

FM 1960

Ella Blvd Lot
READY FOR DEVELOPMENT

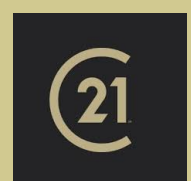


Dollar General

High-School

Ella Blvd

16614 Ella Blvd
Houston, TX 77090



Ella Blvd Lot

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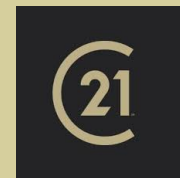
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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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

ELLA BLVD LOT

Executive Summary

Investment Summary

01

OFFERING SUMMARY

ADDRESS	16614 Ella Blvd Houston TX 77090
COUNTY	Harris
MARKET	Houston
SUBMARKET	North Houston
PRICE	\$1,750,000
PRICE PSF	\$11.97
LAND SF	146,187 SF
LAND ACRES	3.35
OWNERSHIP TYPE	Fee Simple
APN	0451720000105

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	13,147	125,777	320,437
2025 Median HH Income	\$57,314	\$62,207	\$69,782
2025 Average HH Income	\$74,024	\$89,203	\$94,702

Ready for development

- This 3.35-acre (146,000 sq. ft.) parcel offers an impressive 580 feet of frontage along the newly developed Butterfield Road, providing maximum visibility and accessibility. The lot sits directly behind Dollar General, adjacent to a church, and across from both a high school and middle school, ensuring a steady flow of traffic and community engagement. With thousands of brand-new homes being built within half a mile, the site is perfectly positioned to serve the daily needs of a rapidly growing residential base. Suitable for retail, service businesses, restaurants, medical offices, or even warehouse development, this property presents a flexible and high-potential investment opportunity

ELLA BLVD LOT

02

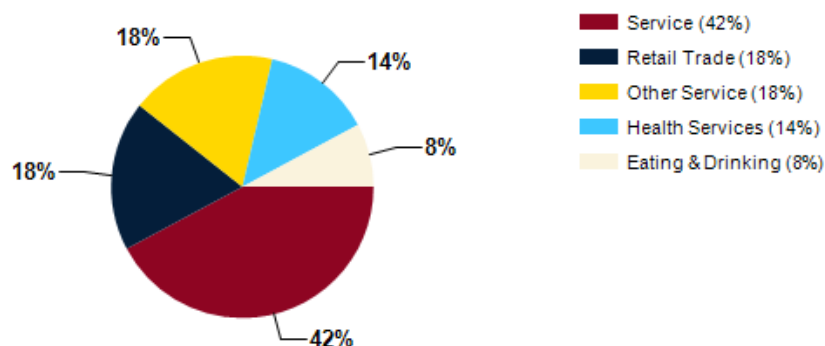
Location

Location Summary
Local Business Map
Major Employers

Surrendered between brand new home , growing area

- Situated in Northwest Houston, this property benefits from proximity to two of the area's most important traffic arteries—FM 1960, one of the busiest roads in Northwest Houston, and Interstate 45. Its strategic position near the junction of these major thoroughfares ensures strong connectivity and consistent traffic. Harris County's recent development of Butterfield Road further enhances accessibility and exposure. Surrounded by established community anchors and set within a high-growth residential area, this location offers unmatched potential for commercial success and long-term value appreciation.

