

LAND FOR SALE

Ella Blvd & Rushcreek Dr, Houston, TX 77067



Property Description

- **Tract 1**
Lot Size: +/- 47.76 AC
Frontage:
+/- 644 Ft on Spears Rd.
+/- 1,713 Ft on Rushcreek Dr.
+/- 1,533 Ft on Ella Blvd.
- **Tract 2**
Lot Size: +/- 56.16 AC
Frontage:
+/- 1,674 Ft on Ella Blvd.
+/- 280.28 Ft on Rushcreek Dr.
- **Total Lot Size: +/- 103.82 AC**
- **Price: \$3.50 SF**
- **Will Subdivide**
- **Approx. 2 Mil to Amazon Warehouse,**
- **Approx. 3 Mil to Coca Cola Distribution Facility *Opens 2020* & about 15 Min to IAH Airport**
- **Excellent location for commercial & residential use**
- **Property located: Less than 1 Mile W. of N45, along Rushcreek Dr. & Approx. 1.6 Miles N. of Sam Houston Tollway**



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

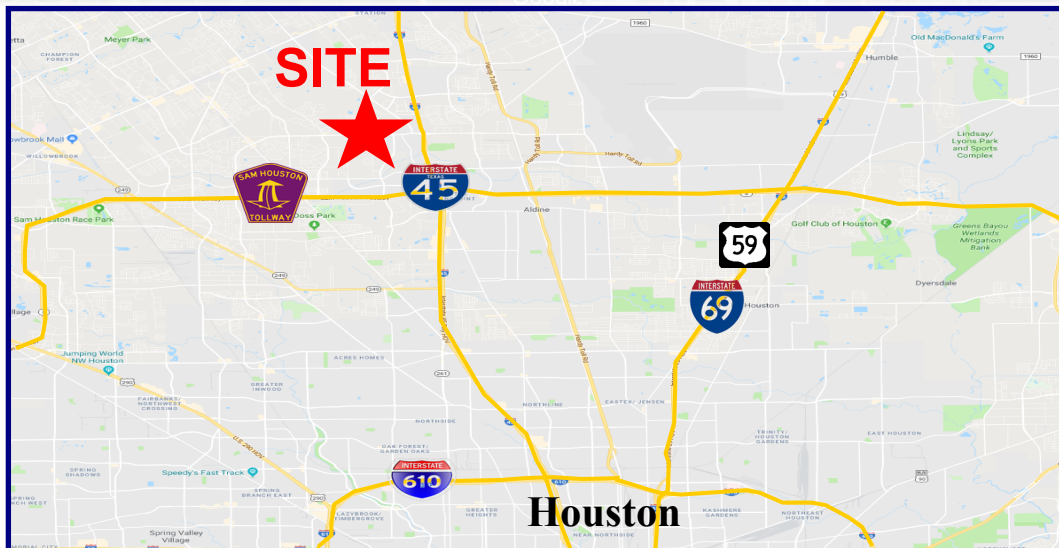
dannynguyen@dncommercial.net

www.dncommercial.net



Map View

Ella Blvd & Rushcreek Dr, Houston, TX 77067



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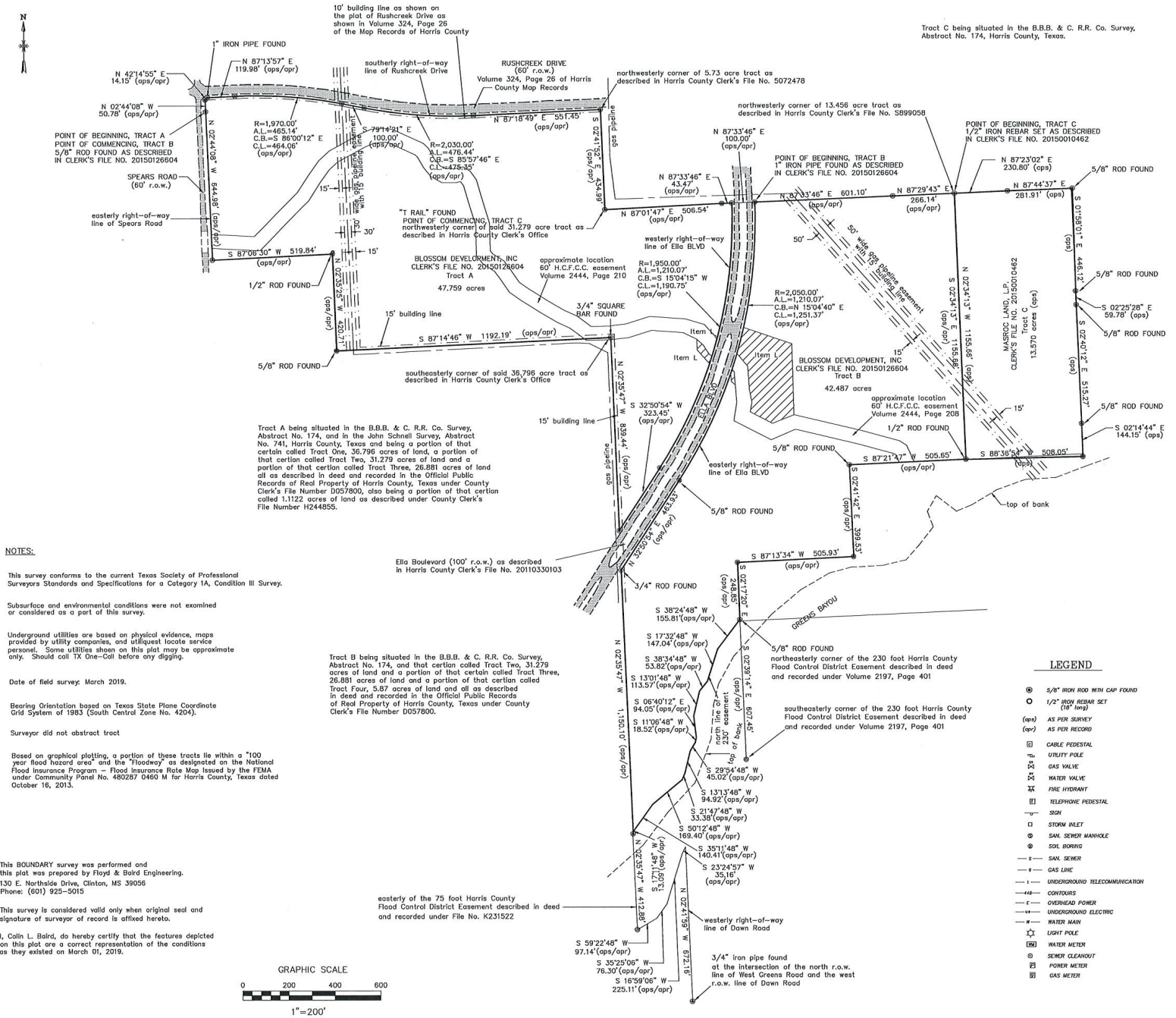
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Survey

Ella Blvd & Rushcreek Dr, Houston, TX 77067



NOTES:

This survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

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

Underground utilities are based on physical evidence, maps provided by utility companies, and utility locate service personnel. Some utilities shown on this plot may be approximate only. Should call TX One-Call before any digging.

Date of field survey: March 2019.

Bearing Orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).

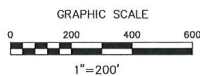
Surveyor did not abstract tract

Based on graphical plotting, a portion of these tracts lie within a "100 year flood hazard area" and the "floodway" as designated on the National Flood Insurance Program - Flood Insurance Rate Map issued by the FEMA under Community Panel No. 480287 0460 M for Harris County, Texas dated October 16, 2013.

This BOUNDARY survey was performed and this plot was prepared by Floyd & Baird Engineering, 130 E. Northside Drive, Clinton, MS 39056 Phone: (601) 925-5015

This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird, do hereby certify that the features depicted on this plot are a correct representation of the conditions as they existed on March 01, 2019.



