

# Report for 100 Northpoint Dr, Houston

Prepared April 03, 2024

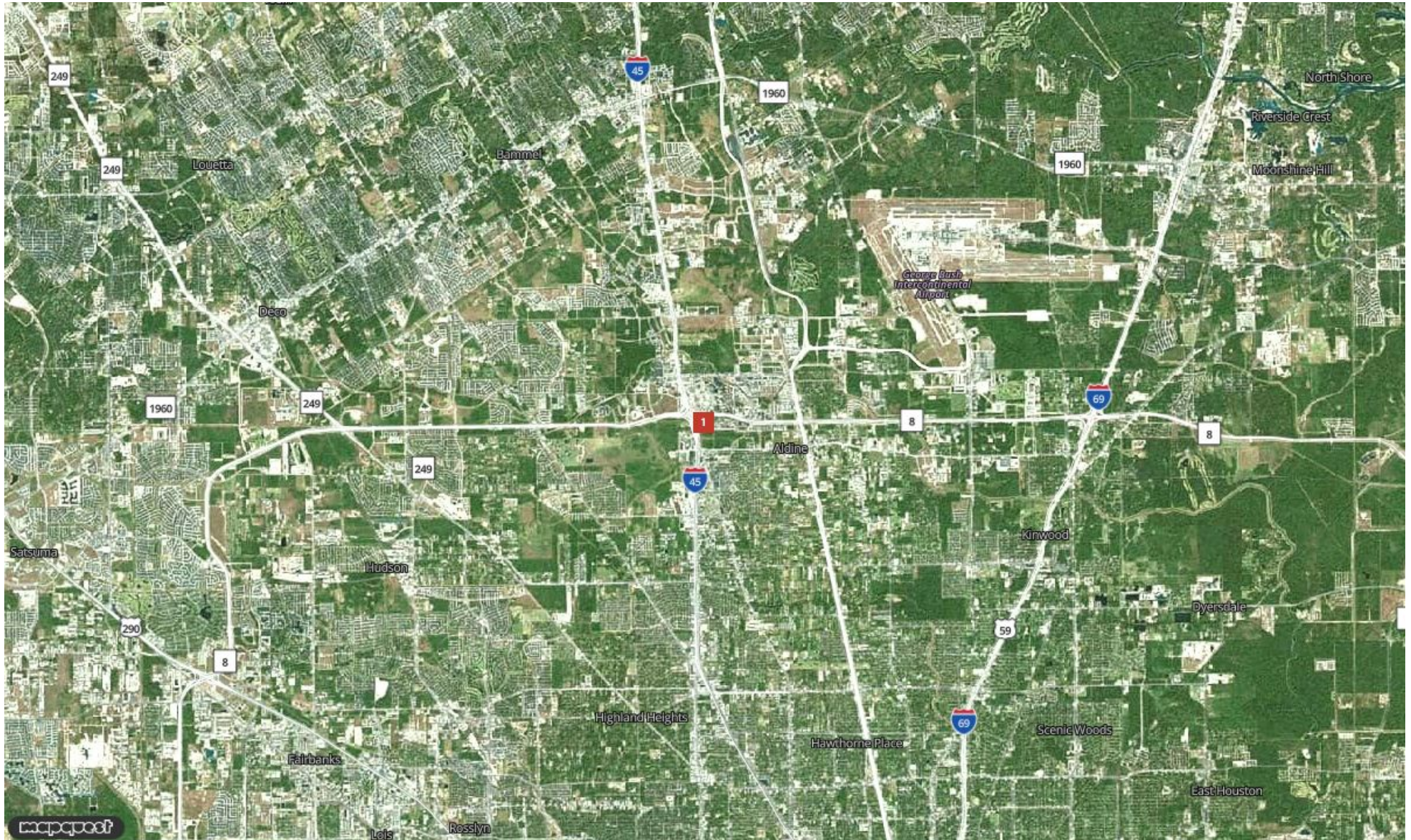
## Presented By

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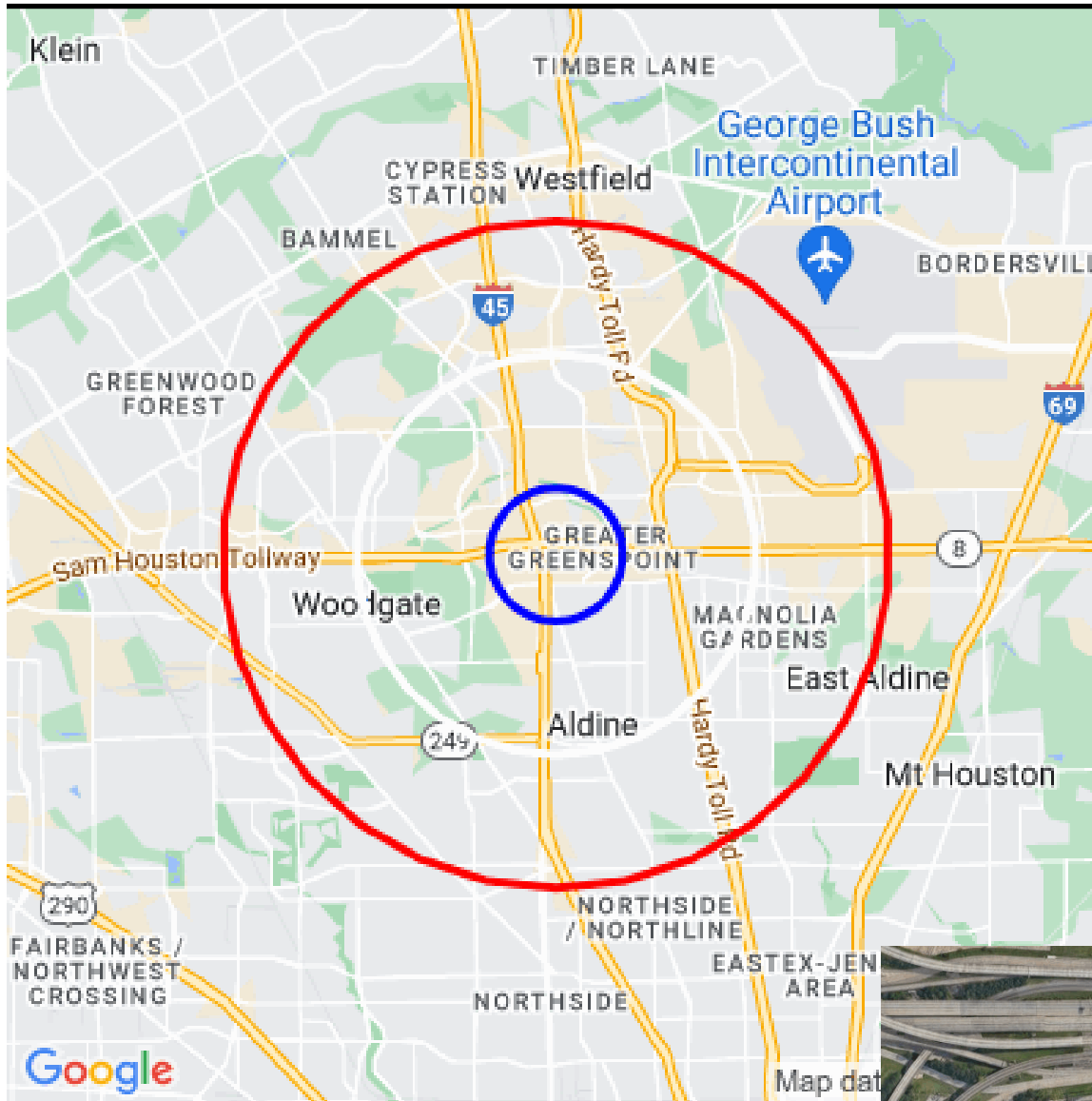