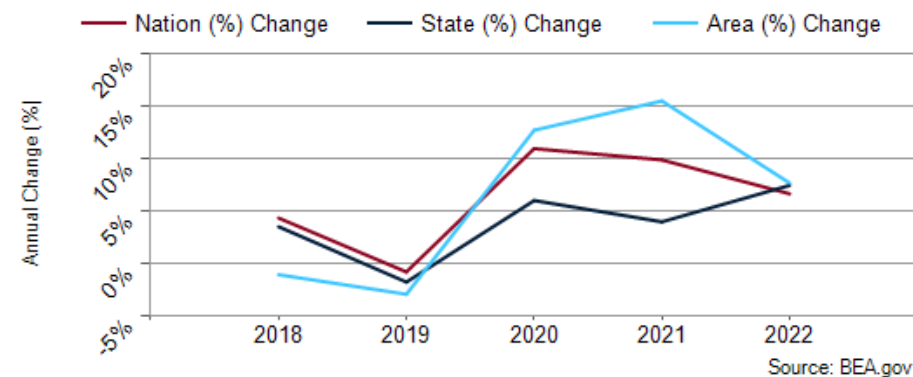
Major Industries by Employee Count

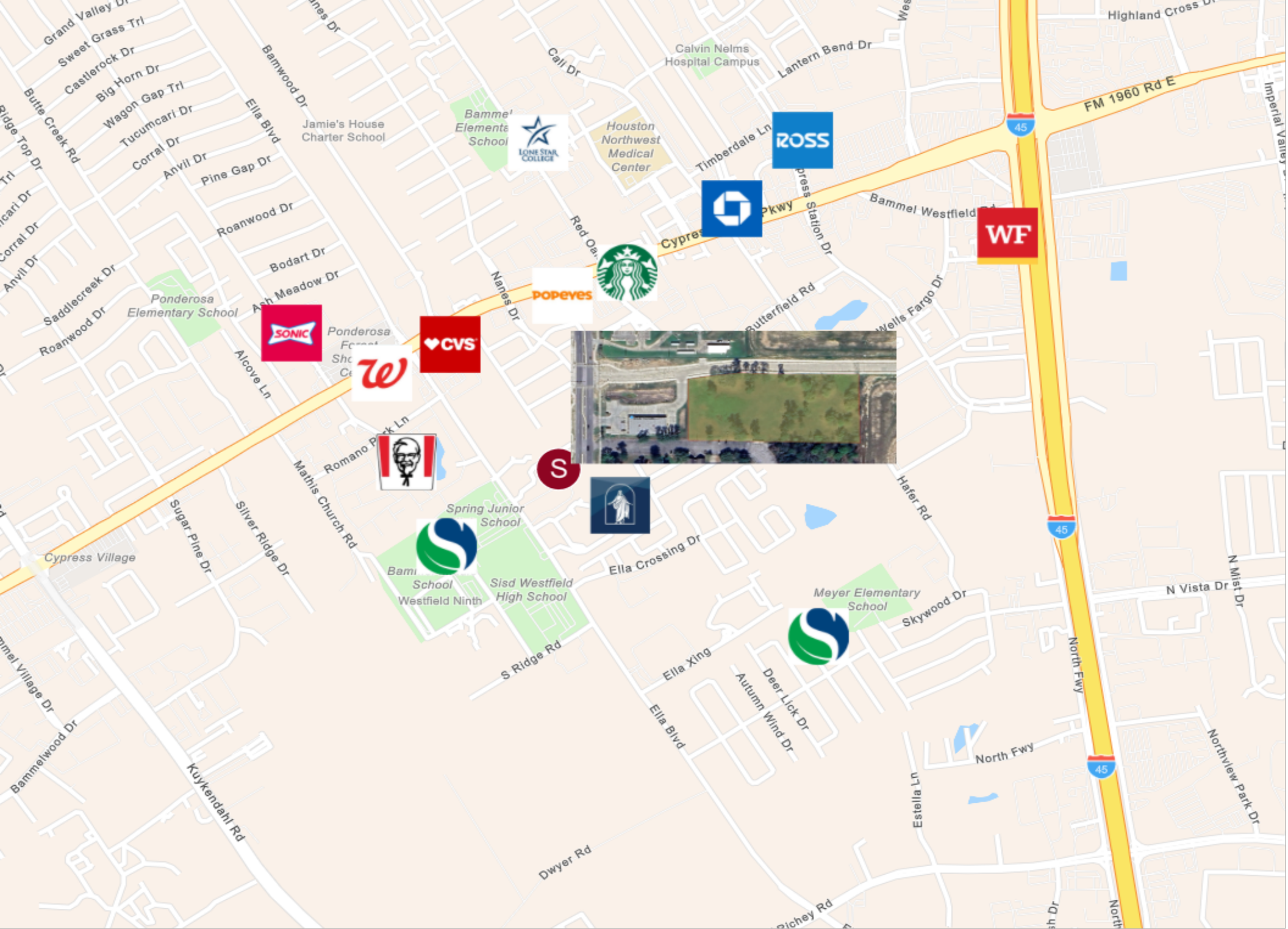


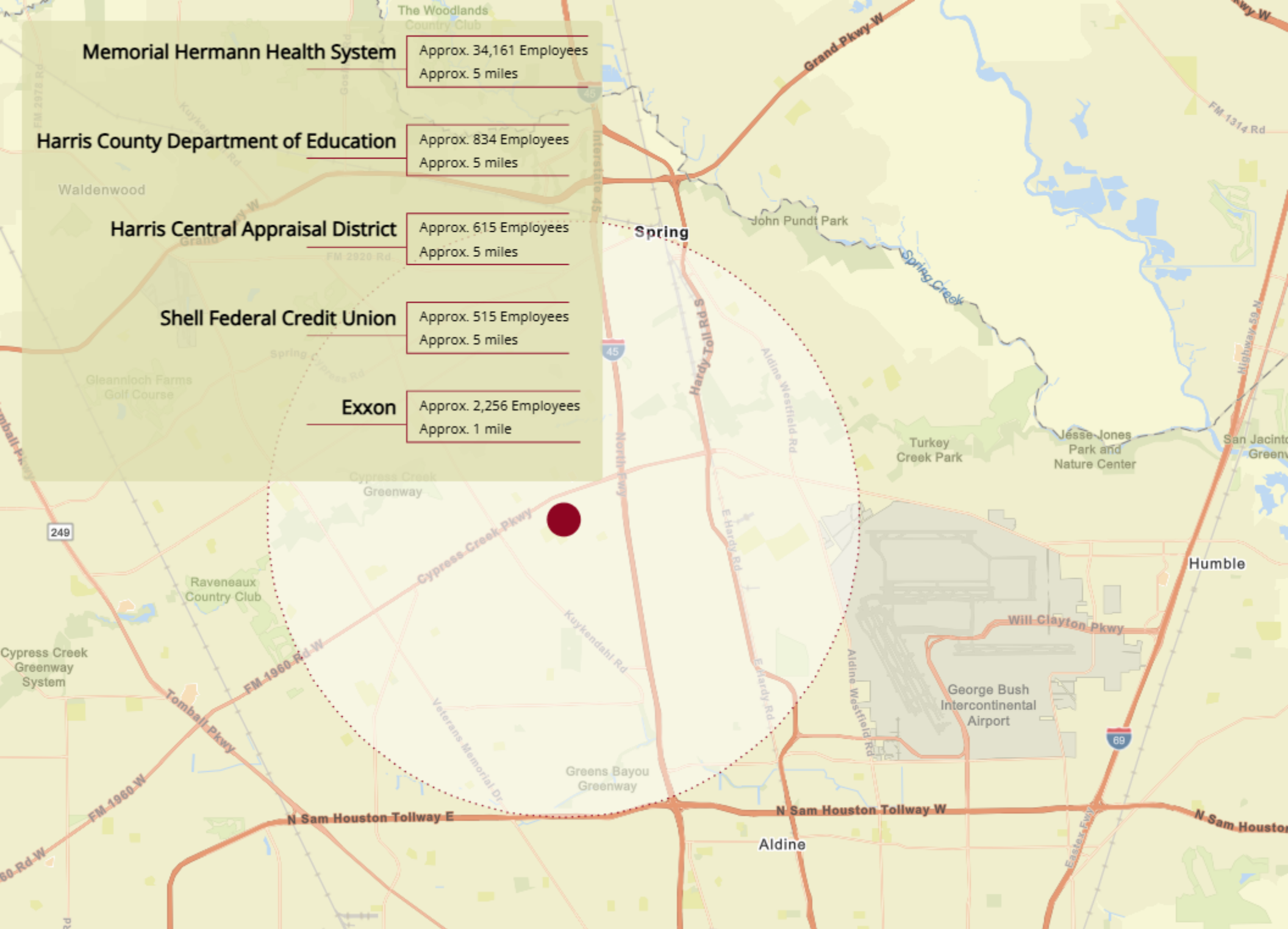
Largest Employers

Conroe Independent School District	8,000
Spring Independent School District	7,000
Memorial Hermann The Woodlands Hospital	6,000
Houston Methodist The Woodlands Hospital	5,000
Chevron Phillips Chemical Company	4,500
ExxonMobil	4,000
Occidental Petroleum Corp.	3,500
Woodforest National Bank	3,000

