

136 Acres

12000 Bissonnet

Houston, TX



International Trade Park Houston



International Trade Park Houston

COMMERCIAL LAND LOTS FOR SALE

- **Address: 12000 Bissonnet Street., Houston, TX 77099**
- **Asking price is \$504,000 - \$4,312,000 Per Lot**
- **Total of 30 Lots on Approx 136 Acres**
- **Strategically positioned near Beltway Eight**
- **Fully entitled**
- **Infrastructure work in motion, breaking ground Q4 2026**
- **Zoned for diverse uses including retail, multifamily, flex, and light industrial, offering flexible development options**

LANDCO NEXA, is selling 30 lots in a 136-acre master-planned industrial, flex, residential, and commercial campus located in southwest Houston at 12000 Bissonnet Street, Houston, Texas.

The property is subdivided into 30 discrete development lots ranging from one to thirteen acres. The project has progressed through entitlement and is now in active execution with horizontal infrastructure sequencing underway. Over 40% of lots presold or under active negotiation, approximately \$20 million in escrow commitments, \$26.8 million in approved MUD bond reimbursements, and combined projected vertical real estate value exceeding \$300 million.

Strategically positioned, at an intersection of demand and connectivity, along Bissonnet, the project is in a corridor with federally supported upgrades that support long-term accessibility. Upgrades include: Drainage and Flood Mitigation Improvements, Roadway Widening and Lighting Enhancements, Pedestrian and Corridor Stabilization Initiatives.

International Trade Park Houston

Lot Value & Sales Schedule*											
Lot	Phase	Type	Acres	% of Total	Net SF	Asking	Gross Lot Value**	4% Selling Costs	Net Lot Value**	Sale Month	Sale Date
1	1	Industrial	3.9 AC	4%	169,000	\$7.25	\$1,225,343	\$49,014	\$1,176,329	14	Apr-27
2	1	Retail	1.4 AC	1%	61,000	\$15.00	\$914,760	\$36,590	\$878,170	13	Mar-27
3	1	Retail	1.2 AC	1%	52,000	\$15.00	\$784,080	\$31,363	\$752,717	9	Nov-26
4	1	Retail	1.2 AC	1%	52,000	\$15.00	\$784,080	\$31,363	\$752,717	14	Apr-27
5	1	Industrial	6.4 AC	6%	279,000	\$6.50	\$1,812,096	\$72,484	\$1,739,612	8	Oct-26
6	1	Industrial	4.9 AC	5%	213,000	\$6.50	\$1,387,386	\$55,495	\$1,331,891	11	Jan-27
7	1	Industrial	3.3 AC	3%	144,000	\$15.00	\$2,156,220	\$86,249	\$2,069,971	8	Oct-26
8	1	Retail	1.3 AC	1%	57,000	\$7.00	\$396,396	\$15,856	\$380,540	7	Sep-26
9	1	Industrial	3.1 AC	3%	135,000	\$6.50	\$877,734	\$35,109	\$842,625	7	Sep-26
10	1	Industrial	2.4 AC	2%	105,000	\$6.50	\$679,536	\$27,181	\$652,355	7	Sep-26
11	1	Industrial	1.8 AC	2%	78,000	\$6.50	\$509,652	\$20,386	\$489,266	7	Sep-26
12	1	Industrial	1.8 AC	2%	78,000	\$6.50	\$509,652	\$20,386	\$489,266	7	Sep-26
13	1	Multifamily	11.8 AC	12%	514,000	\$6.50	\$3,341,052	\$133,642	\$3,207,410	7	Sep-26
14	1	Multifamily	13.2 AC	13%	575,000	\$7.50	\$4,312,440	\$172,498	\$4,139,942	14	Apr-27
15	1	Multifamily	11.2 AC	11%	488,000	\$7.50	\$3,659,040	\$146,362	\$3,512,678	5	Jul-26
16	1	Multifamily	12.3 AC	12%	536,000	\$7.50	\$4,018,410	\$160,736	\$3,857,674	17	Jul-27
17	1	Retail	1.2 AC	1%	52,000	\$15.00	\$784,080	\$31,363	\$752,717	7	Sep-26
18	2	Retail	1.2 AC	1%	52,000	\$15.00	\$784,080	\$31,363	\$752,717	22	Dec-27
19	1	Retail	2.0 AC	2%	87,000	\$15.00	\$1,306,800	\$52,272	\$1,254,528	12	Feb-27
20	1	Retail	1.4 AC	1%	61,000	\$15.00	\$914,760	\$36,590	\$878,170	10	Dec-26
21	1	Retail	1.1 AC	1%	48,000	\$15.00	\$718,740	\$28,750	\$689,990	15	May-27
22	1	Retail	1.2 AC	1%	52,000	\$15.00	\$784,080	\$31,363	\$752,717	7	Sep-26
23	1	Retail	2.0 AC	2%	87,000	\$15.00	\$1,306,800	\$52,272	\$1,254,528	16	Jun-27
24	1	Retail	1.2 AC	1%	52,000	\$15.00	\$784,080	\$31,363	\$752,717	15	May-27
25	1	Retail	1.4 AC	1%	61,000	\$15.00	\$914,760	\$36,590	\$878,170	16	Jun-27
26	1	Retail	1.2 AC	1%	52,000	\$15.00	\$784,080	\$31,363	\$752,717	18	Aug-27
27	1	Retail	1.0 AC	1%	44,000	\$15.00	\$653,400	\$26,136	\$627,264	19	Sep-27
28	2	Retail	1.0 AC	1%	44,000	\$15.00	\$653,400	\$26,136	\$627,264	20	Oct-27
29	1	Retail	1.0 AC	1%	44,000	\$15.00	\$653,400	\$26,136	\$627,264	7	Sep-26
30	1	Retail	1.5 AC	2%	65,000	\$15.00	\$980,100	\$39,204	\$940,896	5	Jul-26
Total/Avg		30	99.6 AC	100%	4,338,000	\$9.08	\$39,390,437	\$1,575,617	\$37,814,819		