**Zoheb Noorani**  
zoheb.noorani@gmail.com  
(281) 734-4531

# Report for 100 Northpoint Dr, ...



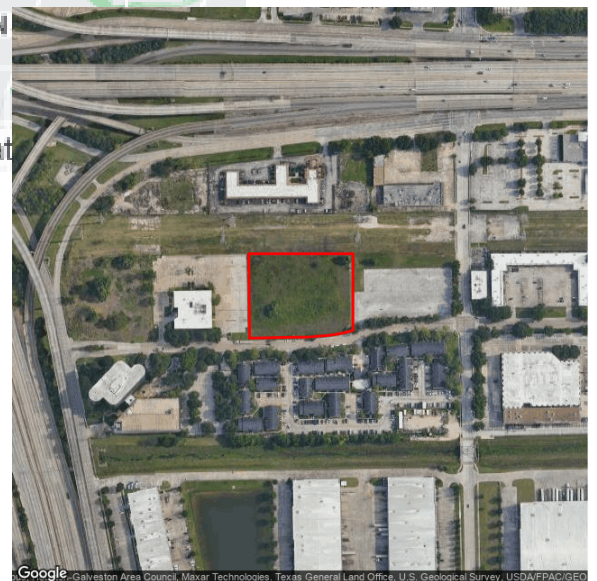
## Demographic Report



## 100 Northpoint Dr

### Population

Distance	Male	Female	Total
1- Mile	5,706	5,524	11,229
3- Mile	54,022	51,782	105,804
5- Mile	122,088	120,312	242,400



**Zoheb Noorani**  
zoheb.noorani@gmail.com  
281-734-4531



# ASSESSOR INFORMATION

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**108384000010**

Tax Year: 2023



Owner and Property Information										
Owner Name & Mailing Address: <b>COUNTY INVESTMENT LP APADANA INC 15015 TURKEY TRAIL CT HOUSTON TX 77079-5134</b>					Legal Description: <b>RES C &amp; C8 BLK 3 NORTHPOINT SEC 1 R/P</b> Property Address: <b>100 NORTHPOINT DR HOUSTON TX 77060</b>					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map <sup>A</sup> ®
C2 -- Real, Vacant Commercial	8003 -- Land Neighborhood Section 3	E	0	120,661 SF	0	0	9330.02	280 -- ISD 09 - Airport Tiers Area	5265D	372V

### Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

### Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>None</b>	009	ALDINE ISD		Certified: 08/18/2023	1.221700	1.036300
	040	HARRIS COUNTY		Certified: 08/18/2023	0.343730	0.350070
	041	HARRIS CO FLOOD CNTRL		Certified: 08/18/2023	0.030550	0.031050
	042	PORT OF HOUSTON AUTHY		Certified: 08/18/2023	0.007990	0.005740
	043	HARRIS CO HOSP DIST		Certified: 08/18/2023	0.148310	0.143430
	044	HARRIS CO EDUC DEPT		Certified: 08/18/2023	0.004900	0.004800
	045	LONE STAR COLLEGE SYS		Certified: 08/18/2023	0.107800	0.107600
	061	CITY OF HOUSTON		Certified: 08/18/2023	0.533640	0.519190
	266	NORTH HOUSTON DISTRICT		Certified: 08/18/2023	0.167420	
	293	GREENSPOINT 11 TIRZ (040)		Certified: 08/18/2023		
	570	GREENSPOINT 11 TIRZ (045)		Certified: 08/18/2023		
	590	GREENSPOINT 11 TIRZ (061)		Certified: 08/18/2023		
	968	GREENSPOINT 11 TIRZ (009)		Certified: 08/18/2023		

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

### Valuations

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised

Land	603,305		Land	603,305	
Improvement	0		Improvement	0	
Total	603,305	603,305	Total	603,305	603,305

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8003 -- Land Neighborhood Section 3	4300	SF	120,661	1.00	1.00	1.00	--	1.00	5.00	5.00	603,305.00

**Building**

Vacant (No Building Data)

**Julie Gazelas Tax Assessor Collector**  
**Make check payable and mail to:** ALDINE I.S.D.  
 P.O. Box 203989  
 Houston, TX 77216-3989  
**Mail Correspondence to:** ALDINE I.S.D.  
 14909 Aldine Westfield Rd.  
 Houston, TX 77032-3027  
 281-985-6455

**2023+ Tax Statement**

**Property Account Number:**  
**108384000010**

**Statement Date:** 11/20/2023  
**Owner:** COUNTY INVESTMENT LP  
**Mailing Address:** APADANA INC  
 15015 TURKEY TRAIL CT  
 HOUSTON TX 77079-5134

**Property Location:** 0000100 NORTHPOINT DR  
**Acres:** 2.77  
**Legal Description:** RES C & C8 BLK 3  
 NORTHPOINT SEC 1 R/P

**Exemptions:** Tax Increment Finance Zone

LAND MARKET	IMPR MARKET	TOTAL MARKET	LESS CAPPED	APPRAISED	
603,305	0	603,305	0	603,305	
Taxing Entities		Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax
ALDINE I.S.D.		0	603,305	1.036300	6252.05
				TOTAL BASE TAX	<b>6,252.05</b>
				Total Amount Due	<b>6,252.05</b>

↓ Detach ↓

Return With Payment

**2023 +Tax Statement**

**Statement Date:** 11/20/2023

**Make check payable and mail to:**  
 ALDINE I.S.D.  
 P.O. Box 203989  
 Houston, TX 77216-3989

**Mail Correspondence to:**  
 ALDINE I.S.D.  
 14909 Aldine Westfield Rd.  
 Houston, TX 77032-3027

Property Account Number  
 108384000010

**Total Amount Due \$6,252.05**

COUNTY INVESTMENT LP  
 APADANA INC  
 15015 TURKEY TRAIL CT  
 HOUSTON TX 77079-5134

IF PAID IN	AMOUNT DUE
DEC	6,252.05
JAN	6,252.05
FEB	6,689.69
MAR	6,814.73
APR	6,939.77
	7,064.81

**Please Make Checks Payable To:**  
**Aldine ISD Tax Office**

108384000010 2023 000000000625205 7

ANN HARRIS BENNETT  
 TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR  
 P.O. BOX 3547  
 HOUSTON, TEXAS 77253-3547  
 TEL: 713-274-8000



2023 Property Tax Statement  
 Web Statement

Statement Date:	November 20, 2023
Account Number	108-384-000-0010



COUNTY INVESTMENT LP  
 APADANA INC  
 15015 TURKEY TRAIL CT  
 HOUSTON TX 77079-5134

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	603,305	0.350070	\$2,111.99
Harris County Flood Control Dist	0	603,305	0.031050	\$187.33
Port of Houston Authority	0	603,305	0.005740	\$34.63
Harris County Hospital District	0	603,305	0.143430	\$865.32
Harris County Dept. of Education	0	603,305	0.004800	\$28.96
Lone Star College System	0	603,305	0.107600	\$649.16
City of Houston	0	603,305	0.519190	\$3,132.30

