

LAND FOR SALE

Ella Blvd & Rushcreek Dr. Houston, TX 77067



- Price: \$4,508,460
- Price/SF: \$4.50
- Lot Size: +/- 23.06 AC
- Frontage: +/- 1,045' on Ella Blvd
- Approx miles: 2 (Amazon warehouse), 1 (I-45), 1.6 (Sam Houston Tollway), 10 (IAH Airport), 3 (Coca-Cola distribution facility).

Ideal for residential development, gas station, strip center, retail office, distribution warehouse, industrial retail office, etc.



Danny Nguyen, CCIM

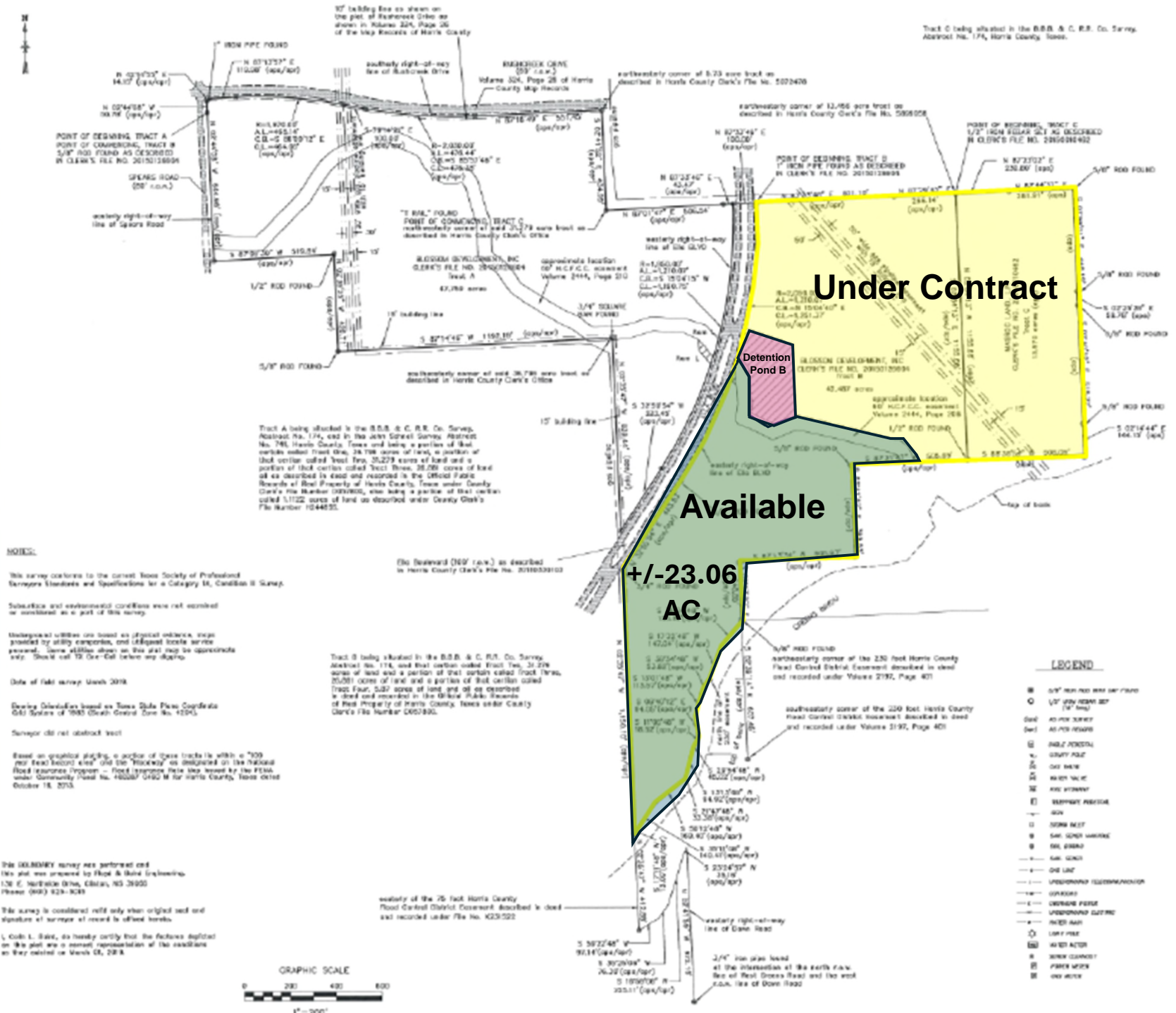
M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



NOTES:

This survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category II, Condition II Survey.

Subsurface and environmental conditions were not searched or considered as a part of this survey.

Unapproved utilities are based on official notices, maps provided by utility companies, and adjacent locale as we are provided. Some utilities shown on this plat may be approximate only. Check with TX One-Call before any activity.

Date of field survey: March 2018

Surveying Calculations based on Texas State Plane Coordinate (83) System of 1983 (North Zone) Zone No. 4294.

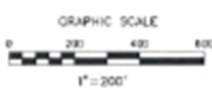
Surveyor did not obstruct test.

Based on optical staking, a portion of these tracts lie within a "100 foot Road Right-of-Way" and the "Right-of-Way" as designated on the Highway Road Reopening Program - Road Reopening Right-of-Way Map issued by the FHWA under Community Road No. 402007-0402 for Harris County, Texas dated October 18, 2015.