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Traffic Count Map

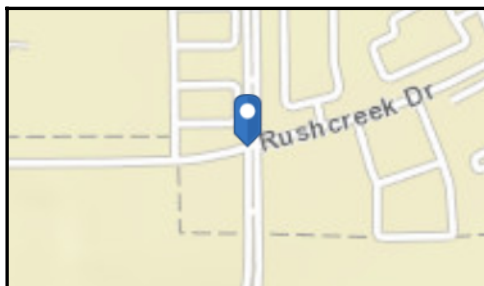
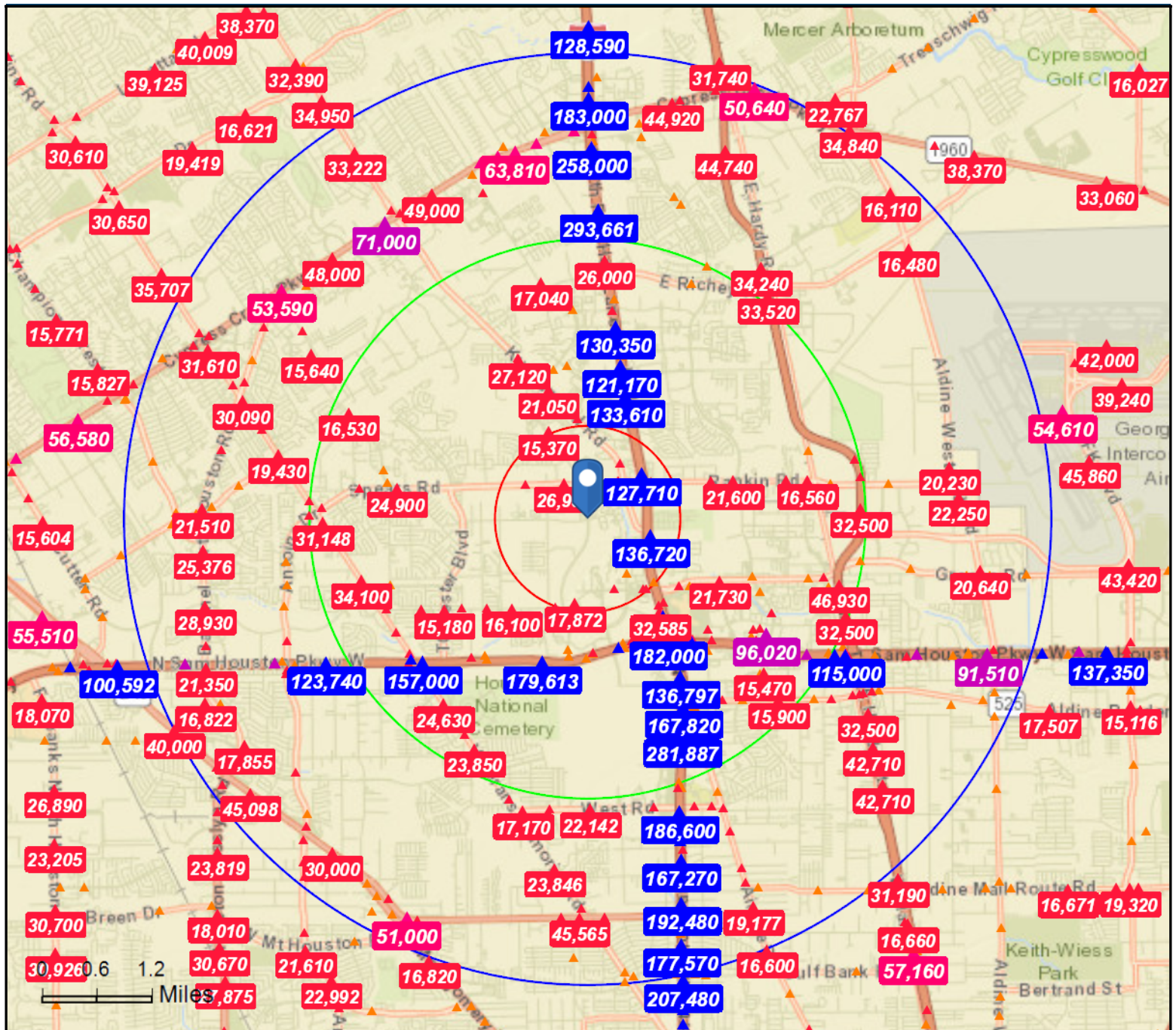
Ella Blvd & Rushcreek Dr, Houston, Texas, 77067