Lot Value & Sales Summary*						
No. of Lots	Type	Net Area	% Net Total	Net SF	Avg Price PSF**	Lot Value**
8	Industrial	27.6 AC	28%	1,201,000	\$7.32	\$8,791,314
4	Multifamily	48.5 AC	49%	2,113,000	\$6.97	\$14,717,704
18	Retail	23.5 AC	24%	1,024,000	\$13.98	\$14,305,801
Total/Avg	30	99.6 AC	100%	4,338,000	\$8.72	\$37,814,819

International Trade Park Houston



See Sales Schedule Summary

International Trade Park Houston

COMMERCIAL LAND
LOTS
TAX INFO
5,948,096 Sq.Ft.

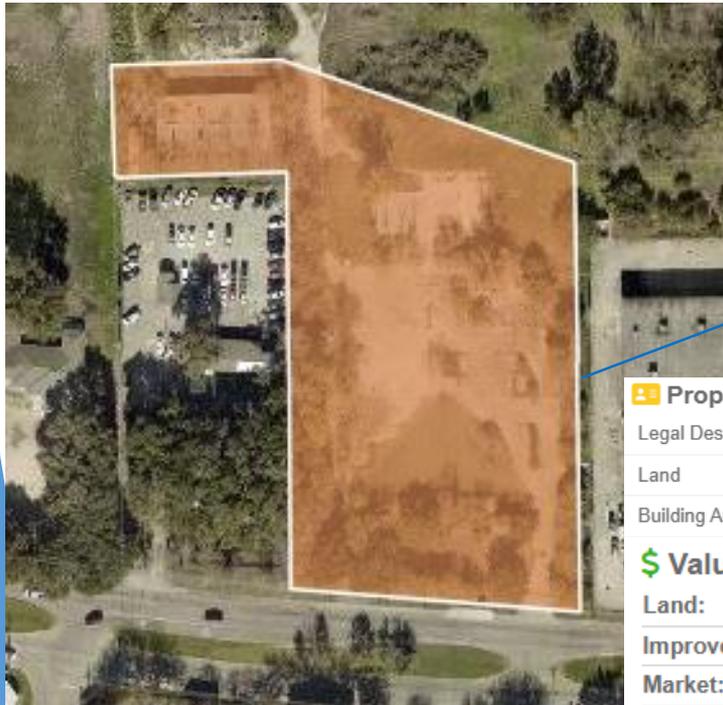


Property Details

Legal Description	TRS 2 2C 2D 2J 2K & TRS 1 1E 8 8C 8C-1 & 8F ABST 406 HT&BRR CO SEC 11 TRS 9 & 9B ABST 1138 HT&BRR CO SEC 10 ABST 407 HT&BRR SEC 9
Land	5,820,526 SF