This GUNSMITH survey was performed and the plat was prepared by Flood & Wood Engineers, 170 E. Northway Drive, Dallas, TX 75202 Phone: (972) 323-3029

This survey is considered valid only when original field notes and duplicate of survey of record is offered hereto.

I, Colin L. Baker, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on March 08, 2018.



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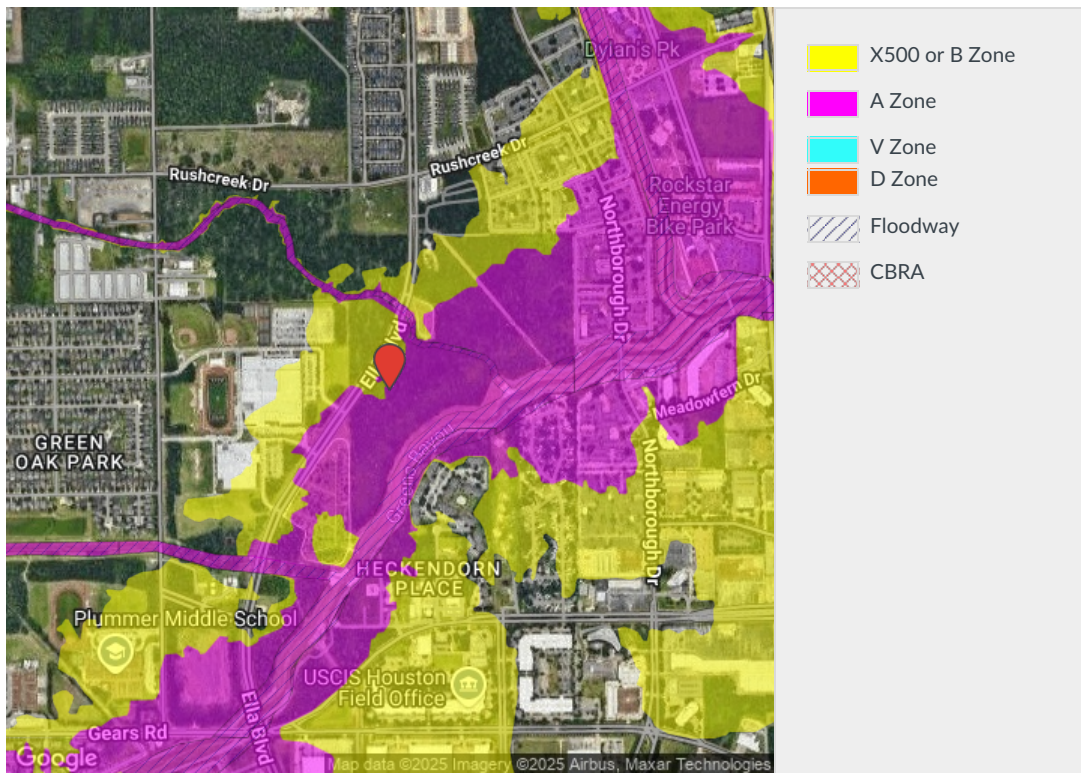
LATITUDE: 29.954561, LONGITUDE: -95.429735

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: IN 

COMMUNITY	480287	PANEL	0460M
PANEL DATE	October 16, 2013	MAP NUMBER	48201C0460M





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com



Executive Summary

12526-12550 Ella Blvd, Houston, Texas, 77067
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 29.95482
 Longitude: -95.43030

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	11,567	100,166	156,660
2020 Population	13,545	115,210	177,531
2024 Population	13,962	115,628	179,144
2029 Population	14,220	115,805	180,967
2010-2020 Annual Rate	1.59%	1.41%	1.26%
2020-2024 Annual Rate	0.72%	0.09%	0.21%
2024-2029 Annual Rate	0.37%	0.03%	0.20%
2020 Male Population	48.6%	49.0%	48.9%
2020 Female Population	51.4%	51.0%	51.1%
2020 Median Age	28.2	29.8	32.3
2024 Male Population	49.3%	49.5%	49.6%
2024 Female Population	50.7%	50.5%	50.4%
2024 Median Age	29.2	30.7	33.3

In the identified area, the current year population is 179,144. In 2020, the Census count in the area was 177,531. The rate of change since 2020 was 0.21% annually. The five-year projection for the population in the area is 180,967 representing a change of 0.20% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 33.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	9.4%	12.3%	16.9%
2024 Black Alone	40.4%	33.7%	27.2%
2024 American Indian/Alaska Native Alone	1.1%	1.7%	1.8%
2024 Asian Alone	2.8%	4.3%	6.1%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	32.9%	32.1%	30.8%
2024 Two or More Races	13.2%	15.8%	17.1%
2024 Hispanic Origin (Any Race)	52.4%	57.5%	57.5%

Persons of Hispanic origin represent 57.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 88.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	25	44	56
2010 Households	4,167	31,103	48,290
2020 Households	4,946	36,873	56,084
2024 Households	5,124	37,411	57,072
2029 Households	5,284	38,068	58,576
2010-2020 Annual Rate	1.73%	1.72%	1.51%
2020-2024 Annual Rate	0.84%	0.34%	0.41%
2024-2029 Annual Rate	0.62%	0.35%	0.52%
2024 Average Household Size	2.72	3.09	3.13

The household count in this area has changed from 56,084 in 2020 to 57,072 in the current year, a change of 0.41% annually. The five-year projection of households is 58,576, a change of 0.52% annually from the current year total. Average household size is currently 3.13, compared to 3.15 in the year 2020. The number of families in the current year is 41,847 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	40.9%	27.0%	23.3%
Median Household Income			
2024 Median Household Income	\$30,862	\$48,321	\$57,038
2029 Median Household Income	\$35,715	\$54,177	\$65,826
2024-2029 Annual Rate	2.96%	2.31%	2.91%
Average Household Income			
2024 Average Household Income	\$45,090	\$68,067	\$78,858
2029 Average Household Income	\$52,876	\$79,436	\$92,598
2024-2029 Annual Rate	3.24%	3.14%	3.26%
Per Capita Income			
2024 Per Capita Income	\$16,305	\$22,077	\$25,091
2029 Per Capita Income	\$19,347	\$26,179	\$29,927
2024-2029 Annual Rate	3.48%	3.47%	3.59%
GINI Index			
2024 Gini Index	46.2	42.8	41.4

Households by Income

Current median household income is \$57,038 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$65,826 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$78,858 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$92,598 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$25,091 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$29,927 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	54	83	96
2010 Total Housing Units	5,306	36,450	53,613
2010 Owner Occupied Housing Units	872	12,342	27,669
2010 Renter Occupied Housing Units	3,295	18,761	20,621
2010 Vacant Housing Units	1,139	5,347	5,323
2020 Total Housing Units	5,624	40,031	60,048
2020 Owner Occupied Housing Units	785	14,467	29,738
2020 Renter Occupied Housing Units	4,161	22,406	26,346
2020 Vacant Housing Units	676	3,159	3,953
2024 Total Housing Units	5,828	40,829	61,622
2024 Owner Occupied Housing Units	955	15,106	30,945
2024 Renter Occupied Housing Units	4,169	22,305	26,127
2024 Vacant Housing Units	704	3,418	4,550
2029 Total Housing Units	6,000	41,656	63,388
2029 Owner Occupied Housing Units	1,057	15,873	32,771
2029 Renter Occupied Housing Units	4,226	22,195	25,806
2029 Vacant Housing Units	716	3,588	4,812

Socioeconomic Status Index

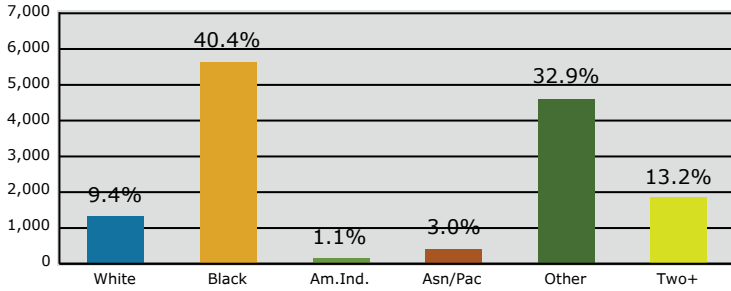
2024 Socioeconomic Status Index	33.6	35.8	38.8
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Currently, 50.2% of the 61,622 housing units in the area are owner occupied; 42.4%, renter occupied; and 7.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 60,048 housing units in the area and 6.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.61%. Median home value in the area is \$212,161, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.90% annually to \$282,531.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

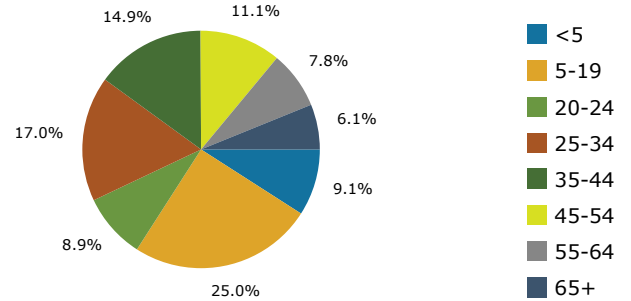
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

2024 Population by Race

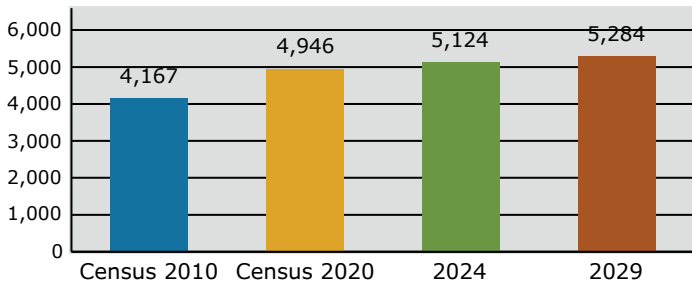


2024 Percent Hispanic Origin: 52.4%

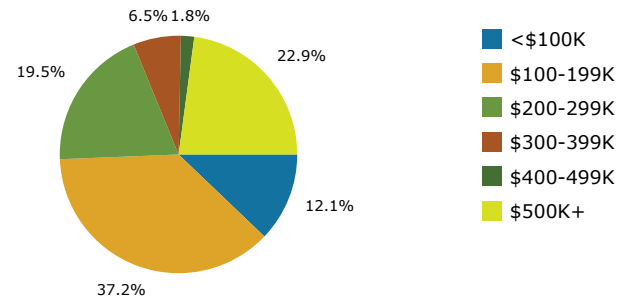
2024 Population by Age



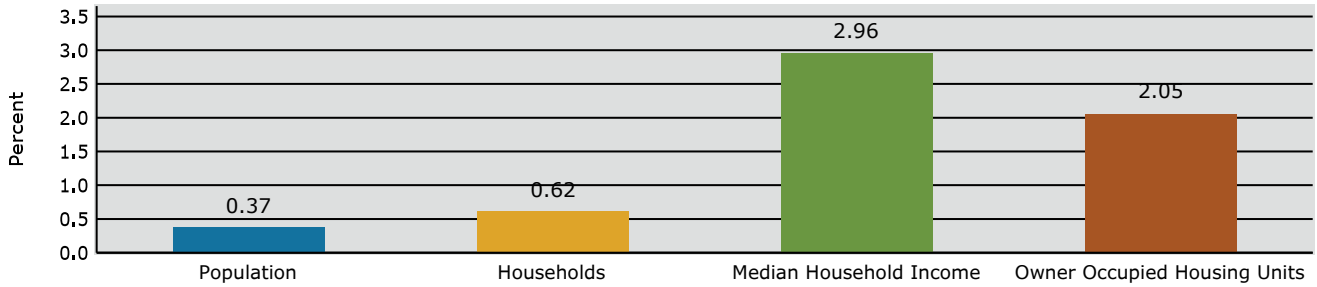
Households



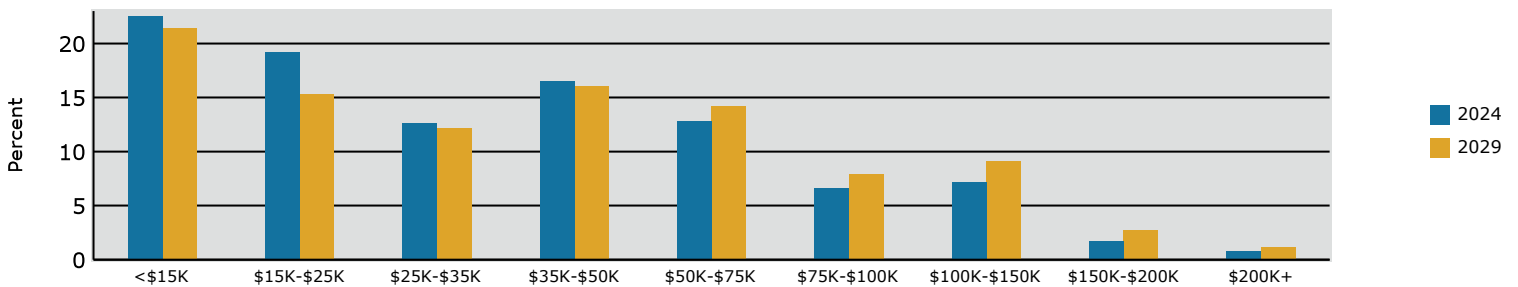
2024 Home Value



2024-2029 Annual Growth Rate

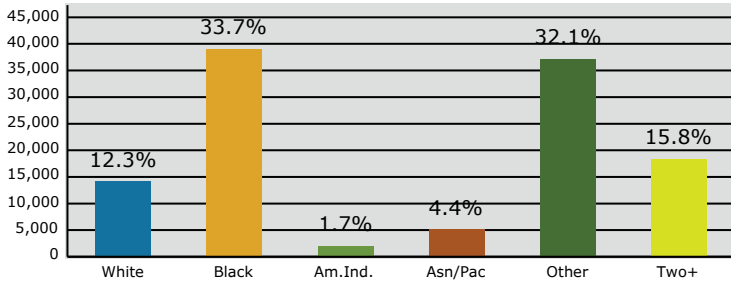


Household Income



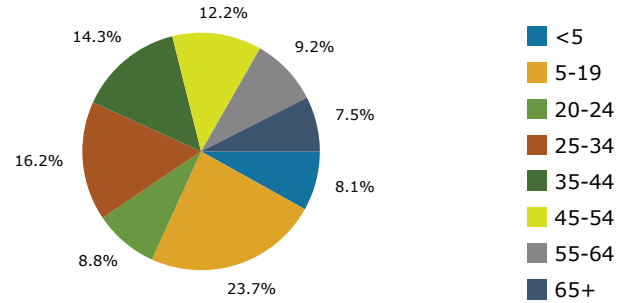
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

2024 Population by Race

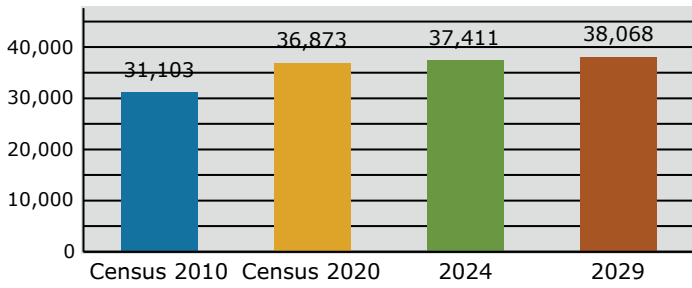


2024 Percent Hispanic Origin: 57.5%

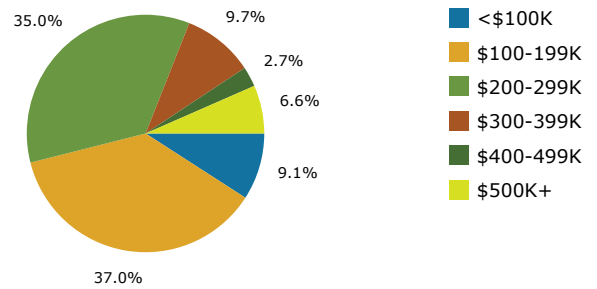
2024 Population by Age



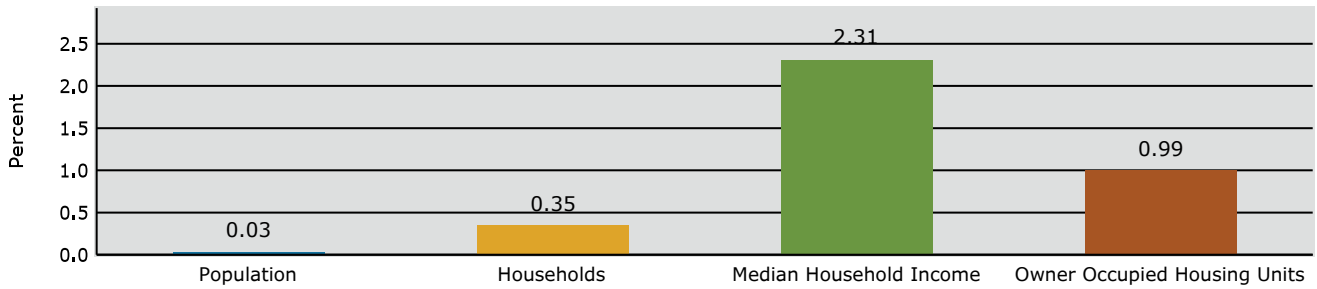
Households



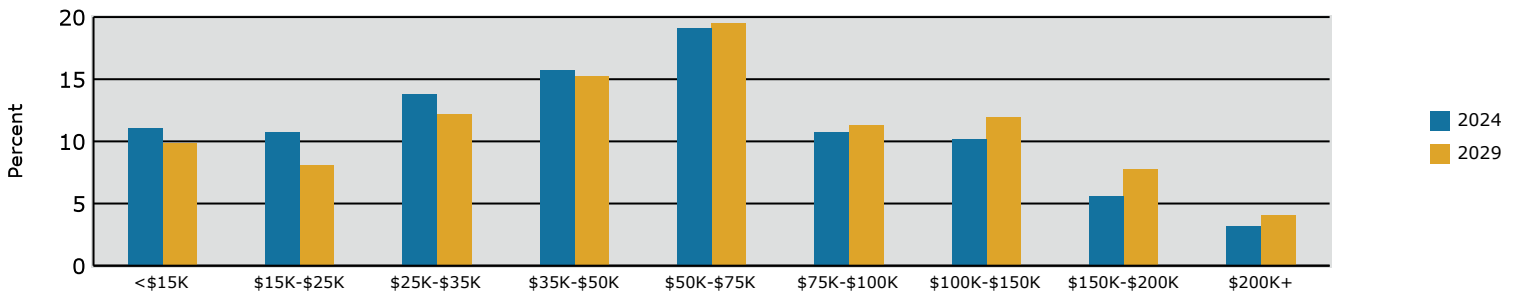
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

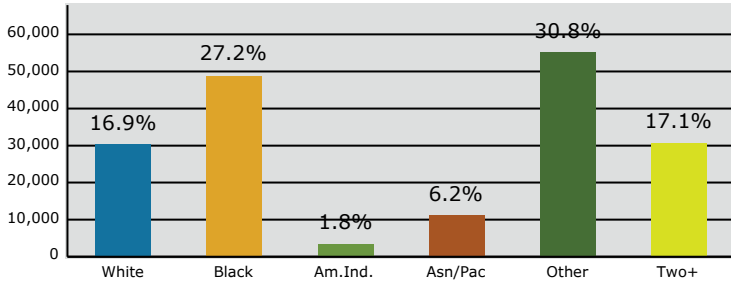


Graphic Profile

12526-12550 Ella Blvd, Houston, Texas, 77067
 Ring band: 3 - 5 mile radius

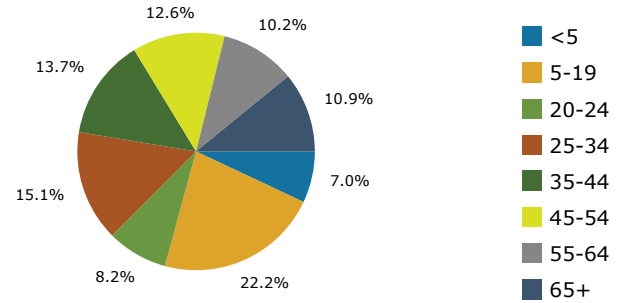
Prepared by Esri
 Latitude: 29.95482
 Longitude: -95.43030

2024 Population by Race

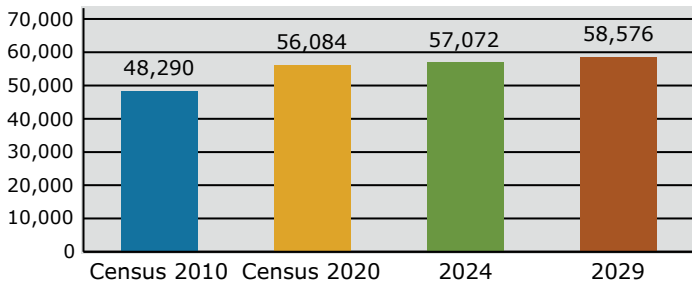


2024 Percent Hispanic Origin: 57.5%

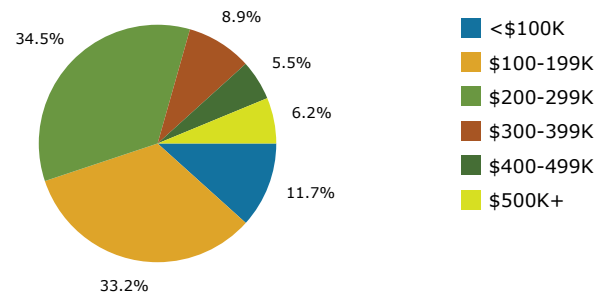
2024 Population by Age



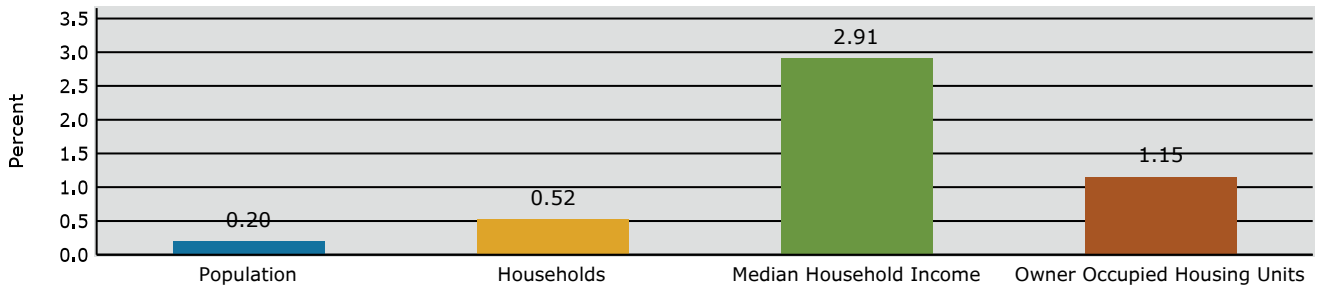
Households



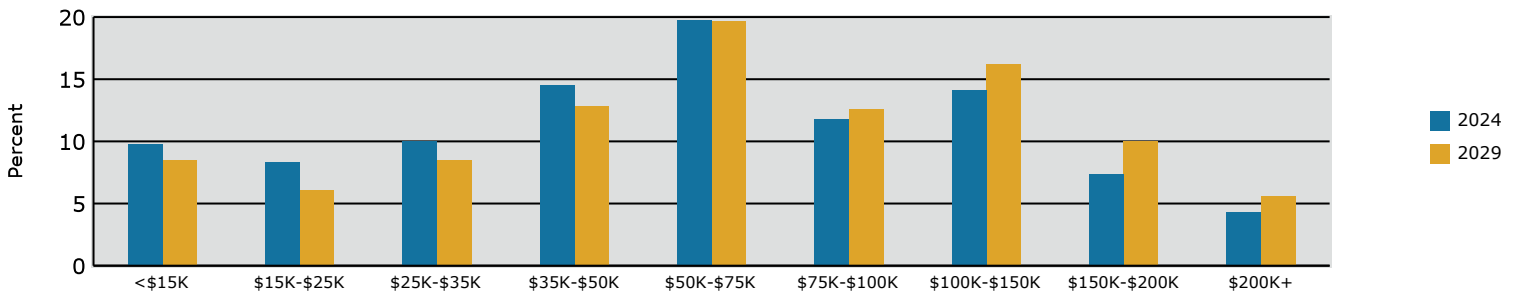
2024 Home Value



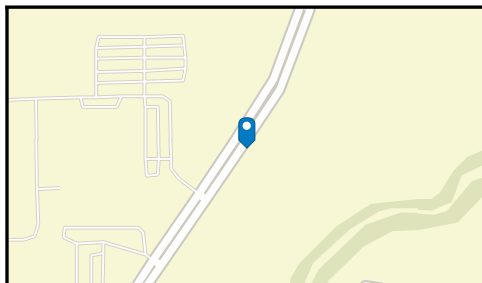