Harris County GDP Trend







ELLA BLVD LOT

03

Property Description

Property Features

Site Plan

Parcel Map

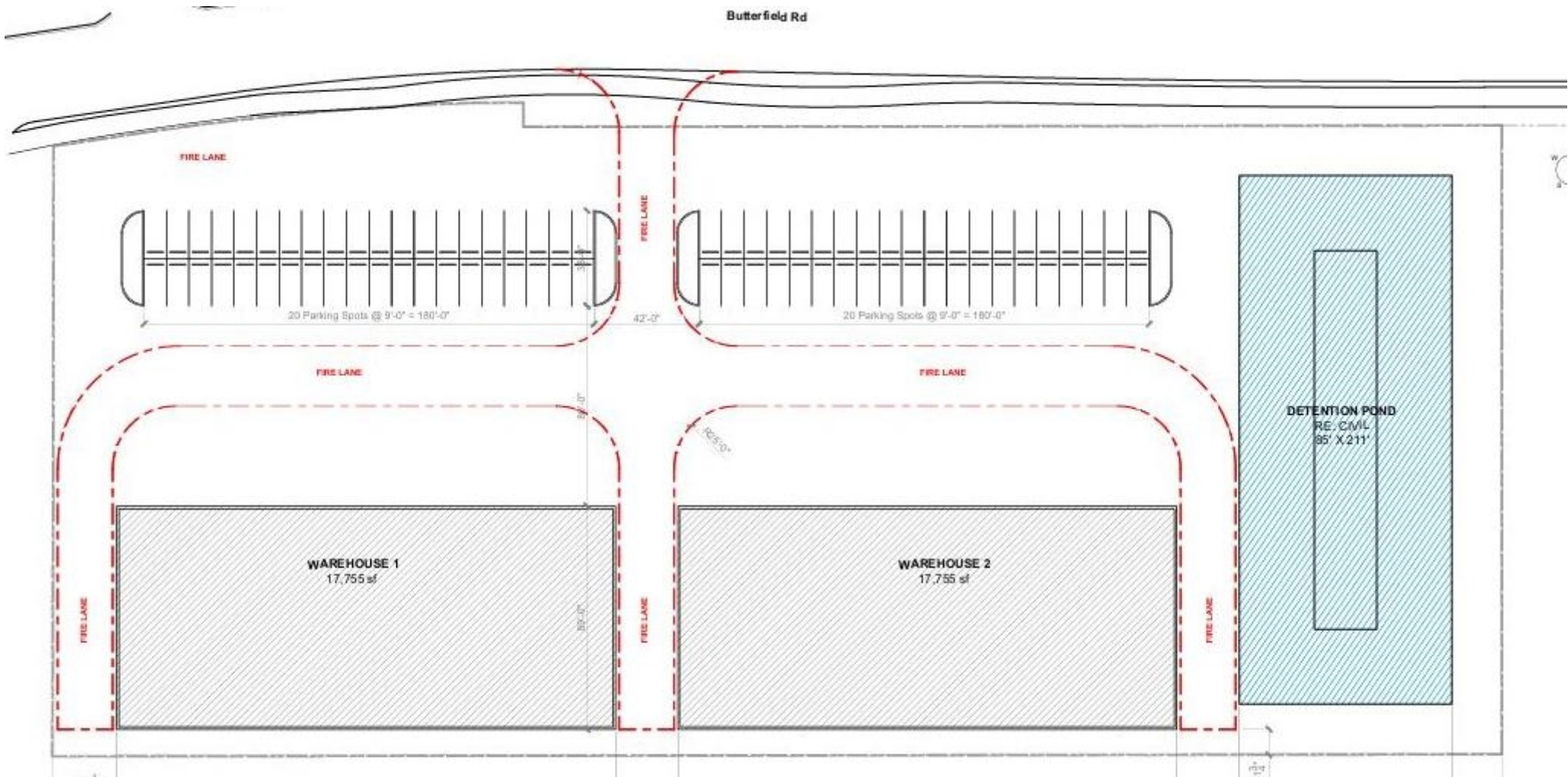
Property Images

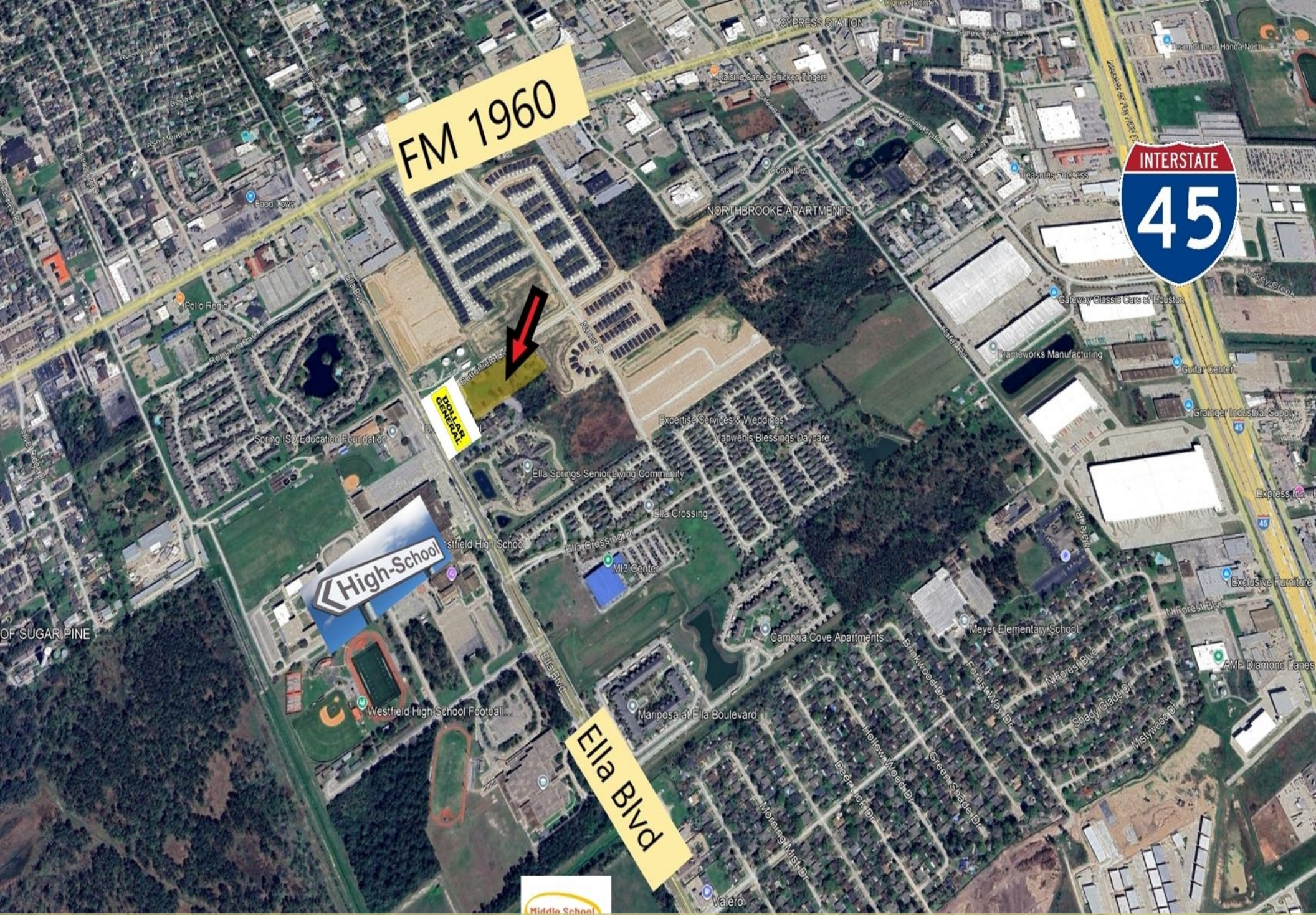
PROPERTY FEATURES

LAND SF	146,187
LAND ACRES	3.35
LOCATION CLASS	C
LOT DIMENSION	579x250

UTILITIES

WATER	MUD
ELECTRICITY / POWER	Available