Property Description	
100 NORTHPOINT DR 77060 RES C & C8 BLK 3 NORTHPOINT SEC 1 R/P 2.7700 AC	
Appraised Values	
Land - Market Value	603,305
Impr - Market Value	0
Total Market Value	603,305
Less Capped Mkt Value	0
Appraised Value	603,305
Exemptions/Deferrals	

Page: 1 of 1

Total 2023 Taxes Due By January 31, 2024:	\$7,009.69
Payments Applied To 2023 Taxes	\$0.00
Total Current Taxes Due (Including Penalties)	\$7,009.69
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
<b>Total Amount Due For January 2024</b>	<b>\$7,009.69</b>



Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 29, 2024	7%	\$7,500.36	\$0.00	\$7,500.36
By March 31, 2024	9%	\$7,640.57	\$0.00	\$7,640.57
By April 30, 2024	11%	\$7,780.77	\$0.00	\$7,780.77
By May 31, 2024	13%	\$7,920.94	\$0.00	\$7,920.94
By June 30, 2024	15%	\$8,061.14	\$0.00	\$8,061.14

Tax Bill Increase (Decrease) from 2018 to 2023: Appraised Value 43%, Taxable Value 43%, Tax Rate -13%, Tax Bill 24%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

COUNTY INVESTMENT LP  
 APADANA INC  
 15015 TURKEY TRAIL CT  
 HOUSTON TX 77079-5134

Account Number	108-384-000-0010
Amount Enclosed	\$ _____ . _____

Make check payable to:

Cashier Statement - Date Printed: 11-20-2023

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT  
 TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR  
 P.O. BOX 4622  
 HOUSTON, TEXAS 77210-4622

10838400000106 2023 000700969 000750036 000764057 000778077

5265D7

# Harris Central Appraisal District



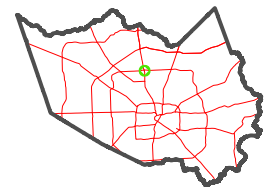
0 45 90 180 Feet

PUBLICATION DATE: 2/27/2023

Geospatial or map data maintained by the Harris Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.



