

LAND FOR SALE

22940 Imperial Valley Dr, Houston, TX 77073



- Lot Size: +/- 9.5 AC
- Price: \$2,897,899
- Price/SF: \$7.00
- Frontage: Imperial Valley Dr +/- 178.23 Ft and +/- 129.62 Ft
- Income Producing +/- 2,100 SF improvement with a M-T-M Lease
- Approx Miles: .04 - FM 1960, 0.5 - I-45, & 1.4 - Hardy Toll Rd



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net

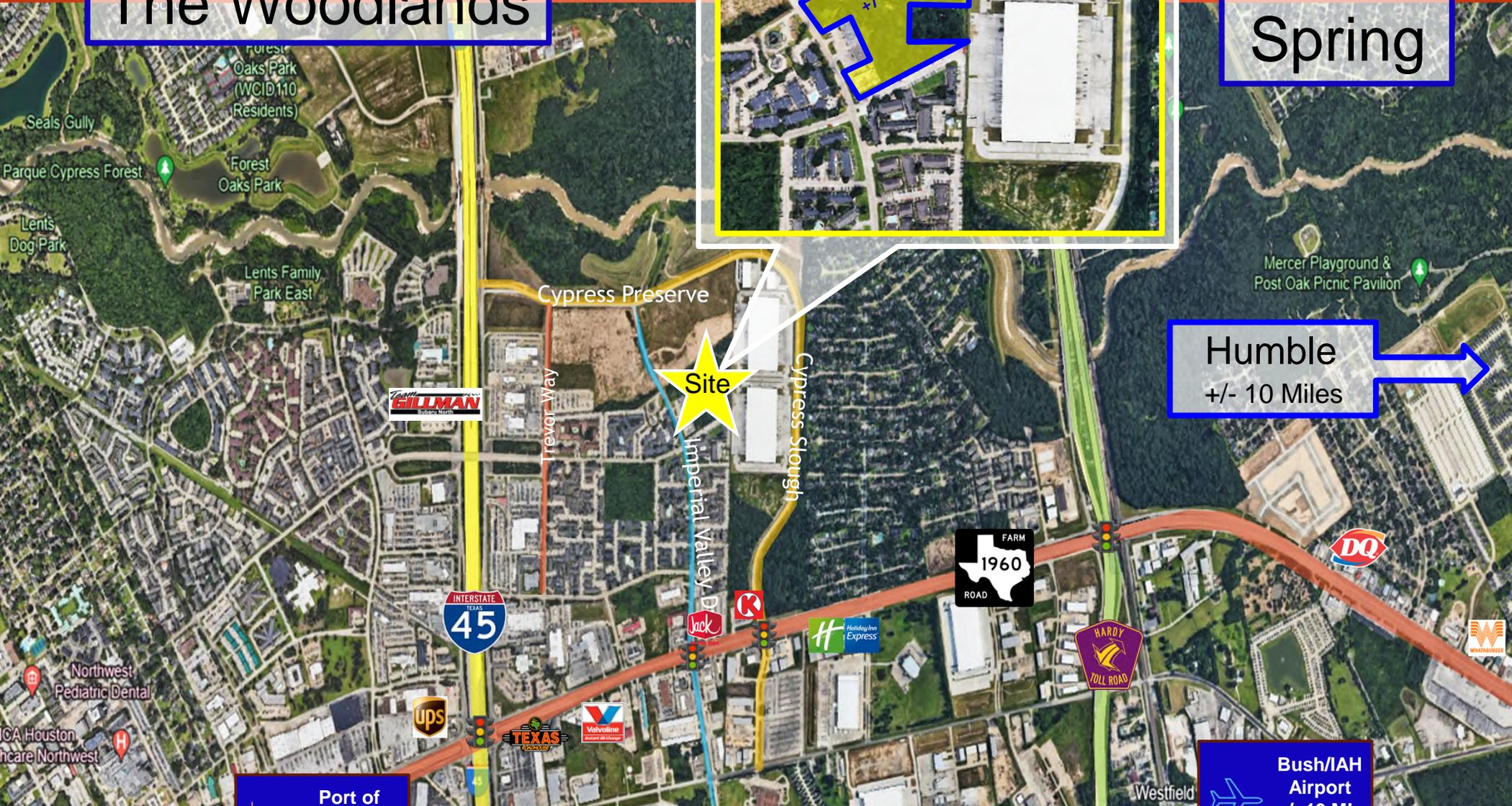


The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

+/- 11 Miles
The Woodlands



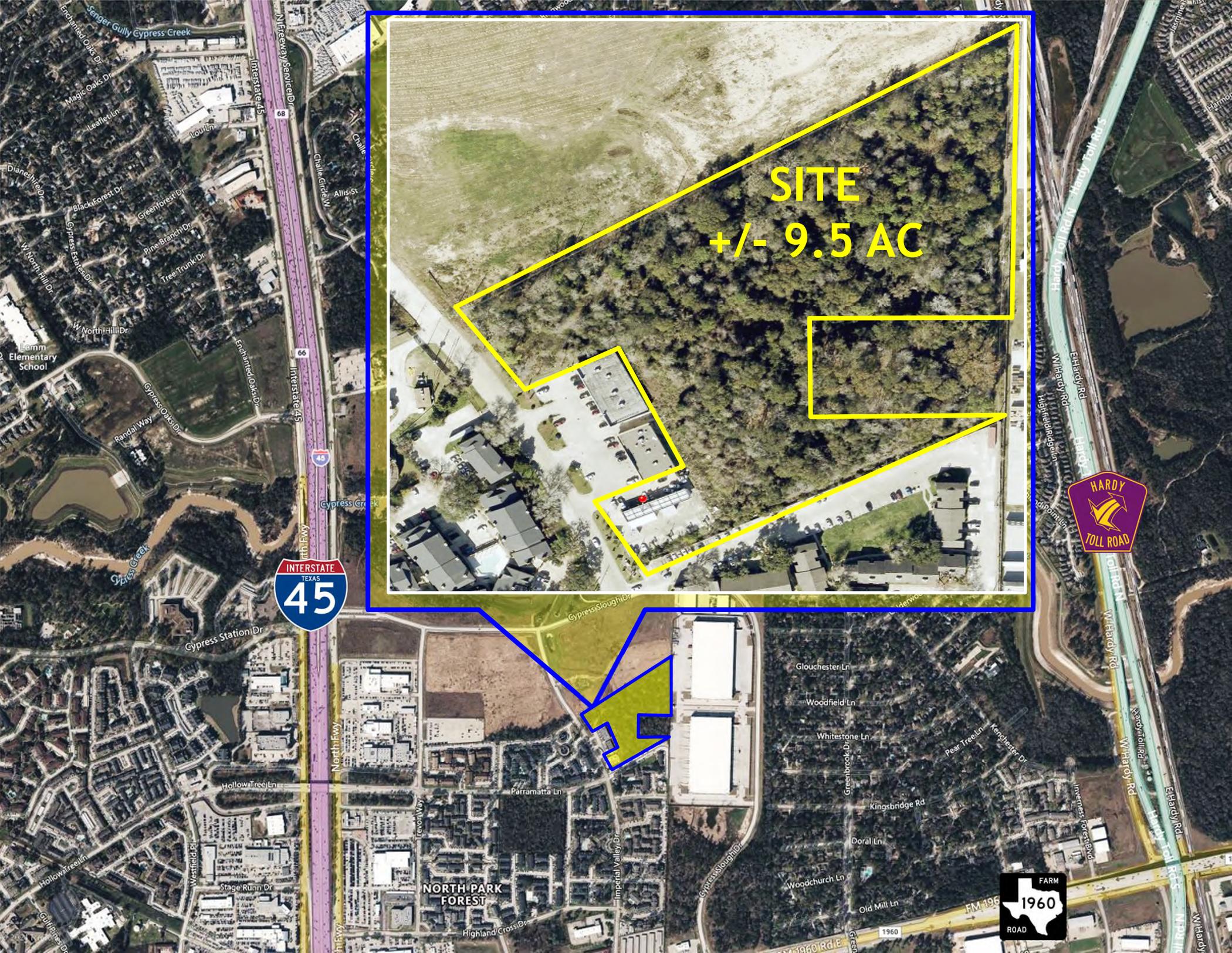
+/- 5 Miles
Spring



Humble
+/- 10 Miles

Port of Houston
+/- 27 MI.

Bush/IAH Airport
+/- 13 MI.