\$ Valuations **Certified** ✓

Land:	\$1,960,000
Improvement:	\$0
Market:	\$1,960,000
Appraised:	\$1,960,000



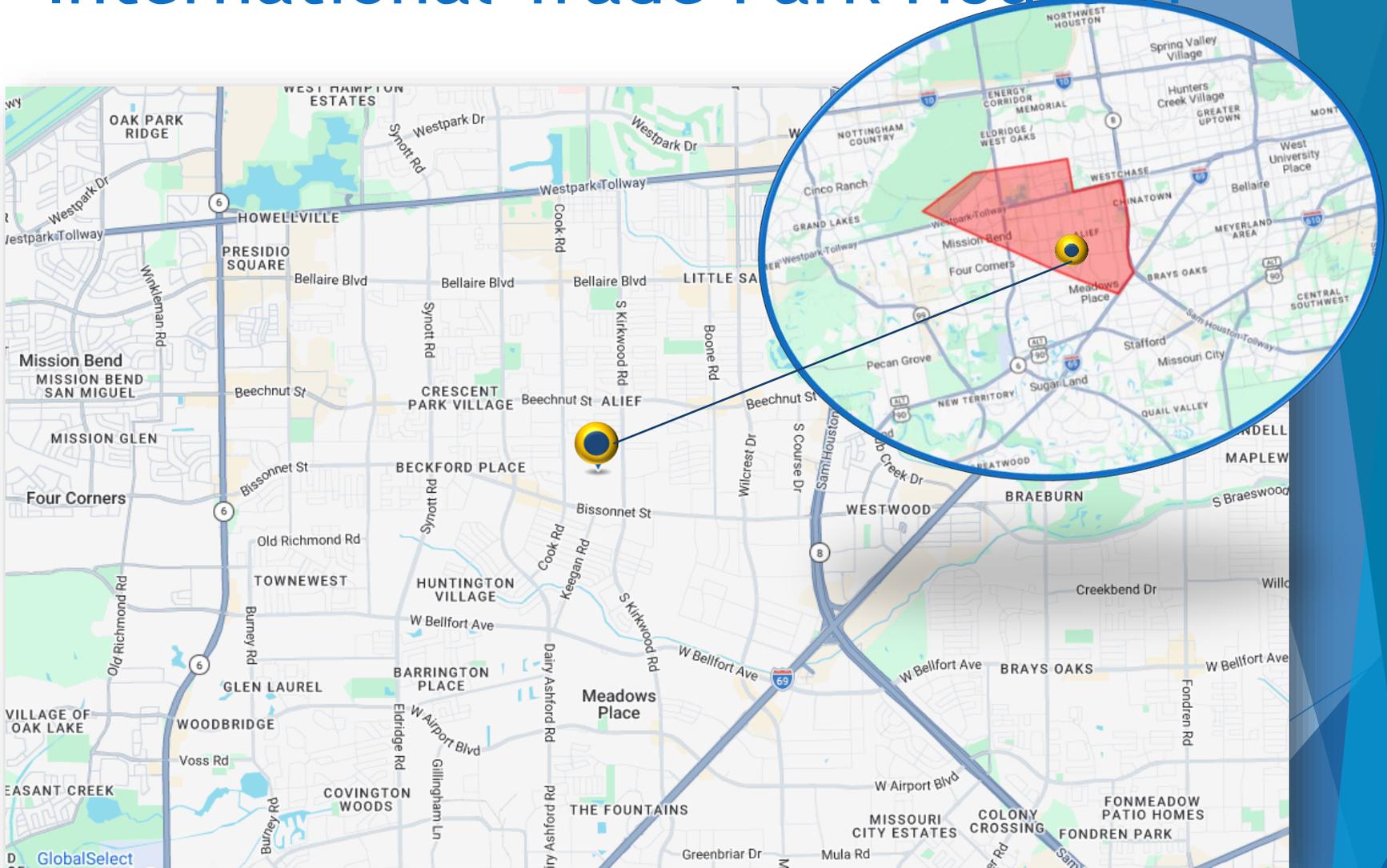
Property Details

Legal Description	RES A BLK 1 SUGARHILL
Land	127,570 SF
Building Area	7,232 SF

\$ Valuations **Certified** ✓

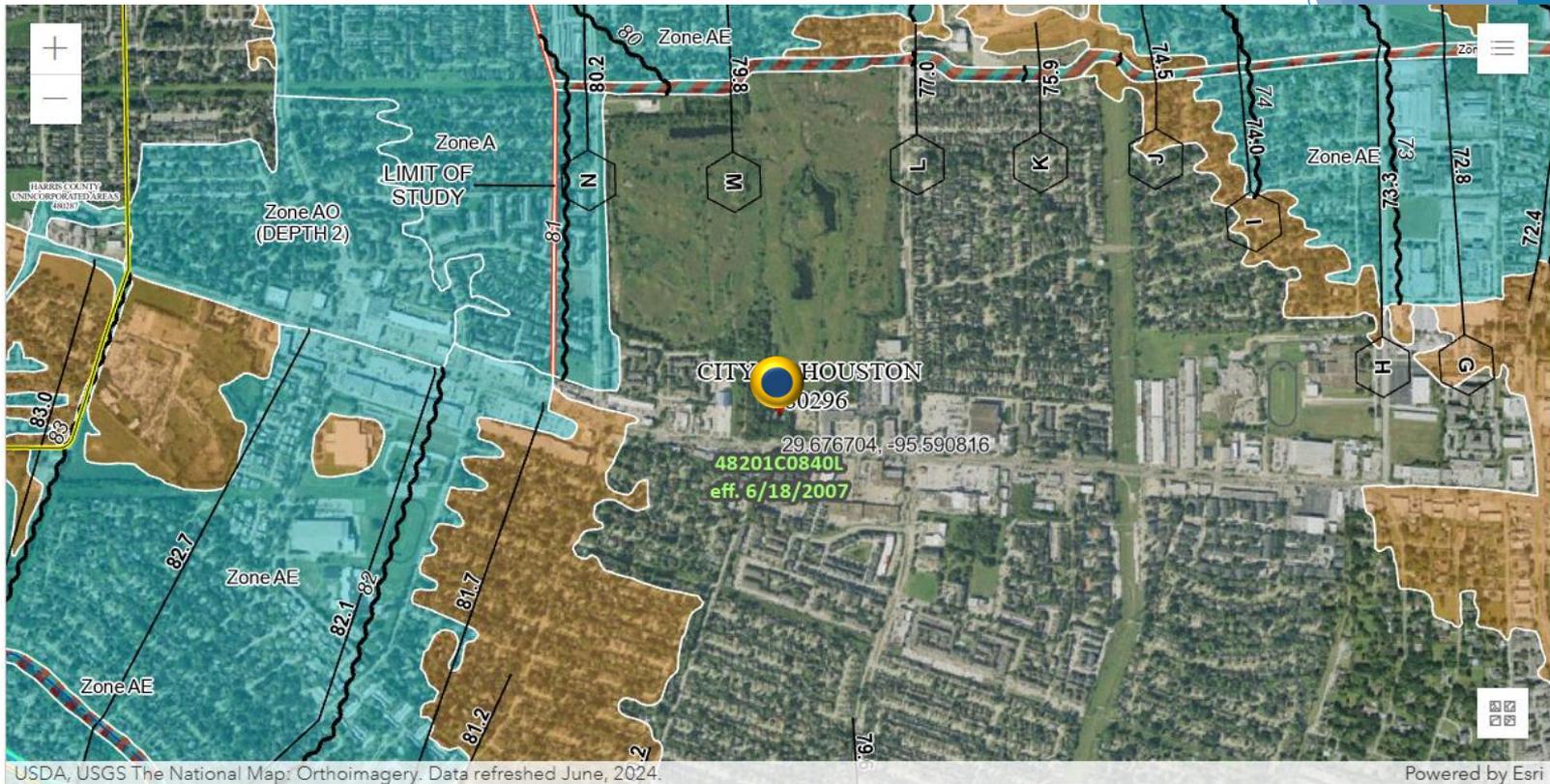
Land:	\$962,033
Improvement:	\$9,849
Market:	\$971,882
Appraised:	\$971,882

International Trade Park Houston



The project is located at the intersection of Bissonnet Street and Cook Road with direct access to Beltway 8, placing it within one of Houston's most connected development corridors. Key location advantages include immediate Beltway 8 connectivity, proximity to major Houston employment centers, established surrounding residential communities, and strong regional transportation infrastructure

International Trade Park Houston



- PIN**
 - Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
 - Selected FloodMap Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - Otherwise Protected Area
 - Coastal Barrier Resource System Area

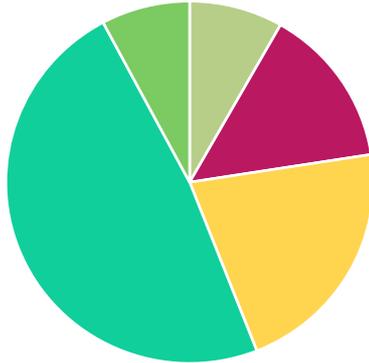
- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth
 - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER FEATURES**
 - 20.2 Cross Sections with 1% Annual Chance
 - 17.5 Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