Rings: 1, 3, 5 mile radii

Prepared by Danny Nguyen, CCIM

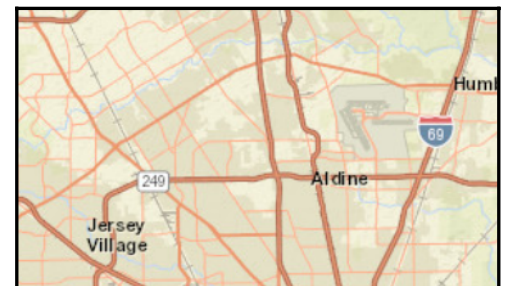
Latitude: 29.95989

Longitude: -95.42916



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: ©2019 Kalibrate Technologies (Q4 2018).

April 10, 2019

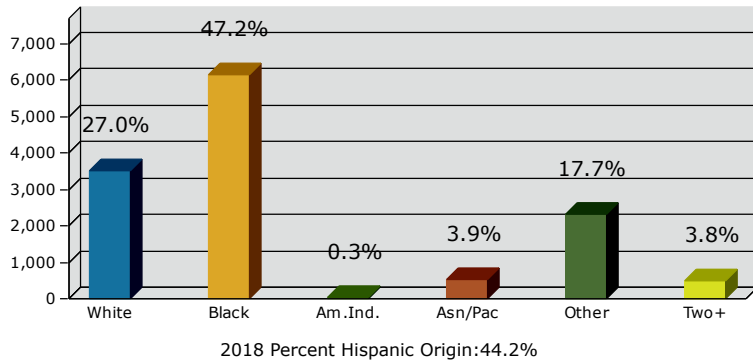


Graphic Profile

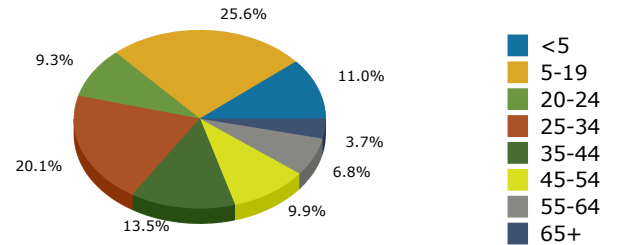
Ella Blvd & Rushcreek Dr, Houston, Texas, 77067
Ring: 1 mile radius