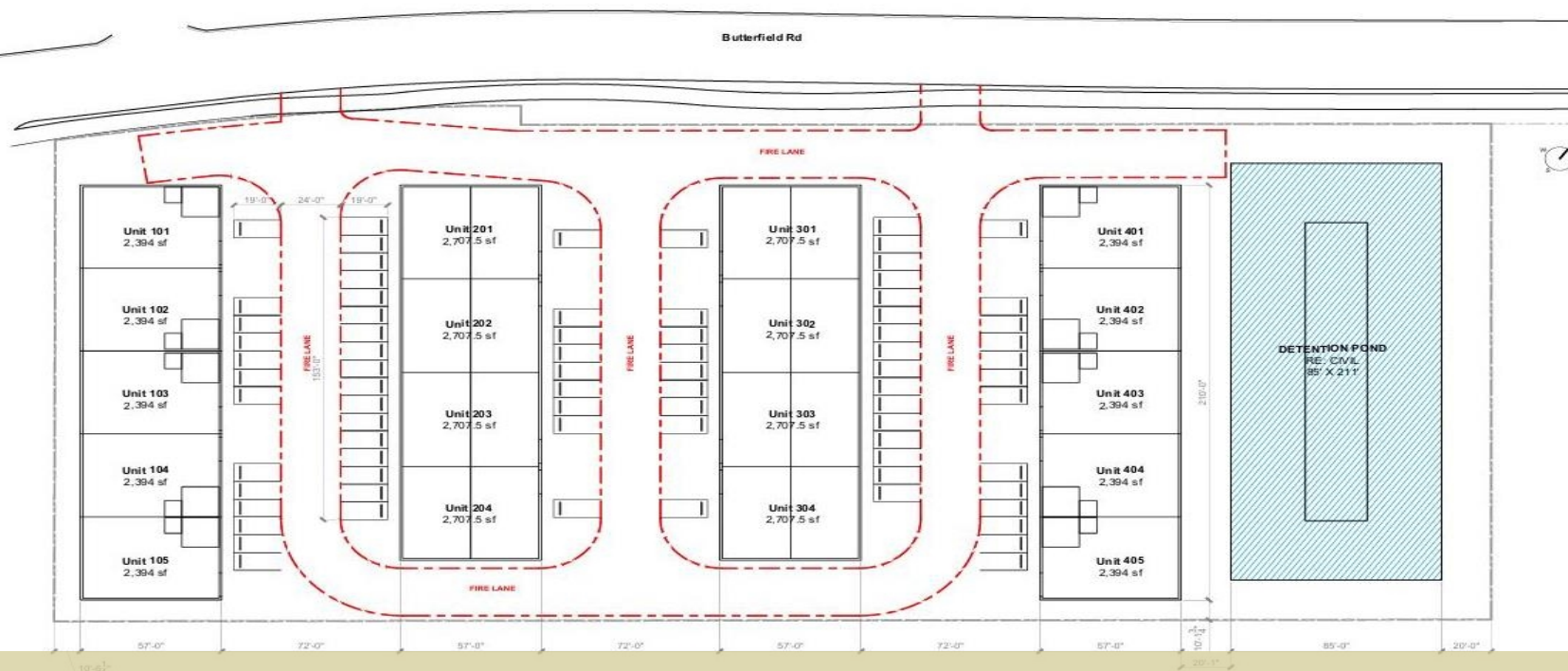


Arial





Plan Retail



4 building retail drawing

1 parking spots per 5,000 sf
=> 3 parking spots req'd

Total parking spots required: 8
Total Parking spots provided: 13

BUILDING 2:
10,830 SF of GFA over 4 equal units

5,415 sf office space in total
Requirement for office spaces:
4 parking spots per 1,000 sf
