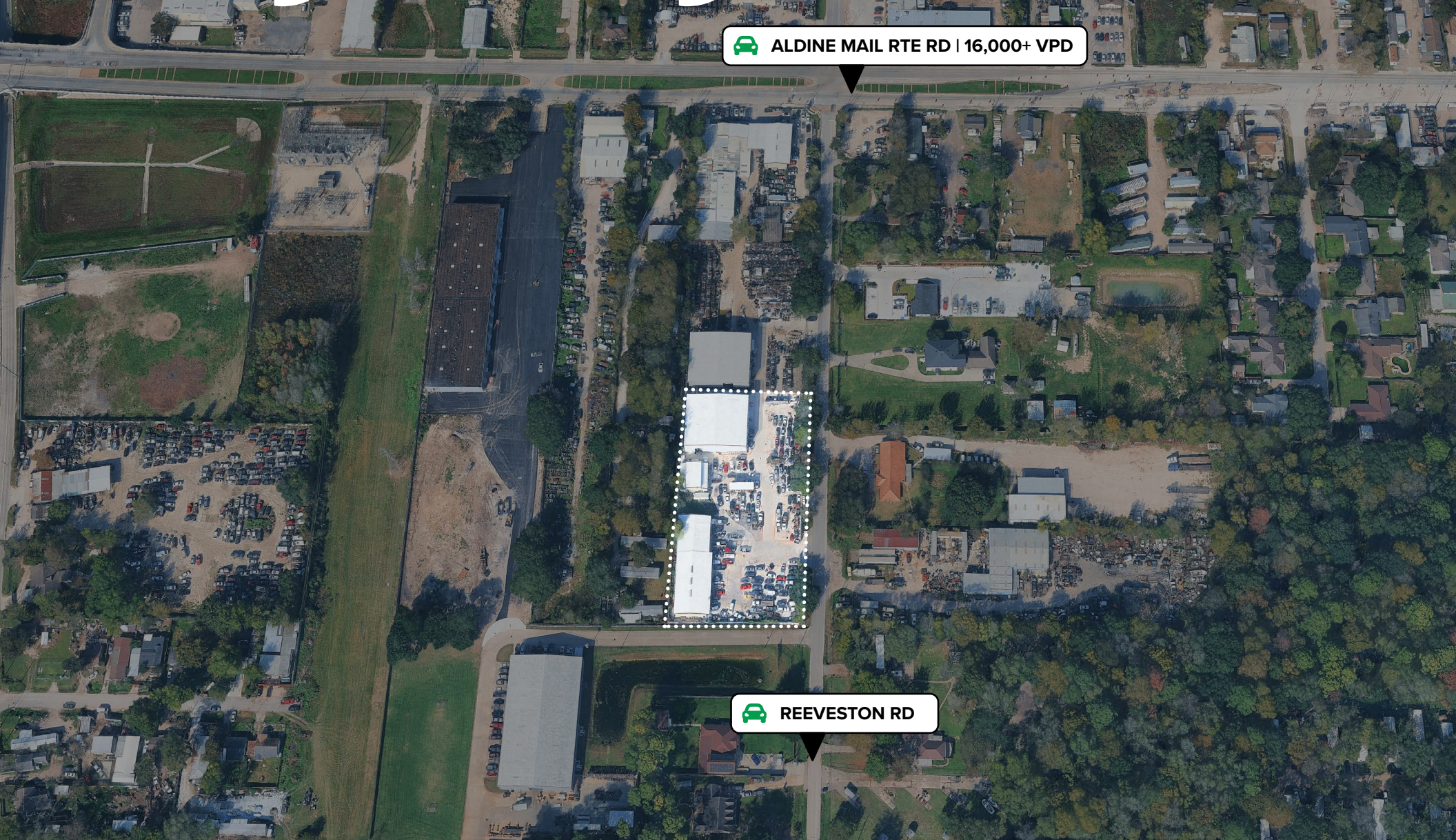


12865 & 12851 REEVESTON RD



 ALDINE MAIL RTE RD | 16,000+ VPD

 REEVESTON RD

Keller Arthur
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832.567.9533



12865 & 12851

EXECUTIVE SUMMARY

Located in a well-positioned industrial pocket of Houston, 12865 and 12851 Reeveston Road present a unique opportunity to acquire an industrial asset with strong functional versatility. The property consists of approximately 15,400 square feet across three buildings, situated on a 1.8-acre fully concreted and secured site, offering both durability and operational efficiency for a range of industrial users.

The improvements include a mix of clear-span warehouse structures with varying eave heights ranging from 18' to 30', accommodating diverse tenant needs. The property features a total of eleven grade-level doors (14' x 12'), providing excellent access for loading and circulation. Additionally, approximately 5,000 square feet of covered area enhances usability for outdoor work, storage, or vehicle staging—an attractive feature for industrial and automotive tenants.

Designed for functionality and accessibility, the site benefits from two access points along Reeveston Road and is fully gated, allowing for secure and efficient ingress and egress. The stabilized, fully paved yard further supports heavy use and minimizes ongoing maintenance requirements.