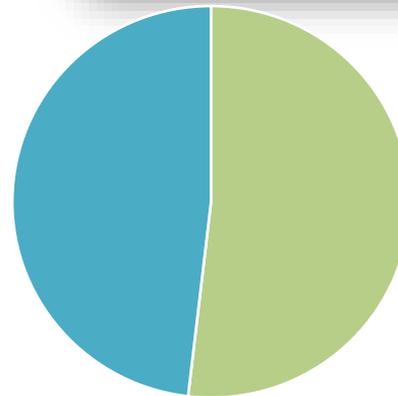
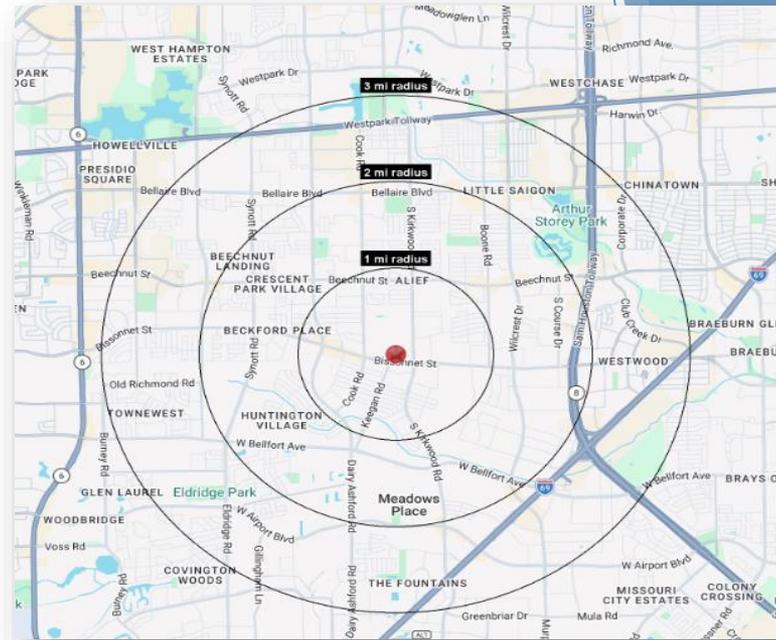
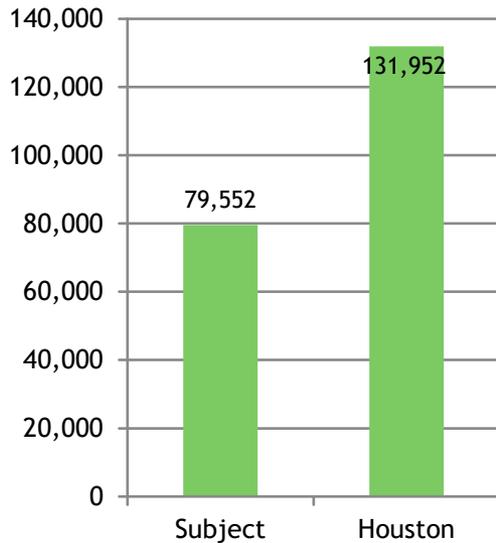
International Trade Park Houston

Demographics

within 1 mile radius of 12000 Bissonnet St., Houston, TX



■ White ■ Black ■ Other ■ Hispanic ■ Asian



■ Non-Hispanic ■ Hispanic

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

International Trade Park Houston



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.

KET ENTERPRISES INCORPORATED	0406902	twilk4@ketent.com	713-355-4646
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
TOM WILKINSON	0173897	twilk4@ketent.com	713-355-4646
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

International Trade Park Houston

TOM WILKINSON

Broker/Vice President

twilk4@ketent.com

713-355-4646 ext 102

SYLVIA CORONADO

Investment Sales Associate

sylvia@ketent.com

713-355-4646 103



KET ENTERPRISES INCORPORATED

1770 St. James Place, Suite 382

Houston, TX 77056

Broker License #406902

Disclaimer: The information contained in this Memorandum reflects material from sources deemed to be reliable, including data such as operating statements, rent rolls, etc. However, we (KET Enterprises Incorporated or any of the owners or officers, directors, employees, agents or representatives of any such entities) have not verified its accuracy and make no guarantee or representation about it. It is submitted subject to the possibility of errors, omissions, change of rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. We make no representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Property or any other matters set forth herein. You and your tax and legal advisors should verify the information and rely on his accountants or attorneys for legal and tax advice. Rates of return vary daily. No representations are made concerning environmental issues, if any.

Non-Endorsement Notice: KET Enterprises Incorporated is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by KET Enterprises Incorporated or any of the owners or officers, directors, employees, agents or representatives of any such entities, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY