

# For Sale +/- 10.04 Land + Multi-Family Investment

## 22590 Cuttler Rd, New Caney, TX 77357

- Price \$2,300,000
- +/- 10.0456 AC
- Income Producing - Gross Rent approx. \$10K/mo
- Located in an Opportunity Zone, EMCID Improvement District
- Approx. 10.6 miles to Humble, 21.7 miles to Conroe, & 20.7 miles to The Woodlands
- Within 1 minute to Eastex Fwy Rd., and 2 minutes to Grand Pkwy
- Accessible to Hwy59/69, Loop 494 & FM 1485
- Across from Cuttler Rd RV Park
- New Caney MUD Water-Sewer
- +/- 5 miles to Grand Texas Theme Park. & 15 miles to Houston Intercontinental Airport



**Danny Nguyen, CCIM**  
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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.*



# For Sale +/- 10.04 Land + Multi-Family Investment

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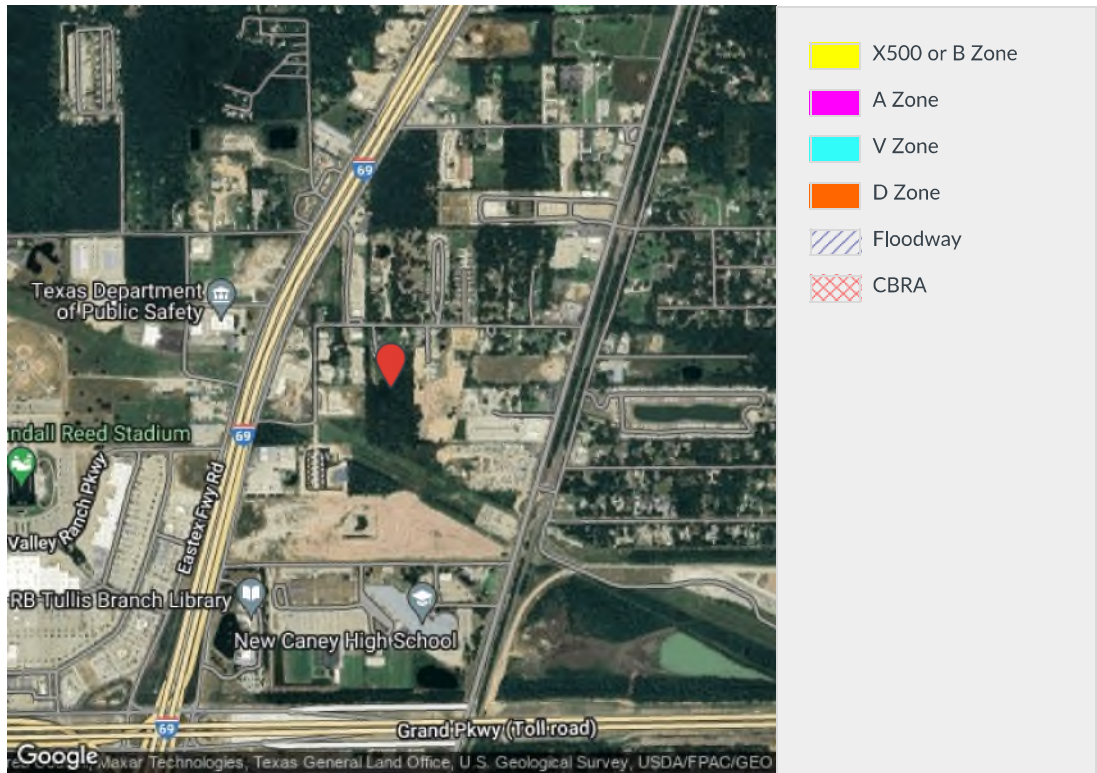
22590 CUTTLER RD NEW CANEY, TX 77357-4844

LOCATION ACCURACY: 📍 Excellent

**Flood Zone Determination Report**

**Flood Zone Determination: OUT**

COMMUNITY	480483	PANEL	0600G
PANEL DATE	August 18, 2014	MAP NUMBER	48339C0600G







# 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)





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





# Executive Summary

22590 Cuttler Rd, New Caney, Texas, 77357  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 30.13811  
Longitude: -95.22240

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Population</b>			
2010 Population	1,772	20,542	58,015
2020 Population	2,873	29,867	79,452
2023 Population	2,993	34,611	87,754
2028 Population	3,037	38,581	106,254
2010-2020 Annual Rate	4.95%	3.81%	3.19%
2020-2023 Annual Rate	1.27%	4.64%	3.11%
2023-2028 Annual Rate	0.29%	2.20%	3.90%
2020 Male Population	50.3%	49.5%	49.4%
2020 Female Population	49.7%	50.5%	50.6%
2020 Median Age	34.0	33.5	35.4
2023 Male Population	50.0%	50.1%	49.6%
2023 Female Population	50.0%	49.9%	50.4%
2023 Median Age	37.3	36.4	36.7