**SITE
+/- 9.5 AC**



**NORTH PARK
FOREST**

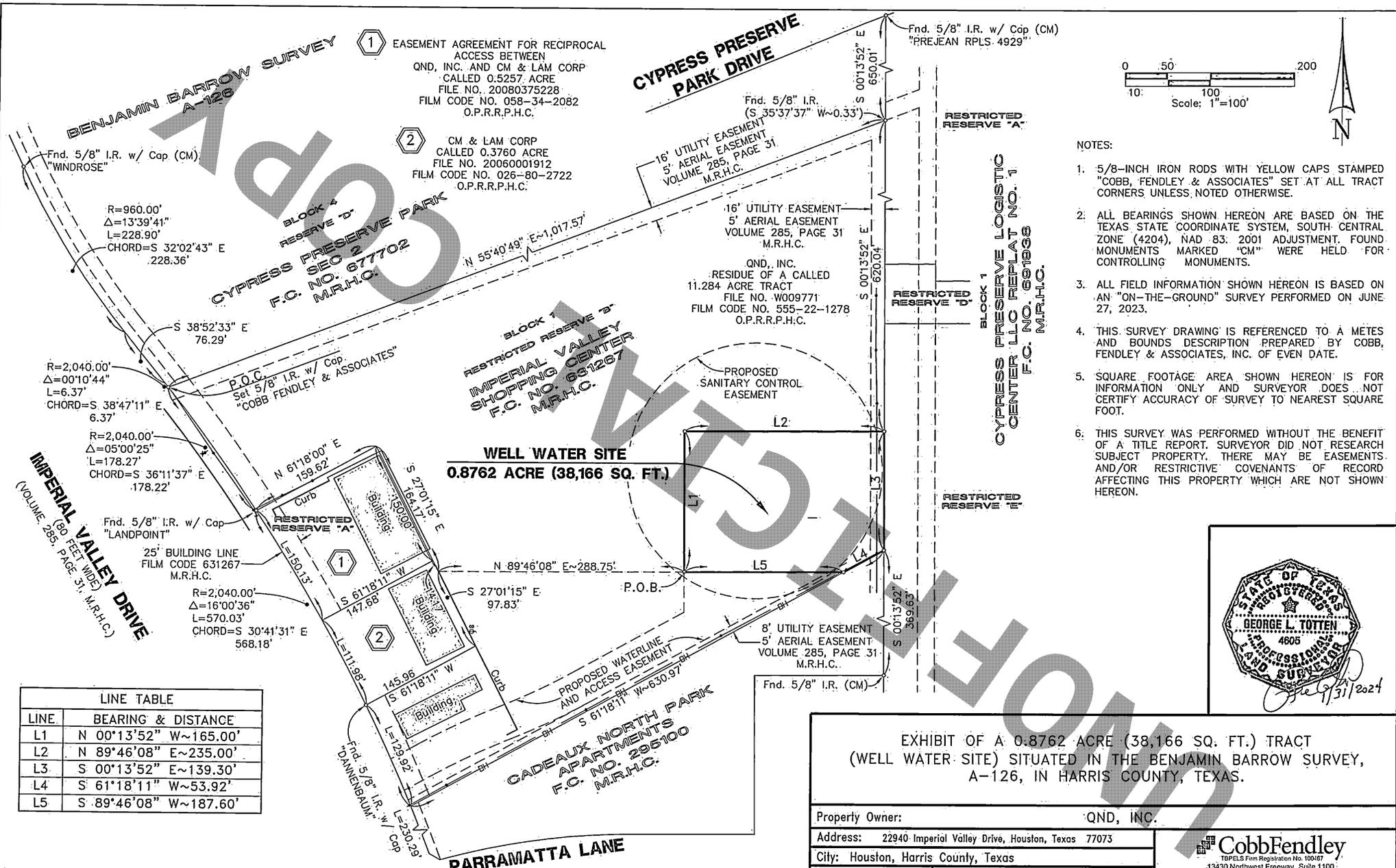
1960 RD E

FM 1960



**Income Producing:
+/- 2,100 SF improvement with a
M-T-M Lease**



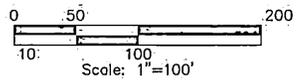


① EASEMENT AGREEMENT FOR RECIPROCAL ACCESS BETWEEN QND, INC. AND CM & LAM CORP CALLED 0.5257 ACRE FILE NO. 20080375228 FILM CODE NO. 058-34-2082 O.P.R.R.P.H.C.

② CM & LAM CORP CALLED 0.3760 ACRE FILE NO. 20060001912 FILM CODE NO. 026-34-2722 O.P.R.R.P.H.C.

CYPRESS PRESERVE PARK DRIVE

Fnd. 5/8" I.R. w/ Cap (CM) "PREJEAN RPLS. 4929"



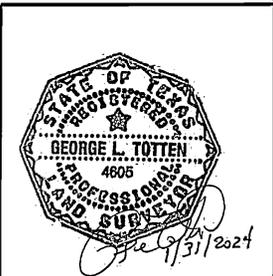
NOTES:

- 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "COBB, FENDLEY & ASSOCIATES" SET AT ALL TRACT CORNERS UNLESS NOTED OTHERWISE.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83, 2001 ADJUSTMENT. FOUND MONUMENTS MARKED "CM" WERE HELD FOR CONTROLLING MONUMENTS.
- ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED ON JUNE 27, 2023.
- THIS SURVEY DRAWING IS REFERENCED TO A METES AND BOUNDS DESCRIPTION PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. OF EVEN DATE.
- SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATION ONLY AND SURVEYOR DOES NOT CERTIFY ACCURACY OF SURVEY TO NEAREST SQUARE FOOT.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY. THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

BLOCK 1
 CYPRESS PRESERVE LOGISTIC CENTER, LLC REPLAT NO. 1
 F.C. NO. 69198
 M.R.H.C.

BLOCK 1
 RESTRICTED RESERVE "B"
IMPERIAL VALLEY SHOPPING CENTER
 F.C. NO. 631267
 M.R.H.C.

WELL WATER SITE
 0.8762 ACRE (38,166 SQ. FT.)