MAP LOCATION



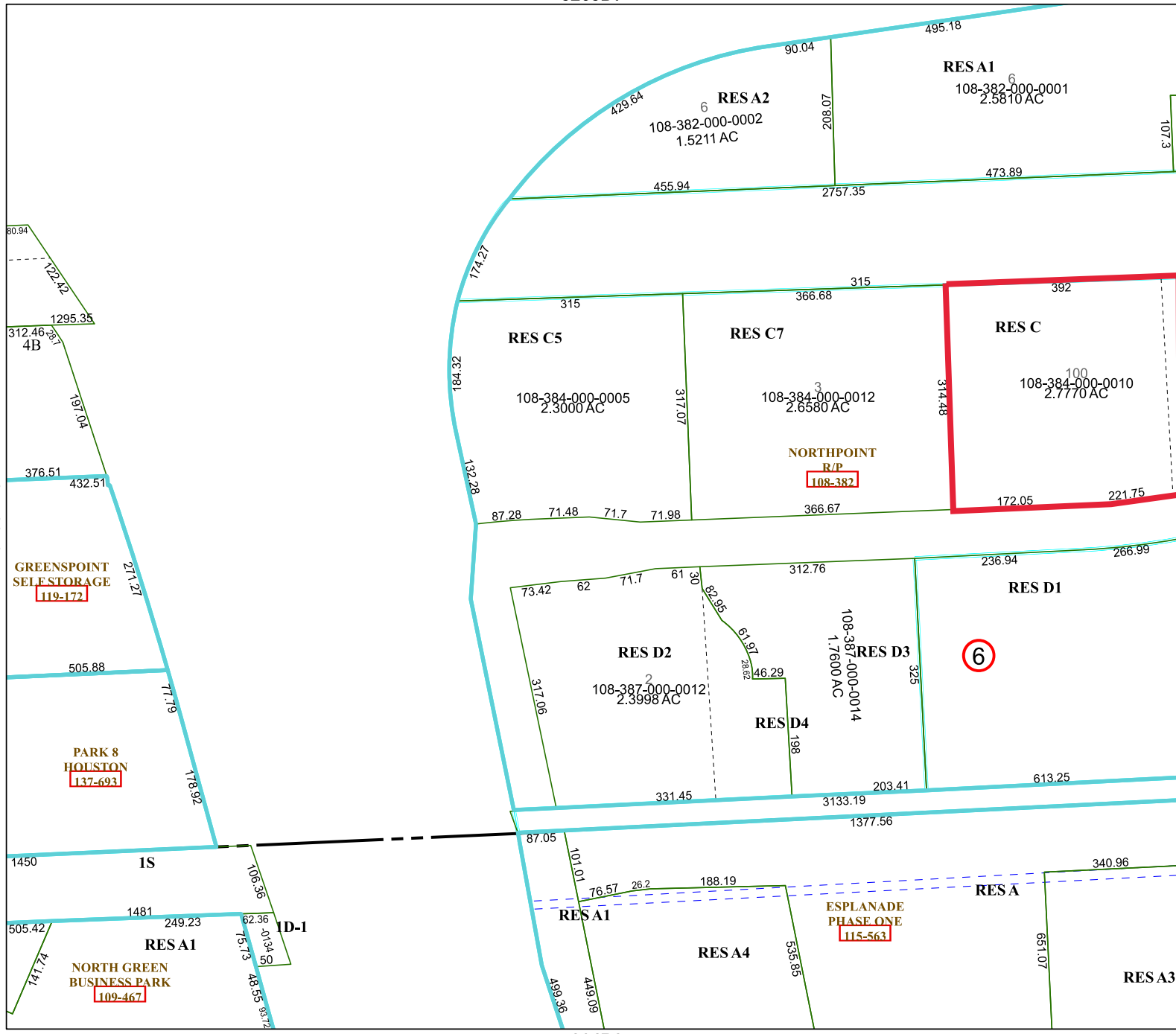
## FACET 5265D11

5	6	7	8	5
9	10	11	12	9
1	2	3	4	1

5264B3

5265D10

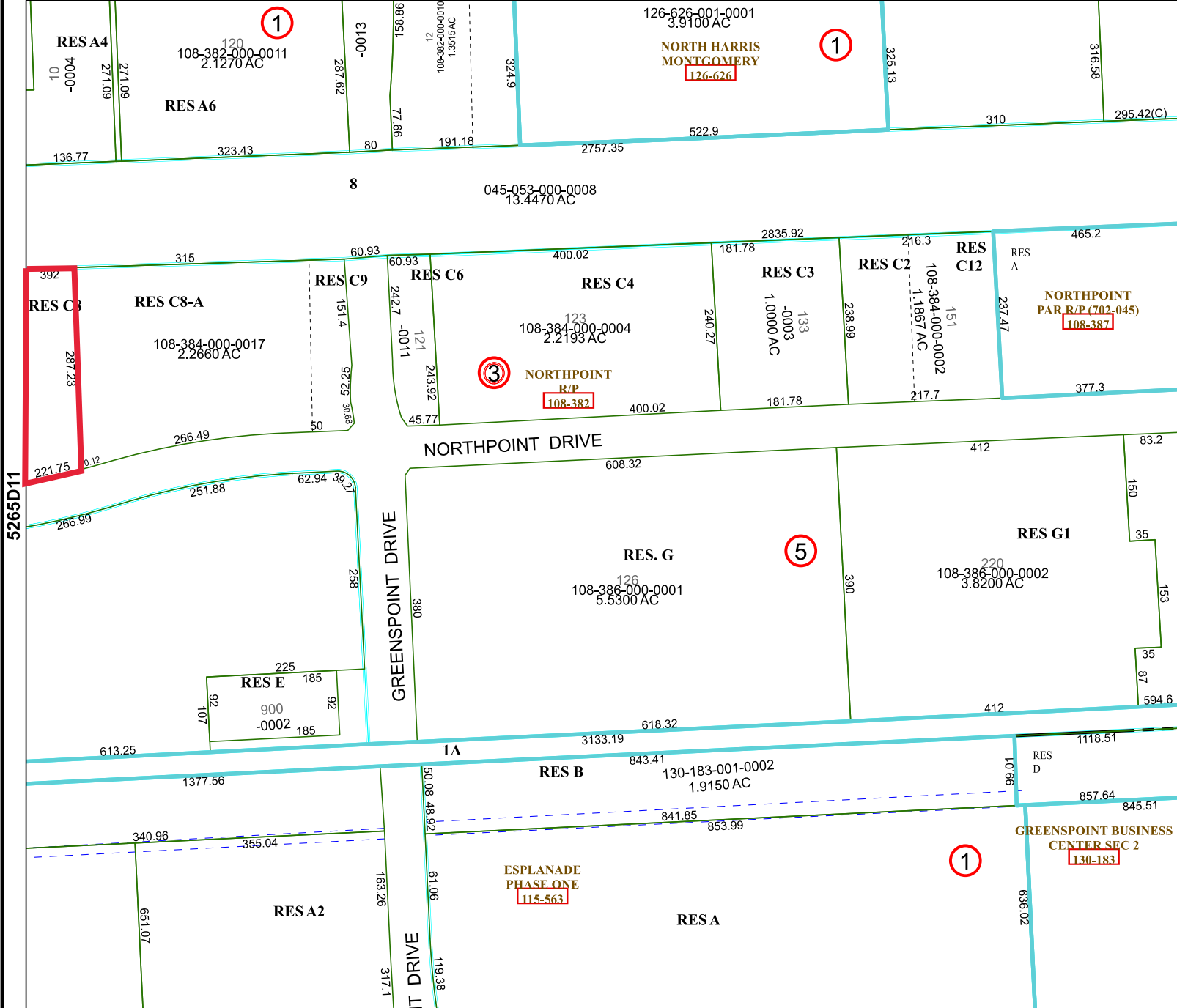
5265D12



6



5265D8



5264B4

# Harris Central Appraisal District

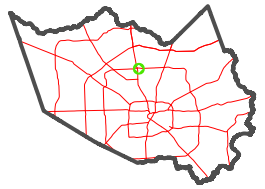


0 45 90 180 Feet

PUBLICATION DATE: 5/22/2023

Geospatial or map data maintained by the Harris Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

