



12510 WHITE PLAINS DR

Houston, Texas 77089

A thoughtfully updated home combining comfortable everyday living, practical improvements, and well-selected finishes.

3 BEDROOMS	2 BATHROOMS	FULL-BRICK EXTERIOR	COVERED PATIO
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INTERIOR HIGHLIGHTS • Open-concept living area creates an easy flow for entertaining and everyday living • Generously sized rooms provide flexible space for furniture, family, and guests • Ceiling fans throughout the home • Welcoming entry with built-in display shelving • Newer electrical outlets and switches throughout • PEX plumbing throughout the home KITCHEN FEATURES • Extra-long quartz island • Extended quartz countertops • Custom tile design • Soft-close cabinetry • Pull-down kitchen faucet • Water filtration system • Induction cooktop / stove • LG stainless steel over-the-range microwave, approximately 2.2 cu. ft. • Home-theater surge protector with 12 outlets and TV, phone, Ethernet, and Wi-Fi router protection	BATHROOM DETAILS • Floor-to-ceiling shower tile walls • Rainfall shower head in the primary bath • Handheld shower head • Floating vanity in the secondary bath • Bathroom filtration system OUTDOOR & EXTERIOR FEATURES • Covered patio for relaxing, dining, and entertaining • Spacious backyard with room for gatherings and everyday enjoyment • Mature shade tree creates a comfortable outdoor setting • Built-in washer & dryer stand • Updated electrical panel • Security camera system available as an optional feature
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EVERYDAY CONVENIENCE

Approx. 7 min IKEA Webster	Approx. 7 min Sprouts Farmers Market	Approx. 10 min Baybrook Mall	Approx. 20 min NASA / Johnson Space Center
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Property features and upgrades are based on information provided by the homeowner. Buyers should independently verify all property features and specifications. Optional items are subject to seller agreement.

LOCATION • LIFESTYLE • GROWTH

South Belt / Clear Lake / Friendswood Area Highlights

AN ESTABLISHED NEIGHBORHOOD WITH A GROWING FUTURE

Enjoy the convenience of an established Houston neighborhood with quick access to shopping, dining, recreation, healthcare, major roadways, and continued growth throughout the Baybrook, Webster, Friendswood, and aerospace corridor.

NEWER EVERYDAY CONVENIENCES NEARBY

Approximately 7 minutes away: IKEA Webster at the Center at Baybrook and Sprouts Farmers Market at Baybrook Gateway bring popular home furnishings, fresh groceries, specialty foods, and everyday shopping close to home.

FRIENDSWOOD CITY CENTER

A major mixed-use development planned near FM 528 and Bay Area Boulevard, designed to add new retail, dining, entertainment, office, residential, hotel, and recreational uses to the area.

Planned entertainment anchor: B&B; Theatres is developing a large entertainment complex with 14 auditoriums, immersive formats, bowling, arcade attractions, dining, and event space. Publicly reported plans have targeted a Spring 2027 opening.

REGIONAL GROWTH & ACCESS

- Continued commercial growth in the Baybrook, Webster, and Friendswood areas
- Convenient access to I-45, Bay Area Boulevard, and major employment corridors
- Houston Spaceport / Ellington Airport continues to attract aviation and aerospace activity
- Access to NASA's Johnson Space Center and the broader Clear Lake aerospace community

SHOPPING, DINING & RECREATION

- IKEA Webster and Sprouts Farmers Market are approximately 7 minutes away
- Baybrook Mall and a broad mix of nearby restaurants and retail
- El Franco Lee Park
- Randolph Park
- Easy access to Clear Lake-area entertainment and services

NEARBY MEDICAL

- Memorial Hermann Southeast Hospital
- Beamer Urgent Care
- Fuqua Family Practice & Urgent Care

NEARBY SCHOOLS

- Burnett Elementary School
- Roberts Middle School
- Thompson Intermediate School
- J. Frank Dobie High School

WHY BUYERS MAY LOVE THE LOCATION

Established neighborhood • IKEA and Sprouts nearby • convenient freeway access • strong shopping and dining options • parks and healthcare close by • easy reach of NASA / Clear Lake • continued regional commercial and aerospace investment

Area information is provided for marketing purposes only. Planned developments, tenant mixes, construction schedules, and opening dates are subject to change. Travel times are approximate and vary with traffic and route conditions. Buyers should independently verify schools, nearby services, and future development plans.