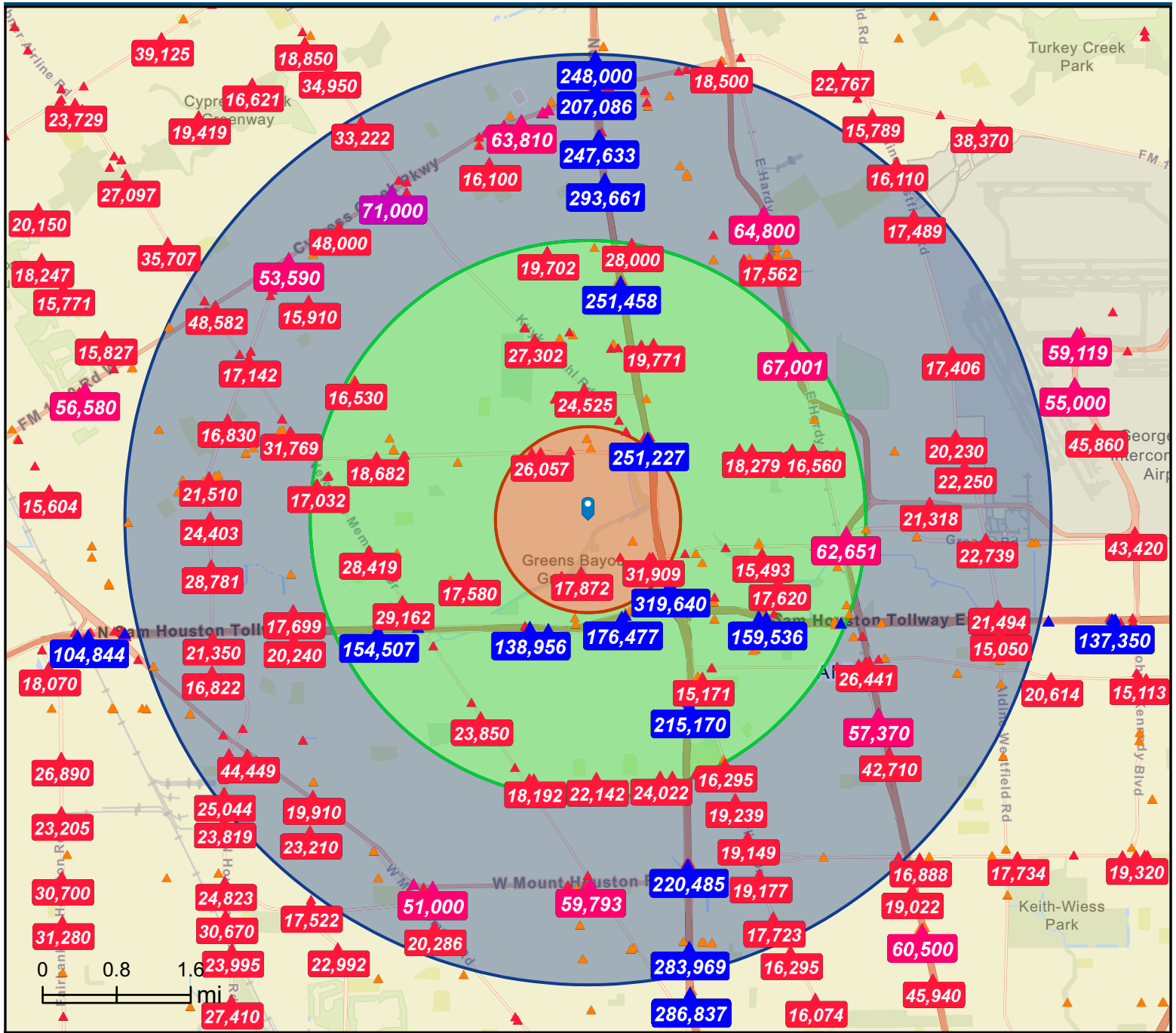
2024-2029 Annual Growth Rate



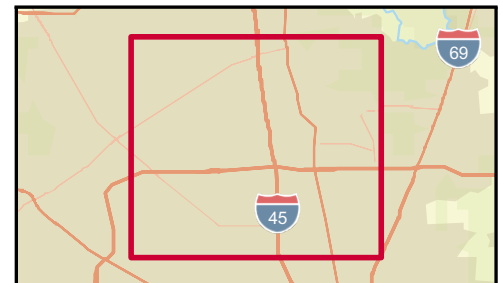
Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



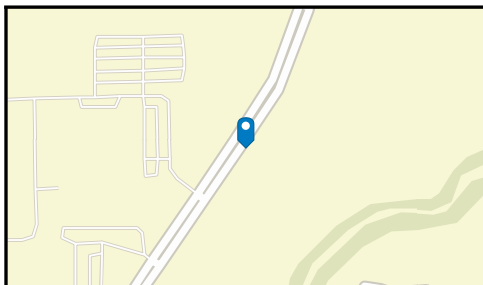
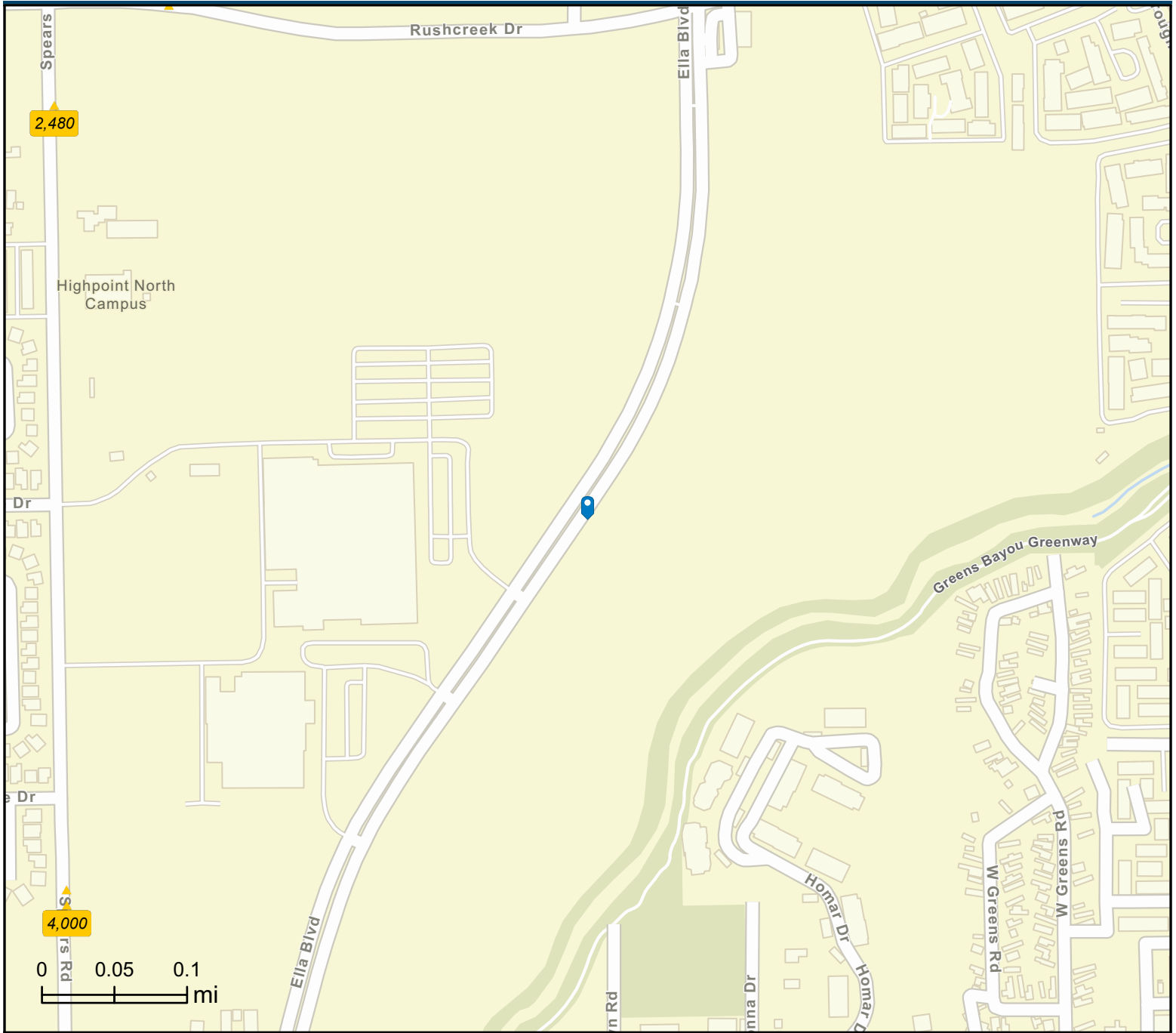
Source: ©2024 Kalibrate Technologies (Q4 2024).