### MAP LOCATION



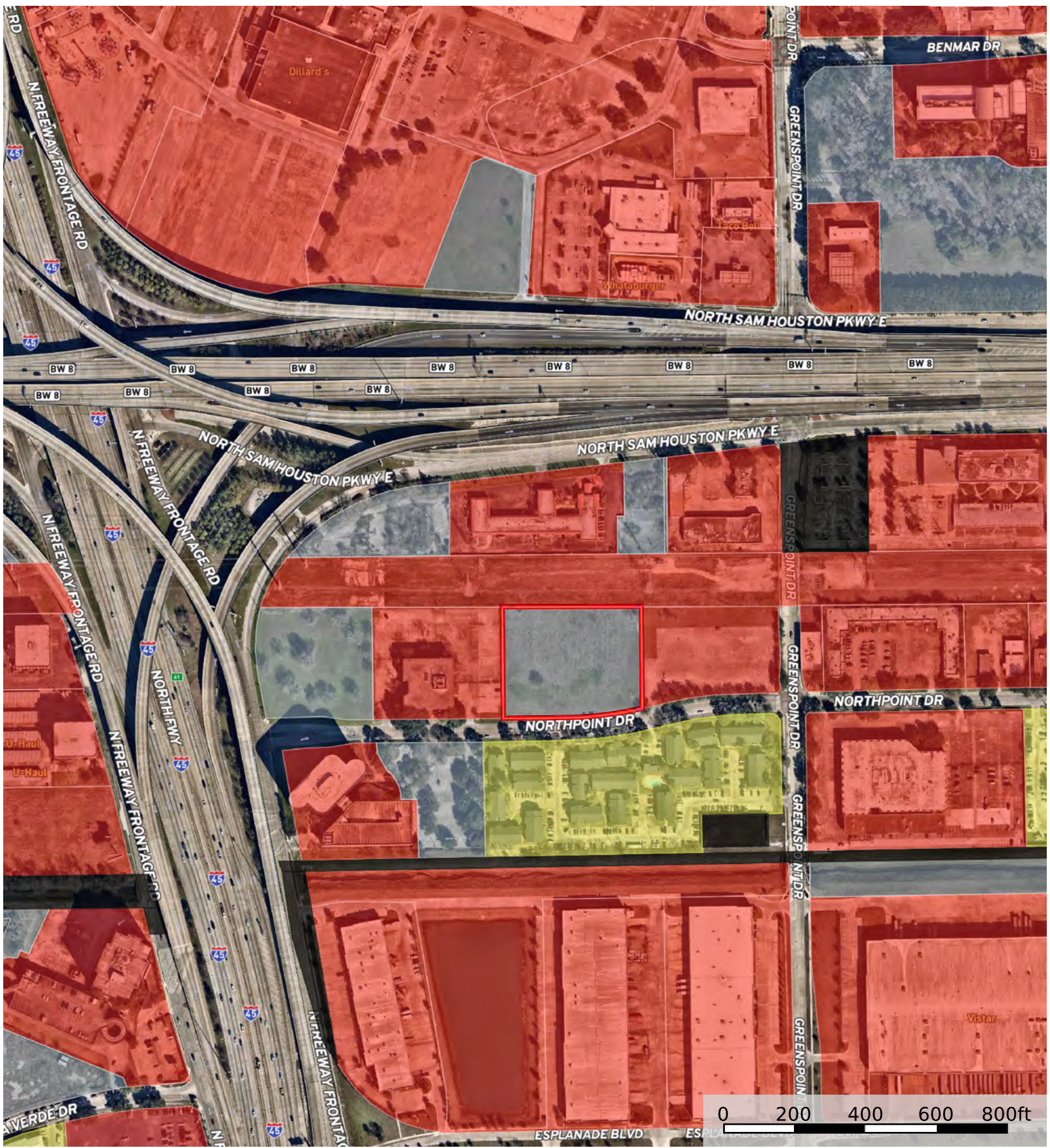
## FACET 5265D12

6	7	8	5	6
10	11	12	9	10
2	3	4	1	2

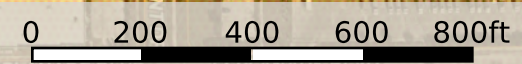
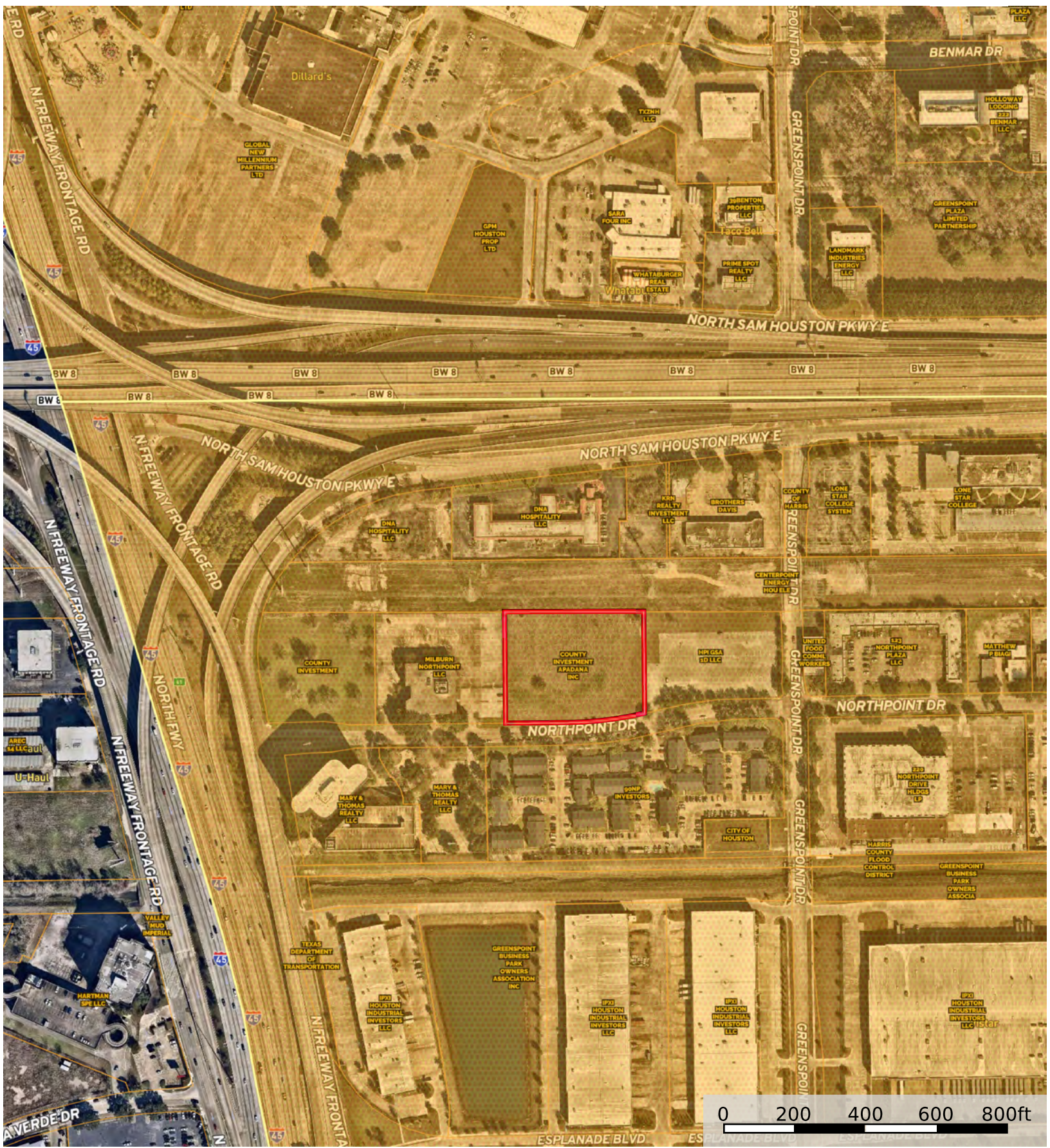


# LAND USES

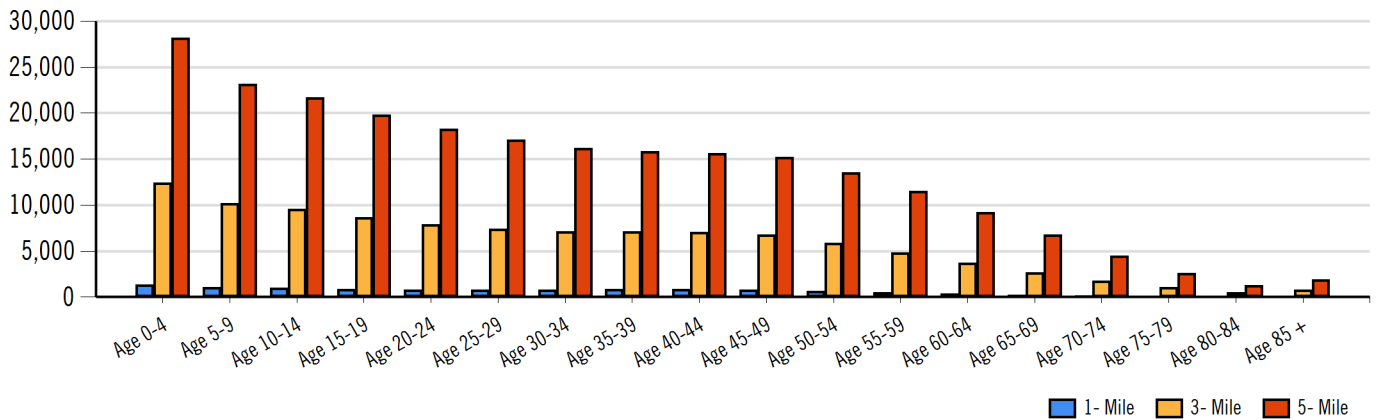
Texas, AC +/-



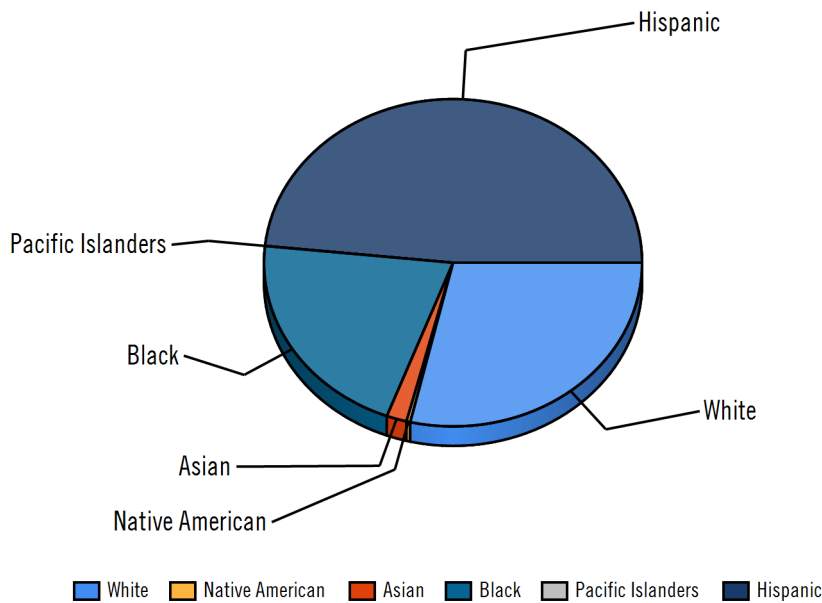
-  Boundary
-  Residential
-  Commercial
-  Industrial
-  Agricultural
-  Vacant
-  Miscellaneous