In the identified area, the current year population is 87,754. In 2020, the Census count in the area was 79,452. The rate of change since 2020 was 3.11% annually. The five-year projection for the population in the area is 106,254 representing a change of 3.90% annually from 2023 to 2028. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 36.7, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	57.1%	59.3%	59.3%
2023 Black Alone	4.0%	4.9%	5.8%
2023 American Indian/Alaska Native Alone	1.4%	1.4%	1.2%
2023 Asian Alone	0.8%	2.2%	3.1%
2023 Pacific Islander Alone	0.1%	0.2%	0.2%
2023 Other Race	20.0%	16.5%	15.2%
2023 Two or More Races	16.6%	15.5%	15.3%
2023 Hispanic Origin (Any Race)	42.9%	38.9%	36.5%

Persons of Hispanic origin represent 36.5% 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 78.4 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	93	106	97
2010 Households	600	7,420	20,599
2020 Households	1,005	10,578	27,011
2023 Households	1,046	12,240	30,049
2028 Households	1,074	13,896	36,339
2010-2020 Annual Rate	5.29%	3.61%	2.75%
2020-2023 Annual Rate	1.24%	4.59%	3.33%
2023-2028 Annual Rate	0.53%	2.57%	3.87%
2023 Average Household Size	2.84	2.82	2.91

The household count in this area has changed from 27,011 in 2020 to 30,049 in the current year, a change of 3.33% annually. The five-year projection of households is 36,339, a change of 3.87% annually from the current year total. Average household size is currently 2.91, compared to 2.94 in the year 2020. The number of families in the current year is 21,229 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.





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Prepared by Esri  
Latitude: 30.13811  
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	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	16.5%	19.9%	19.2%
<b>Median Household Income</b>			
2023 Median Household Income	\$68,934	\$74,440	\$78,253
2028 Median Household Income	\$80,775	\$85,512	\$93,874
2023-2028 Annual Rate	3.22%	2.81%	3.71%
<b>Average Household Income</b>			
2023 Average Household Income	\$101,410	\$114,258	\$107,923
2028 Average Household Income	\$118,511	\$129,693	\$126,563
2023-2028 Annual Rate	3.17%	2.57%	3.24%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$33,456	\$39,759	\$37,272
2028 Per Capita Income	\$39,485	\$45,740	\$43,658
2023-2028 Annual Rate	3.37%	2.84%	3.21%
<b>GINI Index</b>			
2023 Gini Index	40.7	41.3	40.3

### Households by Income

Current median household income is \$78,253 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$93,874 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$107,923 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$126,563 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$37,272 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$43,658 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	143	111	111
2010 Total Housing Units	665	8,186	22,132
2010 Owner Occupied Housing Units	429	4,695	15,022
2010 Renter Occupied Housing Units	173	2,729	5,570
2010 Vacant Housing Units	65	766	1,533
2020 Total Housing Units	1,116	11,545	29,324
2020 Owner Occupied Housing Units	663	6,899	19,209
2020 Renter Occupied Housing Units	342	3,679	7,802
2020 Vacant Housing Units	139	1,021	2,288
2023 Total Housing Units	1,150	13,404	32,586
2023 Owner Occupied Housing Units	791	8,371	21,433
2023 Renter Occupied Housing Units	255	3,869	8,616
2023 Vacant Housing Units	104	1,164	2,537
2028 Total Housing Units	1,181	15,233	39,494
2028 Owner Occupied Housing Units	822	9,621	27,686
2028 Renter Occupied Housing Units	253	4,275	8,654
2028 Vacant Housing Units	107	1,337	3,155

### Socioeconomic Status Index

2023 Socioeconomic Status Index	43.9	43.9	48.4
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Currently, 65.8% of the 32,586 housing units in the area are owner occupied; 26.4%, renter occupied; and 7.8% 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 29,324 housing units in the area and 7.8% vacant housing units. The annual rate of change in housing units since 2020 is 3.30%. Median home value in the area is \$250,310, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.28% annually to \$294,078.

**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.



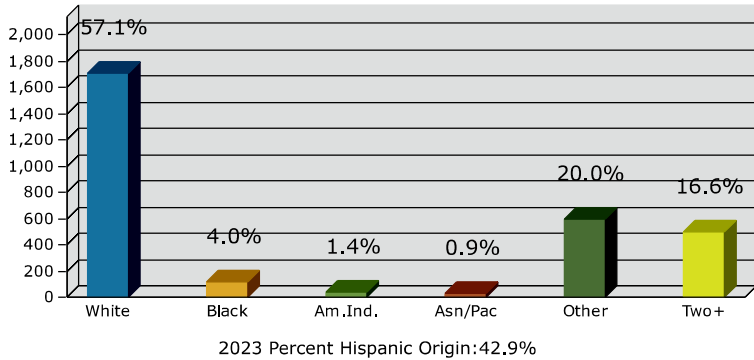


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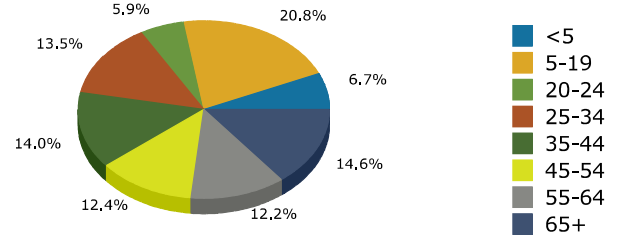
22590 Cuttler Rd, New Caney, Texas, 77357  
 Drive time band: 0 - 5 minute radius