Prepared by Esri
Latitude: 29.95989
Longitude: -95.42916

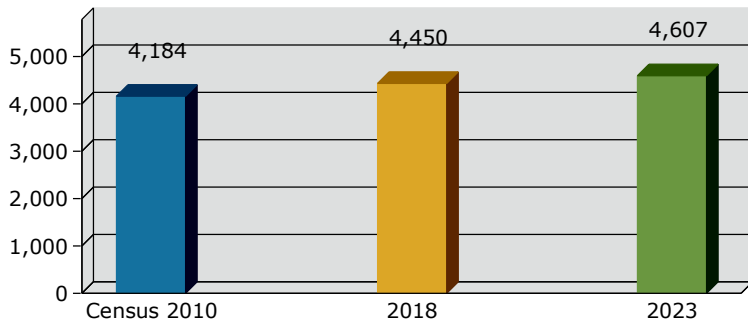
2018 Population by Race



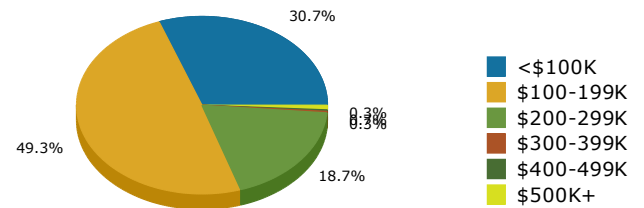
2018 Population by Age



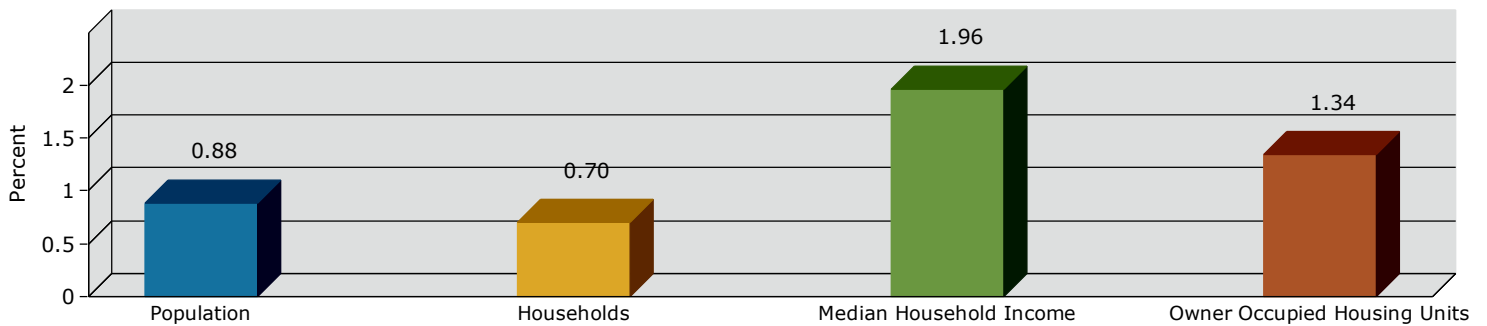
Households



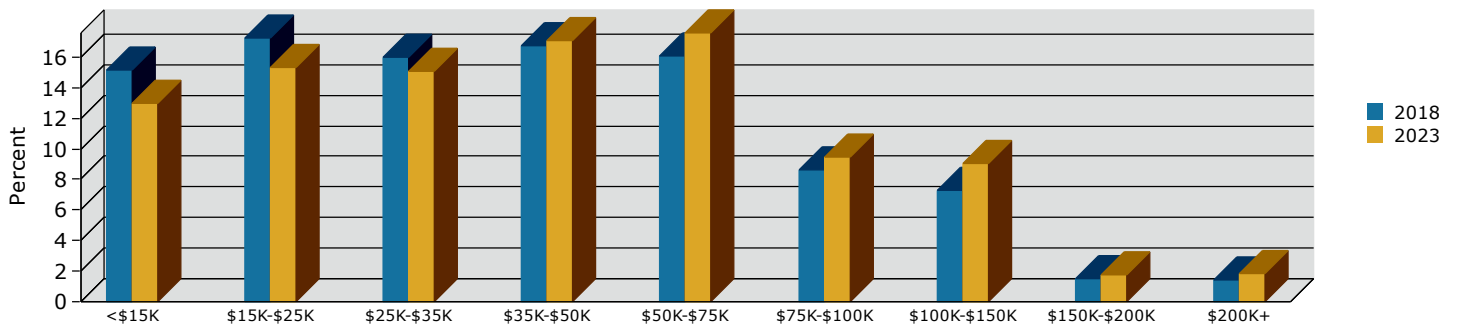
