

12221 FUQUA

2.55 ACRES of LAND

**HOUSTON, TX 77034
JUST EAST OF I-45**

**110,900 +/- SF
Commercial Land Only
\$12.00 / SF**

LAND FOR SALE



- Great location with easy access to I-45, Hwy 3, and Beltway 8
- Stable area with commercial and residential development
- Suitable for multiple commercial uses
- Mostly cleared with good drainage
- Approximately 174' of frontage on Fuqua Street
- City of Houston water and sewer; CenterPoint gas and power

**LAND ONLY FOR SALE
BUILDING AND PARKING
NOT INCLUDED**

The address 12221 FUQUA is for the lot that includes the building and parking. The parcel will need to be subdivided as only the vacant lot portion outlined above is for sale.

EXCLUSIVELY LISTED BY

**MCADAMS
ASSOCIATES**

VALERIE STAPLES

281-610-7401

vsstaples@comcast.net

MARTY MCADAMS

Broker

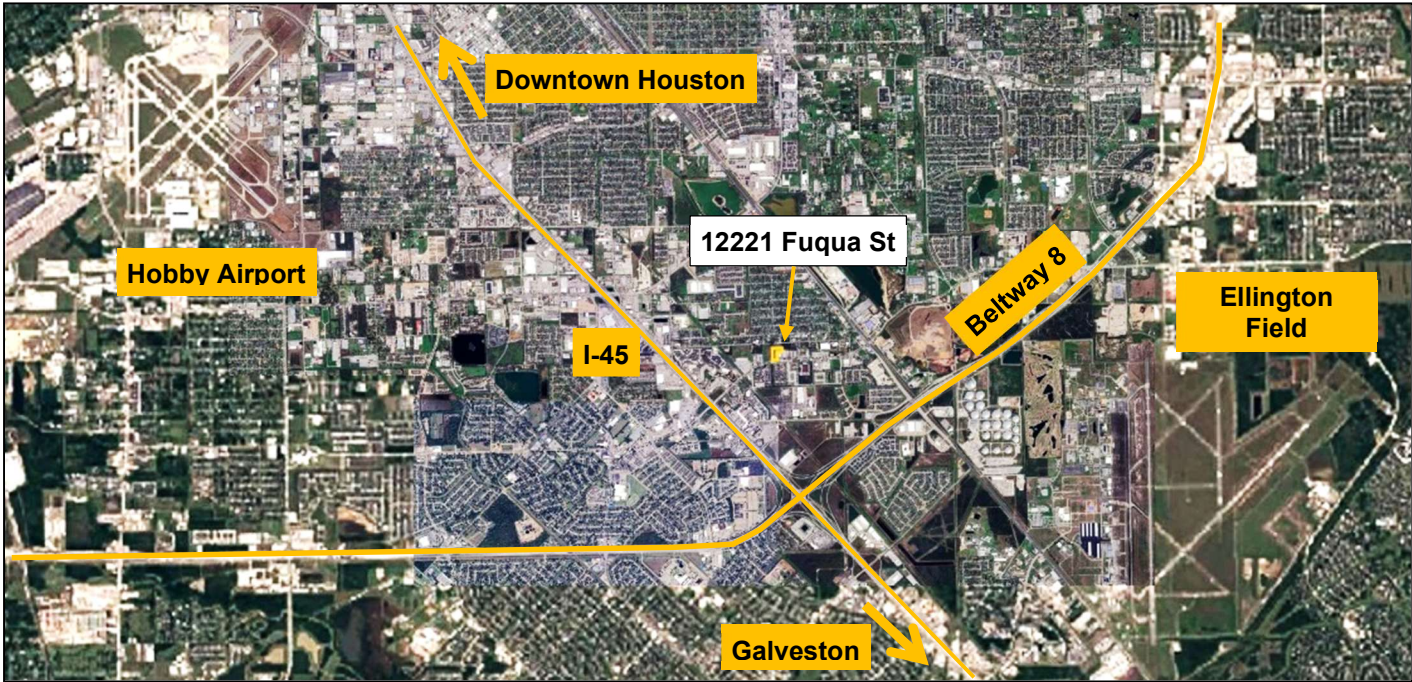
832-483-7393

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JULY 6, 2026



12221 FUQUA, HOUSTON, TX 77034 ~2.5+ ACRES



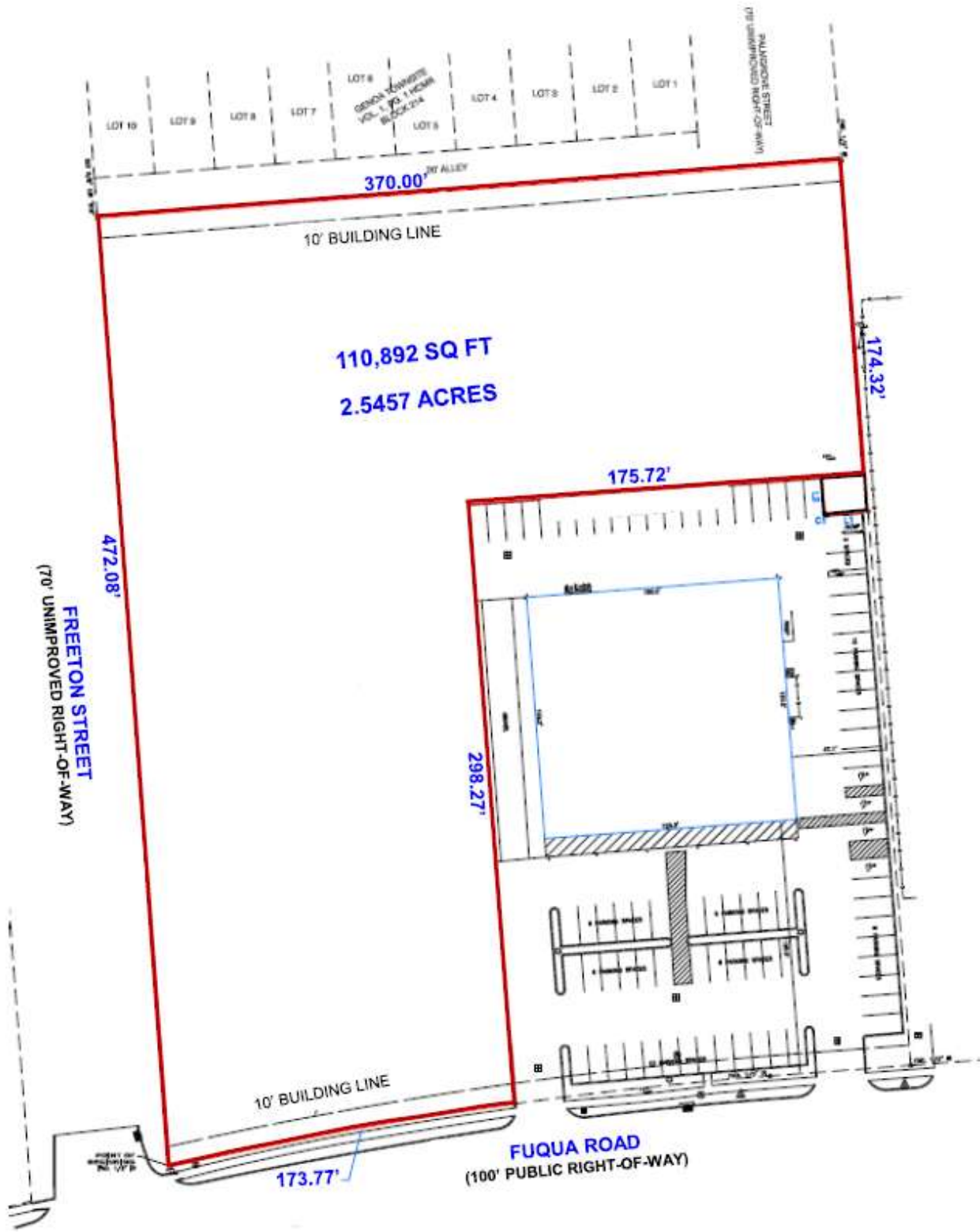
Looking Southwest



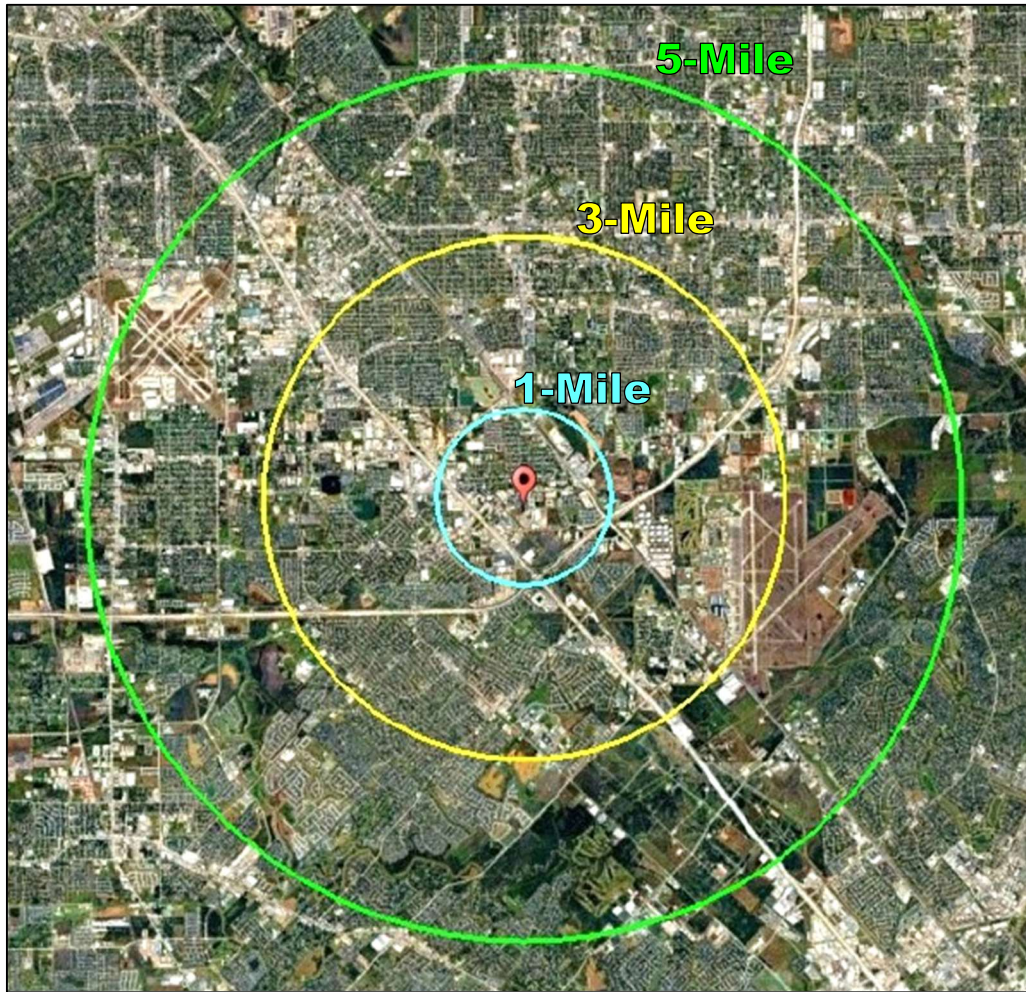
Looking North-Northwest

12221 FUQUA, HOUSTON, TX 77034

LAND ONLY FOR SALE



12221 FUQUA, HOUSTON, TX 77034 - DEMOGRAPHICS



RADIUS FROM:	1-Mile	3-Mile	5-Mile
2025 Population	8,603	135,439	292,540
2010-2025 Population Growth	16%	12%	14%
2025 Population Density per Sq. Mile	4,034	4,289	4,034
2025 Households	2,976	44,574	95,068
2025 Total Families	1,823	31,400	70,374
2025 Families as % of HH	61%	70%	74%
2025 Median HH Income	\$66,502	\$55,082	\$62,686
2025 Average HH Income	\$73,341	\$74,240	\$88,782
2025 Owner Occupied Homes	1,637	21,944	55,350
2025 Owner Occupied Homes %	55%	49%	58%
2025 Renter Occupied Housing %	45%	51%	42%
2025 Owner Home Value Median	\$174,947	\$192,659	\$211,672
2025 % Homes Built Since 2000	50%	41%	43%
2025 % HH Moved in 2000 or later	98%	94%	93%
2025 Daytime Population	10,909	137,200	279,112
Pop. > 25 Y.O. Bachelor's Degree +	16%	18%	21%
White Collar Jobs %	48%	47%	49%

- **STRONG WORKER MARKET**
- **DENSELY POPULATED – 135,000 IN 3 MILES**
- **ESTABLISHED RESIDENTIAL & COMMERCIAL AREAS**
- **NOT MUCH LAND LEFT**
- **70% FAMILIES**
- **MODERATE INCOMES**
- **ABOUT HALF RENTERS**
- **90+% MOVED IN SINCE 2000**
- **VERY LARGE DAYTIME POPULATION**