Prepared by Esri  
 Latitude: 30.13811  
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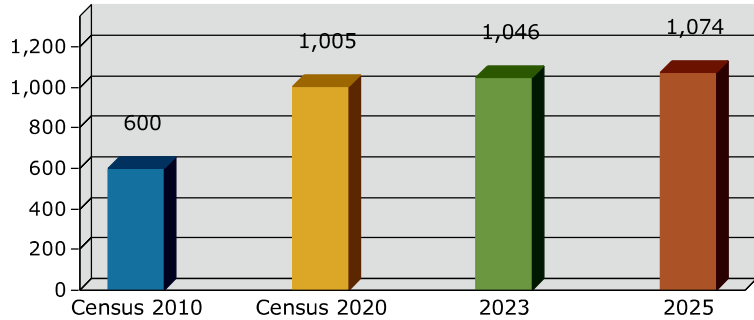
2023 Population by Race



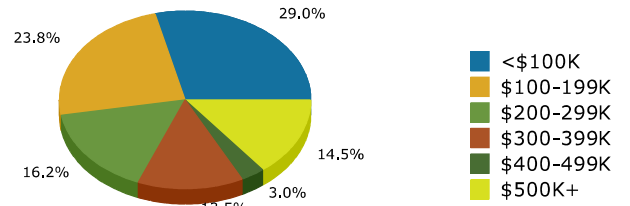
2023 Population by Age



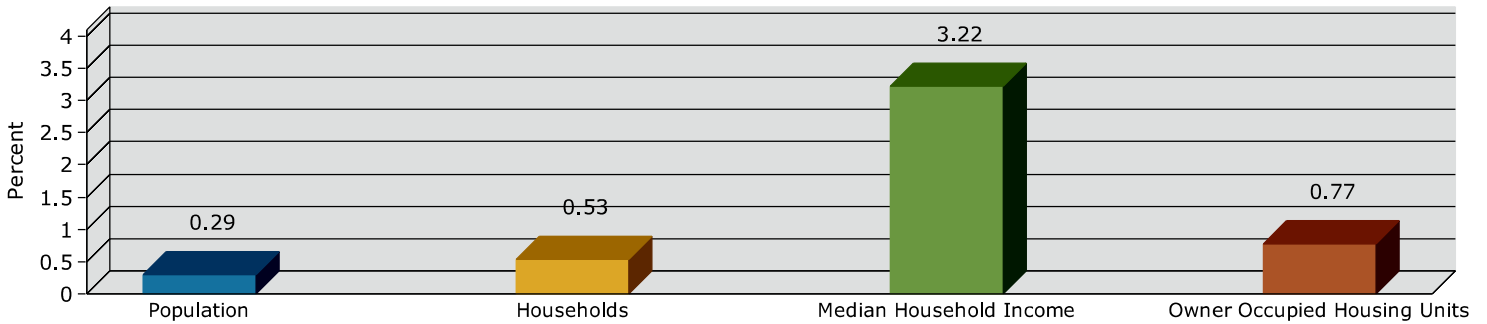
Households



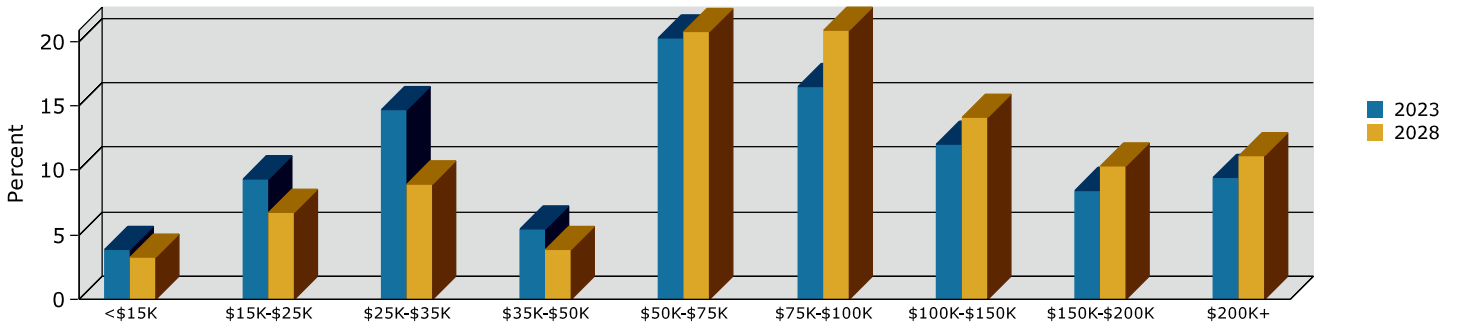
2023 Home Value



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.

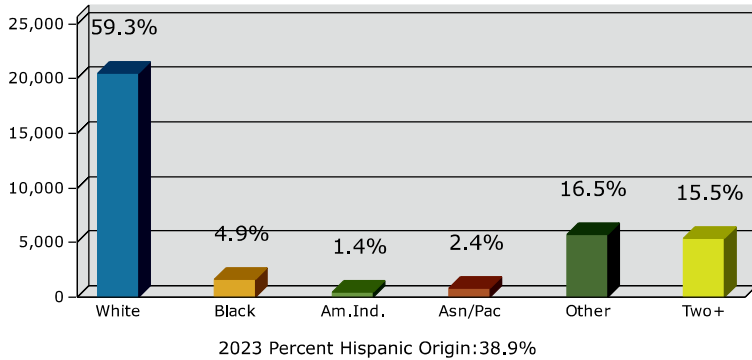


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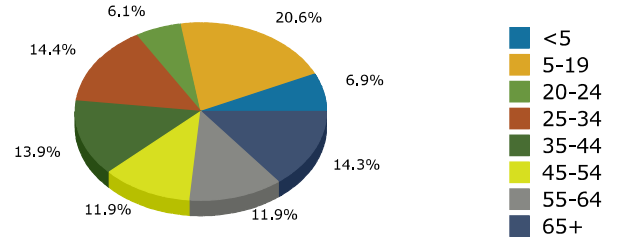
22590 Cuttler Rd, New Caney, Texas, 77357  
 Drive time band: 5 - 10 minute radius

Prepared by Esri  
 Latitude: 30.13811  
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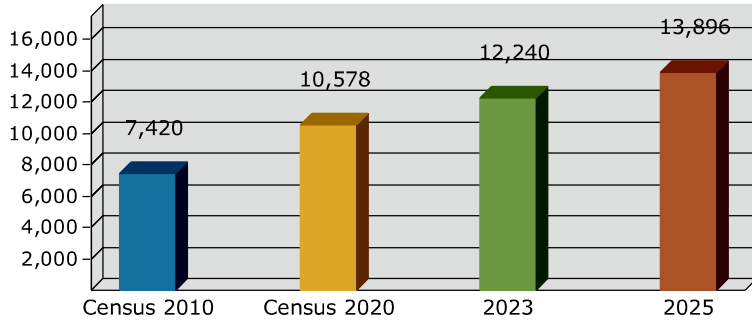
2023 Population by Race



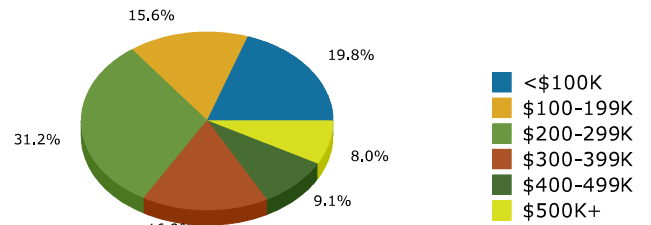
2023 Population by Age



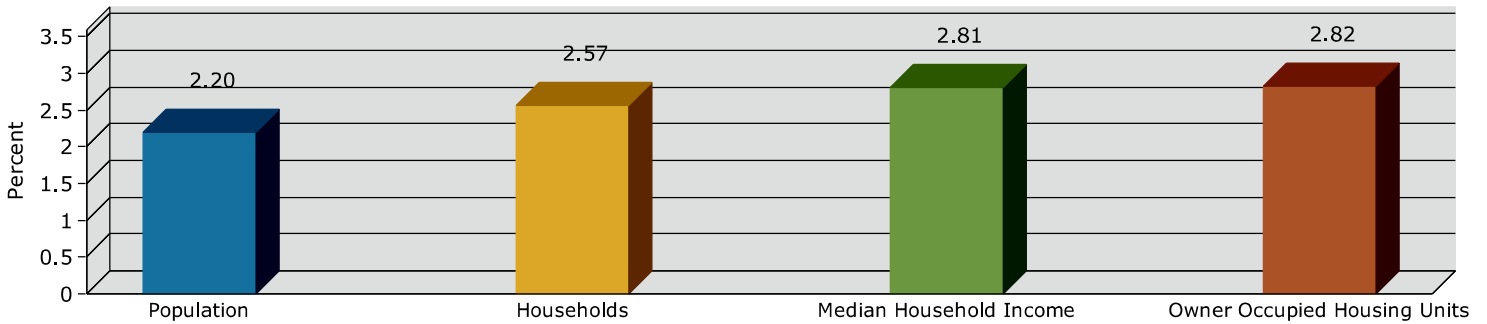
Households



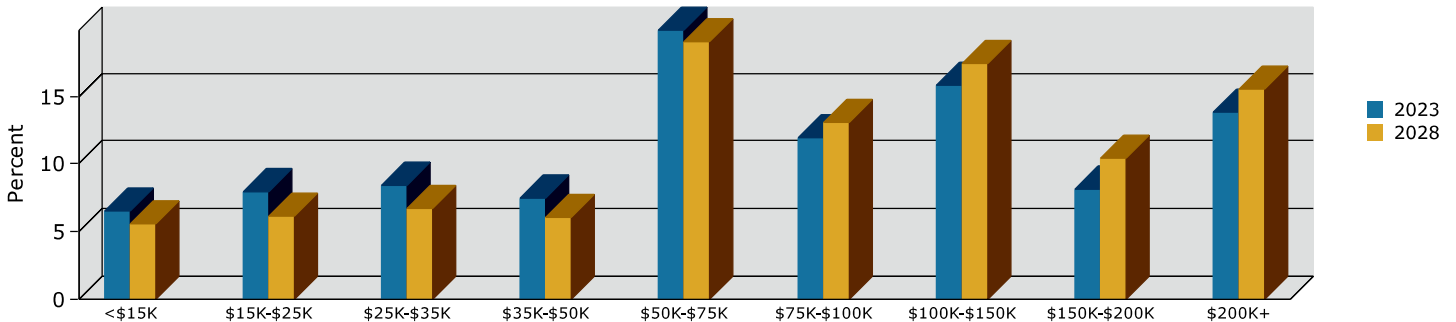
2023 Home Value



2023-2028 Annual Growth Rate



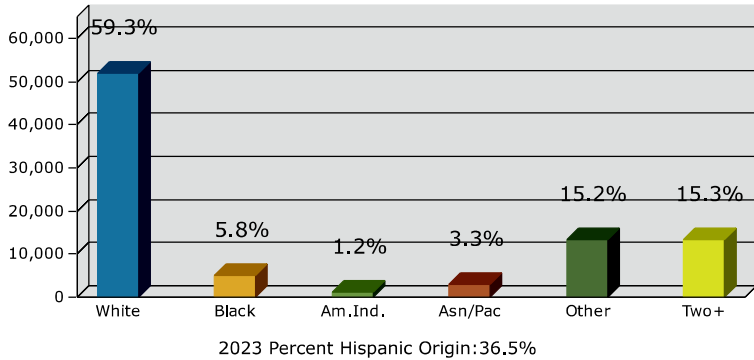
Household Income



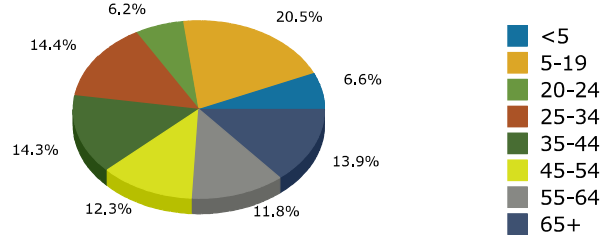
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