2018 Home Value



2018-2023 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

April 10, 2019

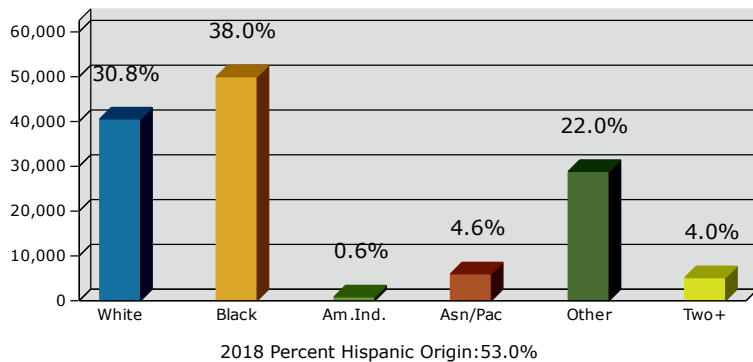


Graphic Profile

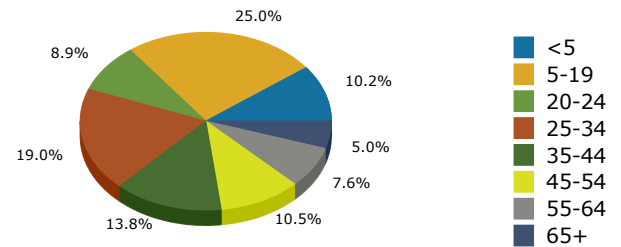
Ella Blvd & Rushcreek Dr, Houston, Texas, 77067
Ring: 3 mile radius