=> 22 parking spots req'd

5,415 sf warehouse space in total
Requirement for at-grade loading w/
1 parking spots per 5,000 sf
=> 2 parking spots req'd

Total parking spots required: 24
Total Parking spots provided: 25

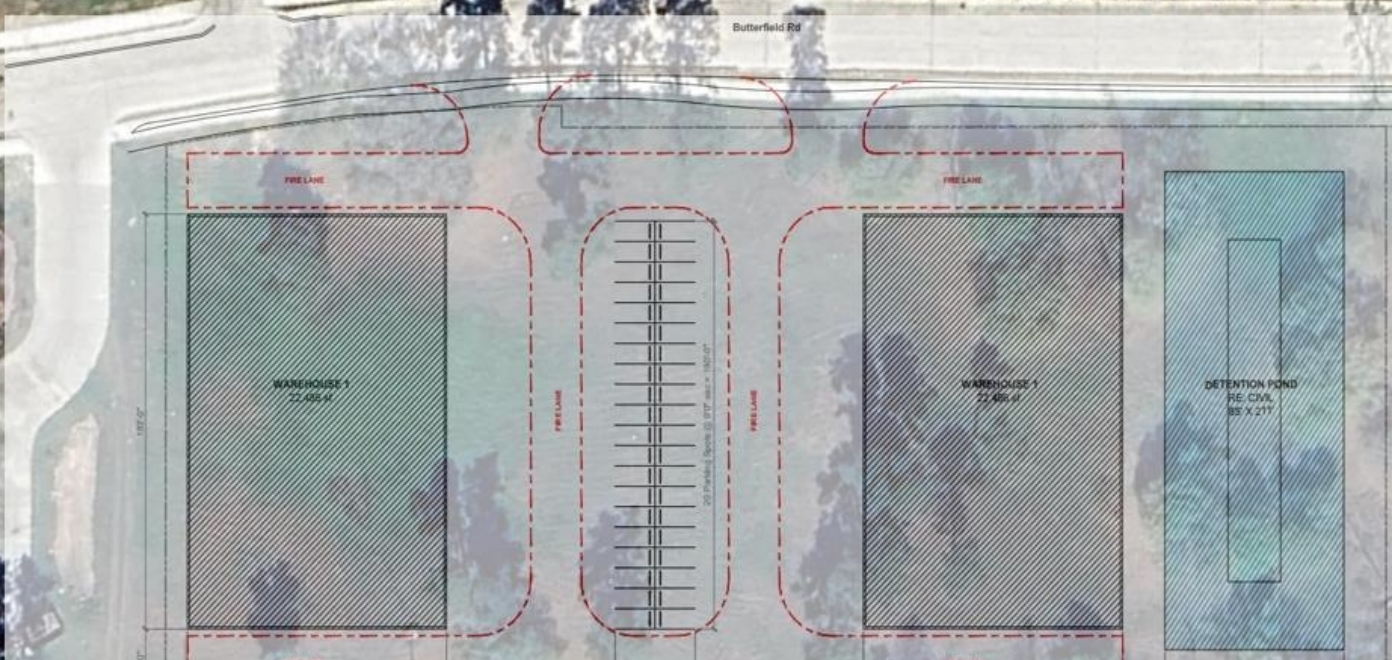
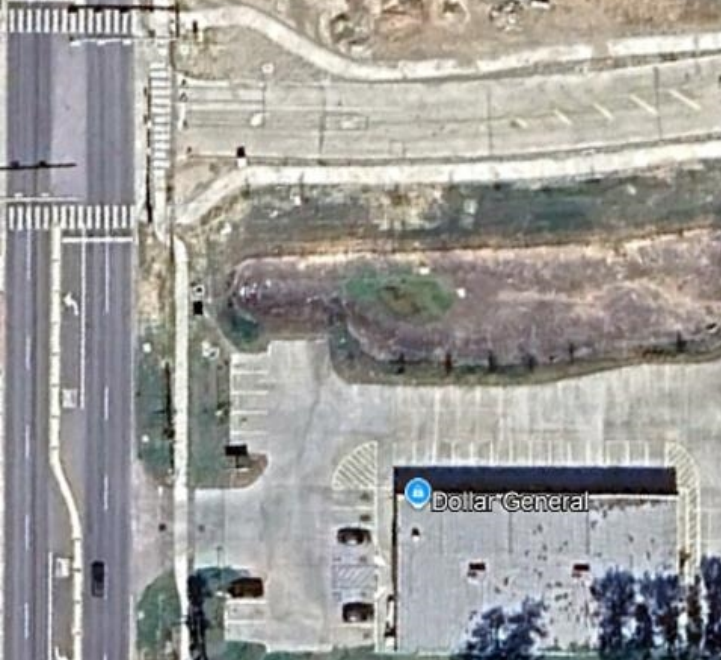
BUILDING 3:
(same as Building 2 above)