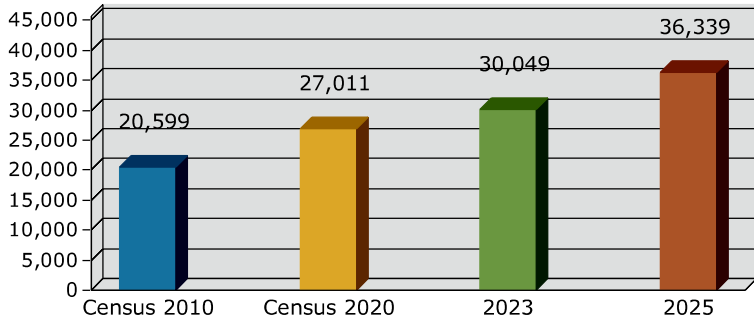
2023 Population by Race



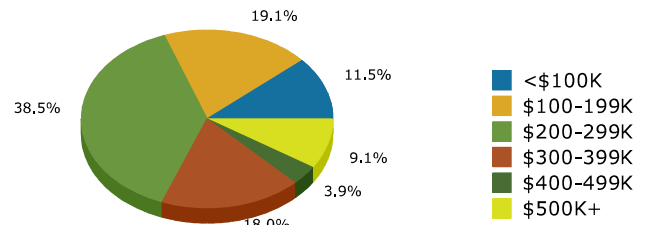
2023 Population by Age



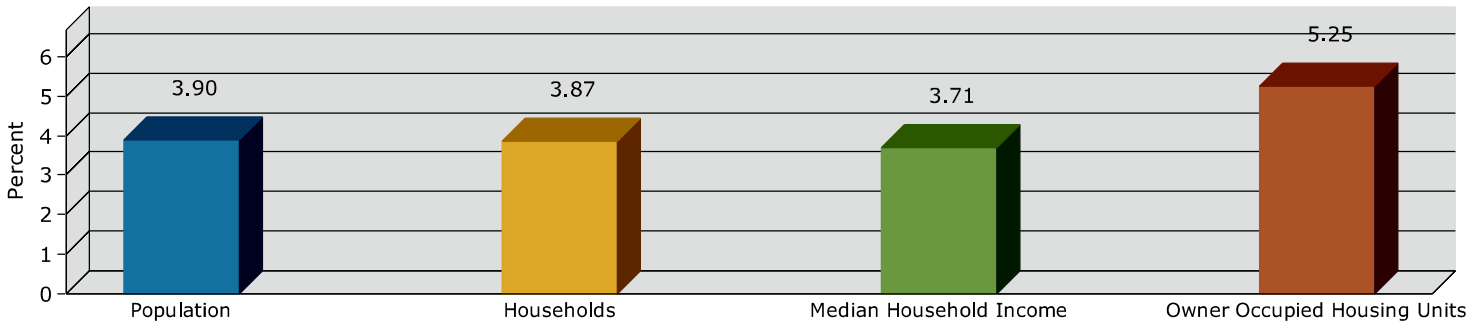
Households



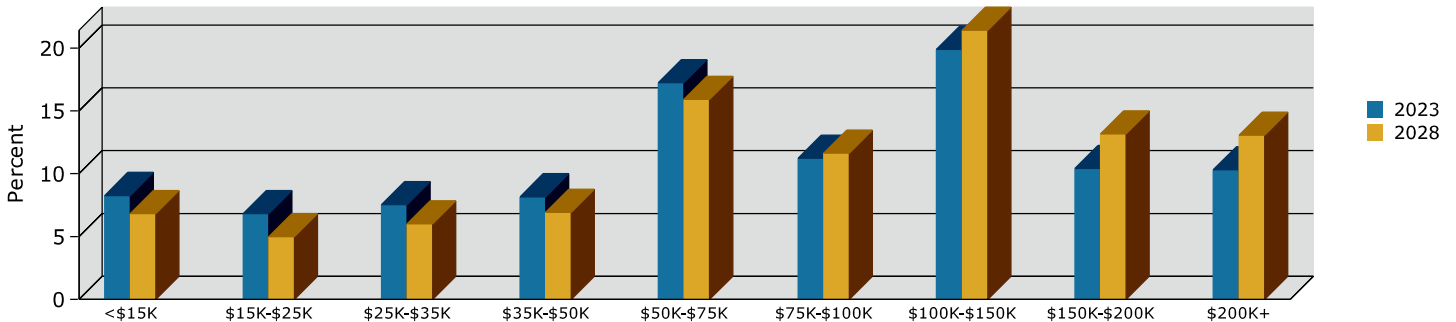
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

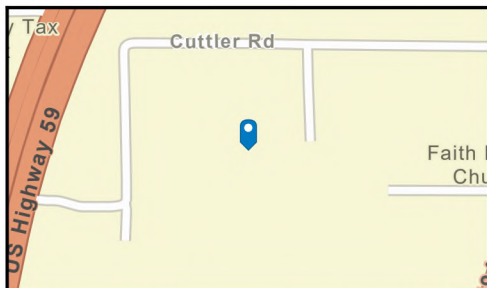
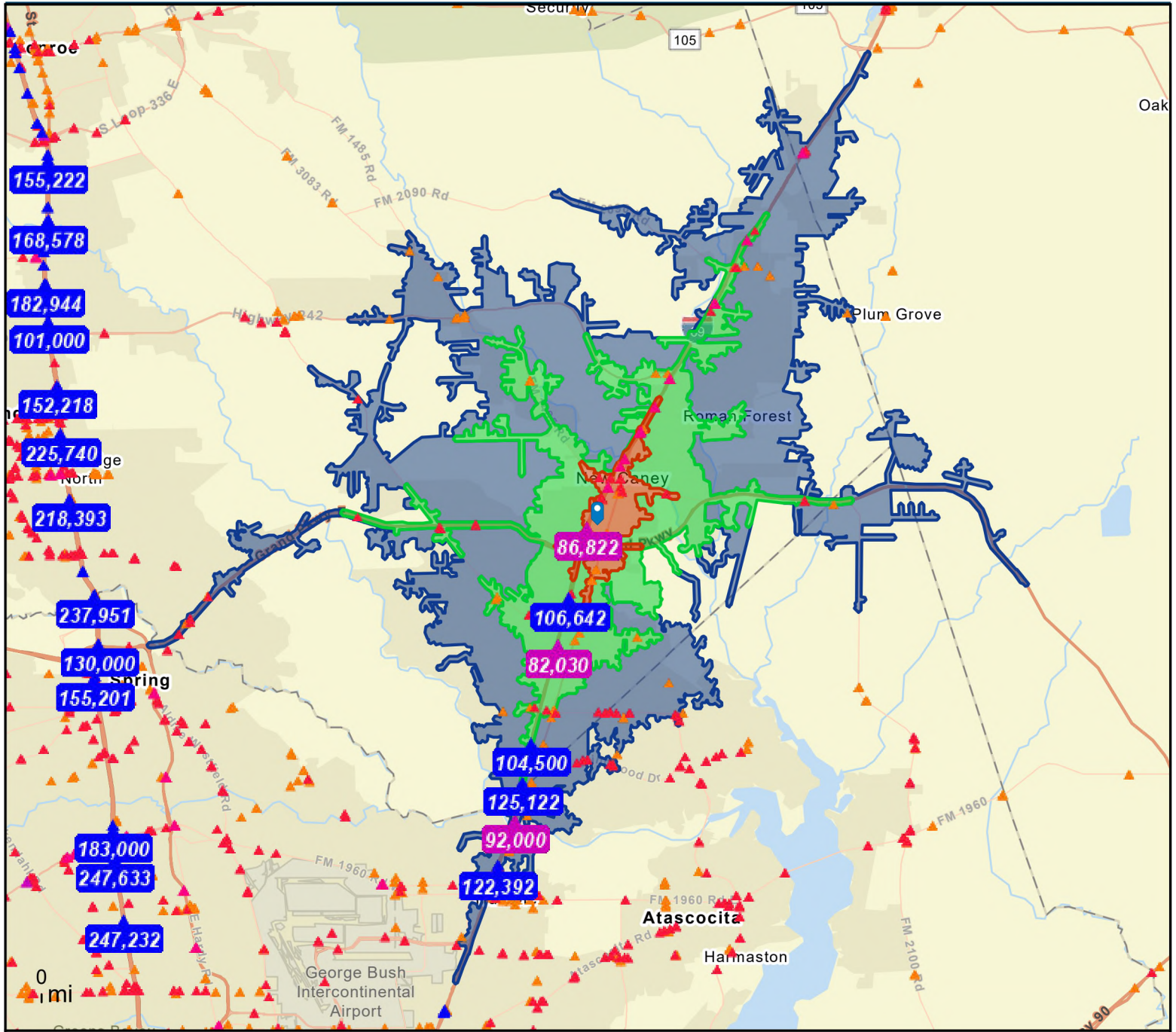


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

# Traffic Count Map

22590 Cuttler Rd, New Caney, Texas, 77357  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 30.13811  
 Longitude: -95.22240



- 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).

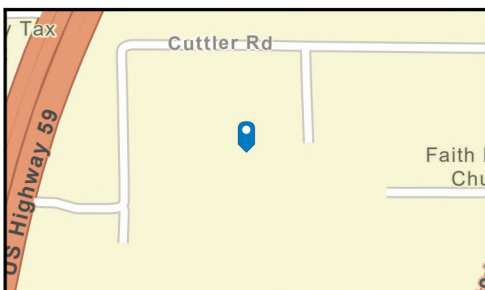
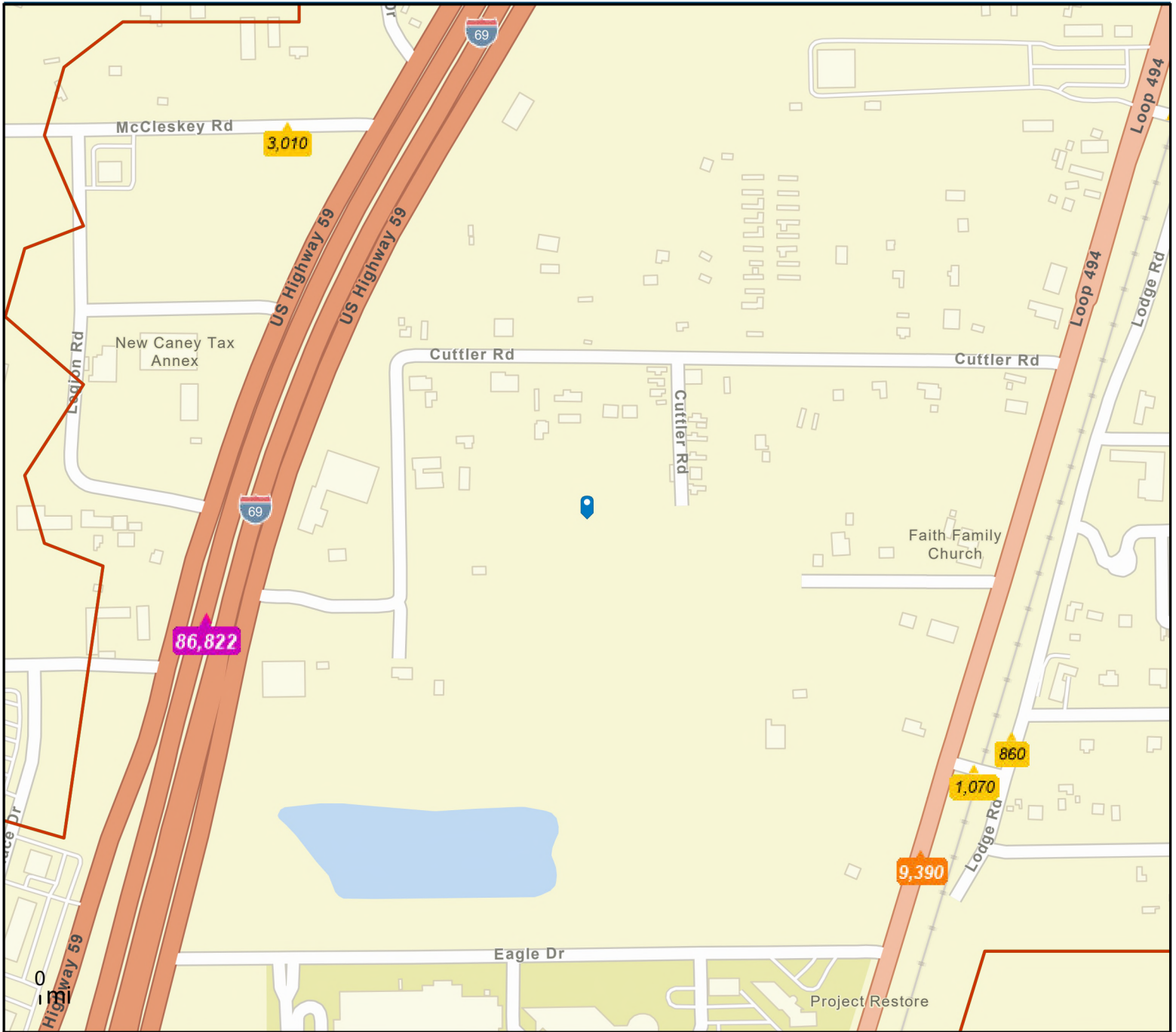
February 23, 2024



# Traffic Count Map - Close Up

22590 Cuttler Rd, New Caney, Texas, 77357  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

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 Latitude: 30.13811  
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- 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).



# Traffic Count Profile

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

Prepared by Esri  
Latitude: 30.13811  
Longitude: -95.22240

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.27	US Hwy 59	Cuttler Rd (0.04 miles NE)	2011	55,000
0.27	Eastex Freeway	Antique Ln (0.02 miles SE)	2021	86,822
0.32	Lodge Rd	Thelma Ln (0.05 miles S)	2006	1,070
0.32	State Loop 494	Eagle Dr (0.07 miles S)	2011	9,390
0.33	Lodge Rd	Thelma Ln (0.08 miles S)	2001	860
0.34	McCleskey Rd	Hwy 59 (0.06 miles E)	2011	3,010
0.49	Johnson Rd	State Loop 494 (0.02 miles W)	2011	2,710
0.51	Johnson Rd	Lodge Rd (0.01 miles W)	2001	2,320
0.65	Eastex Freeway Frontage Road	Brook Forest Rd (0.08 miles SW)	2021	23,174
0.67	Community Dr	Hwy 59 (0.13 miles W)	2011	7,180
0.67	Eastex Freeway Frontage Road	Forest Colony Dr (0.26 miles N)	2021	27,617
0.86	Micke	West Rd (0.02 miles E)	2011	1,890
0.92	I 20-N Business	Antique Ln (0.22 miles S)	2020	9,946
0.92		Antique Ln (0.22 miles S)	2019	10,157
0.93	Russell Dr	Vick Dr (0.03 miles E)	2011	2,630
0.99	US Hwy 59	FM 1485 (0.24 miles NE)	2011	50,260
1.04	I 20-N Business	Lodge Rd (0.04 miles W)	2020	19,275
1.04		Pin Oak Loop (0.21 miles E)	2021	18,112
1.10	Keith Dr	West Rd (0.02 miles E)	2006	2,650
1.10	Keith Dr	West Rd (0.06 miles W)	2001	2,180
1.10	I 20-N Business	Antique Ln (0.57 miles S)	2020	14,627
1.10	Loop 494	Antique Ln (0.57 miles S)	2021	16,118
1.15	West Rd	David (0.04 miles SE)	2019	11,628
1.18	FM 1485	Lawsuit Ln (0.32 miles NW)	2002	18,800
1.19	Kent Dr	Daniel Rd (0.01 miles NW)	2001	240
1.22	FM 1485	Hwy 59 (0.08 miles E)	2021	22,806
1.22	I 20-N Business	Lawsuit Ln (0.32 miles NW)	2020	21,117
1.27	Vick Dr	Little Dirt Rd (0.04 miles N)	2011	4,390
1.28	I 20-N Business	Trevena (0.04 miles E)	2020	19,089
1.28	FM 1485	Trevena (0.04 miles E)	2021	20,998

**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).