

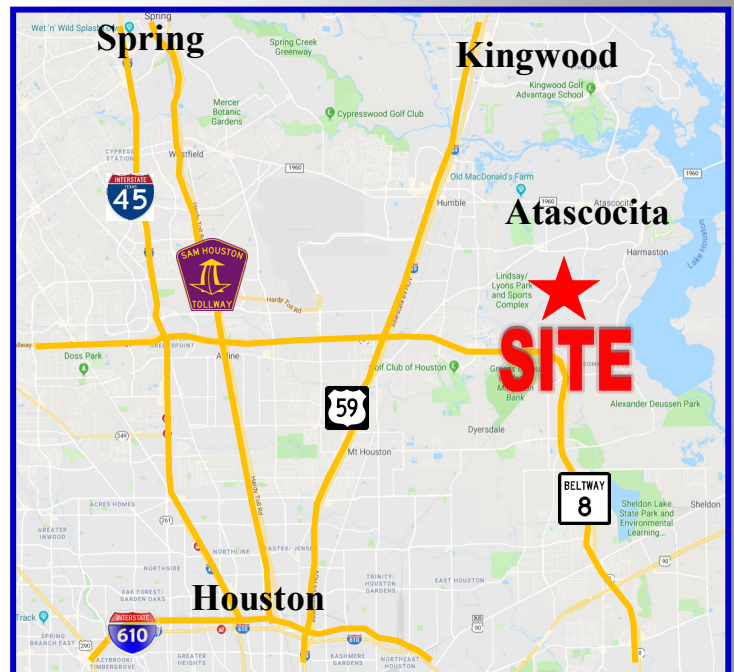
+/- 2.5 AC FOR SALE

Will Clayton Pkwy & June Forest Dr, Humble, TX 77346



Description

- Lot Size: +/- 2.50 AC (Subdivisible)
- Price: \$1,361,250
- Price/SF: \$12.50
- Frontage:
 - +/- 301' on Will Clayton
 - +/- 324.65' on June Forest Dr
- Accessible east of Hwy 59, south of FM 1960, and north of Will Clayton Pkwy
- Utilities: Available from Harris County MUD #278
- Outside any flood hazard areas



Danny Nguyen, CCIM

Broker

M - (713) 478-2972

O - (713) 270-5400

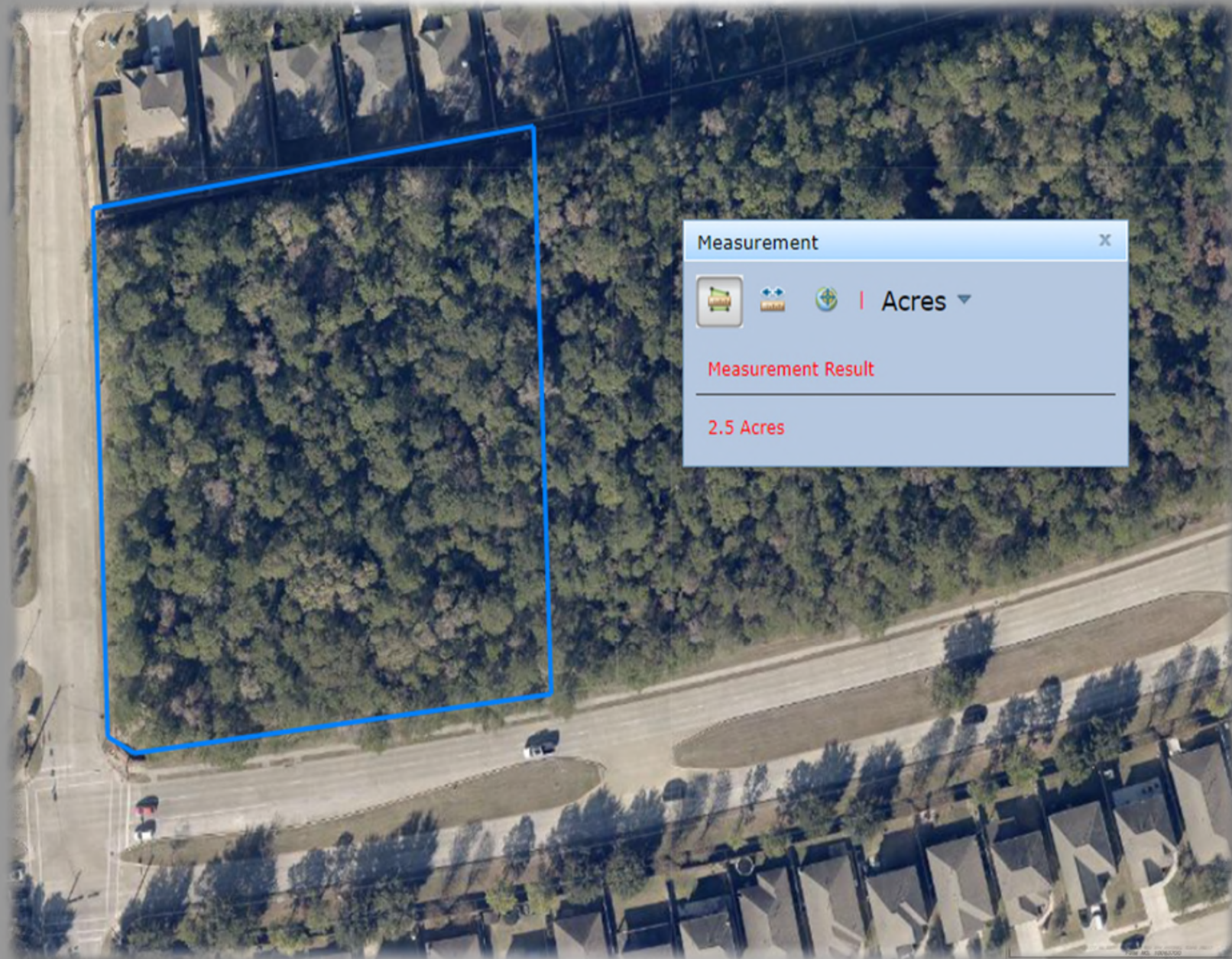
dannynguyen@dncommercial.net

www.dncommercial.net



+/- 2.5 AC

Will Clayton Pkwy & June Forest Dr, Humble, TX 77346



Danny Nguyen, CCIM
Broker

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net



SURVEY

Will Clayton Pkwy & June Forest Dr, Humble, TX 77346

18081577DP ALAMO TITLE
ST DRIVE
7346
LLC

THE
ED
HUMAN
M

MAPS
NOT
COPY

CTIONS AND/OR
ELEMENTS

WAS MADE
EXACTLY
AND FOUND
TO BE
AND
RELIED



DANNY NGUYEN, LLC
OF NO. 2018000007

U N R E S T R I C T E D
R E S E R V E " W "

3.0002 ACRES
OUT OF UNRESTRICTED RESERVE "W",
TIMBER FOREST, SECTION 1

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 341, PAGE 26 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS)

S.E.C. - PRECISION CONTROL LINE
RECORD NUMBER VOL. 341, PG. 26, H.C.M.A.

DRAWN BY:



Danny Nguyen, CCIM

Broker

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net



FOR SALE

Will Clayton Pkwy & June Forest Dr, Humble, TX 77346



2024 Demographics

	0-5 Min	5-10 Min	10-15 Min
Total Population:	48,147	82,016	91,577
Total Household:	15,464	26,809	32,478
Avg. HH Income:	\$129,385	\$111,189	\$100,169



Danny Nguyen, CCIM

Broker

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.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.

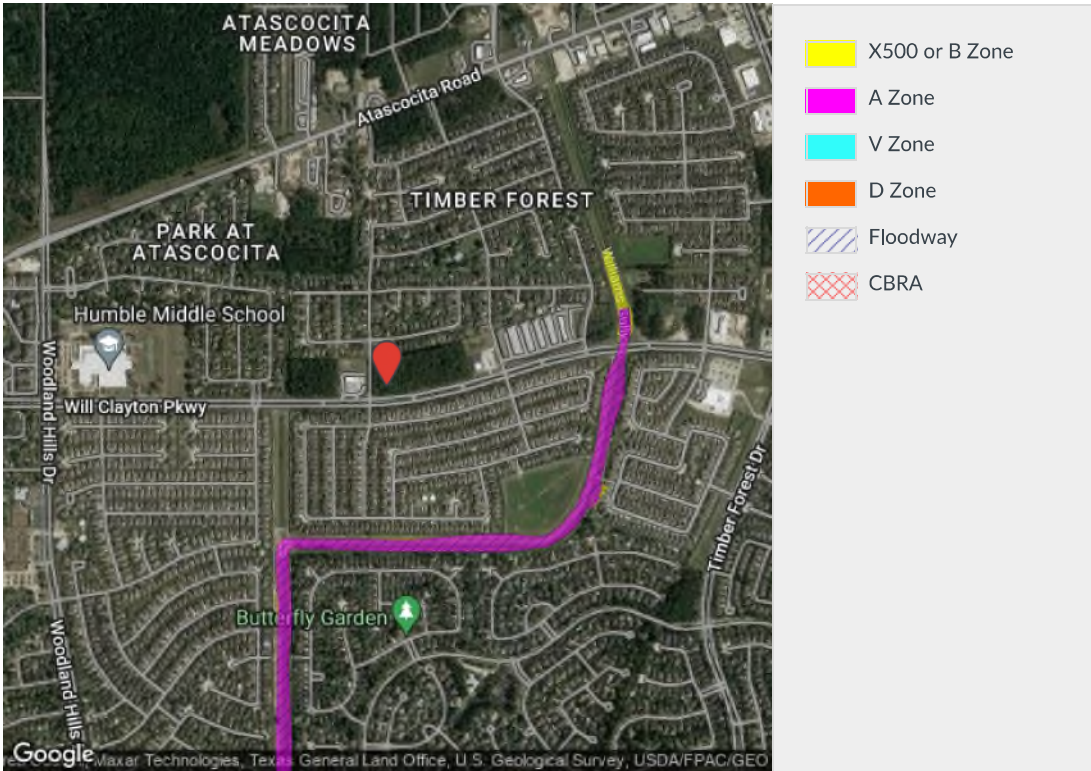
JUNE FOREST DR HUMBLE, TX 77346-2453

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480287	PANEL	0505M
PANEL DATE	June 09, 2014	MAP NUMBER	48201C0505M





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

11501-11651 Will Clayton Pkwy, Humble, Texas, 77346
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.97820
Longitude: -95.20145

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	23,172	57,536	65,039
2020 Population	37,848	75,509	88,783
2023 Population	48,147	82,016	91,466
2028 Population	50,691	85,344	96,577
2010-2020 Annual Rate	5.03%	2.76%	3.16%
2020-2023 Annual Rate	7.69%	2.58%	0.92%
2023-2028 Annual Rate	1.04%	0.80%	1.09%
2020 Male Population	48.4%	49.8%	48.4%
2020 Female Population	51.6%	50.2%	51.6%
2020 Median Age	32.8	34.0	33.3
2023 Male Population	49.6%	50.4%	48.9%
2023 Female Population	50.4%	49.6%	51.1%
2023 Median Age	33.3	34.1	33.3

In the identified area, the current year population is 91,466. In 2020, the Census count in the area was 88,783. The rate of change since 2020 was 0.92% annually. The five-year projection for the population in the area is 96,577 representing a change of 1.09% annually from 2023 to 2028. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 33.3, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	35.3%	36.8%	34.2%
2023 Black Alone	31.2%	28.2%	28.8%
2023 American Indian/Alaska Native Alone	0.8%	1.0%	1.1%
2023 Asian Alone	3.8%	3.6%	4.0%
2023 Pacific Islander Alone	0.2%	0.5%	0.3%
2023 Other Race	12.4%	13.6%	14.9%
2023 Two or More Races	16.3%	16.3%	16.8%
2023 Hispanic Origin (Any Race)	34.0%	35.2%	36.6%

Persons of Hispanic origin represent 36.6% of the population in the identified area compared to 19.4% 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 86.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	111	97	86
2010 Households	7,324	18,355	23,488
2020 Households	11,973	24,621	31,396
2023 Households	15,464	26,809	32,478
2028 Households	16,402	28,107	34,441
2010-2020 Annual Rate	5.04%	2.98%	2.94%
2020-2023 Annual Rate	8.19%	2.65%	1.05%
2023-2028 Annual Rate	1.18%	0.95%	1.18%
2023 Average Household Size	3.11	2.96	2.78

The household count in this area has changed from 31,396 in 2020 to 32,478 in the current year, a change of 1.05% annually. The five-year projection of households is 34,441, a change of 1.18% annually from the current year total. Average household size is currently 2.78, compared to 2.79 in the year 2020. The number of families in the current year is 22,269 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 22, 2024



Executive Summary

11501-11651 Will Clayton Pkwy, Humble, Texas, 77346
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.97820
Longitude: -95.20145

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	15.5%	17.7%	23.3%
Median Household Income			
2023 Median Household Income	\$104,235	\$85,452	\$69,067
2028 Median Household Income	\$114,740	\$98,389	\$78,319
2023-2028 Annual Rate	1.94%	2.86%	2.55%
Average Household Income			
2023 Average Household Income	\$129,385	\$111,189	\$100,169
2028 Average Household Income	\$146,570	\$126,648	\$114,540
2023-2028 Annual Rate	2.53%	2.64%	2.72%
Per Capita Income			
2023 Per Capita Income	\$41,209	\$36,626	\$35,354
2028 Per Capita Income	\$47,010	\$41,999	\$40,576
2023-2028 Annual Rate	2.67%	2.78%	2.79%
GINI Index			
2023 Gini Index	31.1	38.0	41.7
Households by Income			

Current median household income is \$69,067 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$78,319 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$100,169 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$114,540 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$35,354 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$40,576 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	127	119	91
2010 Total Housing Units	7,668	19,779	25,781
2010 Owner Occupied Housing Units	6,176	13,134	13,244
2010 Renter Occupied Housing Units	1,150	5,221	10,249
2010 Vacant Housing Units	344	1,424	2,293
2020 Total Housing Units	12,535	26,305	33,970
2020 Owner Occupied Housing Units	9,507	16,494	16,972
2020 Renter Occupied Housing Units	2,466	8,127	14,424
2020 Vacant Housing Units	593	1,568	2,594
2023 Total Housing Units	16,436	28,625	35,188
2023 Owner Occupied Housing Units	11,685	18,482	18,806
2023 Renter Occupied Housing Units	3,779	8,327	13,672
2023 Vacant Housing Units	972	1,816	2,710
2028 Total Housing Units	17,295	29,812	37,246
2028 Owner Occupied Housing Units	12,456	19,414	20,402
2028 Renter Occupied Housing Units	3,946	8,693	14,039
2028 Vacant Housing Units	893	1,705	2,805
Socioeconomic Status Index			
2023 Socioeconomic Status Index	59.2	48.9	46.7

Currently, 53.4% of the 35,188 housing units in the area are owner occupied; 38.9%, renter occupied; and 7.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 33,970 housing units in the area and 7.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.09%. Median home value in the area is \$268,253, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.80% annually to \$307,989.

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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 22, 2024

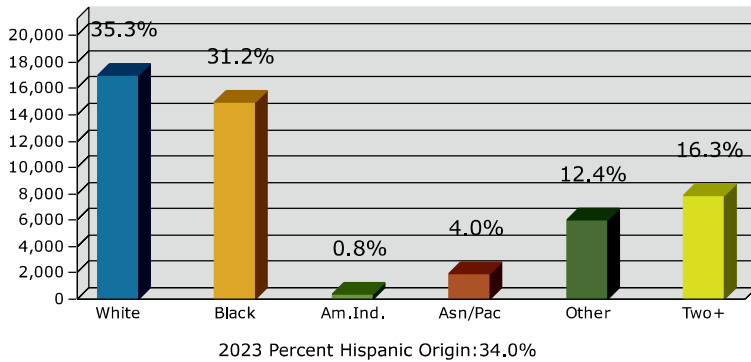


Graphic Profile

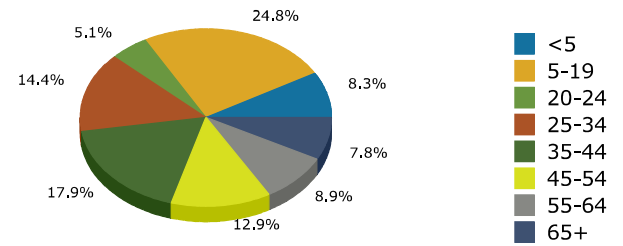
11501-11651 Will Clayton Pkwy, Humble, Texas, 77346
Drive time band: 0 - 5 minute radius

Prepared by Esri
Latitude: 29.97820
Longitude: -95.20145

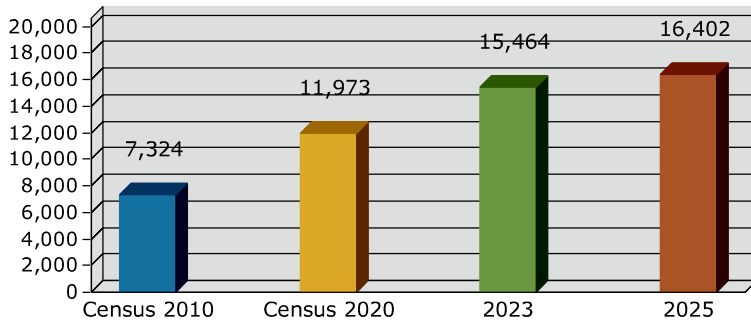
2023 Population by Race



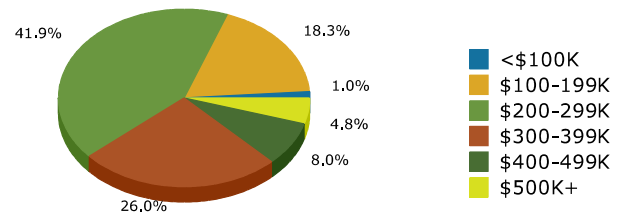
2023 Population by Age



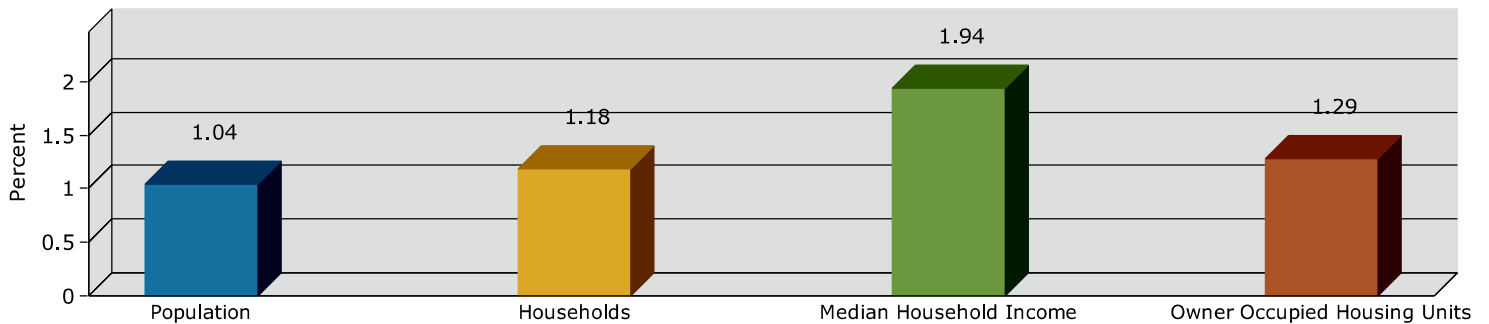
Households



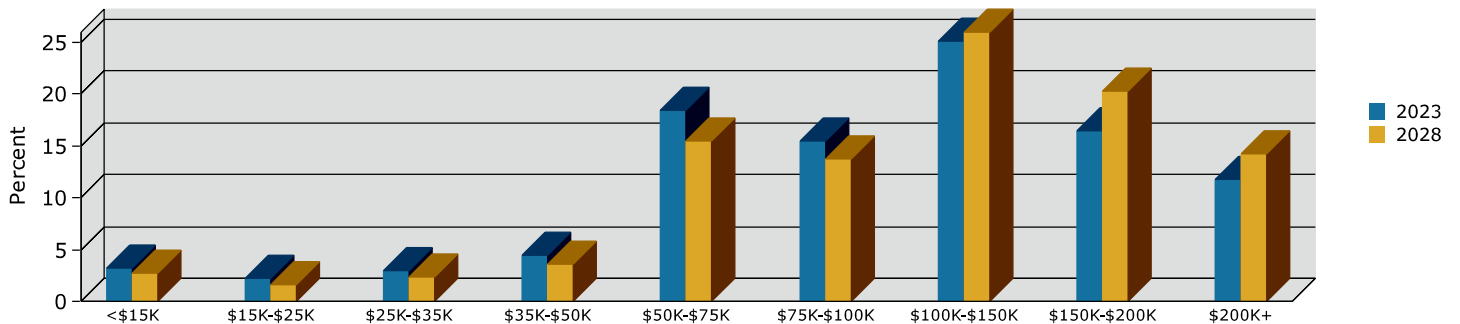
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

February 22, 2024

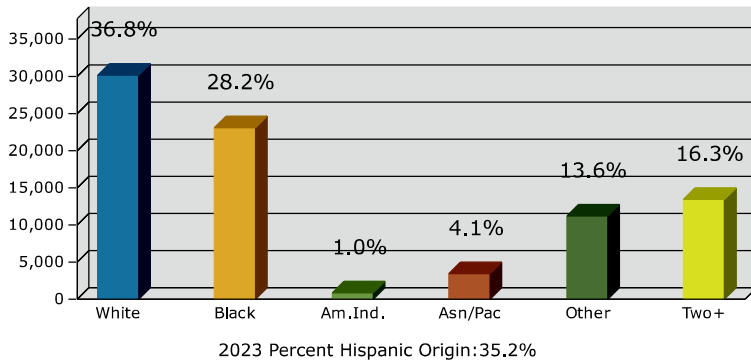


Graphic Profile

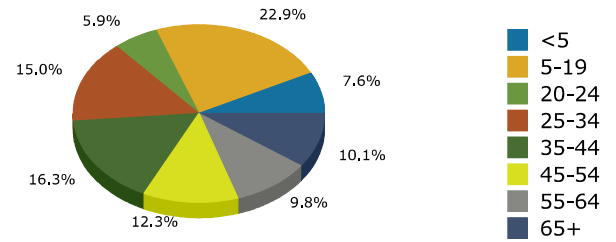
11501-11651 Will Clayton Pkwy, Humble, Texas, 77346
Drive time band: 5 - 10 minute radius

Prepared by Esri
Latitude: 29.97820
Longitude: -95.20145

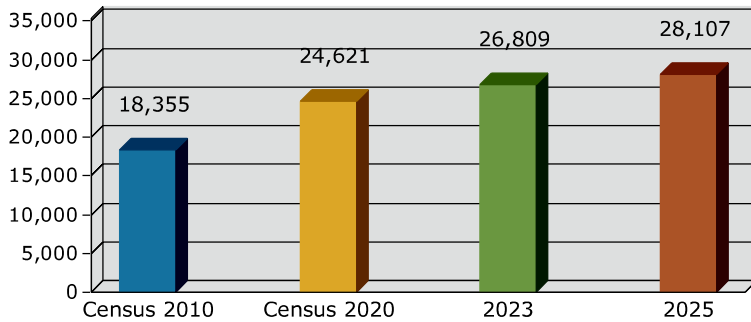
2023 Population by Race



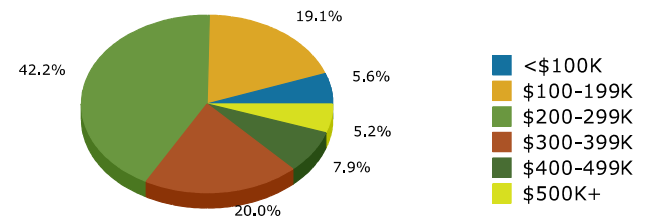
2023 Population by Age



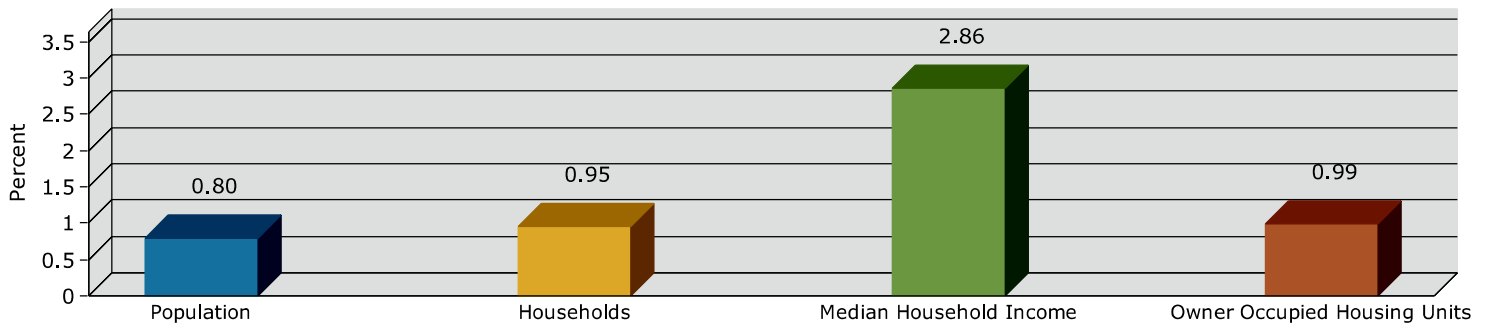
Households



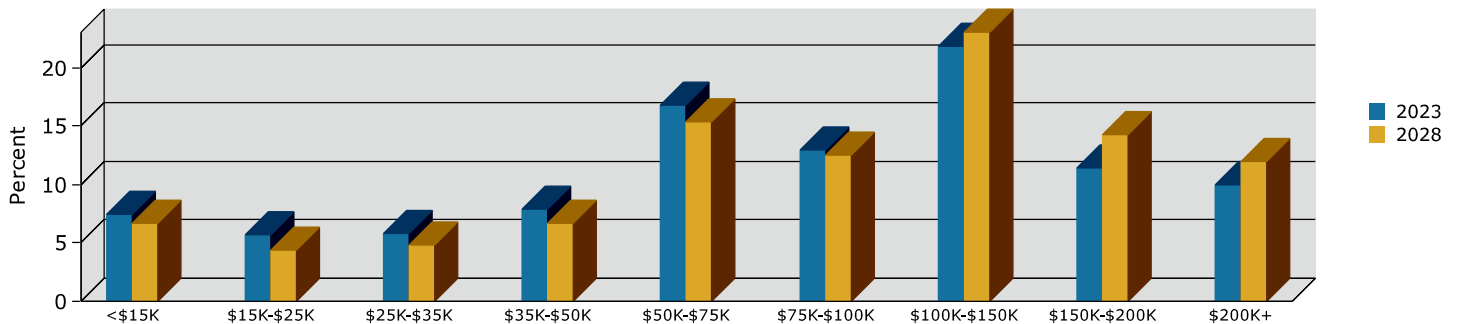
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

February 22, 2024

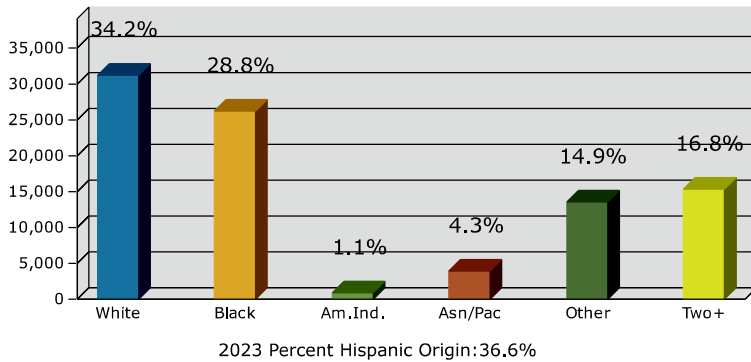


Graphic Profile

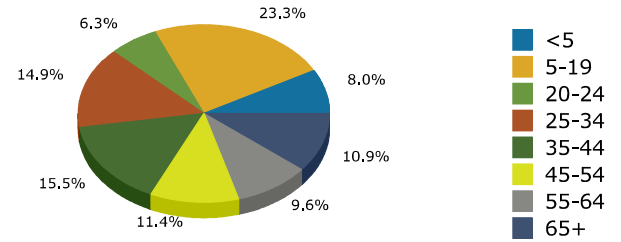
11501-11651 Will Clayton Pkwy, Humble, Texas, 77346
Drive time band: 10 - 15 minute radius

Prepared by Esri
Latitude: 29.97820
Longitude: -95.20145

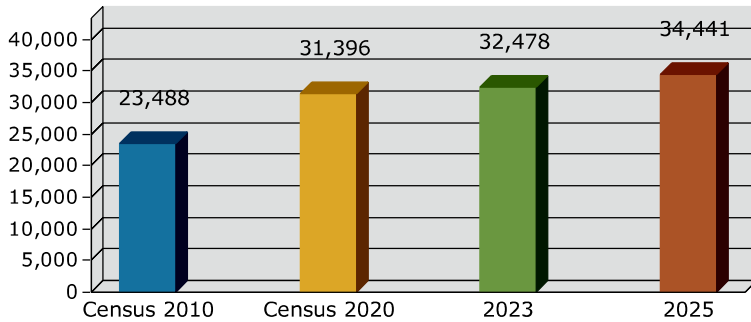
2023 Population by Race



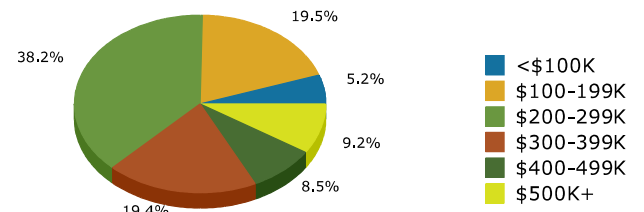
2023 Population by Age



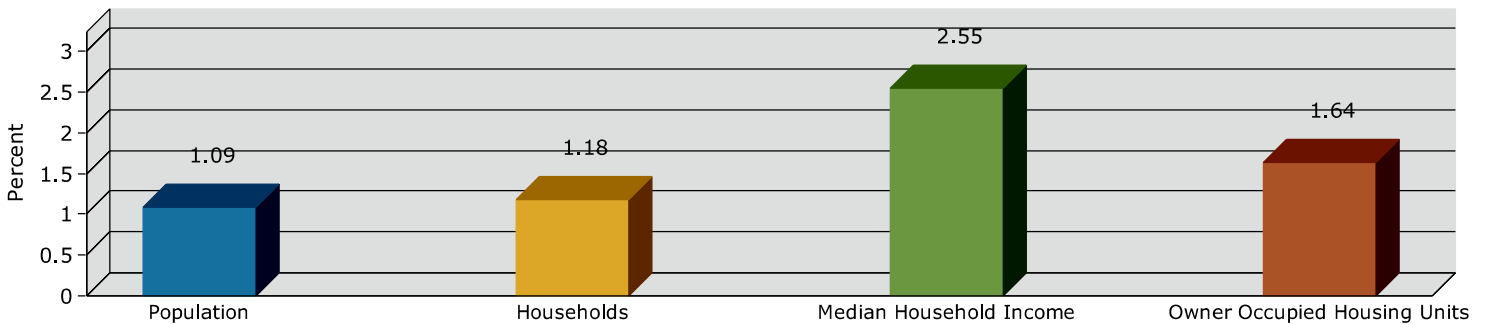
Households



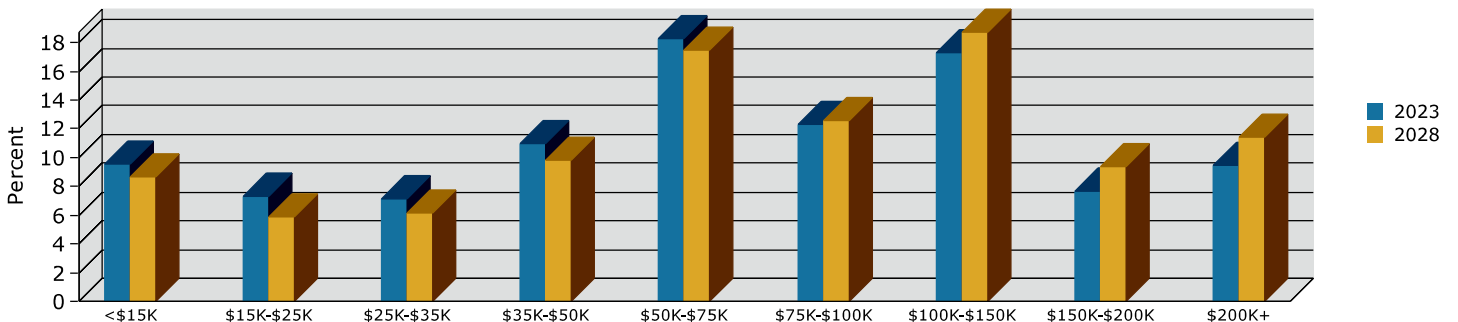
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



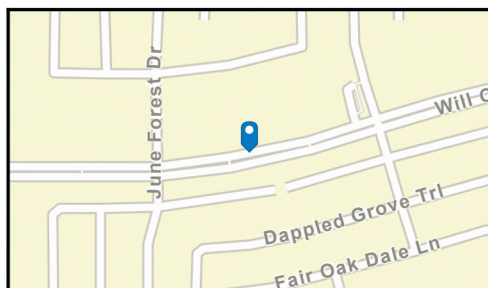
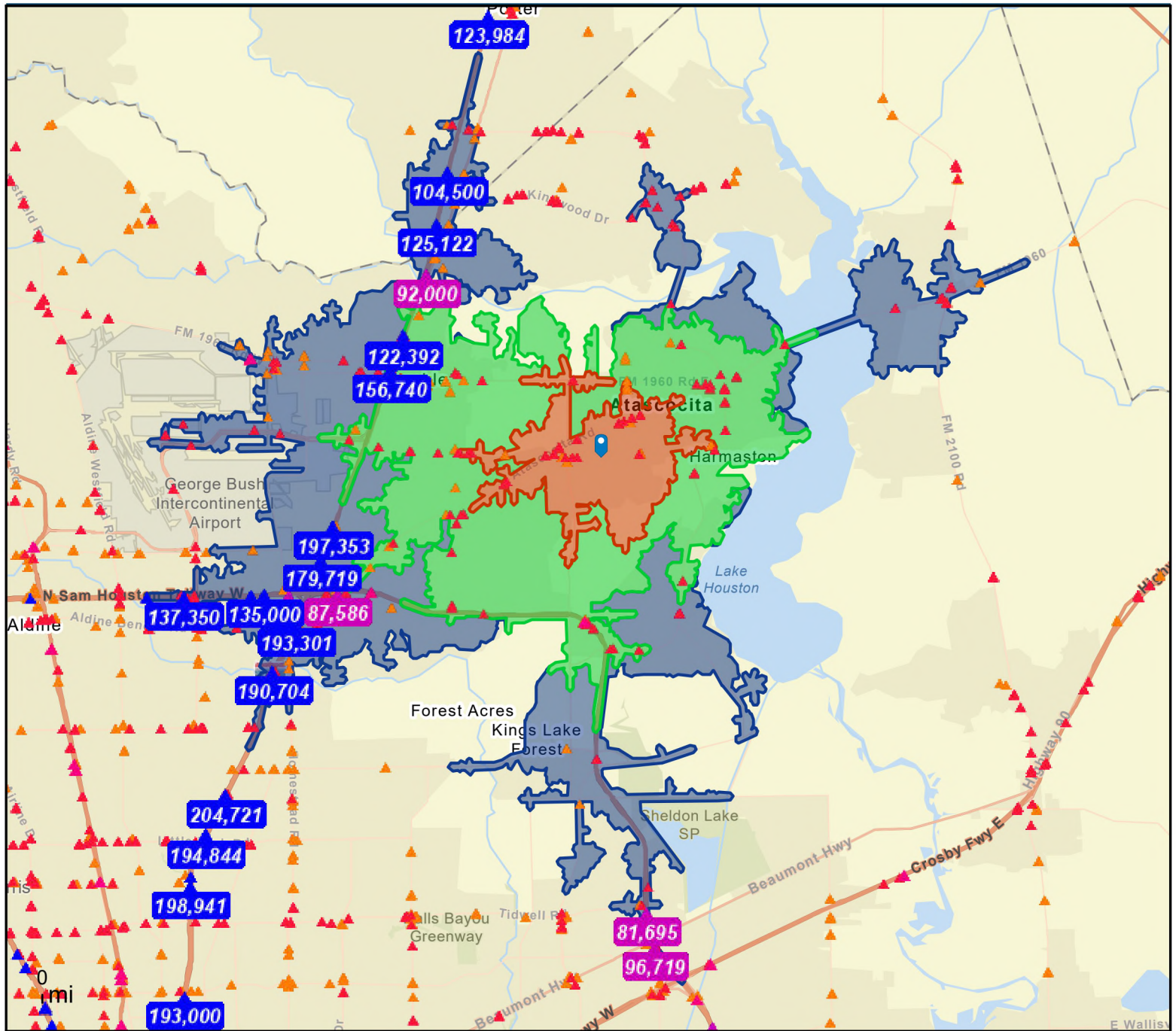
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

February 22, 2024

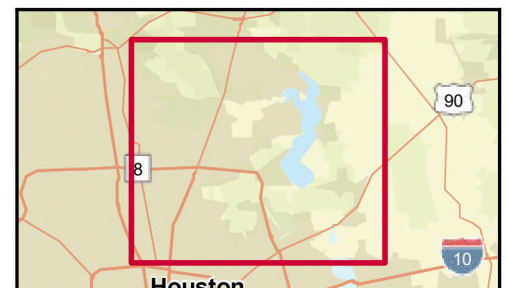
Traffic Count Map

11501-11651 Will Clayton Pkwy, Humble, Texas, 77346
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.97820
 Longitude: -95.20145



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: ©2023 Kalibrate Technologies (Q3 2023).

February 22, 2024



Traffic Count Map - Close Up

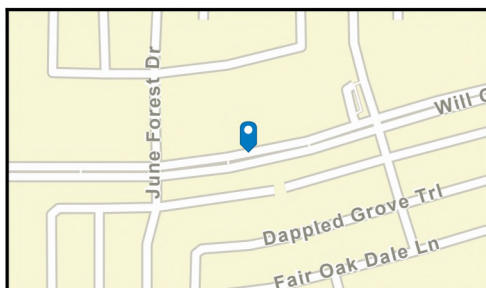
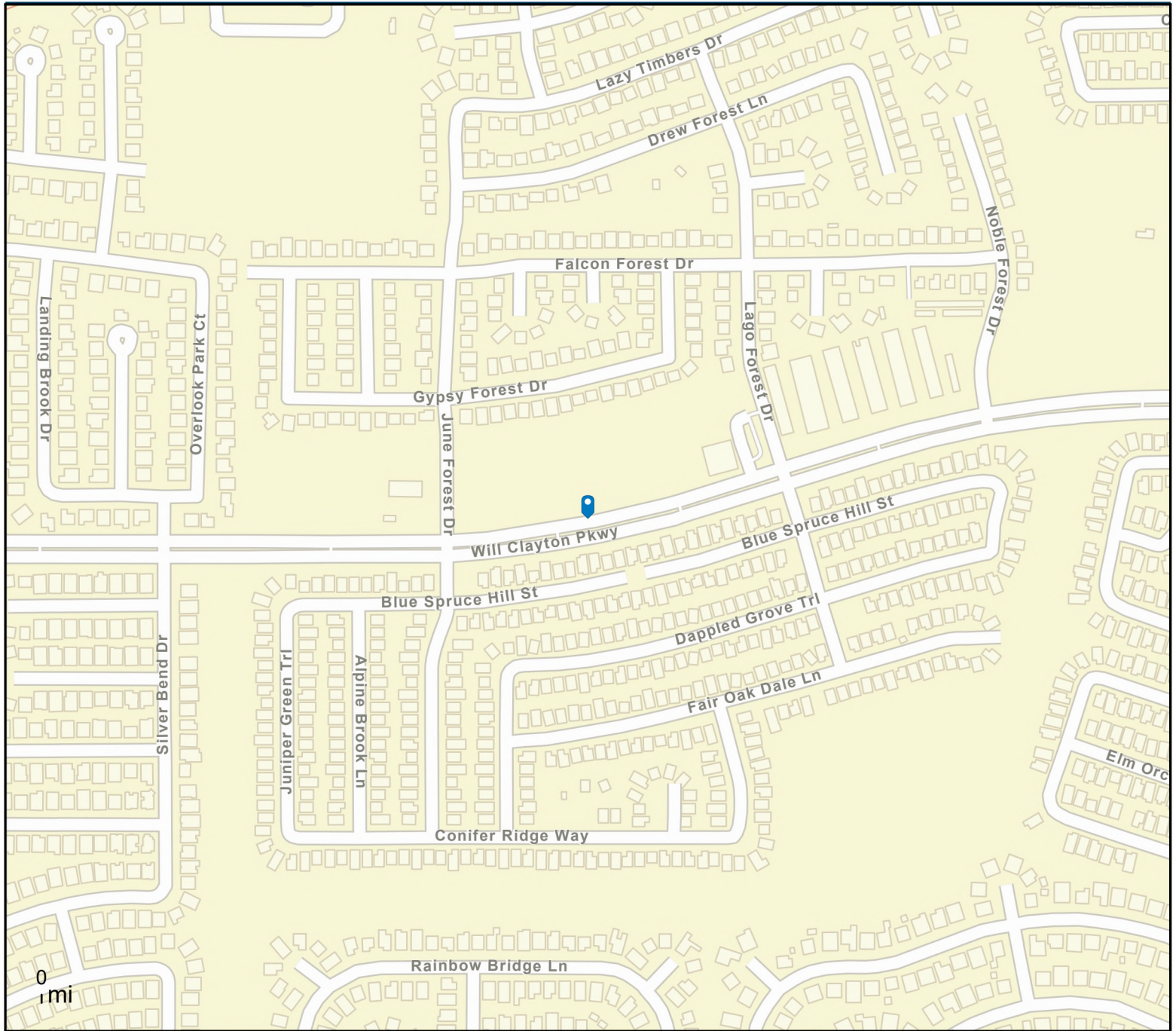
11501-11651 Will Clayton Pkwy, Humble, Texas, 77346

Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri

Latitude: 29.97820

Longitude: -95.20145



Average Daily Traffic Volume

▲ Up to 6,000 vehicles per day

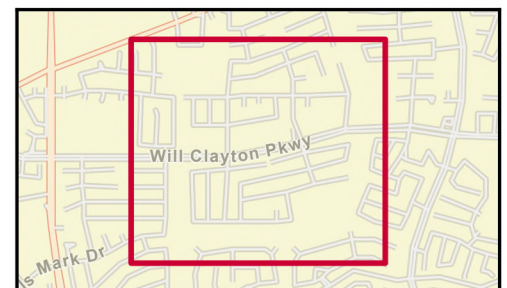
▲ 6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲ 50,001 - 100,000

▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

February 22, 2024



Traffic Count Profile

11501-11651 Will Clayton Pkwy, Humble, Texas, 77346
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.97820
Longitude: -95.20145

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.47	Will Clayton Blvd	Woodland Hills Dr (0.18 miles W)	2014	17,903
0.57	Will Clayton Boulevard	Woodland Hills Dr (0.18 miles W)	2019	18,778
0.57	Atascocita Rd	Woodland Hills Dr (0.2 miles SW)	2014	30,343
0.58	Continental Pkwy	Agean Dr (0.09 miles N)	2006	40
0.66	Woodland Hills Dr	Wintergreen Dr (0.03 miles S)	2013	8,813
0.67	Woodland Hills Dr	Atascocita Trl (0.05 miles N)	2001	3,750
0.68	Agean Dr	Continental Pkwy (0.02 miles W)	2001	240
0.69	Will Clayton Boulevard	Will Clayton Blvd (0.04 miles E)	2019	19,014
0.72	Atascocita Rd	Page Forest Dr (0.0 miles SW)	2011	24,360
0.73	Will Clayton Parkway	Will Clayton Blvd (0.12 miles W)	2019	16,143
0.75	Will Clayton Pkwy	Will Clayton Blvd (0.12 miles W)	2011	12,800
0.76	Will Clayton Blvd	S Mistylace Dr (0.02 miles E)	2006	11,900
0.76	Timber Forest Dr	Atascocita Rd (0.31 miles NW)	2008	4,930
0.80	Atascocita Road	Page Forest Dr (0.0 miles SW)	2019	27,157
0.83	Atascocita Rd	Will Clayton Blvd (0.17 miles SW)	2011	26,850
0.86	Timber Forest Dr	Atascocita Rd (0.07 miles NW)	2011	9,860
0.91	Crestline Rd	Will Clayton Blvd (0.04 miles NE)	2011	3,720
0.92	Will Clayton Blvd	Crestline Rd (0.03 miles SE)	2011	19,470
0.92	Will Clayton Boulevard	Crestline Rd (0.04 miles SE)	2019	20,427
0.94	Atascocita Road	Timber Forest Dr (0.06 miles SW)	2019	28,204
1.07	Atascocita Rd	Will Clayton Blvd (0.12 miles NE)	2011	24,290
1.08	Atascocita Rd	Droitwich Dr (0.05 miles NE)	2006	28,320
1.37	Continental Pkwy	Artic Dr (0.06 miles S)	2011	10
1.38	Timber Forest Dr	Woodmancote Dr (0.08 miles S)	2012	12,373
1.44	Timber Forest Drive	Woodmancote Dr (0.08 miles S)	2019	13,576
1.48	Woodland Hills Dr	FM 1960 Rd E (0.14 miles N)	2011	4,650
1.55	Timber Forest Dr	FM 1960 Rd E (0.04 miles S)	2011	11,040
1.57	FM 1960 Rd E	Woodland Hills Dr (0.12 miles W)	2011	40,440
1.58	Droitwich Dr	Caldicote St (0.05 miles S)	2011	950
1.71	Twigsworth Ln	FM 1960 Rd E (0.04 miles N)	2011	790

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 2022 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: ©2023 Kalibrate Technologies (Q3 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 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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400

Fax: 7135838985

Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com