Traffic Count Map - Close Up

12526-12550 Ella Blvd, Houston, Texas, 77067
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.95482
Longitude: -95.43030



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Source: ©2024 Kalibrate Technologies (Q4 2024).

May 09, 2025



Traffic Count Profile

12526-12550 Ella Blvd, Houston, Texas, 77067
 Ring bands: 0-1, 1-3, 3-5 mile radii

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 Latitude: 29.95482
 Longitude: -95.43030

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.43	Northborough Dr	Meadowfern Dr (0.1 miles S)	2011	7290
0.44	Spears Rd	Coppermeade Dr (0.07 miles N)	2006	5560
0.45	Spears Rd	Coppermeade Dr (0.08 miles N)	2011	4000
0.45	Rushcreek Dr	Spears Rd (0.08 miles W)	2011	3740
0.46	Spears Rd	Rushcreek Dr (0.07 miles N)	2011	2480
0.53	Gears Loop	Greens Crossing Blvd (0.12 miles W)	2013	17820
0.54	Northborough Dr	Glenborough Dr (0.01 miles S)	2001	13240
0.55	W Greens Rd	Gears Loop (0.06 miles NE)	2013	17872
0.56	Ella Boulevard	Gears Rd (0.08 miles S)	2022	7491
0.61	Gears Rd	W Greens Rd (0.1 miles W)	2011	1630
0.63	Ella Blvd	W Rankin Rd (0.1 miles N)	2013	4028
0.66	Kuykendahl Rd	North Fwy (0.11 miles SE)	2011	1340
0.66	Gears Rd	Spears Rd (0.07 miles W)	2011	18300
0.67	Rushcreek Dr	Kuykendahl Rd (0.07 miles NE)	2011	4950
0.73	Spears Rd	W Rankin Rd (0.11 miles N)	2011	2360
0.73	Hugh Rd	Trickey Rd (0.24 miles W)	2011	3420
0.74	Greens Pkwy	Gears Rd (0.04 miles S)	2013	4604
0.76	W Rankin Rd	Greenlow Dr (0.04 miles E)	2010	26909
0.77	Ella Boulevard	W Rankin Rd (0.05 miles S)	2019	13437
0.77	Gears Loop	N FwySvc Rd (0.11 miles E)	2001	28780
0.79	Greens Pkwy	Gears Rd (0.08 miles N)	2013	4361
0.80	Gears Loop	N FwySvc Rd (0.08 miles E)	2013	31909
0.81	Greens Pkwy	Ella Blvd (0.07 miles W)	2013	3155
0.83	Gruss Dr	Abney Dr (0.03 miles E)	2011	1200
0.83	West Rankin Road	Kuykendahl Rd (0.1 miles E)	2019	26427
0.84	Rushcreek Dr	Kuykendahl Rd (0.11 miles SW)	2011	3500
0.84	Greens Pkwy	Ella Blvd (0.08 miles E)	2011	5080
0.86	W Rankin Rd	Kuykendahl Rd (0.05 miles E)	2011	27070
0.87	Ella Blvd	W Rankin Rd (0.16 miles SE)	2013	12870
0.89	Knobcrest Dr	Folkway Dr (0.12 miles E)	2006	130

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2024 Kalibrate Technologies (Q4 2024).



Information About Brokerage Services

Texas law requires all real estate licensees 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
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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