12221 FUQUA - EASY ACCESS TO MAIN HIGHWAYS AND AIRPORTS

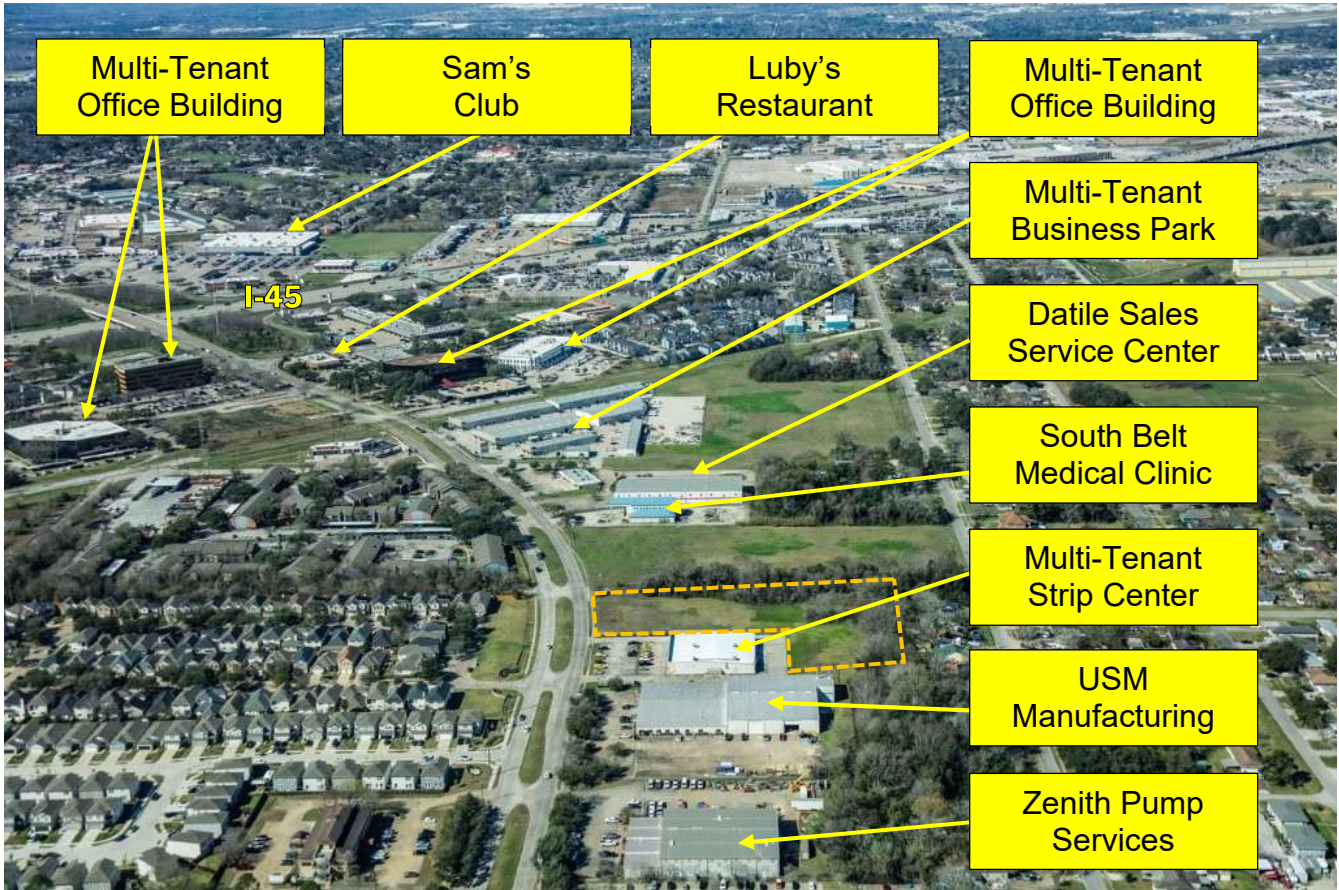


Distance from Major Transportation Hubs

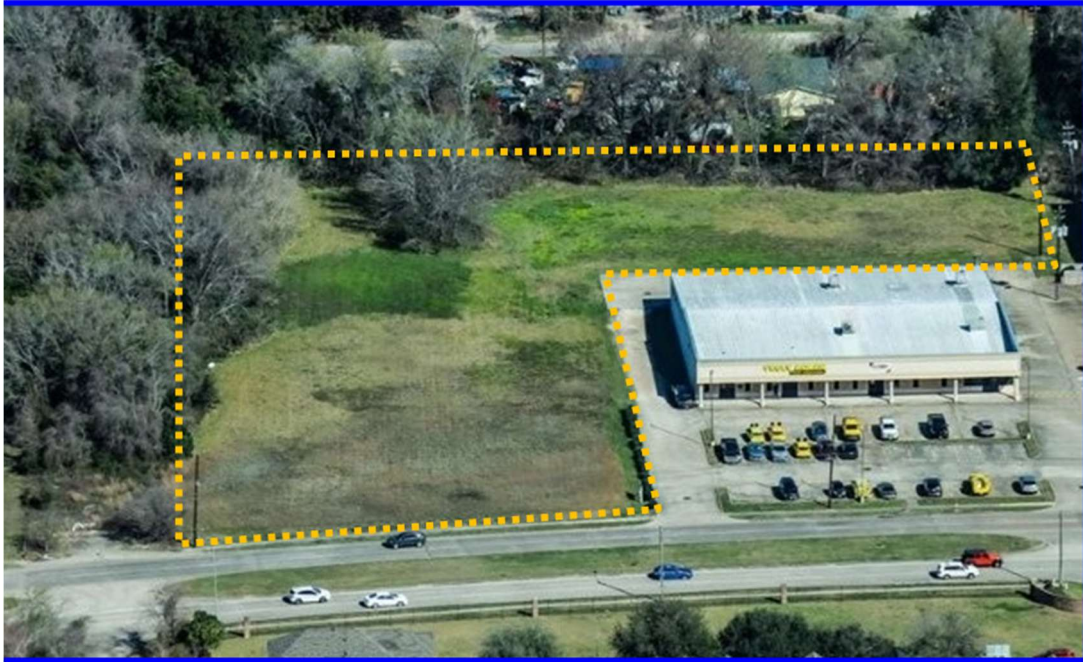
- Ellington Field- 2.5 miles
- Hobby Airport- 4 miles
- Houston Ship Channel- 9 miles
- I-45- <.5 miles
- Beltway 8- .5 miles
- I-10- 11 miles



12221 FUQUA – AREA BUSINESSES



12221 FUQUA, HOUSTON, TX 77034 - NOTICE



NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness. References to sizes, age, rentable areas and land areas are approximate and are for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

The property is subject to prior leasing, price change, or removal from the market.

2026

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McADAMS ASSOCIATES

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Broker

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Information About Brokerage Services

11-2-2015

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Valerie Staples</u>	<u>189667</u>	<u>vsstaples@comcast.net</u>	<u>(281) 610-7401</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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