Prepared by Esri
Latitude: 29.95989
Longitude: -95.42916

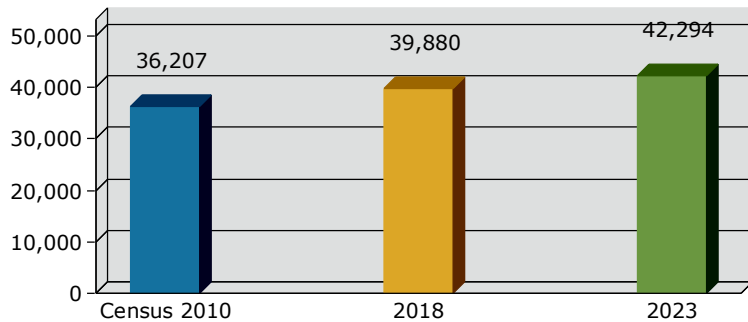
2018 Population by Race



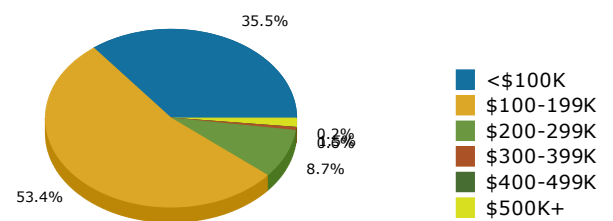
2018 Population by Age



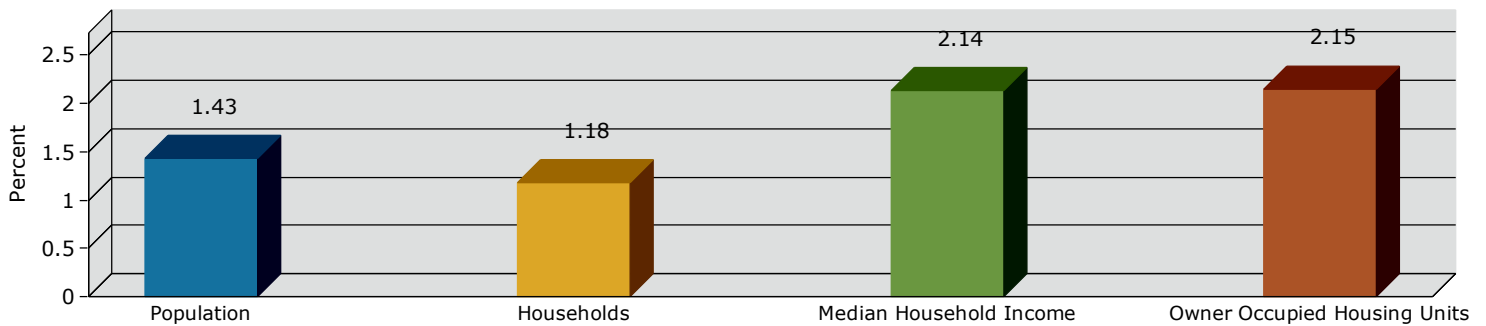
Households



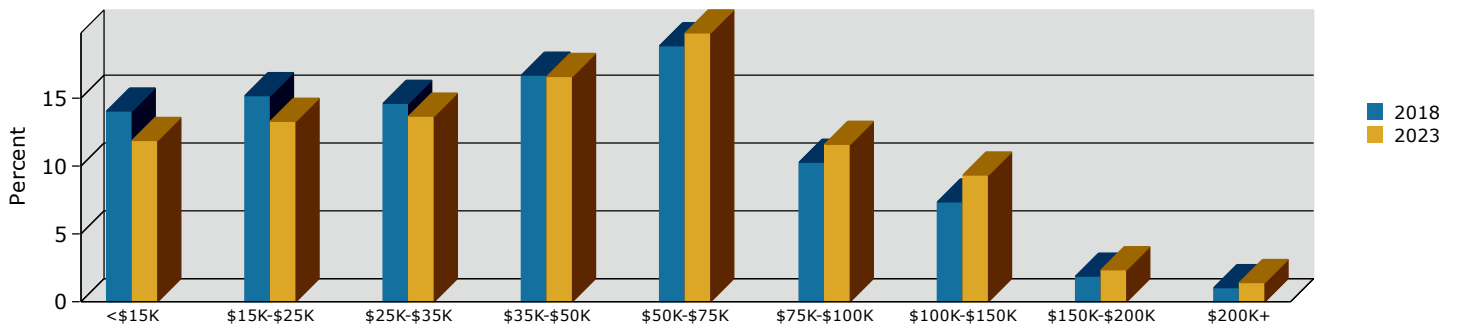
2018 Home Value



2018-2023 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

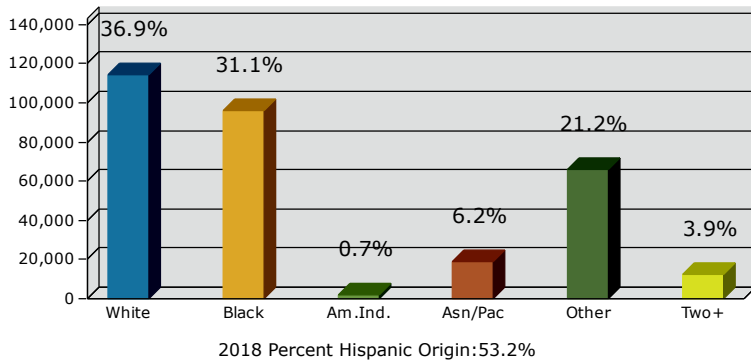


Graphic Profile

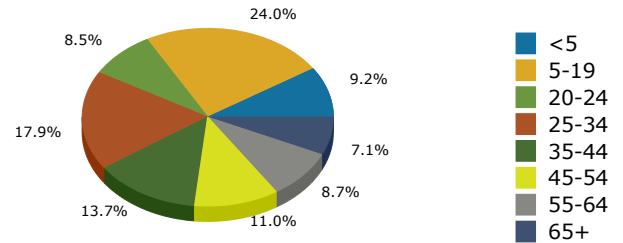
Ella Blvd & Rushcreek Dr, Houston, Texas, 77067
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.95989
Longitude: -95.42916