## Population by Distance and Age (2020)



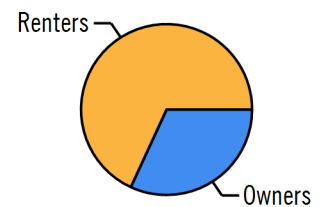
## Ethnicity within 5 miles



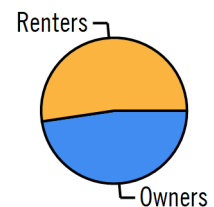
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	4,916	201	1.45 %
3-Mile	46,501	2,511	3.98 %
5-Mile	106,673	5,276	3.95 %



# 100 Northpoint Dr



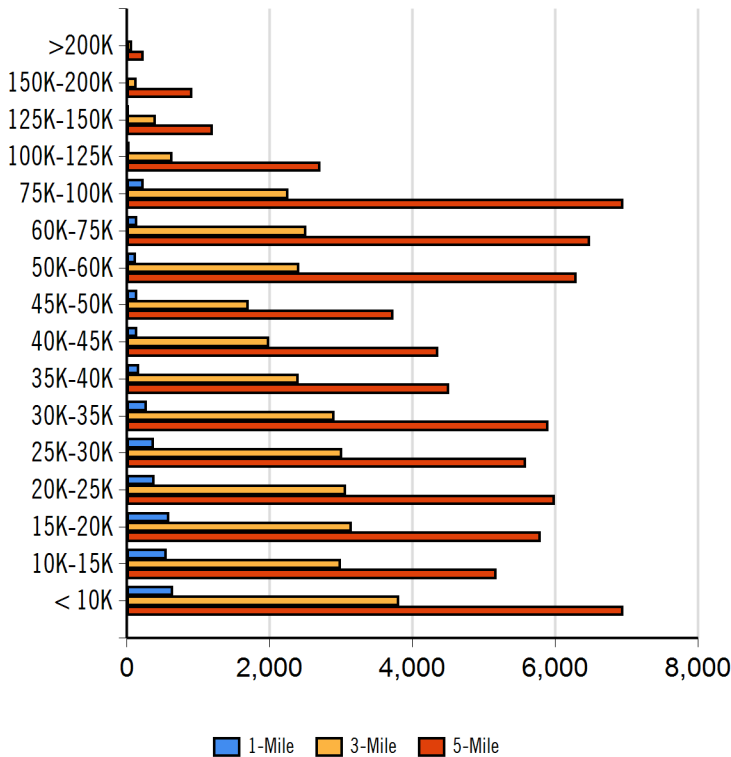
Texas United Realty

3131 Briarpark Drive Ste 125 Houston, TX 77042 | 832-237-9200

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	29	55	1,007	357	228	355	484	45	385	777	713	127	349
3-Mile	59	580	7,415	4,329	1,676	5,914	4,396	394	4,446	5,471	5,780	1,261	4,085
5-Mile	204	1,259	14,991	11,470	3,331	12,843	9,810	1,406	10,143	15,859	10,998	2,700	8,987

## Household Income



Radius	Median Household Income
1-Mile	\$29,228.45
3-Mile	\$34,720.73
5-Mile	\$40,147.28

Radius	Average Household Income
1-Mile	\$31,815.91
3-Mile	\$40,634.48
5-Mile	\$44,476.13

Radius	Aggregate Household Income
1-Mile	\$108,401,334.00
3-Mile	\$1,271,983,320.54
5-Mile	\$3,285,456,907.42

## Education

	1-Mile	3-mile	5-mile
Pop > 25	6,166	56,944	131,247
High School Grad	1,736	14,759	31,795
Some College	706	10,554	27,842
Associates	96	2,726	6,849
Bachelors	156	4,008	11,578
Masters	95	1,300	3,191
Prof. Degree	91	751	1,383
Doctorate	25	481	976

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	31 %	52 %	44 %
Teen's	50 %	99 %	104 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	9 %	64 %	104 %
New Homes	21 %	79 %	88 %
New Households	87 %	143 %	118 %
Military Households	1 %	4 %	6 %
Households with 4+ Cars	15 %	44 %	72 %
Public Transportation Users	72 %	93 %	72 %
Young Wealthy Households	1 %	24 %	32 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	131,364,564		1,250,141,077		2,899,772,859	
<b>Average annual household</b>	35,001		38,258		39,572	
<b>Food</b>	4,837	13.82 %	5,180	13.54 %	5,309	13.42 %
Food at home	3,397		3,562		3,628	
Cereals and bakery products	479		504		515	
Cereals and cereal products	172		181		185	
Bakery products	307		323		329	
Meats poultry fish and eggs	708		735		744	
Beef	162		168		169	
Pork	130		135		137	
Poultry	137		141		143	
Fish and seafood	111		116		117	
Eggs	57		60		61	
Dairy products	328		346		353	
Fruits and vegetables	665		708		725	
Fresh fruits	96		103		106	
Processed vegetables	135		142		145	
Sugar and other sweets	126		132		134	
Fats and oils	107		113		115	
Miscellaneous foods	644		671		682	
Nonalcoholic beverages	309		318		321	
Food away from home	1,440		1,617		1,681	
Alcoholic beverages	214		245		257	
<b>Housing</b>	13,677	39.08 %	14,629	38.24 %	15,041	38.01 %
Shelter	8,186		8,777		9,035	
Owned dwellings	4,065		4,623		4,879	
Mortgage interest and charges	1,948		2,247		2,386	
Property taxes	1,337		1,531		1,613	
Maintenance repairs	779		845		879	
Rented dwellings	3,667		3,613		3,592	
Other lodging	454		539		563	
Utilities fuels	3,466		3,652		3,746	
Natural gas	302		325		335	
Electricity	1,470		1,523		1,550	
Fuel oil	114		126		131	
Telephone services	1,060		1,124		1,158	
Water and other public services	518		553		569	
<b>Household operations</b>	832	2.38 %	914	2.39 %	943	2.38 %
Personal services	220		245		250	
Other household expenses	611		669		692	
Housekeeping supplies	472		493		499	
Laundry and cleaning supplies	139		142		142	
Other household products	260		277		282	
Postage and stationery	72		73		73	
Household furnishings	720		790		816	
Household textiles	56		60		61	
Furniture	135		153		158	
Floor coverings	13		17		18	
Major appliances	107		121		130	
Small appliances	67		73		74	
Miscellaneous	338		364		372	
<b>Apparel and services</b>	1,022	2.92 %	1,066	2.79 %	1,063	2.69 %
Men and boys	178		187		186	
Men 16 and over	141		151		151	
Boys 2 to 15	37		36		35	
Women and girls	370		391		395	