LINE TABLE	
LINE	BEARING & DISTANCE
L1	N 00°13'52" W~165.00'
L2	N 89°46'08" E~235.00'
L3	S 00°13'52" E~139.30'
L4	S 61°18'11" W~53.92'
L5	S 89°46'08" W~187.60'

EXHIBIT OF A 0.8762 ACRE (38,166 SQ. FT.) TRACT (WELL WATER SITE) SITUATED IN THE BENJAMIN BARROW SURVEY, A-126, IN HARRIS COUNTY, TEXAS.

Property Owner:	QND, INC.
Address:	22940 Imperial Valley Drive, Houston, Texas 77073
City:	Houston, Harris County, Texas
Scale:	1"=100
Drawn By:	RC
Date:	10-02-2023
Job No.	2312-035-04-05

Cobb Fendley
 TPELS Firm Registration No. 10959
 13430 Northwest Freeway, Suite 1100
 Houston, Texas 77040
 713.462.3242 | fax 713.462.3282
 www.cobbhendley.com

△ REVISED 1-30-2024: REVISED GEOMETRY OF PROPOSED WATERLINE AND ACCESS EASEMENT.



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

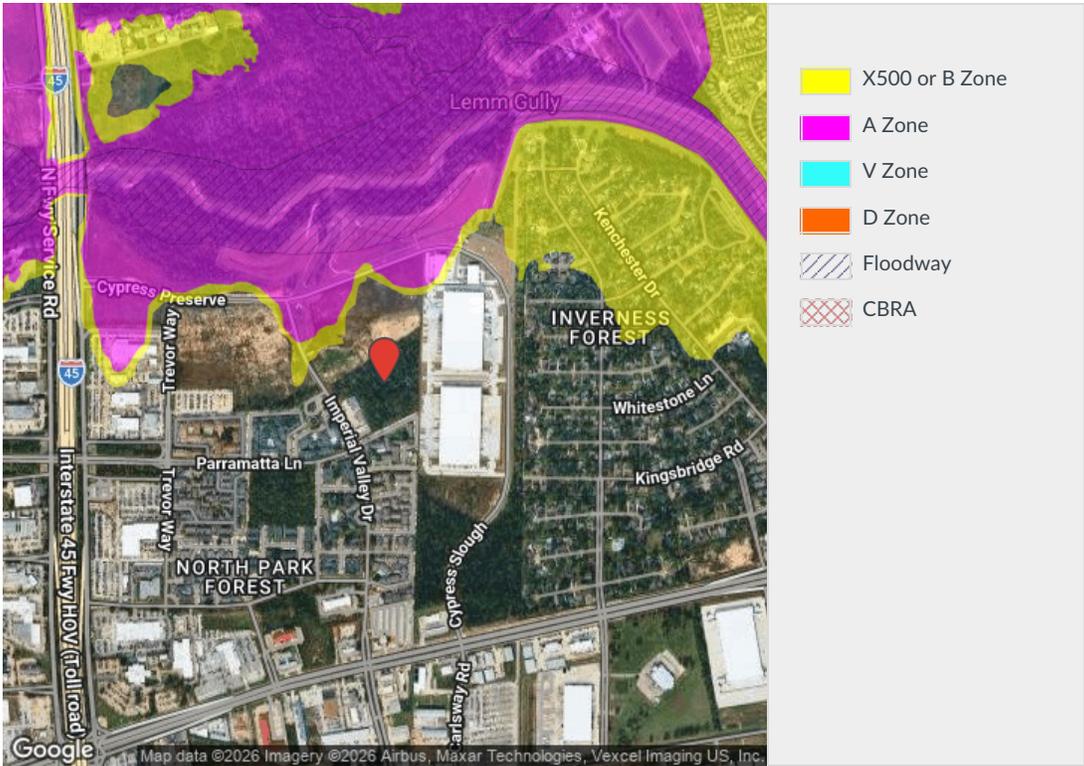
22940 IMPERIAL VALLEY DR HOUSTON, TX 77073-1126

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480287	PANEL	0270M
PANEL DATE	October 16, 2013	MAP NUMBER	48201C0270M



Executive Summary

22940 Imperial Valley Dr, Houston, Texas, 77073



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	9,960	73,522	121,824
2020 Population	11,964	91,152	154,145
2025 Population	11,735	95,836	164,937
2030 Population	11,858	98,484	173,485
2010-2020 Annual Rate	1.85%	2.17%	2.38%
2020-2025 Annual Rate	-0.37%	0.96%	1.30%
2025-2030 Annual Rate	0.21%	0.55%	1.02%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	30.3	33.8	34.4
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	19.0%	25.6%	29.8%
Black Alone	42.5%	34.4%	29.8%
American Indian Alone	1.6%	1.6%	1.3%
Asian Alone	1.8%	3.9%	6.0%
Pacific Islander Alone	0.2%	0.3%	0.2%
Some Other Race Alone	20.8%	18.6%	17.0%
Two or More Races	14.1%	15.7%	15.9%
Hispanic Origin	41.7%	40.2%	38.6%
Diversity Index	85.6	87.3	87.6

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	4,141	25,917	40,956
2020 Total Households	4,647	31,572	51,995
2025 Total Households	4,689	33,953	57,289
2030 Total Households	4,780	35,422	61,309
2010-2020 Annual Rate	1.16%	1.99%	2.42%
2020-2025 Annual Rate	0.17%	1.39%	1.86%
2025-2030 Annual Rate	0.39%	0.85%	1.37%
2025 Average Household Size	2.47	2.81	2.87
Wealth Index	34	73	78

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	32.3%	21.9%	21.8%
Median Household Income			
2025 Median Household Income	\$47,110	\$73,303	\$80,273
2030 Median Household Income	\$51,340	\$80,396	\$90,053
2025-2030 Annual Rate	1.73%	1.86%	2.33%
Average Household Income			
2025 Average Household Income	\$62,401	\$96,531	\$103,162
2030 Average Household Income	\$67,683	\$105,954	\$115,200
Per Capita Income			
2025 Per Capita Income	\$25,244	\$34,026	\$36,113
2030 Per Capita Income	\$27,604	\$37,899	\$41,030
2025-2030 Annual Rate	1.80%	2.18%	2.59%
Income Equality			
2025 Gini Index	41.3	42.7	42.8
Socioeconomic Status			
2025 Socioeconomic Status Index	42.1	44.1	45.7
Housing Unit Summary			
Housing Affordability Index	63	93	93
2010 Total Housing Units	5,223	28,982	45,949
2010 Owner Occupied Hus (%)	21.6%	59.3%	64.0%
2010 Renter Occupied Hus (%)	78.4%	40.7%	36.0%
2010 Vacant Housing Units (%)	20.7%	10.6%	10.9%
2020 Housing Units	5,325	34,267	55,939
2020 Owner Occupied HUs (%)	22.3%	53.1%	58.1%
2020 Renter Occupied HUs (%)	77.7%	46.9%	41.9%
Vacant Housing Units	13.2%	8.0%	6.9%
2025 Housing Units	5,342	36,823	61,897
Owner Occupied Housing Units	23.9%	55.8%	59.6%
Renter Occupied Housing Units	76.1%	44.2%	40.4%
Vacant Housing Units	12.2%	7.8%	7.4%
2030 Total Housing Units	5,471	38,398	65,890
2030 Owner Occupied Housing Units	1,236	20,568	36,563
2030 Renter Occupied Housing Units	3,544	14,855	24,746
2030 Vacant Housing Units	691	2,976	4,581