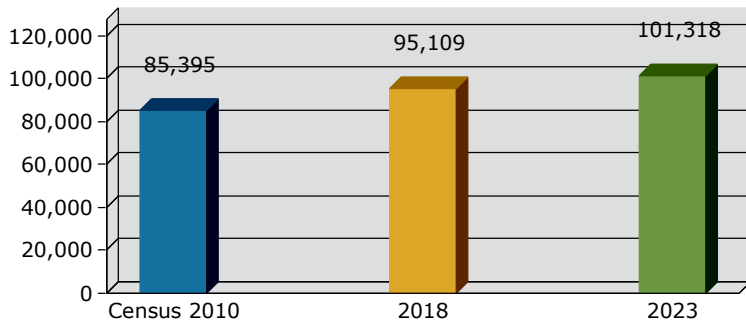
2018 Population by Race



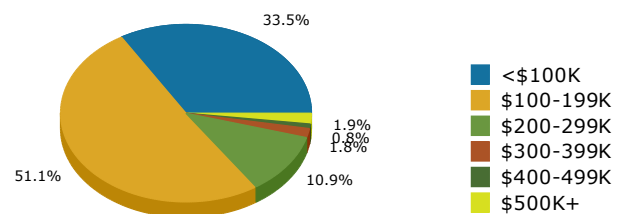
2018 Population by Age



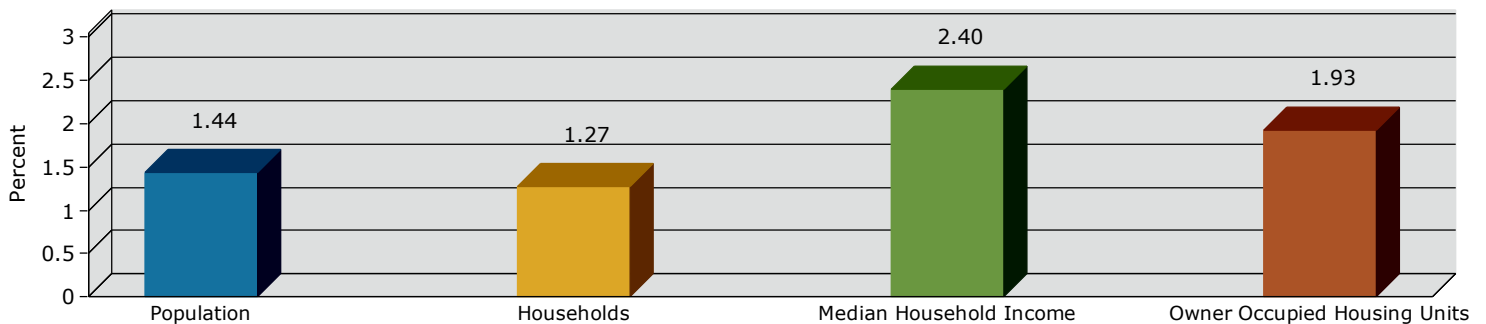
Households



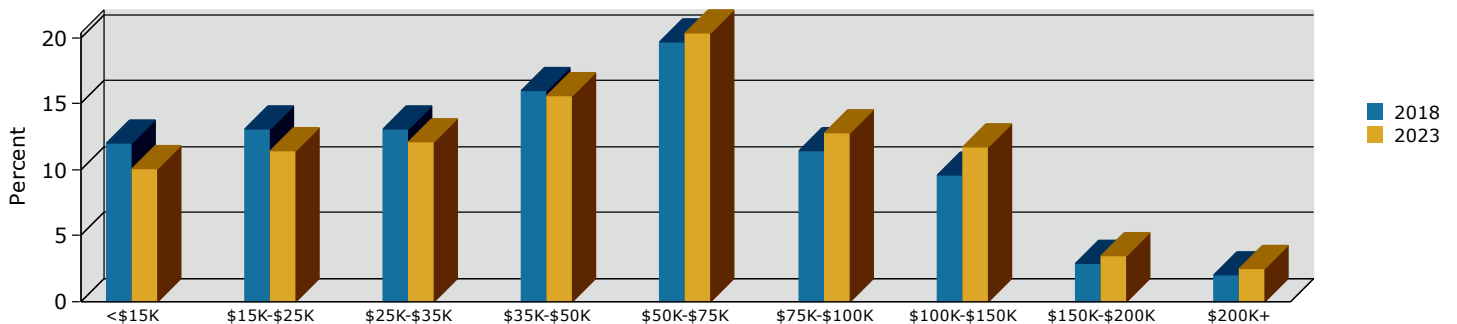
2018 Home Value



2018-2023 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



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 coincidental 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.

Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen Commercial			
Designated Broker of Firm	License No.	Email	Phone
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

Information available at www.trec.texas.gov

IABS 1-0 Date