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# 100 Northpoint Dr



Texas United Realty

3131 Briarpark Drive Ste 125 Houston, TX 77042 | 832-237-9200

Women 16 and over	298	318	322
Girls 2 to 15	72	72	73
Children under 2	86	86	84

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	131,364,564		1,250,141,077		2,899,772,859	
<b>Average annual household</b>	35,001		38,258		39,572	
<b>Transportation</b>	4,810	13.74 %	5,278	13.80 %	5,484	13.86 %
Vehicle purchases	947		1,082		1,138	
Cars and trucks new	413		502		550	
Cars and trucks used	512		554		558	
Gasoline and motor oil	1,701		1,818		1,877	
Other vehicle expenses	1,882		2,055		2,136	
Vehicle finance charges	114		131		140	
Maintenance and repairs	643		699		724	
Vehicle insurance	915		993		1,031	
Vehicle rental leases	209		231		239	
Public transportation	280		321		331	
<b>Health care</b>	2,731	7.80 %	3,014	7.88 %	3,149	7.96 %
Health insurance	1,873		2,041		2,121	
Medical services	495		572		608	
Drugs	275		303		318	
Medical supplies	88		96		100	
<b>Entertainment</b>	2,018	5.77 %	2,228	5.82 %	2,314	5.85 %
Fees and admissions	278		339		360	
Television radios	849		898		923	
Pets toys	736		810		837	
Personal care products	445		485		501	
Reading	38		42		43	
Education	786		863		852	
Tobacco products	398		399		402	
<b>Miscellaneous</b>	539	1.54 %	606	1.58 %	639	1.61 %
<b>Cash contributions</b>	905		1,025		1,092	
<b>Personal insurance</b>	2,574		3,191		3,420	
Life and other personal insurance	103		120		126	
Pensions and Social Security	2,471		3,070		3,293	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	10,197	7,405	36.87 %	2,650	6,790	1,869	8,328	1,002
3-Mile	2020	46,452	33,973	35.60 %	10,286	33,473	17,131	29,321	3,999
5-Mile	2020	97,741	71,810	34.72 %	18,384	74,642	48,610	49,131	6,665
1-Mile	2023	10,880	7,405	46.58 %	2,814	7,257	1,970	8,910	1,100
3-Mile	2023	48,918	33,973	43.38 %	10,814	35,260	17,963	30,955	4,982
5-Mile	2023	102,833	71,810	42.30 %	19,298	78,569	51,135	51,698	9,231



**Zoheb Noorani**  
zoheb.noorani@gmail.com  
281-734-4531



Catylist



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 100 Northpoint Dr, Houston, TX 77060

## CITY, STATE

**Houston, TX**

## POPULATION

**313,917**

## AVG. HHSIZE

**3.32**

## MEDIAN HH INCOME

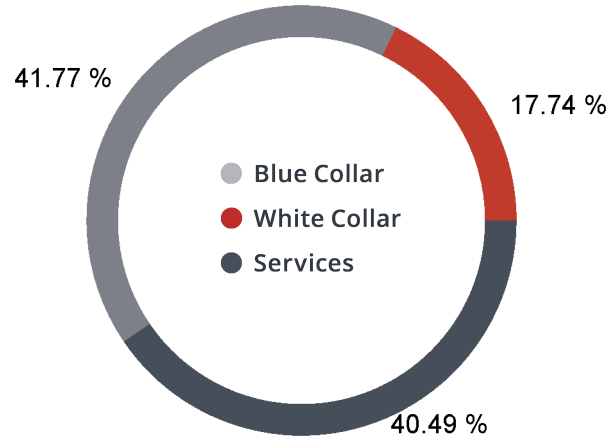
**\$42,845**

## HOME OWNERSHIP

Renters: **51,973**

Owners: **44,624**

## EMPLOYMENT

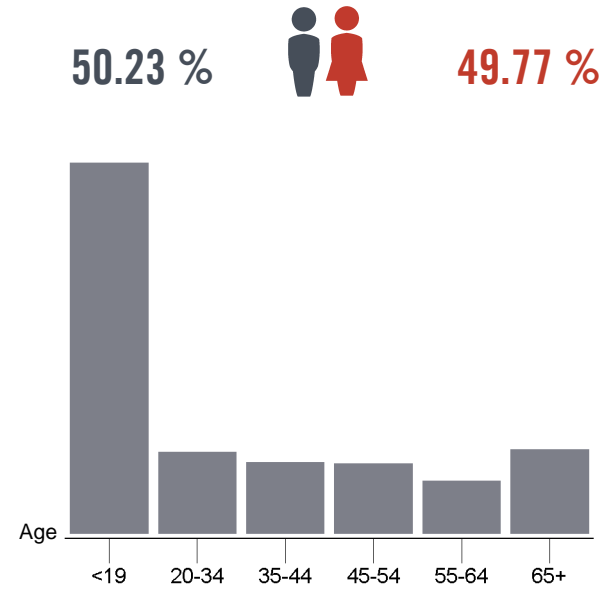


**44.48 %** Employed  
**2.18 %** Unemployed

## EDUCATION

High School Grad: **24.81 %**  
Some College: **20.58 %**  
Associates: **5.31 %**  
Bachelors: **16.48 %**

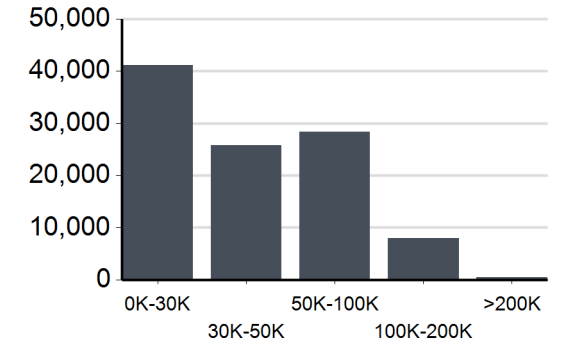
## GENDER & AGE



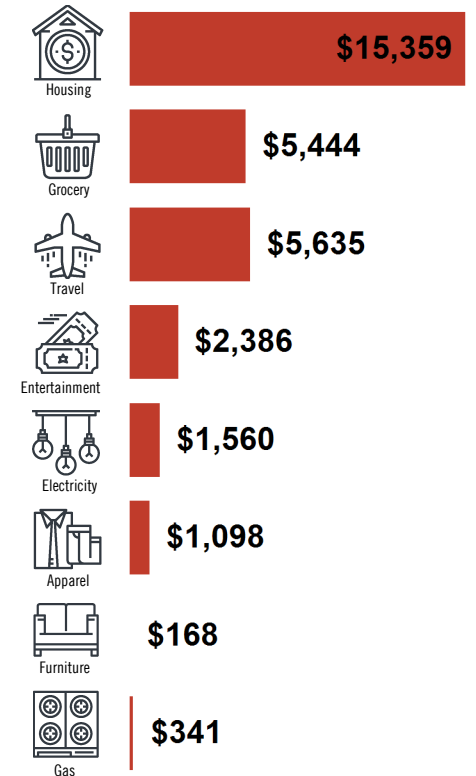
## RACE & ETHNICITY

White: **23.49 %**  
Asian: **0.35 %**  
Native American: **0.32 %**  
Pacific Islanders: **0.00 %**  
African-American: **16.15 %**  
Hispanic: **41.31 %**  
Two or More Races: **18.37 %**