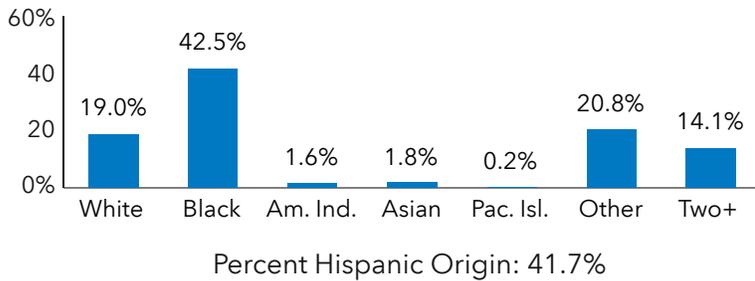
Graphic Profile

22940 Imperial Valley Dr, Houston, Texas, 77073

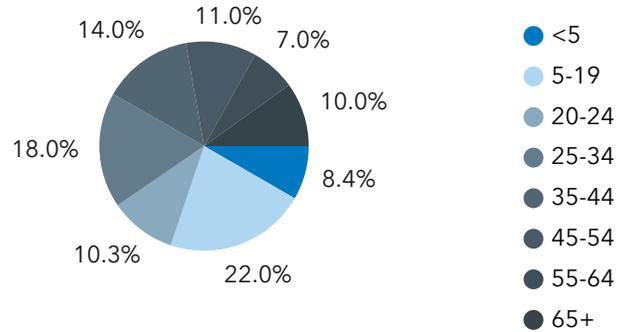


Ring band: 0 - 1 mile radius

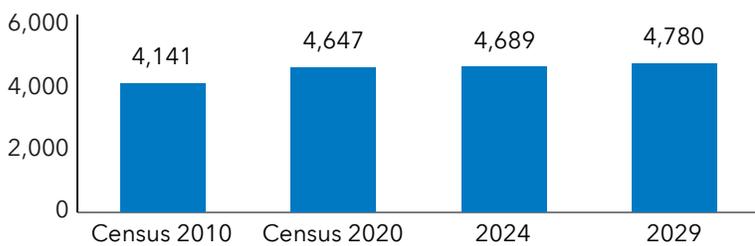
Population by Race



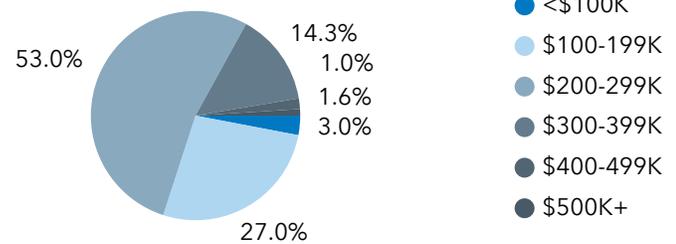
Population by Age



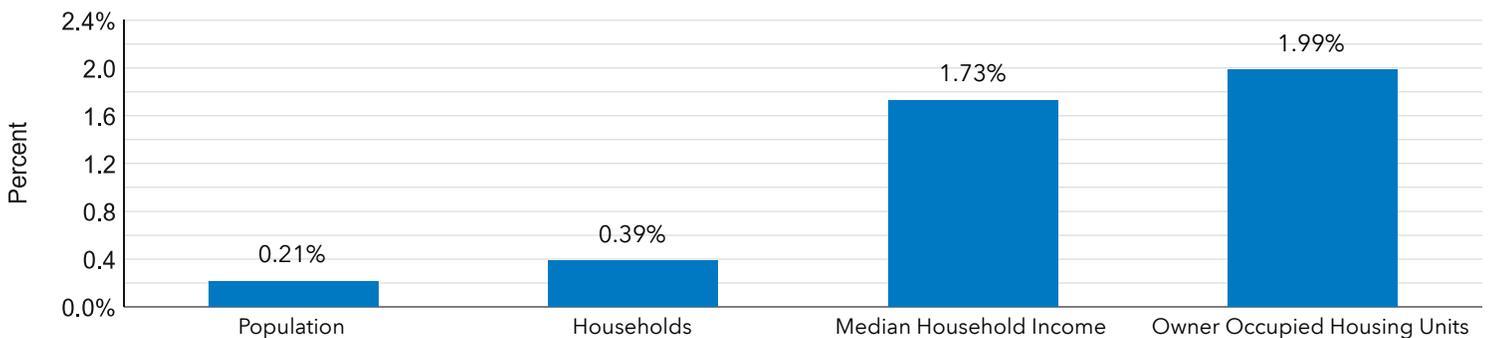
Households



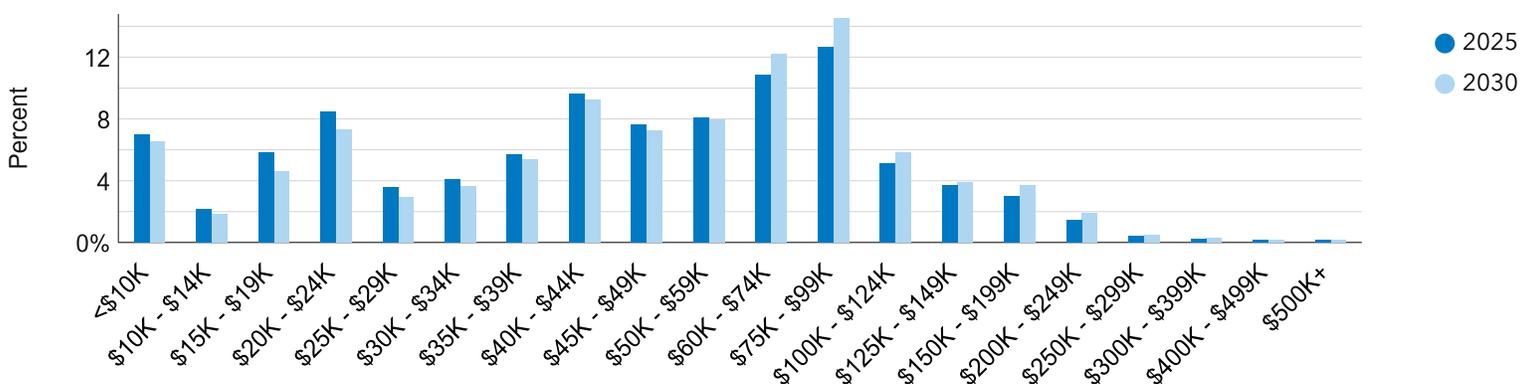
Home Value



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. U.S. Census Bureau 2020 decennial Census data.

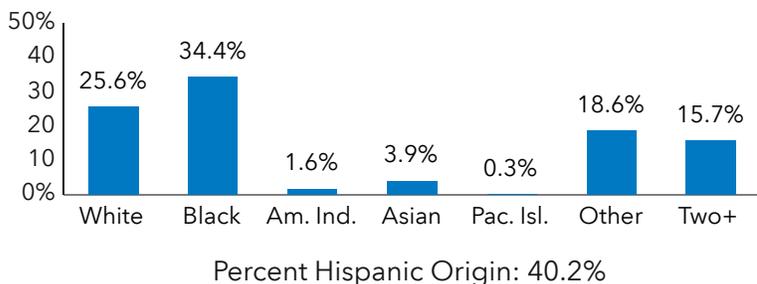
Graphic Profile

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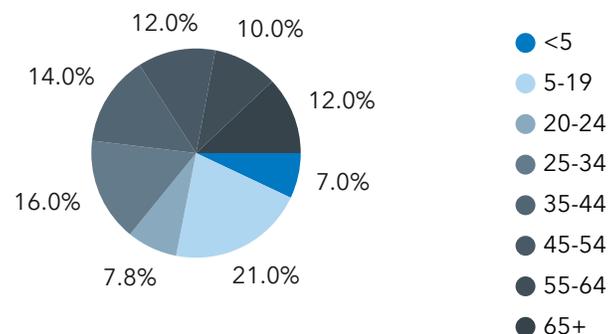


Ring band: 1 - 3 mile radius

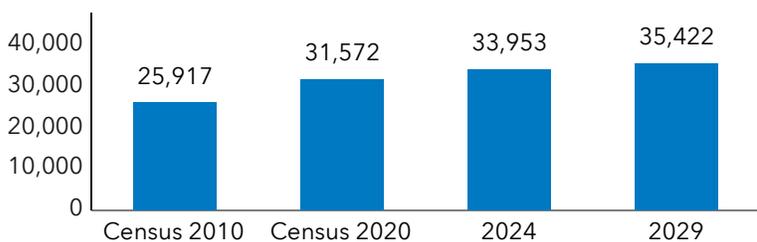
Population by Race



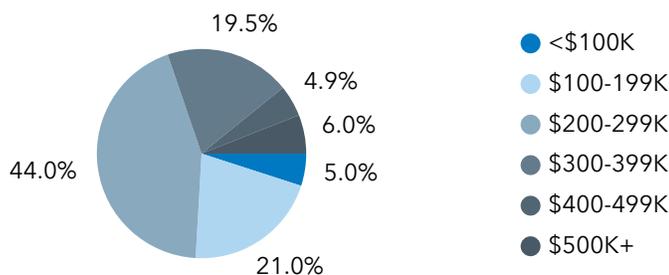
Population by Age



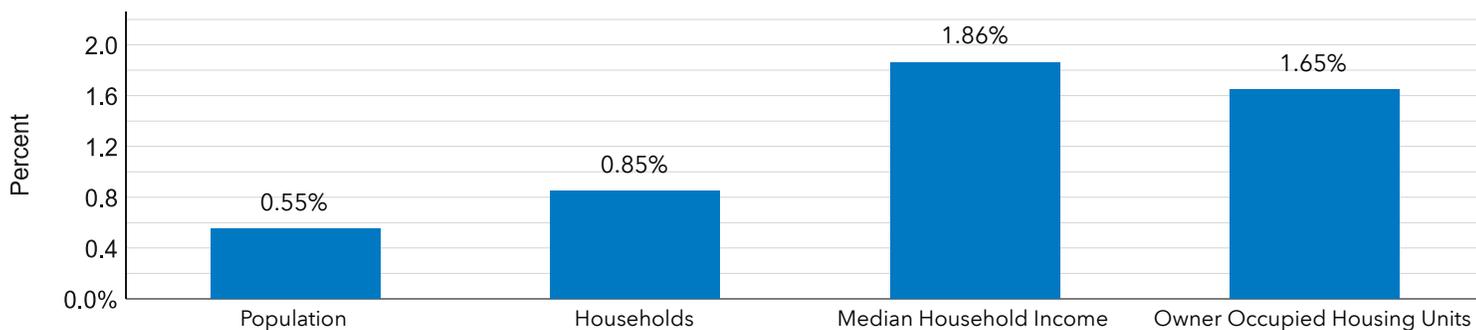
Households



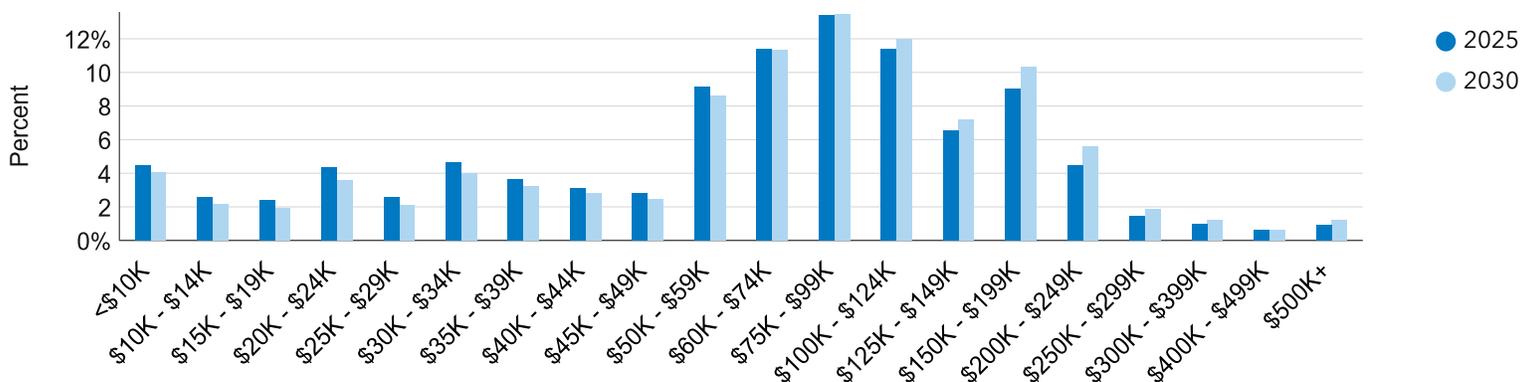
Home Value



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. U.S. Census Bureau 2020 decennial Census data.

