

# LAND – FOR SALE

## 6705 Telean St, Houston, TX 77075

**Price: \$2,500,000**

**P/SF: \$3.62**

**Size: +/- 15.850 AC**

Approx. Miles: 12.7 (Downtown Houston),  
4 (Hobby Airport), 2.9 (Beltway 8),  
5.5 (Gulf Fwy).

\*per seller – former landfill



**Danny Nguyen, CCIM**

M - (713) 478-2972

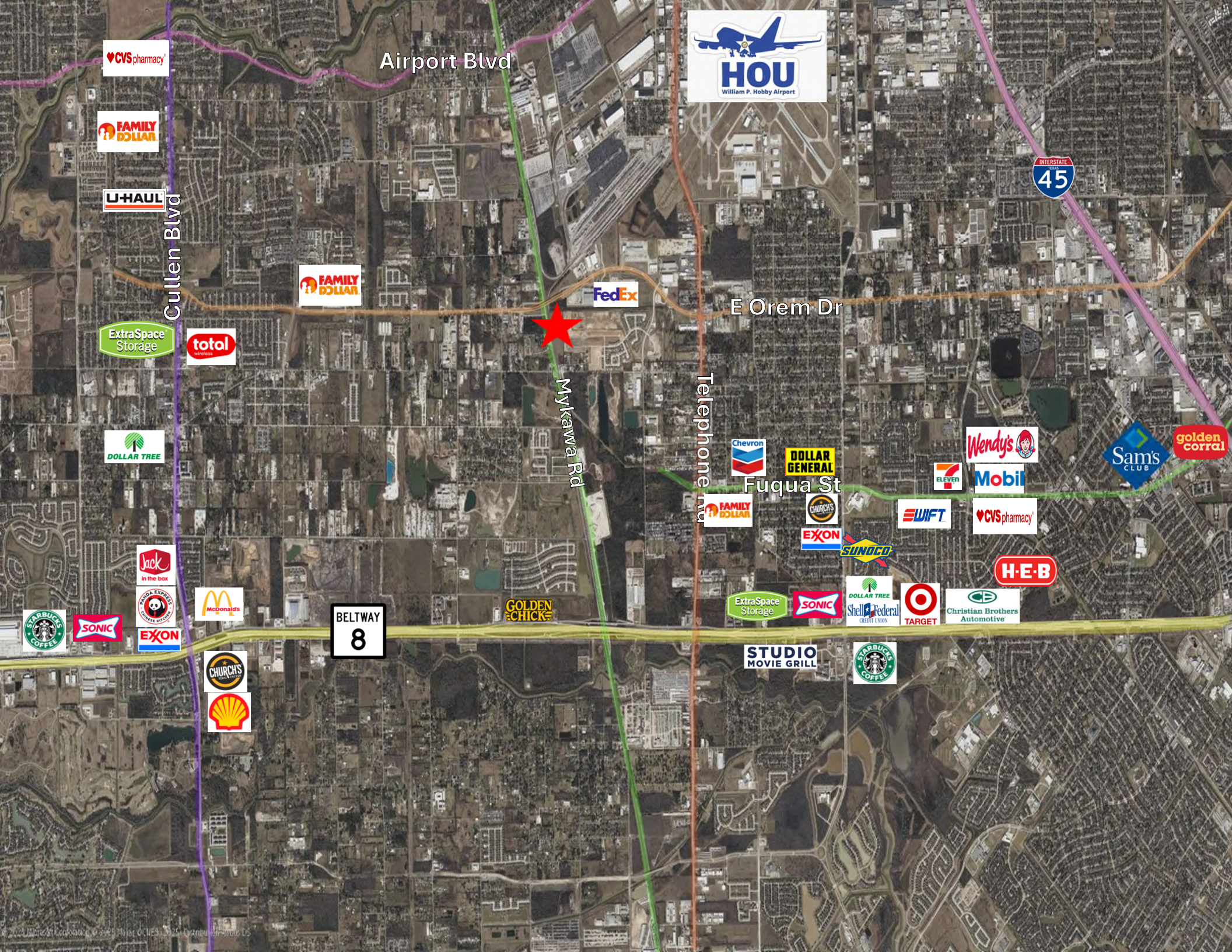
O - (713) 270-5400

[dannynguyen@dncommercial.net](mailto: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.*





Airport Blvd



Cullen Blvd

E Orem Dr

Mykawa Rd

Telephone Rd

Fuqua St





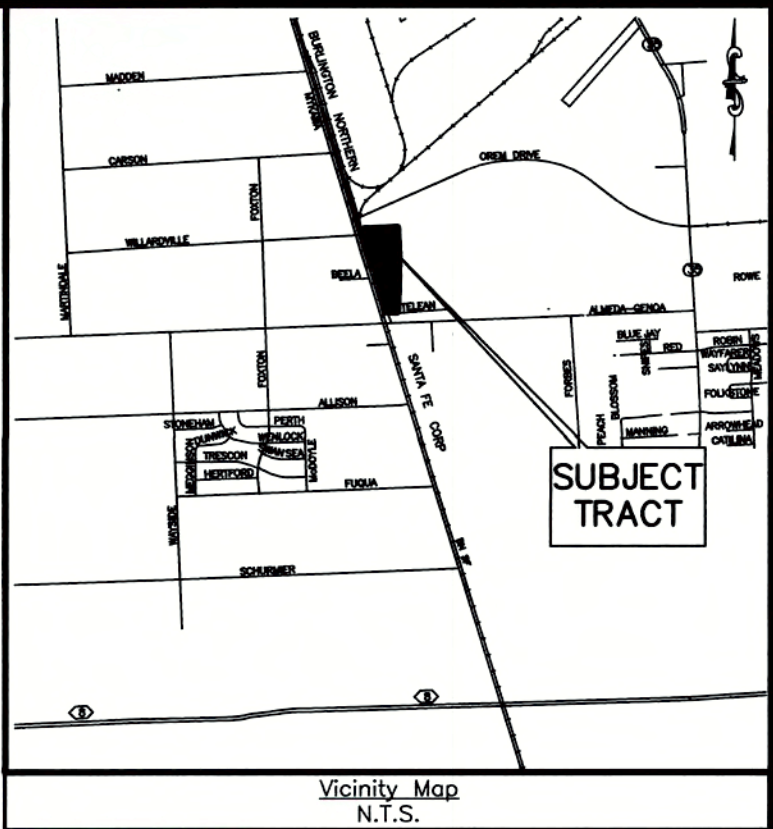
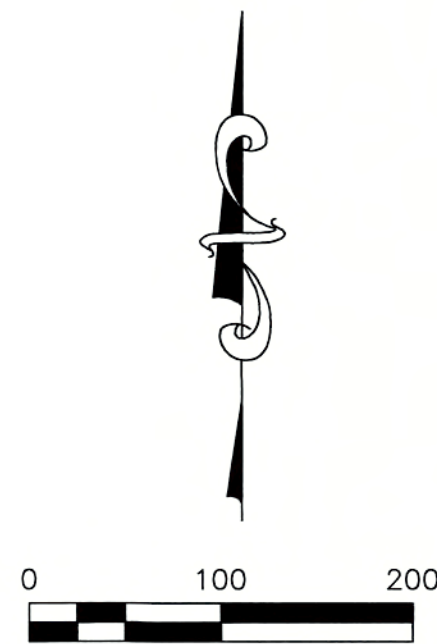
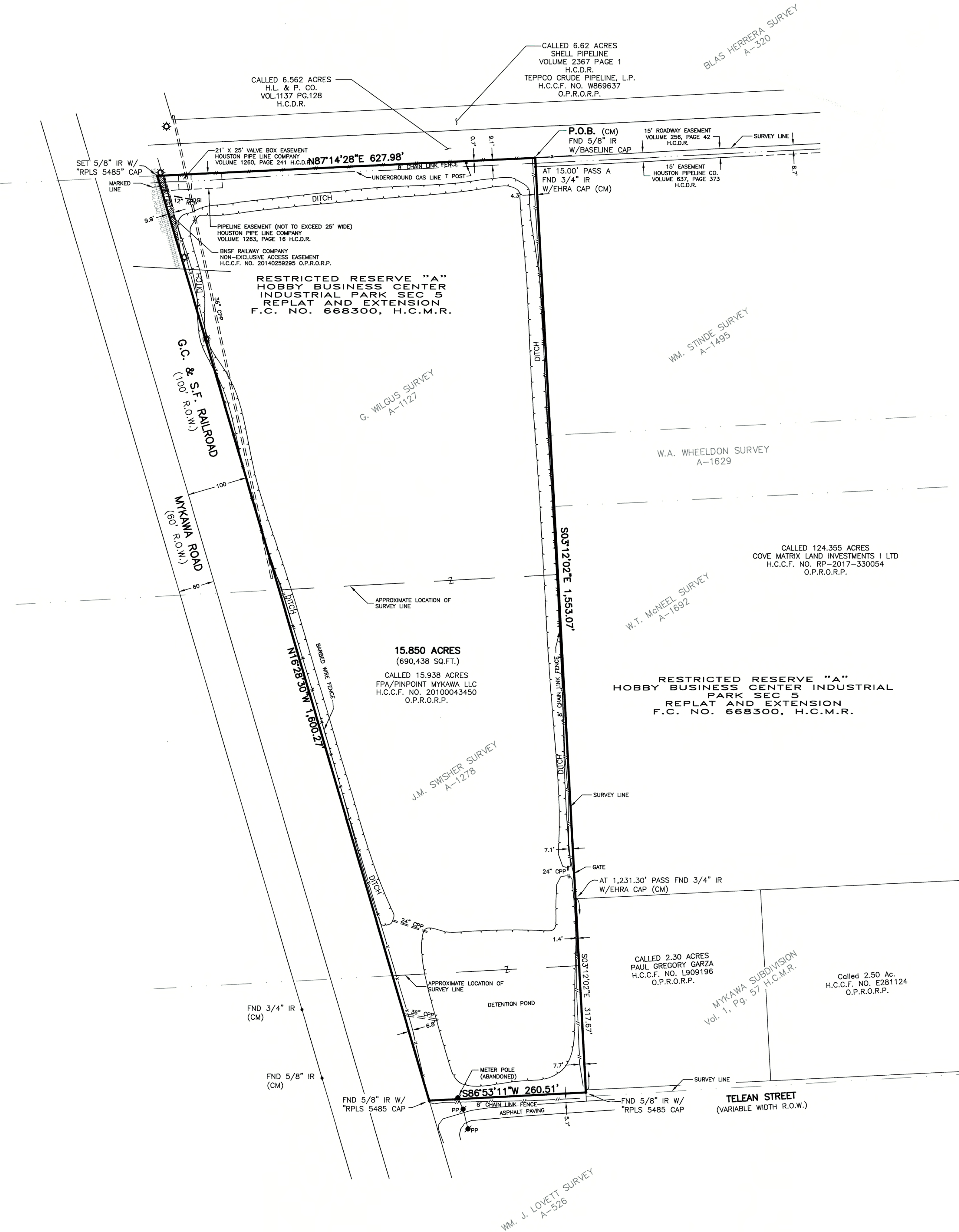
THIS SURVEY IS VALID WITH ORIGINAL INK SURVEYING, LLC  
SEALED & SIGNED BY THE SURVEYOR AND IS FOR THE TRACT ONLY  
ANY HARD OR ELECTRONIC COPY OR FACSIMILE ARE NOT CONSIDERED  
ORIGINAL AND ARE NULL AND VOID

A 15,850-ACRE TRACT OF LAND SITUATED IN THE G. WILGUS SURVEY, A-1127, THE J.M. SWISHER SURVEY, A-1278 AND THE WM. J. LOVETT SURVEY, A-526, HARRIS COUNTY, TEXAS, OUT OF AND A PART OF RESTRICTED RESERVE "A" HOBBY BUSINESS CENTER INDUSTRIAL PARK SECTION 5, REPLAT AND EXTENSION RECORDED UNDER FILM CODE NUMBER 668300 OF THE HARRIS COUNTY MAP RECORDS, AND BEING ALL OF THE RESIDUE OF THAT CALLED 15,938-ACRE TRACT DESCRIBED IN DEED TO FPA/PINPOINT MYKAWA, LLC RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20100043450 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SAID 15,850-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod with cap stamped "BASELINE" found in the south line of a called 6,562-acre tract of land described in a deed to H.L. & P. Co. recorded in Volume 1137, Page 128 of the Harris County Deed Records and the north line of said Restricted Reserve "A", marking the north terminus point of a 15-foot wide roadway easement recorded in Volume 256, Page 42 of the Harris County Deed Records and a 15-foot wide Houston Pipeline Co. easement recorded in Volume 637, Page 373 of the Harris County Deed Records, same being the northwest corner of a called 124,355-acre tract described in a deed to Cove Matrix Land Investments I LTD., recorded under Harris County Clerk's File Number RP-2017-330054 of the Official Public Records of Real Property and the northeast corner of the herein described tract of land;

- THENCE South 03°12'02" East, with the common line of said called 124,355-acre tract and said called 15,938-acre tract, at 15.00 feet pass a 3/4-inch iron rod with cap stamped "EHRA", found on line, marking the south terminus point of said called 15.00-foot wide easements, at 1,231.30 feet pass a 3/4-inch iron rod with cap stamped "EHRA", found on line, marking the northwest corner of a called 2.30-acre tract of land described in a deed to Paul Gregory Garza recorded under Harris County Clerk's File Number L909196 of the Official Public Records of Real Property, also the most westerly southwest corner of said called 124,355-acre tract continuing with the east line of said called 15,938-acre tract and said called 2.30-acre tract, continuing in all a total distance of 1,553.07 feet to a 5/8-inch iron rod with cap stamped "RPLS 5485" found in the north right-of-way line of Telean Street (variable width) marking the northeast corner of a called 0.0181-acre tract of land dedicated to the public for right-of-way by said Hobby Business Center Industrial Park Sec 5 Replat and Extension plat and the southeast corner of the herein described tract of land;
- THENCE South 86°53'11" West, 260.51 feet with the north line of said called 0.0181-acre right-of-way tract to a found 5/8-inch iron rod with cap stamped "RPLS 5485" found in the east right-of-way line of the G.C. & S.F. Railroad (100-foot width) marking the northwest corner of said called 0.0181-acre right-of-way tract and the southwest corner of the herein described tract of land;
- THENCE North 16°28'30" West, 1,600.27 feet with the east right-of-way line of said G.C. & S.F. Railroad and the west line of said Restricted Reserve "A" to a 5/8-inch iron rod with cap stamped "RPLS 5485" set in the south line of said called 6,562-acre tract marking the northwest corner of said Restricted Reserve "A", said called 15,938-acre tract and the herein described tract of land;
- THENCE North 87°14'28" East, 627.98 feet with the south line of said called 6,562-acre tract and the north line of said Restricted Reserve "A" and said called 15,938-acre tract to the POINT OF BEGINNING and containing 15,850-acres (690,438 S.F.) of land.

METES AND BOUNDS DESCRIPTION  
15,850- ACRES IN THE  
G. WILGUS SURVEY, A-1127, THE J.M. SWISHER SURVEY, A-1278  
AND THE WM. J. LOVETT SURVEY, A-526  
HARRIS COUNTY, TEXAS



#### LEGEND

A ABSTRACT  
CCP CORRUGATED PLASTIC PIPE  
CM CONTROL MONUMENT  
H.C.D.R. HARRIS COUNTY DEED RECORDS  
H.C.C.F. NO. HARRIS COUNTY CLERK'S FILE NUMBER  
IR IRON PIPE  
IRON ROD  
O.P.R.O.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
R.O.W. RIGHT-OF-WAY  
SQ.FT. SQUARE FEET  
W/ WITH  
LIGHT STANDARD  
PP POWER POLE

#### NOTES:

- THE BASIS OF BEARINGS SHOWN HEREON IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, 1983, SOUTH CENTRAL ZONE, AS DERIVED FROM GPS OBSERVATIONS
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C1035L DATED JUNE 18, 2007 AND MAP NO. 48201C0895M DATED JANUARY 6, 2017, THE SUBJECT TRACT IS WITHIN UNSHADED ZONE "X", DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
  
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER. KM SURVEYING, LLC ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF KM SURVEYING, LLC.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE OR ABTRACTOR'S CERTIFICATE AND THEREFORE EASEMENTS OR ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON. NO RESEARCH OF THE PUBLIC RECORDS OF HARRIS COUNTY REGARDING THESE EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY KM SURVEYING, LLC.
- ACCORDING TO THE SURVEY SHOWN HERE ON, THE SUBJECT TRACT HAS ACCESS TO TELEAN STREET, A RIGHT-OF-WAY OF VARYING WIDTH, AS NO DOCUMENTATION HAS BEEN PROVIDED OR DISCOVERED THAT WOULD RESTRICT ACCESS TO TELEAN STREET.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, TOXIC WASTE, CEMETERIES, LANDFILLS, DUMPS OR ANY OTHER ENVIRONMENTAL ISSUES.
- KM SURVEYING, LLC HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- READILY VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY KM SURVEYING, LLC.

To: P&L Investments, LLC

We, KM Surveying, LLC, acting by and through Kevin Drew McRae, a Texas Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision.

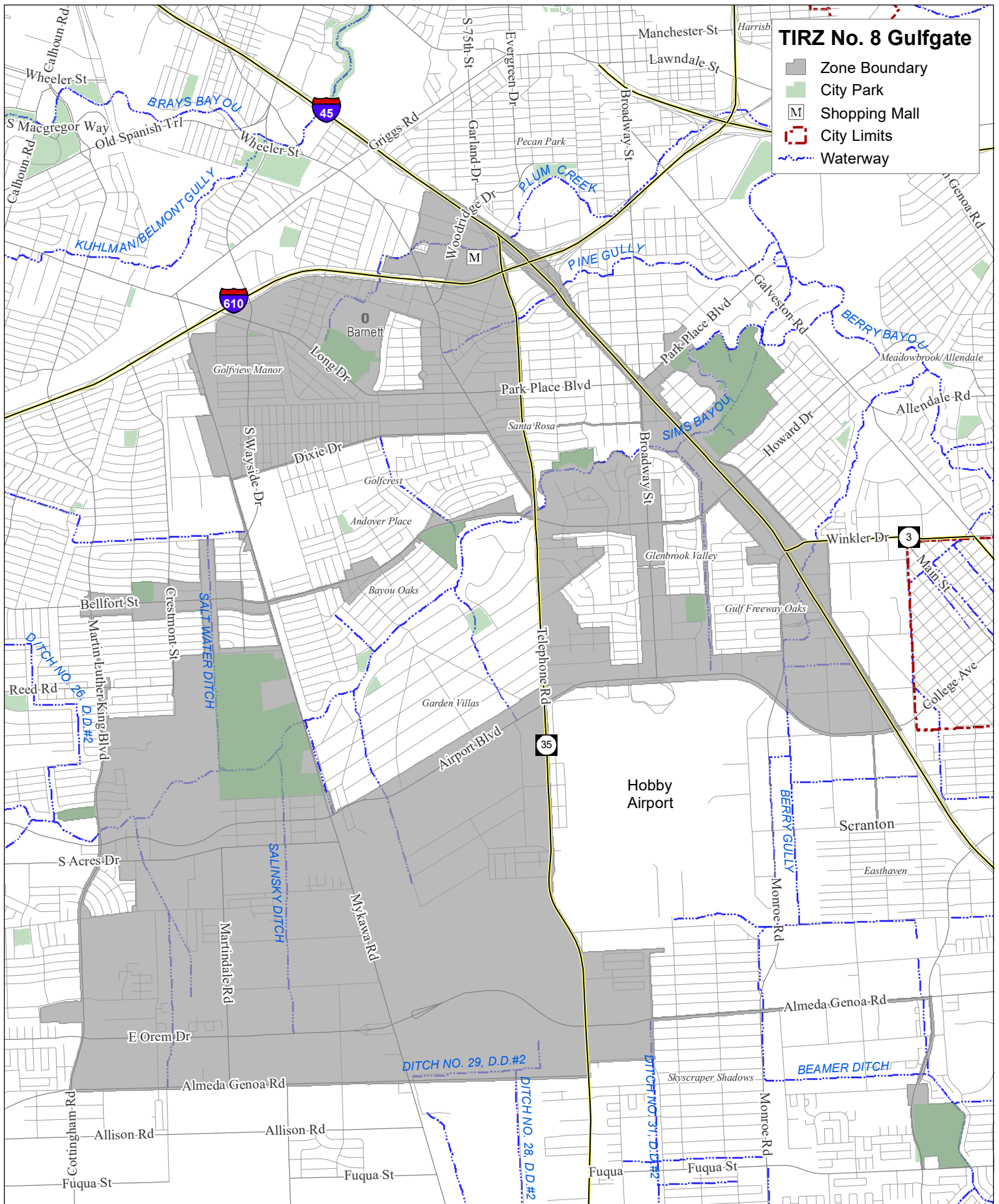
Surveyed on this the 14th day of November, 2018

Kevin Drew McRae  
Registered Professional Land Surveyor  
Texas Registration No. 5485



| 3   |                   |                    |
|---|-------------------|--------------------|
| 2   |                   |                    |
| 1   |                   |                    |
| REV   | DESCRIPTION       | BY DATE            |
| <b>KM Surveying, LLC</b>                            |                   |                    |
| 3902 REESE ROAD - SUITE C-100                       |                   |                    |
| ROSENBERG, TEXAS 77471                              |                   |                    |
| 713-234-6627 www.kmsurveying.com                    |                   |                    |
| TBLRS FIRM #10178700                                |                   |                    |
| STANDARD LAND SURVEY                                |                   |                    |
| 15,850 ACRES (690,438 SQUARE FEET)                  |                   |                    |
| OUT OF THE RESTRICTED RESERVE "A" OF HOBBY BUSINESS |                   |                    |
| CENTER INDUSTRIAL PARK SEC 5 REPLAT AND EXTENSION   |                   |                    |
| F.C. 668300 H.C.M.R.                                |                   |                    |
| A G. WILGUS SURVEY, ABSTRACT NO. 1127,              |                   |                    |
| J.M. SWISHER SURVEY, ABSTRACT NO. 1278,             |                   |                    |
| WM. J. LOVETT SURVEY, ABSTRACT NO. 526,             |                   |                    |
| HARRIS COUNTY, TEXAS                                |                   |                    |
| DATE:   | SCALE: 1"= 100'   | JOB NO.: 1630-1801 |
| November, 19, 2018                                  |                   |                    |
| DWG. NAME: 1630-1801 pbat01.dwg                     | DRAWING NO.: NONE |                    |





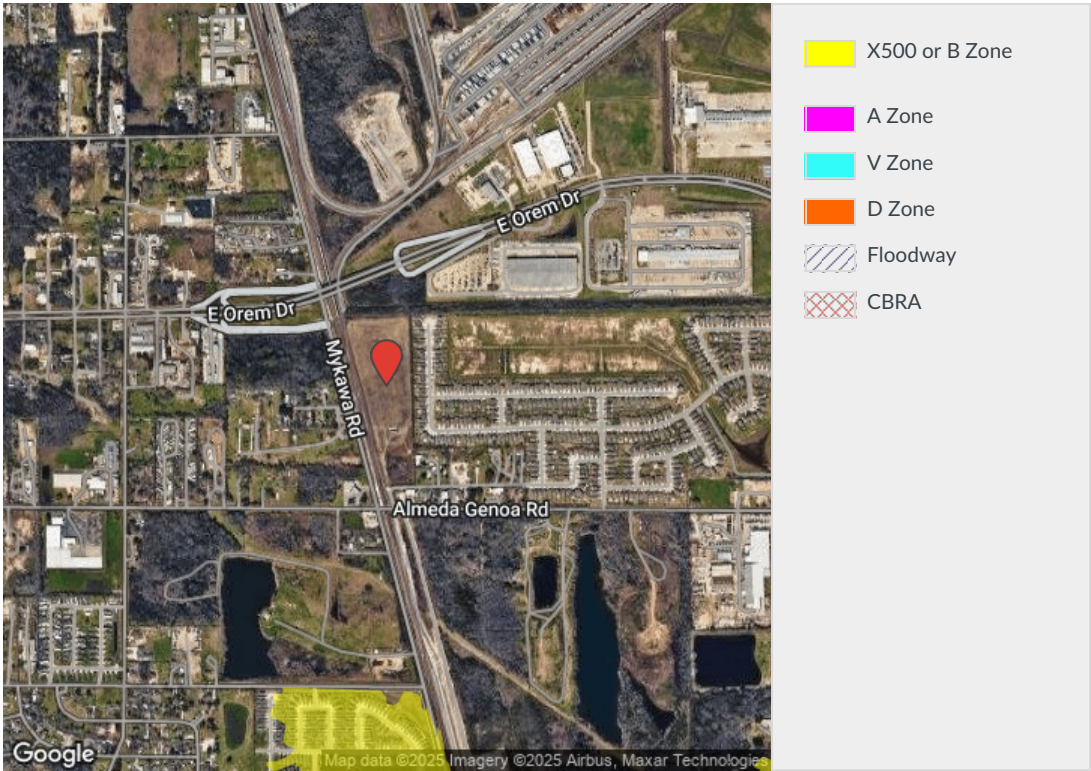
6705 TELEAN ST HOUSTON, TX 77075-2823

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

|            |               |            |             |
|------------|---------------|------------|-------------|
| COMMUNITY  | 480296        | PANEL      | 1035L       |
| PANEL DATE | June 18, 2007 | MAP NUMBER | 48201C1035L |





# 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](http://www.floodcert.com)





## Executive Summary

6705 Telean St, Houston, Texas, 77075  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.62142  
Longitude: -95.30416

|                        | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|------------------------|------------|------------|------------|
| <b>Population</b>      |            |            |            |
| 2010 Population        | 1,189      | 40,644     | 185,430    |
| 2020 Population        | 2,043      | 47,604     | 200,863    |
| 2024 Population        | 4,511      | 49,391     | 204,531    |
| 2029 Population        | 5,431      | 53,023     | 207,245    |
| 2010-2020 Annual Rate  | 5.56%      | 1.59%      | 0.80%      |
| 2020-2024 Annual Rate  | 20.49%     | 0.87%      | 0.43%      |
| 2024-2029 Annual Rate  | 3.78%      | 1.43%      | 0.26%      |
| 2020 Male Population   | 49.9%      | 48.0%      | 48.4%      |
| 2020 Female Population | 50.1%      | 52.0%      | 51.6%      |
| 2020 Median Age        | 29.3       | 33.8       | 34.6       |
| 2024 Male Population   | 50.9%      | 48.6%      | 49.1%      |
| 2024 Female Population | 49.1%      | 51.4%      | 50.9%      |
| 2024 Median Age        | 30.8       | 34.6       | 35.4       |

In the identified area, the current year population is 204,531. In 2020, the Census count in the area was 200,863. The rate of change since 2020 was 0.43% annually. The five-year projection for the population in the area is 207,245 representing a change of 0.26% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 35.4, compared to U.S. median age of 39.3.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2024 White Alone                         | 16.8% | 17.8% | 21.7% |
| 2024 Black Alone                         | 18.0% | 36.5% | 31.2% |
| 2024 American Indian/Alaska Native Alone | 2.5%  | 1.1%  | 1.1%  |
| 2024 Asian Alone                         | 2.0%  | 3.7%  | 5.6%  |
| 2024 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2024 Other Race                          | 40.2% | 24.0% | 22.3% |
| 2024 Two or More Races                   | 20.6% | 16.8% | 18.0% |
| 2024 Hispanic Origin (Any Race)          | 75.0% | 51.7% | 50.9% |

Persons of Hispanic origin represent 50.9% 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 88.5 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

|                             |        |        |        |
|-----------------------------|--------|--------|--------|
| 2024 Wealth Index           | 61     | 66     | 63     |
| 2010 Households             | 365    | 12,714 | 60,983 |
| 2020 Households             | 612    | 15,438 | 67,750 |
| 2024 Households             | 1,376  | 16,087 | 69,534 |
| 2029 Households             | 1,673  | 17,505 | 71,442 |
| 2010-2020 Annual Rate       | 5.30%  | 1.96%  | 1.06%  |
| 2020-2024 Annual Rate       | 21.00% | 0.97%  | 0.61%  |
| 2024-2029 Annual Rate       | 3.99%  | 1.70%  | 0.54%  |
| 2024 Average Household Size | 3.28   | 3.07   | 2.93   |

The household count in this area has changed from 67,750 in 2020 to 69,534 in the current year, a change of 0.61% annually. The five-year projection of households is 71,442, a change of 0.54% annually from the current year total. Average household size is currently 2.93, compared to 2.95 in the year 2020. The number of families in the current year is 48,453 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.

February 14, 2025





## Executive Summary

6705 Telean St, Houston, Texas, 77075  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.62142  
Longitude: -95.30416

|                                     | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|-------------------------------------|------------|------------|------------|
| <b>Mortgage Income</b>              |            |            |            |
| 2024 Percent of Income for Mortgage | 26.0%      | 23.1%      | 23.7%      |
| <b>Median Household Income</b>      |            |            |            |
| 2024 Median Household Income        | \$58,043   | \$63,896   | \$59,867   |
| 2029 Median Household Income        | \$65,427   | \$72,989   | \$68,745   |
| 2024-2029 Annual Rate               | 2.42%      | 2.70%      | 2.80%      |
| <b>Average Household Income</b>     |            |            |            |
| 2024 Average Household Income       | \$85,839   | \$85,838   | \$84,147   |
| 2029 Average Household Income       | \$112,294  | \$101,475  | \$97,724   |
| 2024-2029 Annual Rate               | 5.52%      | 3.40%      | 3.04%      |
| <b>Per Capita Income</b>            |            |            |            |
| 2024 Per Capita Income              | \$25,505   | \$27,919   | \$28,637   |
| 2029 Per Capita Income              | \$33,713   | \$33,454   | \$33,726   |
| 2024-2029 Annual Rate               | 5.74%      | 3.68%      | 3.33%      |
| <b>GINI Index</b>                   |            |            |            |
| 2024 Gini Index                     | 45.8       | 41.0       | 42.4       |
| <b>Households by Income</b>         |            |            |            |

Current median household income is \$59,867 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$68,745 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$84,147 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$97,724 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$28,637 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$33,726 in five years, compared to \$51,203 for all U.S. households.

|                                    |       |        |        |
|------------------------------------|-------|--------|--------|
| <b>Housing</b>                     |       |        |        |
| 2024 Housing Affordability Index   | 86    | 96     | 94     |
| 2010 Total Housing Units           | 402   | 14,560 | 67,326 |
| 2010 Owner Occupied Housing Units  | 235   | 8,921  | 36,233 |
| 2010 Renter Occupied Housing Units | 130   | 3,793  | 24,750 |
| 2010 Vacant Housing Units          | 37    | 1,846  | 6,343  |
| 2020 Total Housing Units           | 653   | 16,624 | 73,376 |
| 2020 Owner Occupied Housing Units  | 371   | 10,133 | 38,226 |
| 2020 Renter Occupied Housing Units | 241   | 5,305  | 29,524 |
| 2020 Vacant Housing Units          | 49    | 1,170  | 5,566  |
| 2024 Total Housing Units           | 1,479 | 17,610 | 75,697 |
| 2024 Owner Occupied Housing Units  | 969   | 10,768 | 40,425 |
| 2024 Renter Occupied Housing Units | 407   | 5,319  | 29,109 |
| 2024 Vacant Housing Units          | 103   | 1,523  | 6,163  |
| 2029 Total Housing Units           | 1,796 | 19,152 | 77,951 |
| 2029 Owner Occupied Housing Units  | 1,270 | 11,872 | 42,460 |
| 2029 Renter Occupied Housing Units | 403   | 5,633  | 28,982 |
| 2029 Vacant Housing Units          | 123   | 1,647  | 6,509  |
| <b>Socioeconomic Status Index</b>  |       |        |        |
| 2024 Socioeconomic Status Index    | 35.6  | 40.1   | 38.7   |

Currently, 53.4% of the 75,697 housing units in the area are owner occupied; 38.5%, renter occupied; and 8.1% 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 73,376 housing units in the area and 7.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.74%. Median home value in the area is \$226,355, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.74% annually to \$299,171.

**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.

February 14, 2025



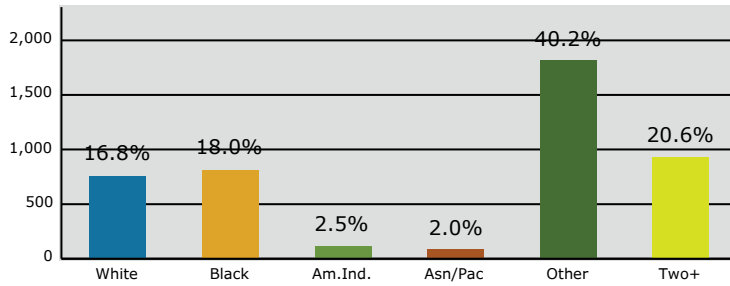


## Graphic Profile

6705 Telean St, Houston, Texas, 77075  
Ring band: 0 - 1 mile radius

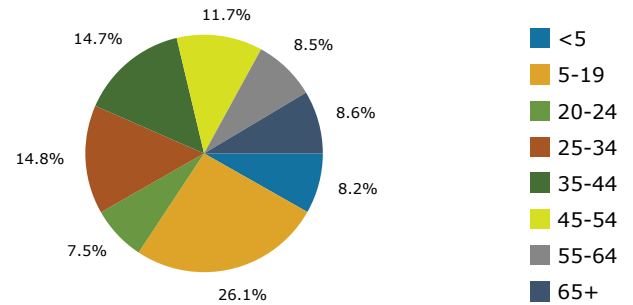
Prepared by Esri  
Latitude: 29.62142  
Longitude: -95.30416

### 2024 Population by Race

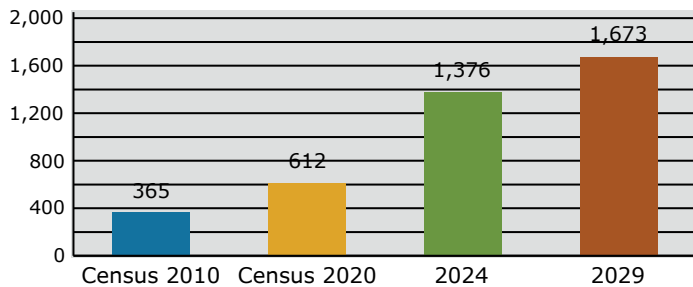


2024 Percent Hispanic Origin: 75.0%

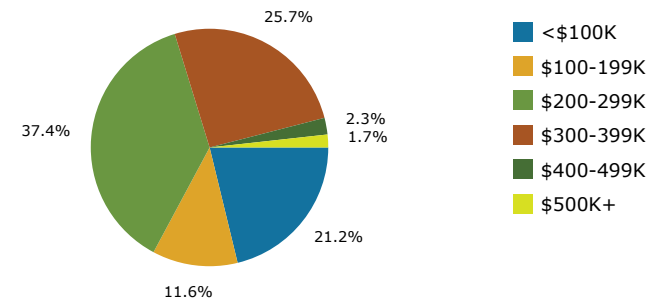
### 2024 Population by Age



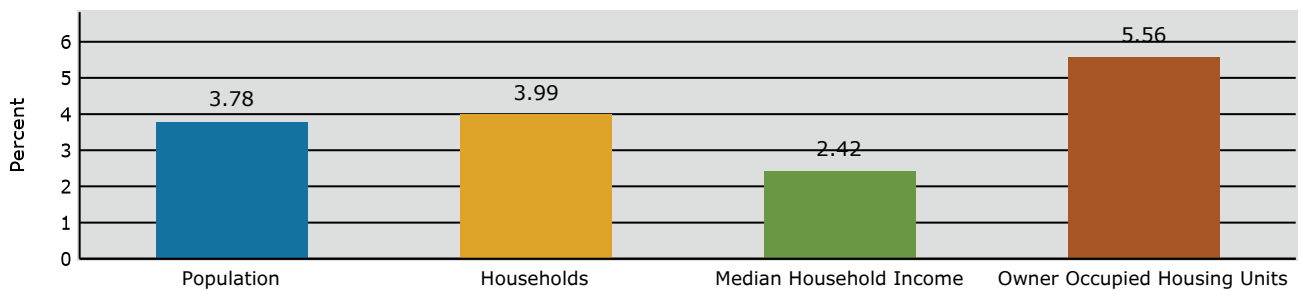
### Households



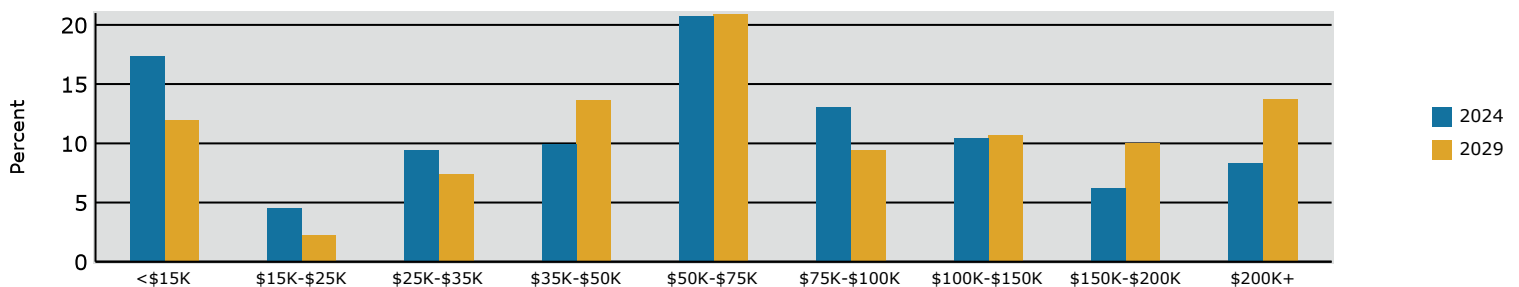
### 2024 Home Value



### 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.

February 14, 2025



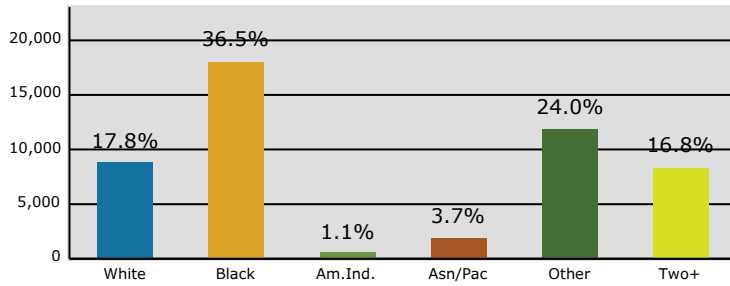


## Graphic Profile

6705 Telean St, Houston, Texas, 77075  
Ring band: 1 - 3 mile radius

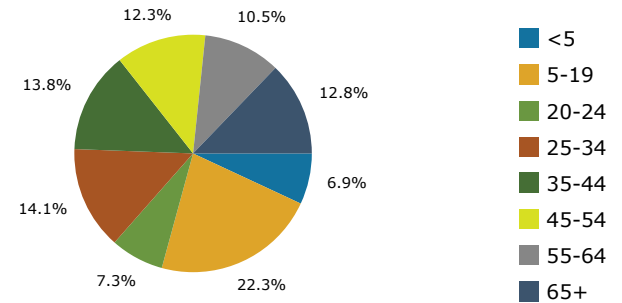
Prepared by Esri  
Latitude: 29.62142  
Longitude: -95.30416

### 2024 Population by Race

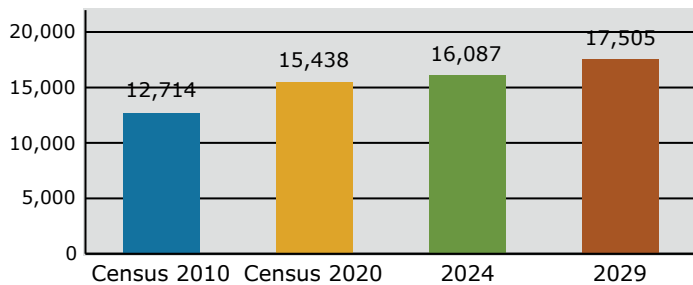


2024 Percent Hispanic Origin: 51.7%

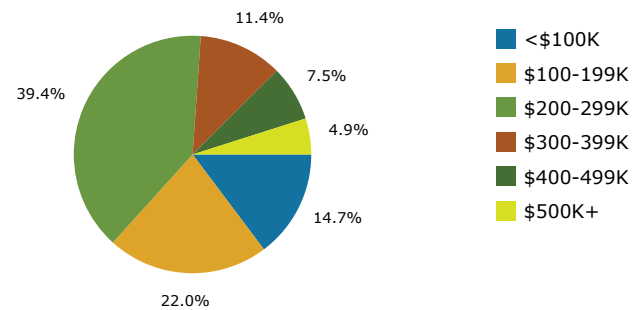
### 2024 Population by Age



### Households



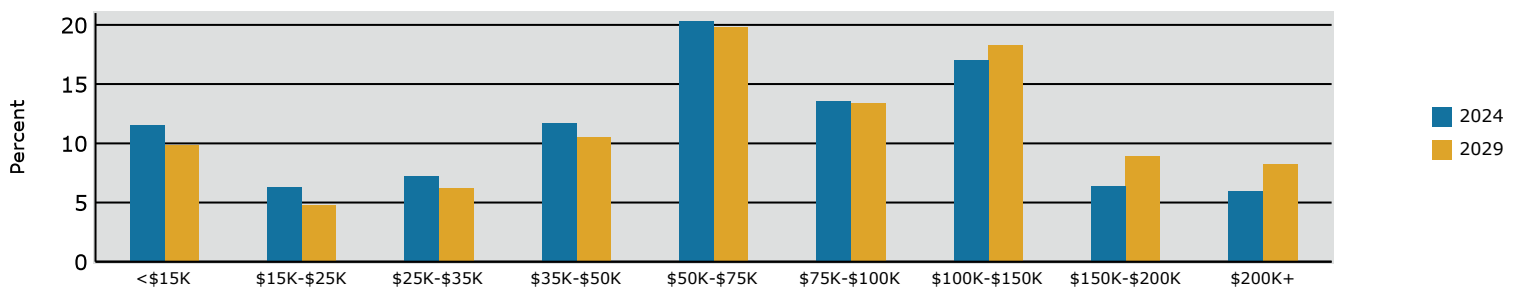
### 2024 Home Value



### 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.

February 14, 2025



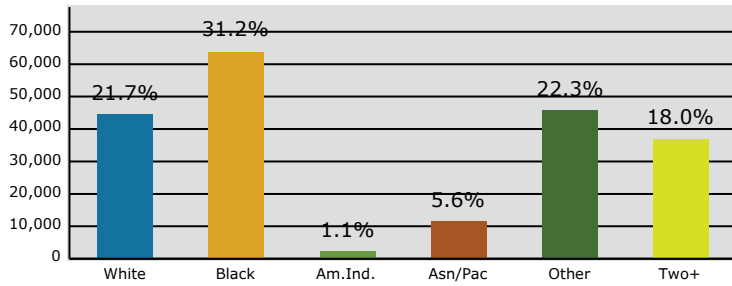


## Graphic Profile

6705 Telean St, Houston, Texas, 77075  
Ring band: 3 - 5 mile radius

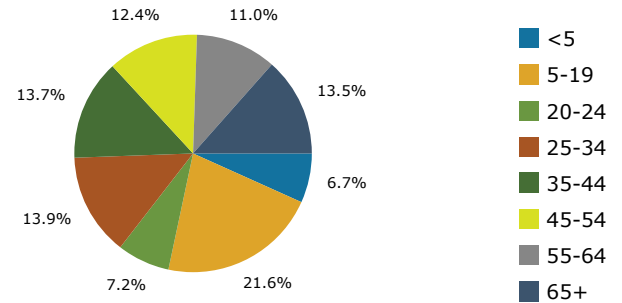
Prepared by Esri  
Latitude: 29.62142  
Longitude: -95.30416