## INCOME BY HOUSEHOLD

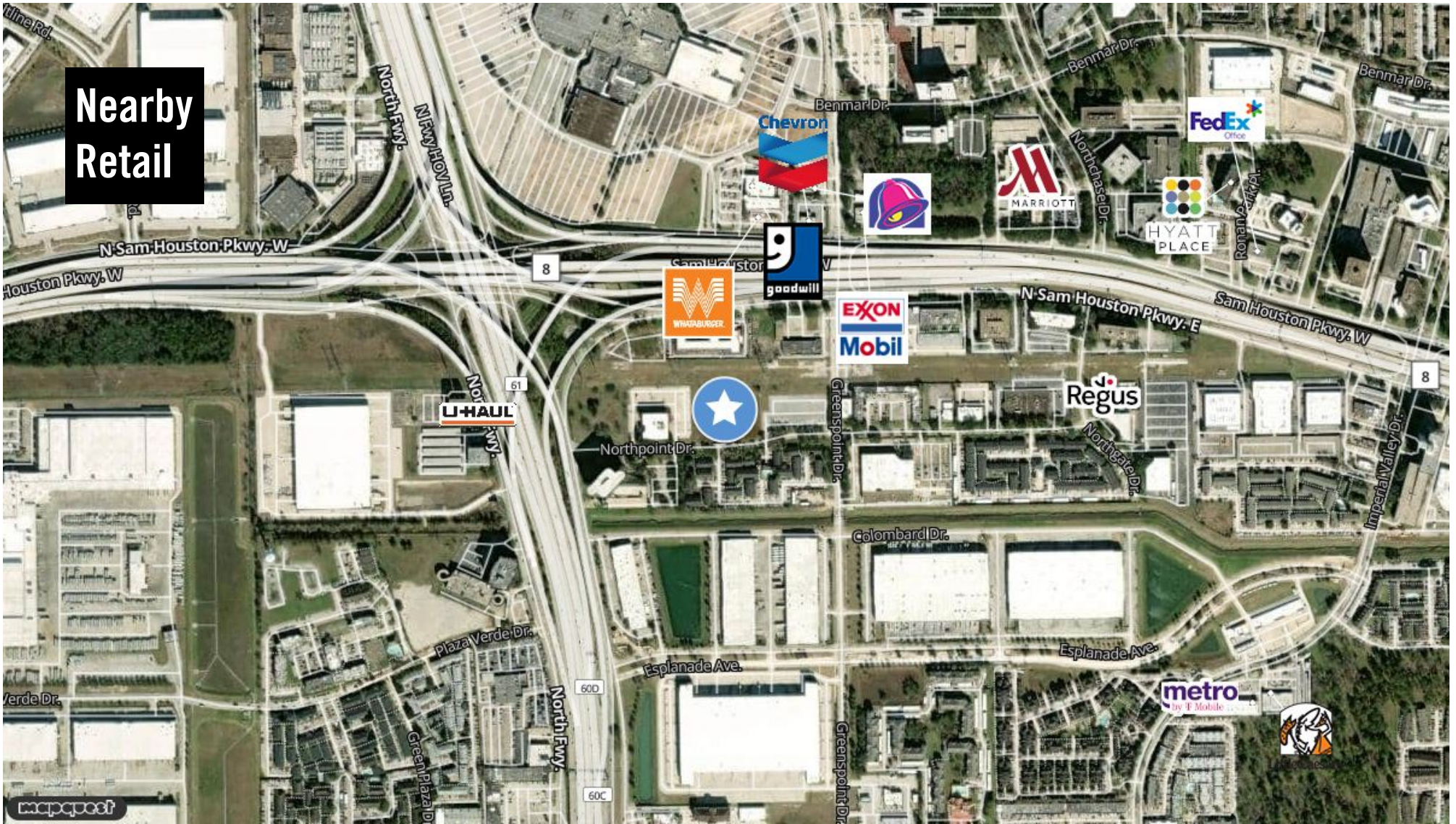


## HH SPENDING



# 100 Northpoint Dr

Nearby Retail





# 100 Northpoint Dr



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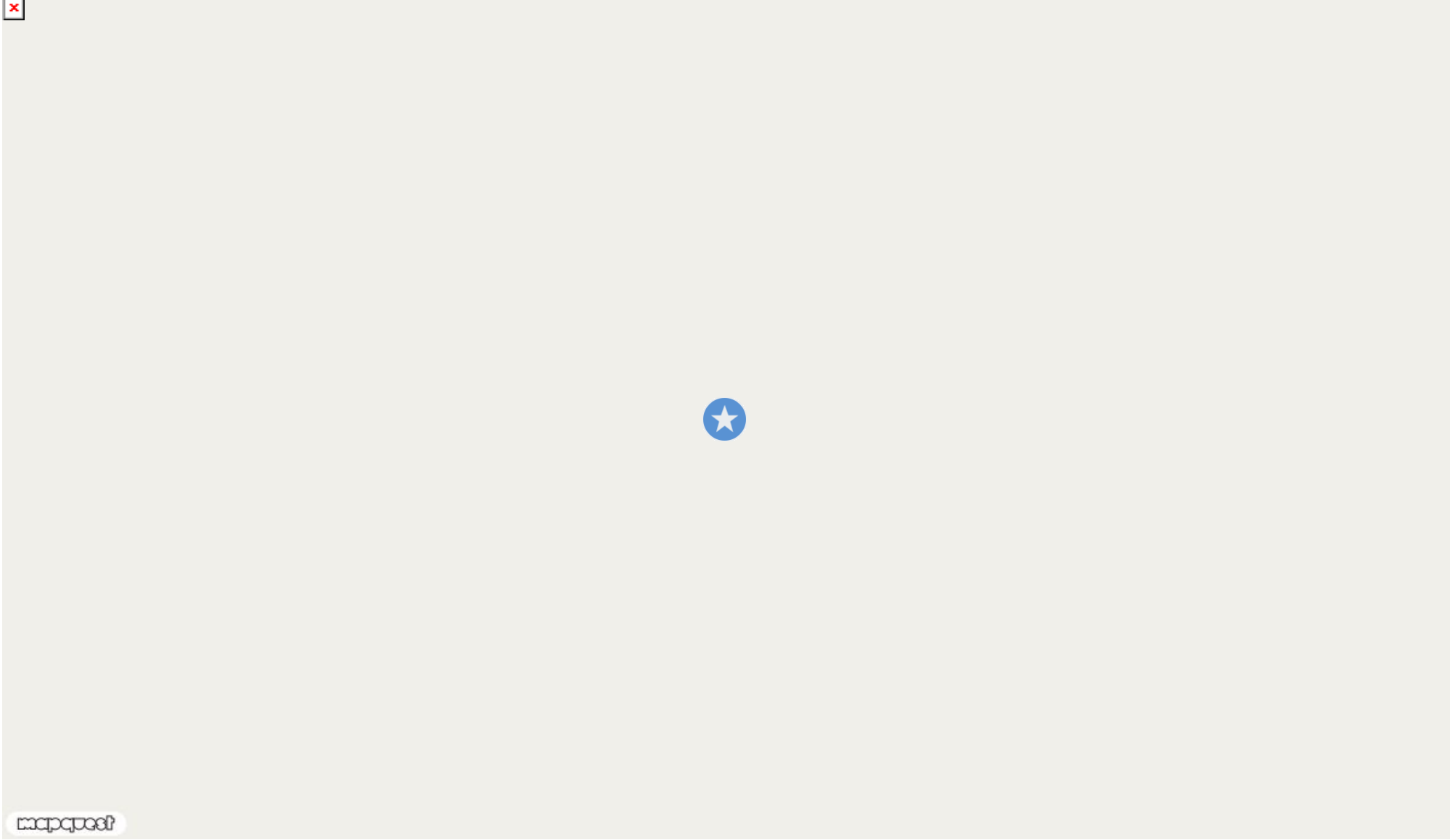
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