

TWIN DIAMOND DRIVE

HUMBLE, TX 77396



23.46 AC

Boundary lines are an approximation.

LAND FOR SALE

23.46 ACRES



PROPERTY HIGHLIGHTS

PRIMARY USE
LAND

AREA OF TOWN
NORTHEAST - LAKE HOUSTON AREA -
ATASCOCITA

PROPERTY SIZE
23.46 ACRES

SALE PRICE
ACCEPTING SEALED OFFERS

BID PROCESS
SUBMIT ALL OFFERS VIA LETTER OF INTENT FORM.

CLICK HERE

MAIL TO:
1703 WILSON RD, BUILDING B
HUMBLE, TX 77396 C/O DR. JASON SEYBERT

DEADLINE FOR SUBMISSION OF SEALED
OFFERS IS 10:00 A.M. ON MONDAY, 6/1/26.



23.46 acres raw land situated between Will Clayton Pkwy, Wilson Rd, and Atascocita Rd. with access from the north via Twin Diamond Drive or access from the south via Cactus Bend Drive.

Boundary lines are an approximation.

FOR INFORMATION, CONTACT:
ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MI-CRE.COM

McALPINE  INTERESTS
WWW.MCALPINEINTERESTS.COM

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PROPERTY OVERVIEW

- ±23.46 acres of raw, undeveloped land offering flexible future development potential
- Generous acreage suitable for residential, mixed-use, or investment hold (subject to approvals)
- Excellent opportunity for builders, developers, or long-term land investors
- Located in a rapidly growing area of Northeast Houston



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LOCATION HIGHLIGHTS

- Positioned between Will Clayton Pkwy, Wilson Rd, and Atascocita Rd in the desirable Atascocita submarket
- Accessible from the north via Twin Diamond Drive and from the south via Cactus Bend Drive
- Minutes from FM 1960, Atascocita Road, and major retail, dining, and services
- Surrounded by established residential communities and new growth
- Strong demographics with continued population and housing demand
- Convenient access to Lake Houston, Humble ISD schools, and employment centers



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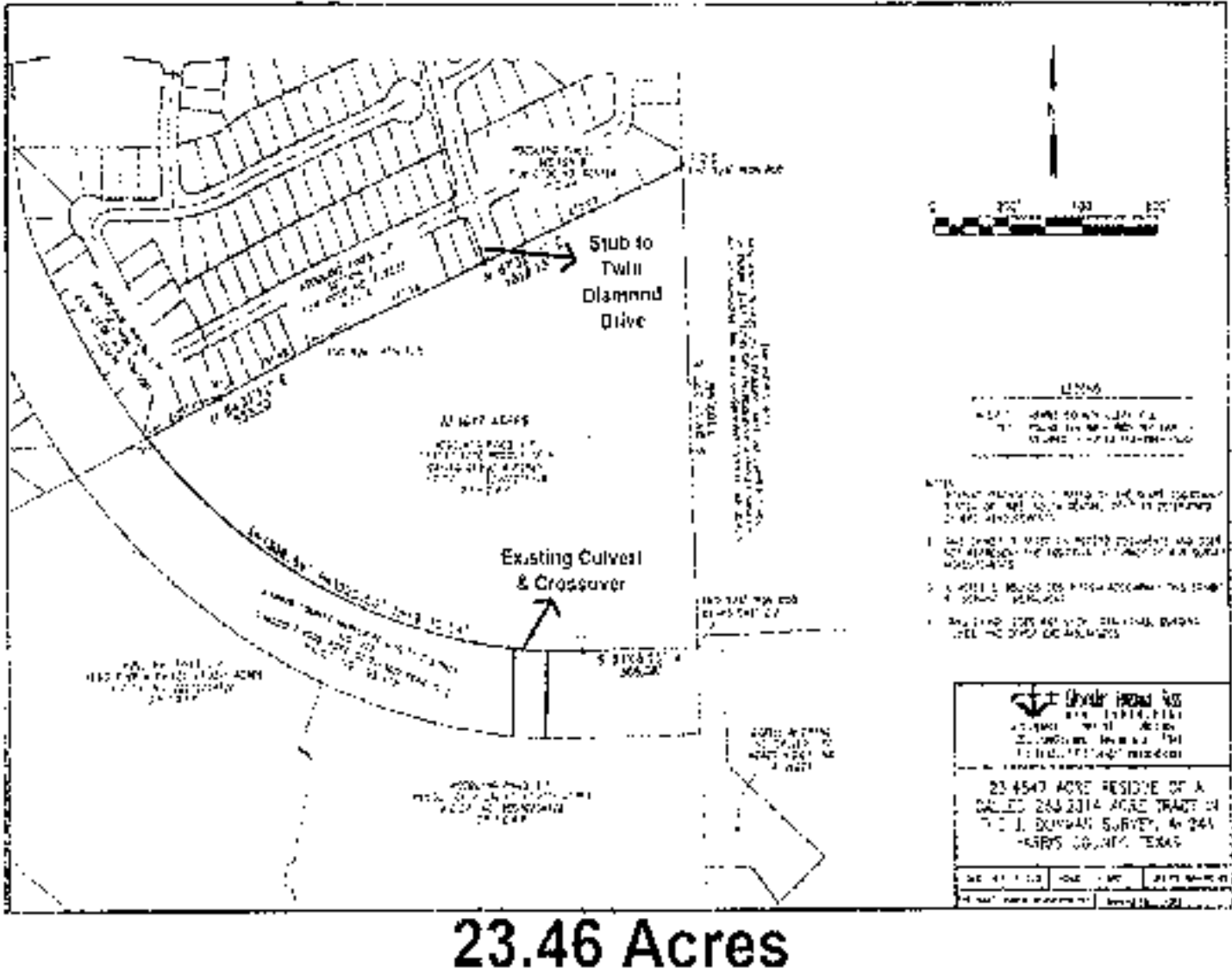
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SURVEY



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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.

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. **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.

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 & A BROKER SHOULD BE IN WRITING & 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.

<u>Dapar, Inc. dba McAlpine Interests</u>	<u>313655</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			

<u>Adam McAlpine</u>	<u>600646</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Designated Broker of Firm	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

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