BUILDING 4:
(same as Building 1 above)

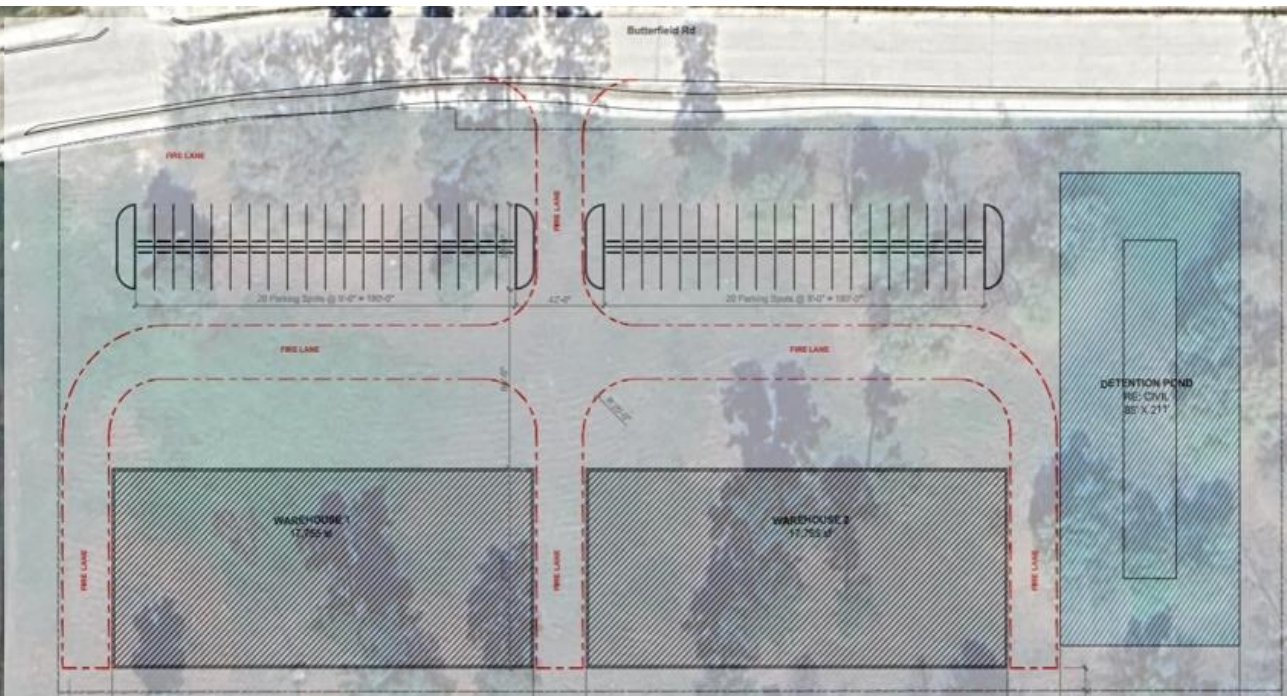
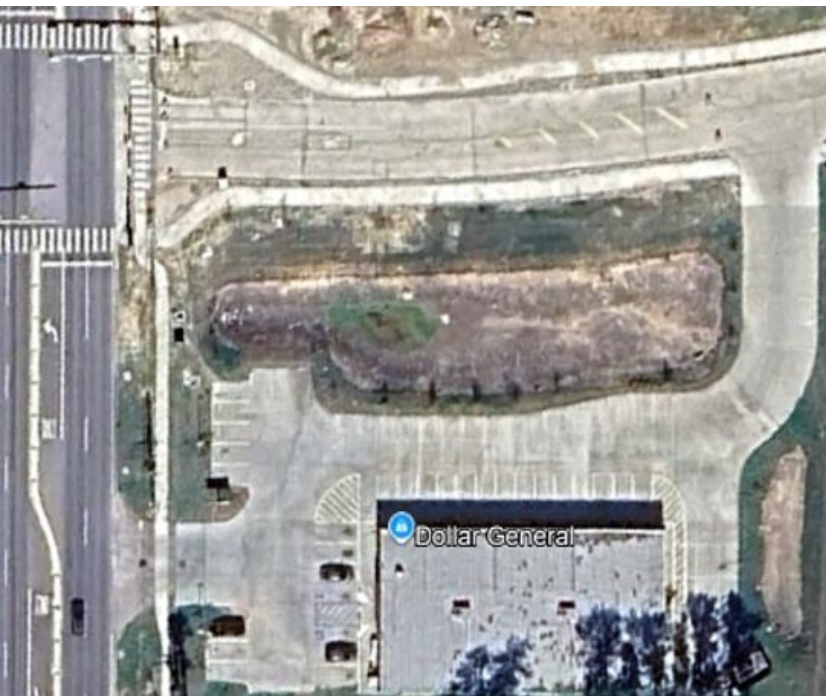
BUILDING AREAS:

BUILDING 1: 11,970 SF
BUILDING 2: 10,830 SF
BUILDING 3: 10,830 SF
BUILDING 4: 11,970 SF

TOTAL: 45,600 SF



Proposed plan 1 : 2 warehouses in the back



Proposed plan 2 : 2 warehouses in the back



Opposite High school and middle school and surrounded by new homes

ELLA BLVD LOT

04

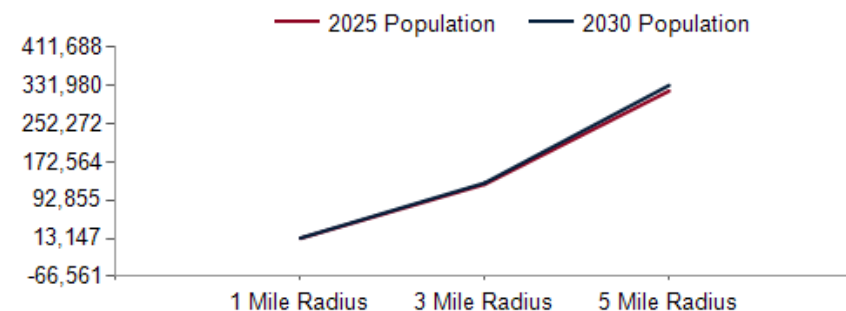
Demographics

General Demographics

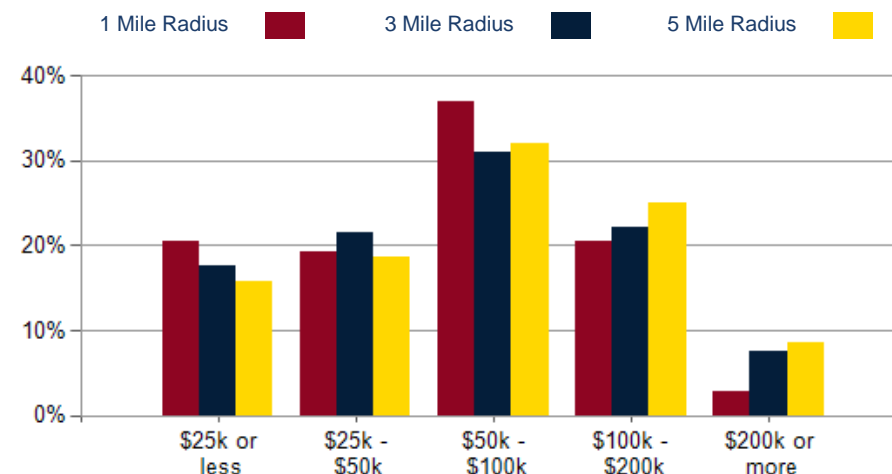
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,879	73,404	185,491
2010 Population	11,109	101,851	257,721
2025 Population	13,147	125,777	320,437
2030 Population	13,858	128,689	331,980
2025 African American	6,204	49,277	100,698
2025 American Indian	163	1,841	4,729
2025 Asian	332	5,988	19,385
2025 Hispanic	4,735	49,102	133,872
2025 Other Race	2,190	24,041	65,732
2025 White	2,361	26,495	80,557
2025 Multiracial	1,862	17,947	48,773
2025-2030: Population: Growth Rate	5.30%	2.30%	3.55%

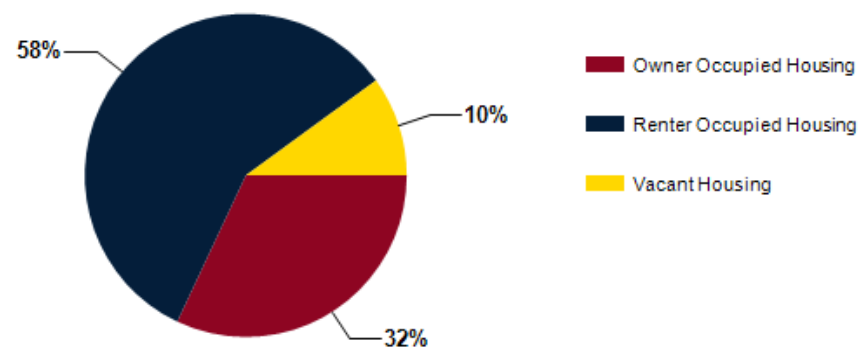
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	569	4,128	9,427
\$15,000-\$24,999	489	3,966	8,378
\$25,000-\$34,999	456	3,958	8,301
\$35,000-\$49,999	537	5,867	12,681
\$50,000-\$74,999	1,379	8,704	20,906
\$75,000-\$99,999	534	5,497	15,136
\$100,000-\$149,999	805	6,894	18,557
\$150,000-\$199,999	259	3,266	9,527
\$200,000 or greater	149	3,415	9,607
Median HH Income	\$57,314	\$62,207	\$69,782
Average HH Income	\$74,024	\$89,203	\$94,702



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

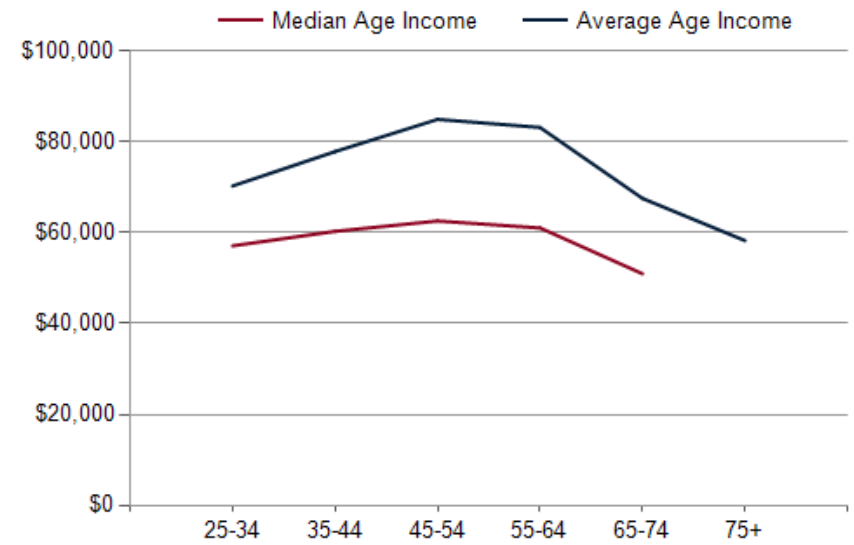
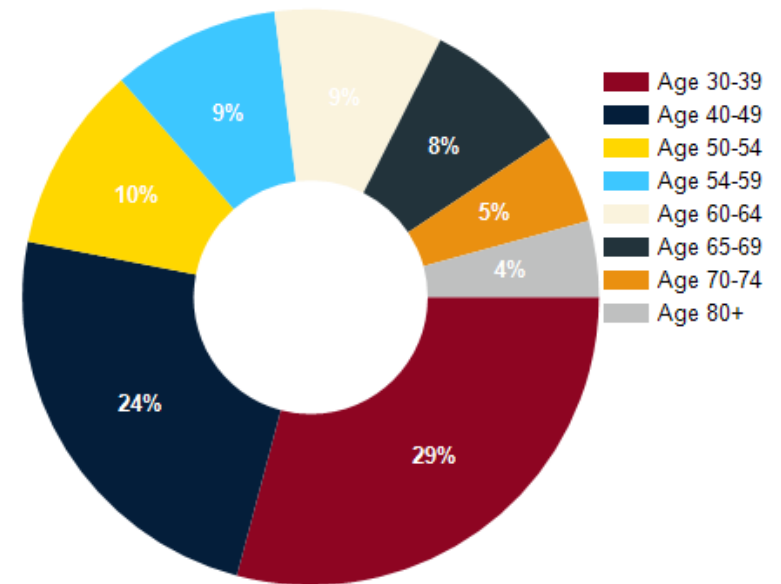