### 2024 Population by Race

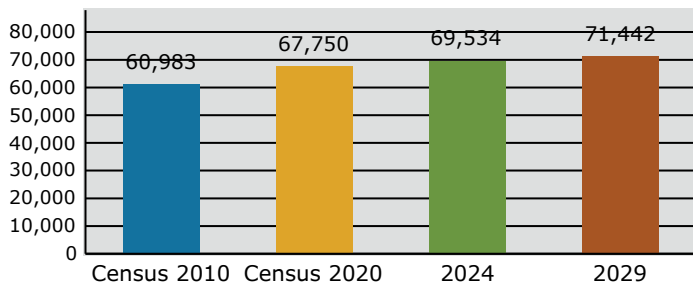


2024 Percent Hispanic Origin: 50.9%

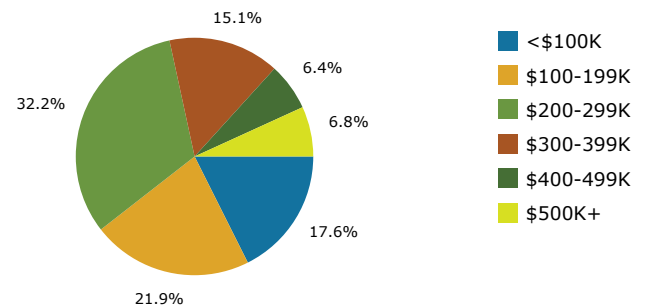
### 2024 Population by Age



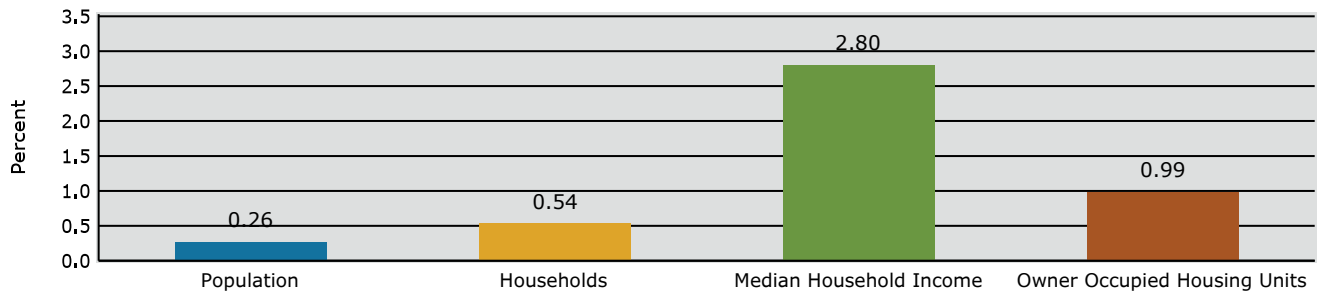
### Households



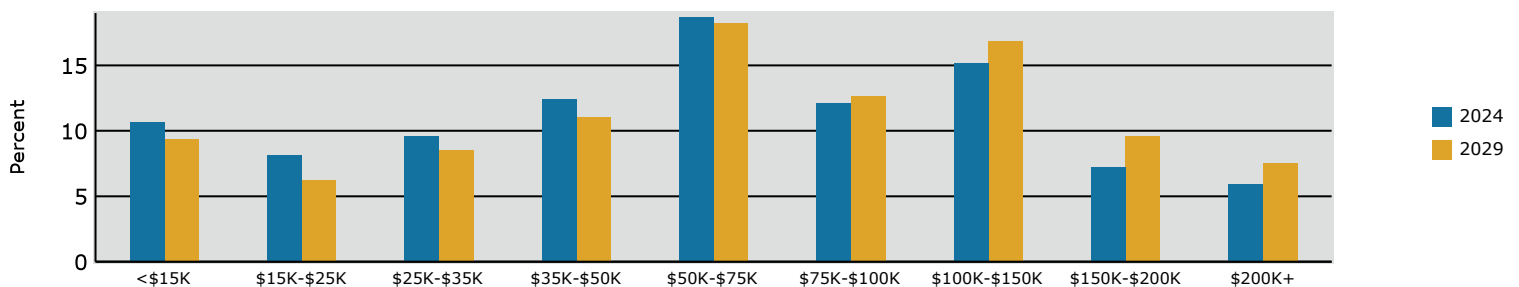
### 2024 Home Value



### 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.

February 14, 2025

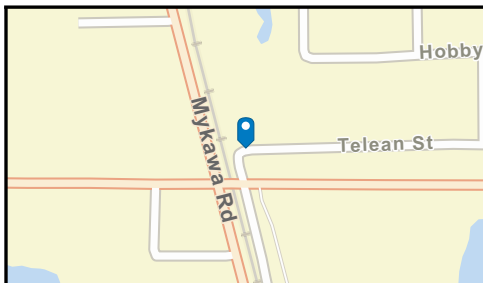
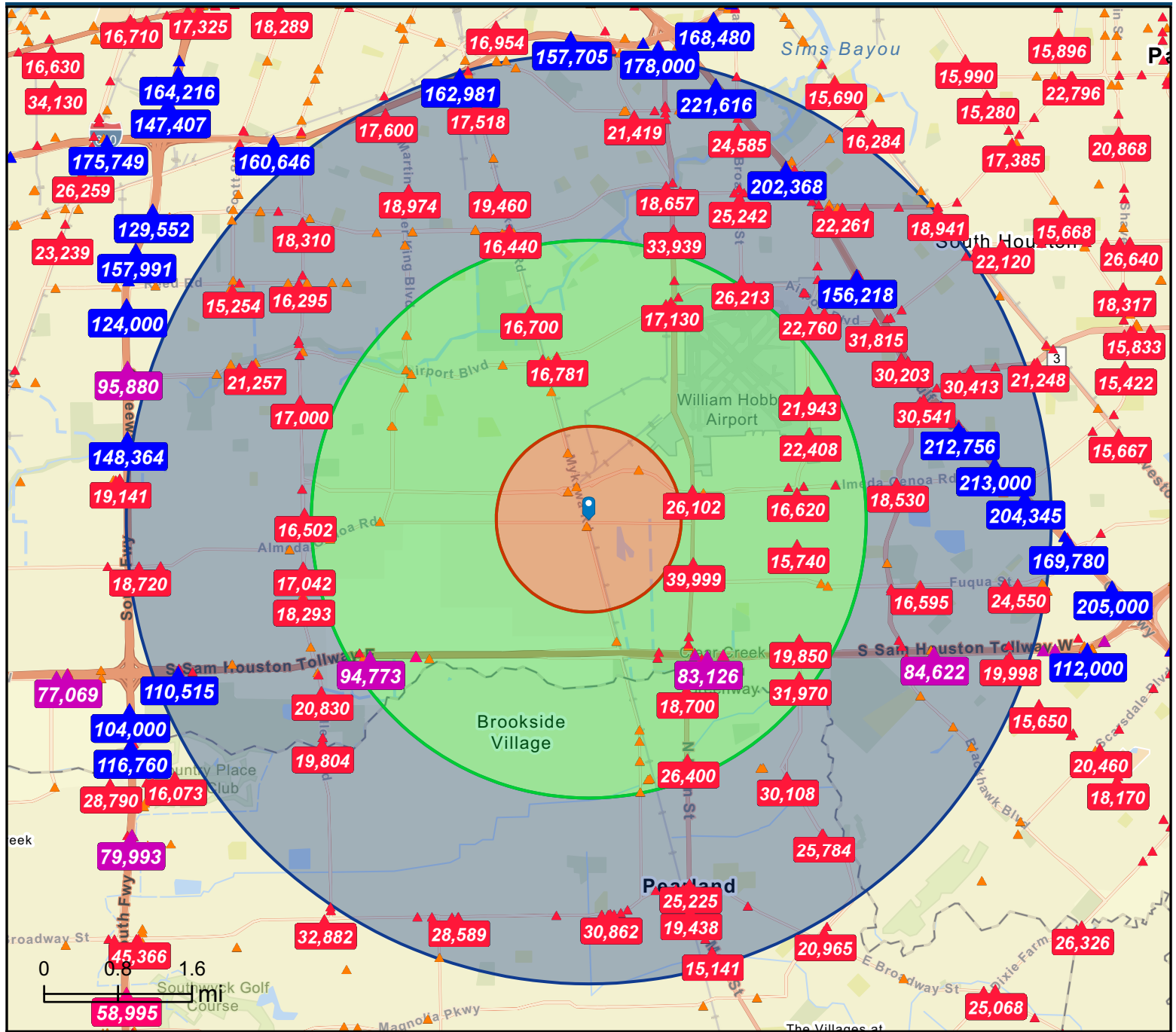




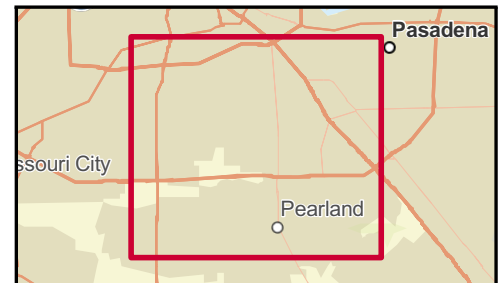
## Traffic Count Map

6705 Telean St, Houston, Texas, 77075  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.62142  
Longitude: -95.30416



**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 (Q3 2024).

February 14, 2025

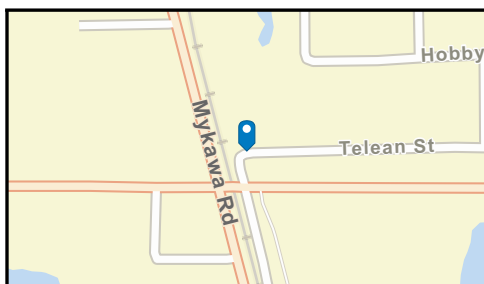
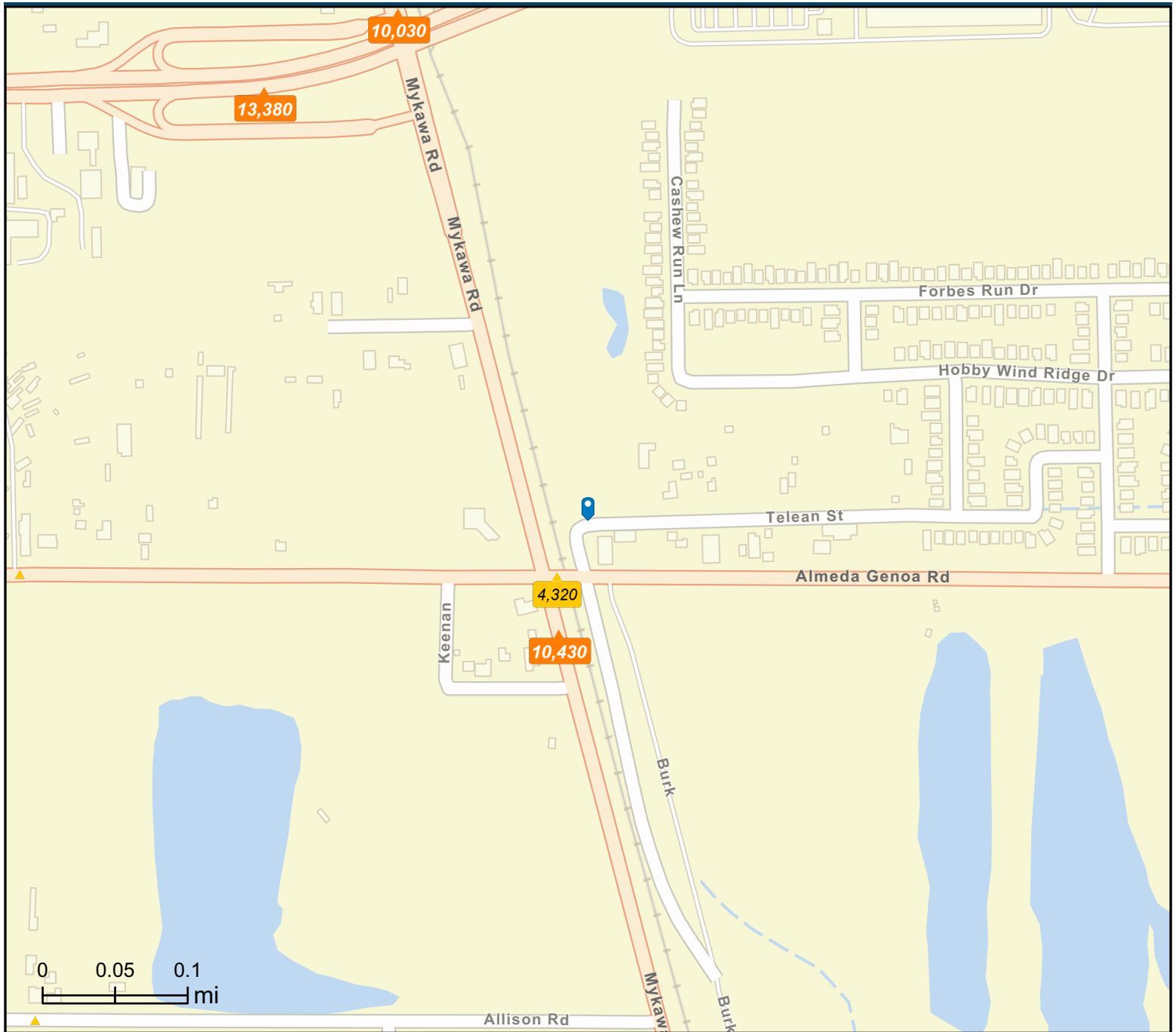




## Traffic Count Map - Close Up

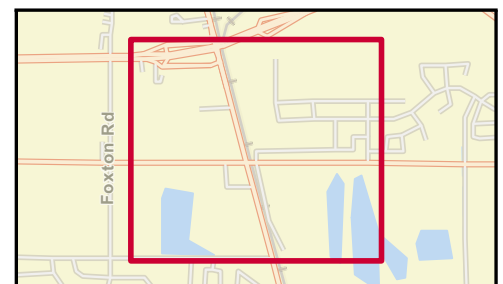
6705 Telean St, Houston, Texas, 77075  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.62142  
Longitude: -95.30416



### 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 (Q3 2024).

February 14, 2025





## Traffic Count Profile

6705 Telean St, Houston, Texas, 77075  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.62142  
Longitude: -95.30416

| Distance: | Street:         | Closest Cross-street:          | Year of Count: | Count: |
|-----------|-----------------|--------------------------------|----------------|--------|
| 0.04      | Almeda-Genoa Rd | Mykawa Rd (0.01 miles W)       | 2011           | 4320   |
| 0.08      | Mykawa Rd       | Bluejay St (0.04 miles S)      | 2006           | 10430  |
| 0.37      | Willardville Rd | Foxtan Rd (0.24 miles W)       | 2011           | 13380  |
| 0.37      | Mykawa Rd       | Beela Rd (0.22 miles S)        | 2006           | 10030  |
| 0.39      | Almeda-Genoa Rd | Foxtan Rd (0.07 miles W)       | 2009           | 4768   |
| 0.51      | Allison Rd      | Foxtan Rd (0.09 miles W)       | 2011           | 450    |
| 0.69      | Foxtan Rd       | Carson Rd (0.08 miles N)       | 2001           | 110    |
| 0.72      | Carson Rd       | Foxtan Rd (0.05 miles W)       | 2001           | 200    |
| 0.75      | Mykawa Rd       | Carson Rd (0.11 miles S)       | 2011           | 12770  |
| 0.75      | E Orem Dr       | Rockford Dr (2.84 miles W)     | 2009           | 9894   |
| 0.76      | Fuqua St        | Mc Doyle Rd (0.06 miles E)     | 2009           | 236    |
| 0.83      | S Wayside Dr    | Almeda-Genoa Rd (0.1 miles N)  | 2011           | 2210   |
| 0.94      | Almeda-Genoa Rd | S Wayside Dr (0.12 miles E)    | 2009           | 6002   |
| 0.96      | Schurmier Rd    | Mykawa Rd (0.16 miles E)       | 2011           | 750    |
| 0.99      | Madden Ln       | Mykawa Rd (0.12 miles E)       | 2011           | 250    |
| 1.02      | Almeda-Genoa Rd | Telephone Rd (0.34 miles N)    | 2011           | 4020   |
| 1.05      | Mykawa Rd       | Schurmier Rd (0.07 miles N)    | 2001           | 5880   |
| 1.13      | S Wayside Dr    | Fuqua St (0.13 miles N)        | 2009           | 2381   |
| 1.13      | Telephone Rd    | Rowe Ln (0.04 miles S)         | 2014           | 31795  |
| 1.16      | Telephone Road  | Almeda-Genoa Rd (0.14 miles S) | 2020           | 21118  |
| 1.16      | Telephone Road  | Almeda-Genoa Rd (0.14 miles S) | 2022           | 26102  |
| 1.17      | Kopman Dr       | Brisbane St (0.08 miles S)     | 2011           | 1940   |
| 1.22      | Telephone Rd    | Greenswarth Ln (0.04 miles N)  | 2009           | 39999  |
| 1.25      | Rowe Ln         | Telephone Rd (0.12 miles W)    | 2011           | 700    |
| 1.25      | Swiftwater Ln   | Leitz Rd (0.07 miles E)        | 2011           | 950    |
| 1.27      | Almeda-Genoa Rd | Telephone Rd (0.11 miles W)    | 2011           | 14650  |
| 1.31      | Selinsky Rd     | Mykawa Rd (0.13 miles E)       | 2011           | 680    |
| 1.33      | Fuqua Street    | Telephone Rd (0.03 miles W)    | 2019           | 10598  |
| 1.35      | Mykawa Rd       | Beltway 8 (0.08 miles S)       | 2011           | 9300   |
| 1.37      | Fuqua St        | Telephone Rd (0.08 miles W)    | 2011           | 7340   |

**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 (Q3 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.

|   |               |                                     |                      |
|---|---------------|-------------------------------------|----------------------|
| <b>DNCommercial</b>   | <b>577136</b> | <b>dannynguyen@dncommercial.net</b> | <b>(713)270-5400</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                               | Phone                |
| <b>Danny Nguyen, CCIM</b>   | <b>456765</b> | <b>dannynguyen@dncommercial.net</b> | <b>(713)478-2972</b> |
| Designated Broker of Firm   | License No.   | Email                               | Phone                |
| Licensed Supervisor of Sales Agent/<br>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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