ADDRESS:

12865 & 12851 REEVESTON RD
HOUSTON, TX 77039



BUILDING 1:

- ±4,500 SF BUILDING
±4,500 SF COVERED STORAGE
- LEASED MONTH TO MONTH
- 30' EAVE HEIGHT
- (3) GRADE-LEVEL DOORS

BUILDING 2:

- ±9,000 SF
- LEASED MONTH TO MONTH
- 20' EAVE HEIGHT
- (6) GRADE-LEVEL DOORS

BUILDING 3:

- ±1,900 SF BUILDING
- ±500 SF OF COVERED STORAGE
- LEASED MONTH TO MONTH
- 18' EAVE HEIGHT
- (2) GRADE-LEVEL DOORS



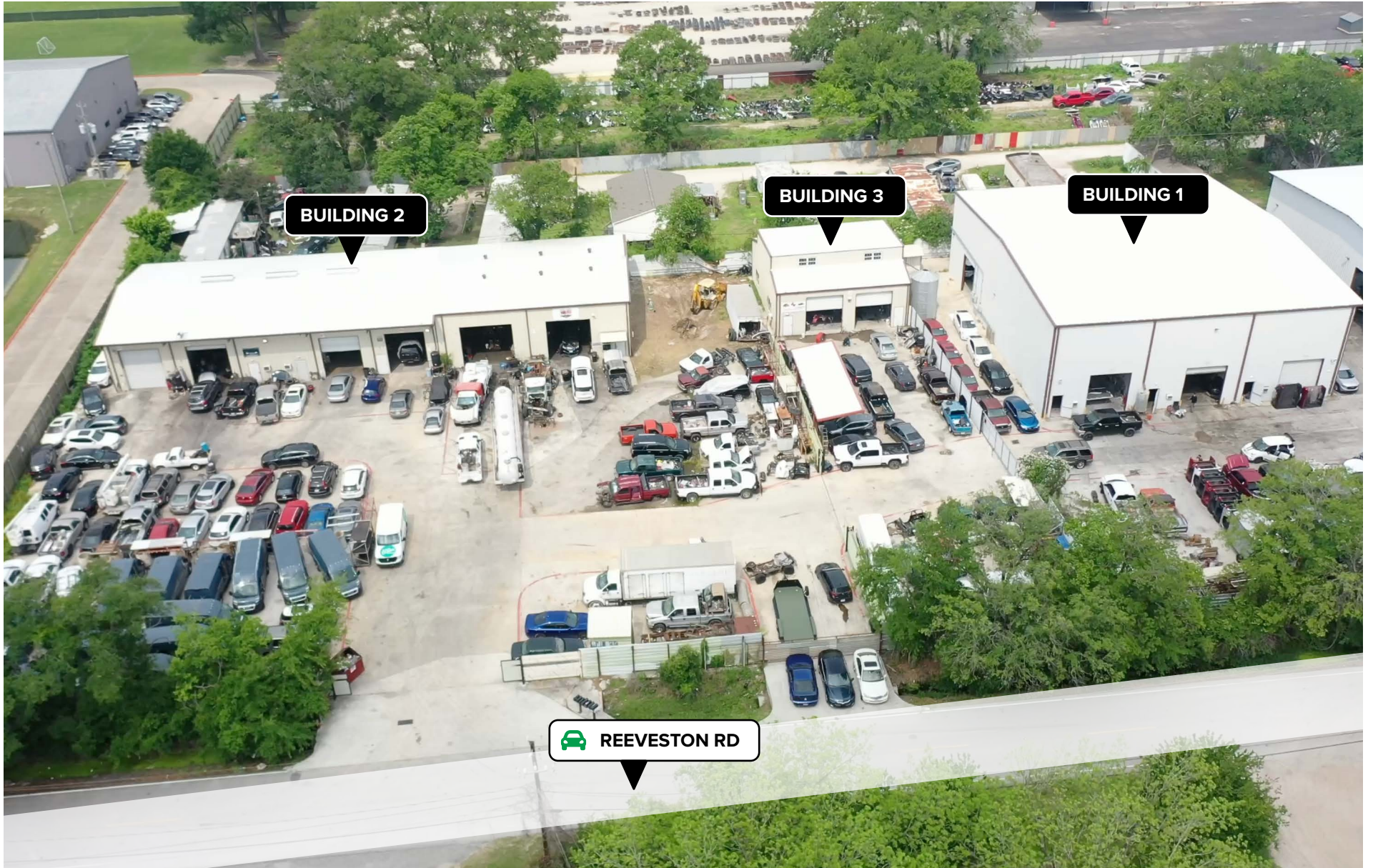
SITE FEATURES:

- TWO ACCESS POINTS ON REEVESTON RD
- FULLY GATED PROPERTY
- ±1.8 ACRES | FULLY STABILIZED AND CONCRETED



12865 & 12851

PROPERTY PHOTOS



12865 & 12851

PROPERTY PHOTOS



12865 & 12851



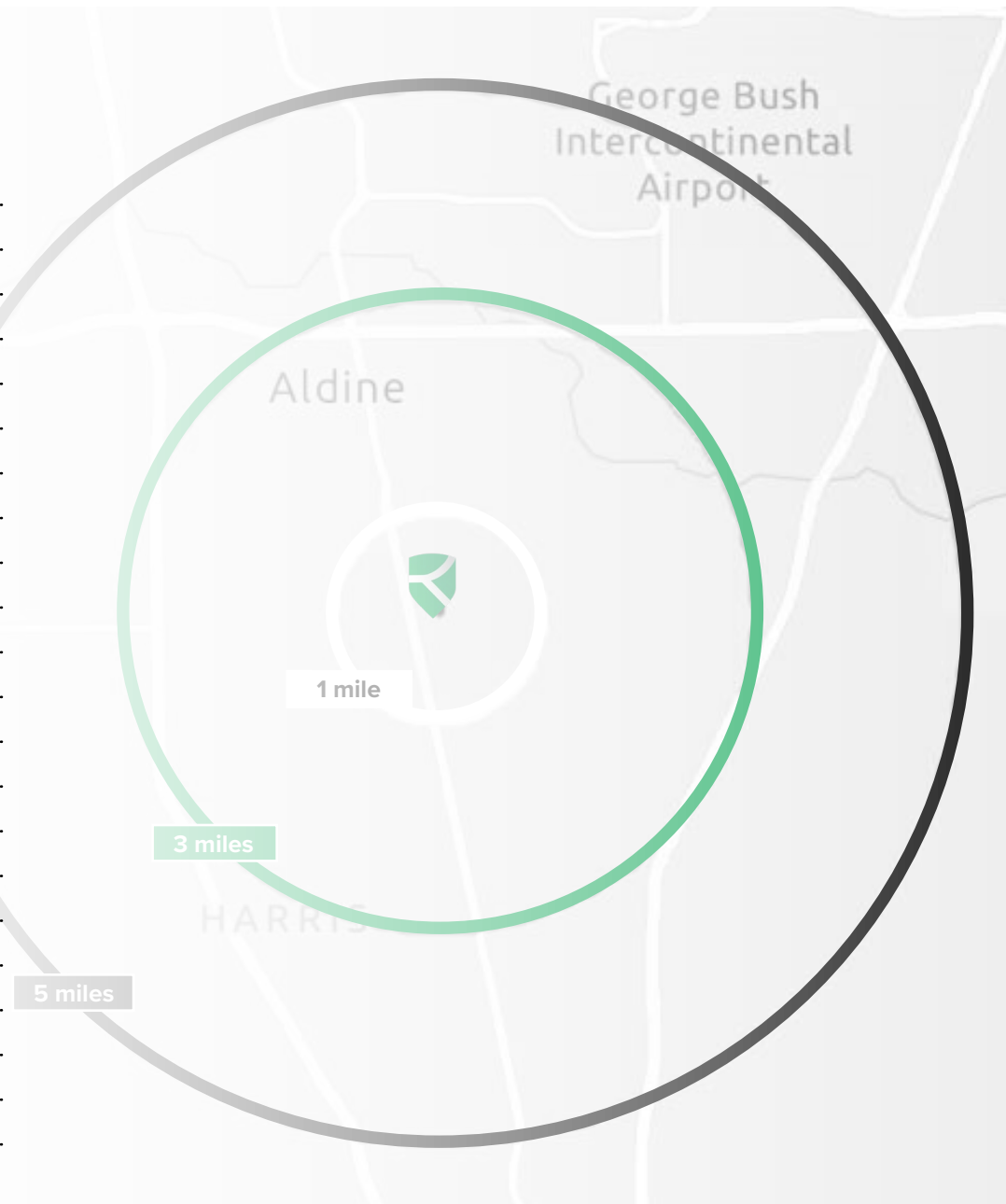
SUBJECT PROPERTY:
12865 & 12851 Reeveston Rd

5 miles

DEMOGRAPHIC DATA

2025 Summary	1 Mile	3 Miles	5 Miles
Population	5,524	99,292	264,341
Households	1,592	28,600	84,387
Families	1,244	22,585	60,456
Average Household Size	3.47	3.46	3.11
Owner Occupied Housing Units	825	16,563	40,368
Renter Occupied Housing Units	767	12,037	44,019
Median Age	29.4	31.4	32.3
Median Household Income	\$41,740	\$48,815	\$44,685
Average Household Income	\$55,160	\$63,982	\$59,737

2030 Summary	1 Mile	3 Miles	5 Miles
Population	5,409	98,581	265,513
Households	1,593	29,005	86,622
Families	1,239	22,785	61,605
Average Household Size	3.40	3.39	3.05
Owner Occupied Housing Units	865	17,181	42,804
Renter Occupied Housing Units	728	11,824	43,817
Median Age	30.5	32.4	33.3
Median Household Income	\$53,149	\$56,108	\$51,239
Average Household Income	\$63,597	\$71,776	\$66,426



PRESENTED BY

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	589458	jim@rockspring.com	713-535-220
	License No.	Email	Phone
James Akin McAlister	379302	jim@rockspring.com	713-535-2200
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
Keller Arthur	767 439	keller@rockspring.com	832-567-9533
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date