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,061	10,005	24,427
2025 Population Age 35-39	929	9,007	22,682
2025 Population Age 40-44	854	8,530	22,083
2025 Population Age 45-49	784	7,758	19,946
2025 Population Age 50-54	717	7,273	19,181
2025 Population Age 55-59	642	6,173	16,387
2025 Population Age 60-64	646	5,752	15,495
2025 Population Age 65-69	561	5,188	14,069
2025 Population Age 70-74	347	3,707	10,592
2025 Population Age 75-79	292	2,642	7,228
2025 Population Age 80-84	164	1,561	4,266
2025 Population Age 85+	166	1,101	2,817
2025 Population Age 18+	9,887	93,411	239,455
2025 Median Age	33	33	34
2030 Median Age	33	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,112	\$58,723	\$64,803
Average Household Income 25-34	\$70,304	\$80,916	\$85,986
Median Household Income 35-44	\$60,319	\$65,753	\$75,588
Average Household Income 35-44	\$77,877	\$95,486	\$101,048
Median Household Income 45-54	\$62,586	\$73,756	\$83,150
Average Household Income 45-54	\$84,970	\$101,421	\$108,155
Median Household Income 55-64	\$61,067	\$72,893	\$80,757
Average Household Income 55-64	\$83,203	\$102,678	\$107,707
Median Household Income 65-74	\$50,956	\$59,084	\$63,029
Average Household Income 65-74	\$67,569	\$85,896	\$88,427
Average Household Income 75+	\$58,267	\$70,145	\$71,228

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	87	89
Diversity Index (current year)	84	87	88
Diversity Index (2020)	84	86	88
Diversity Index (2010)	82	82	82

POPULATION BY RACE



1 MILE



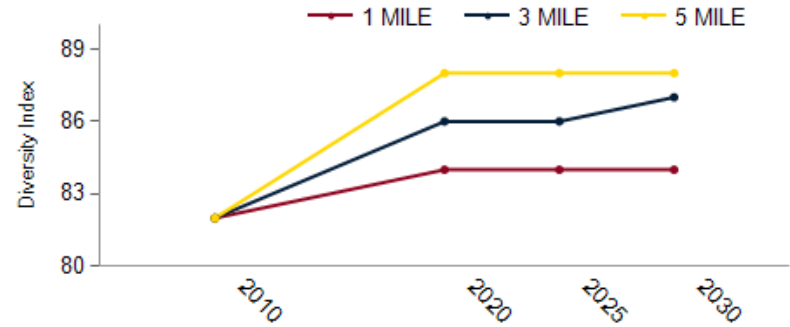
3 MILE



5 MILE

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	35%	28%	22%
American Indian	1%	1%	1%
Asian	2%	3%	4%
Hispanic	27%	28%	30%
Multiracial	10%	10%	11%
Other Race	12%	14%	14%
White	13%	15%	18%

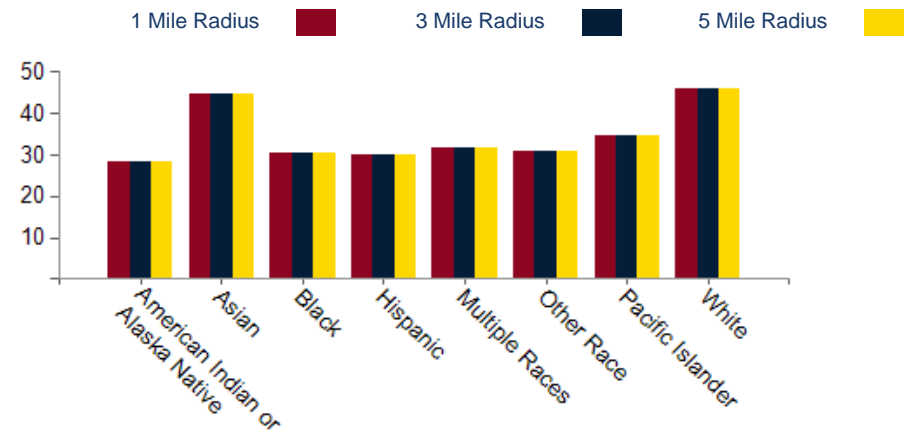
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	28	29	29
Median Asian Age	45	42	42
Median Black Age	30	31	32
Median Hispanic Age	30	29	29
Median Multiple Races Age	31	31	31
Median Other Race Age	31	29	29
Median Pacific Islander Age	35	28	30
Median White Age	46	43	42

2025 MEDIAN AGE BY RACE



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