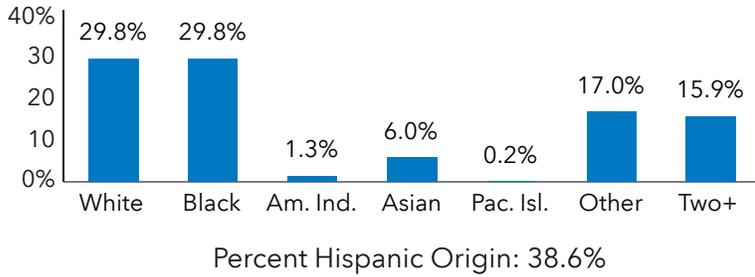
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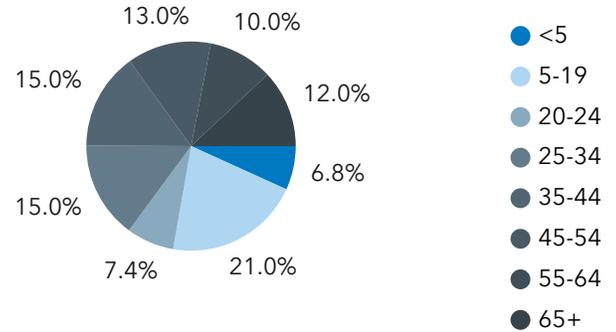


Ring band: 3 - 5 mile radius

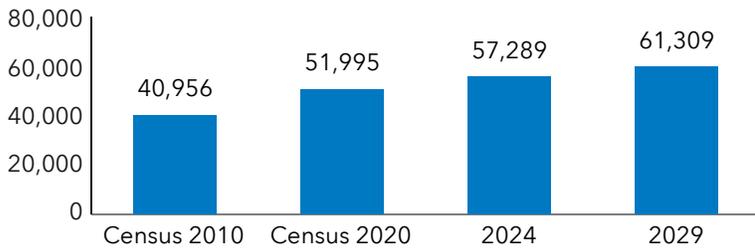
Population by Race



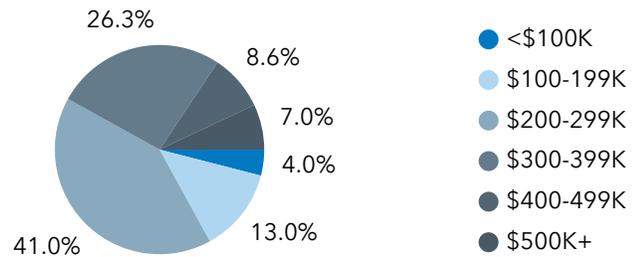
Population by Age



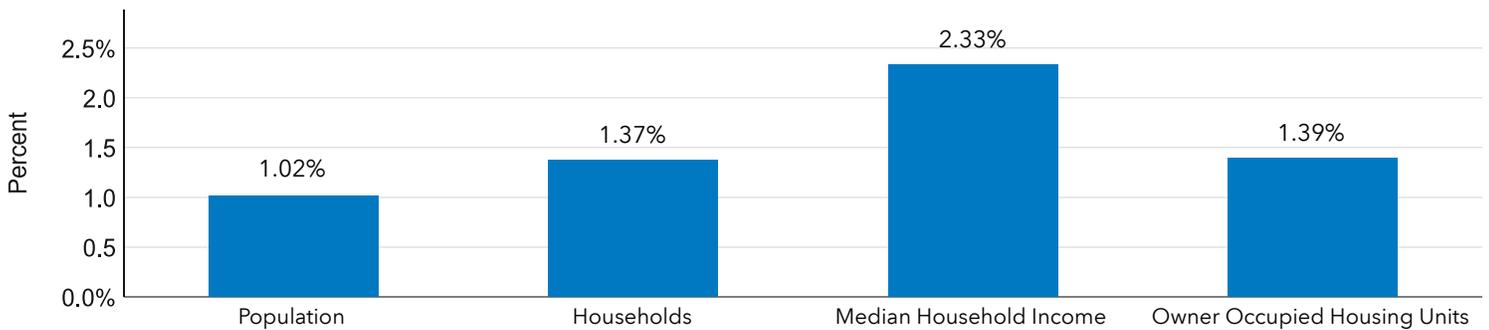
Households



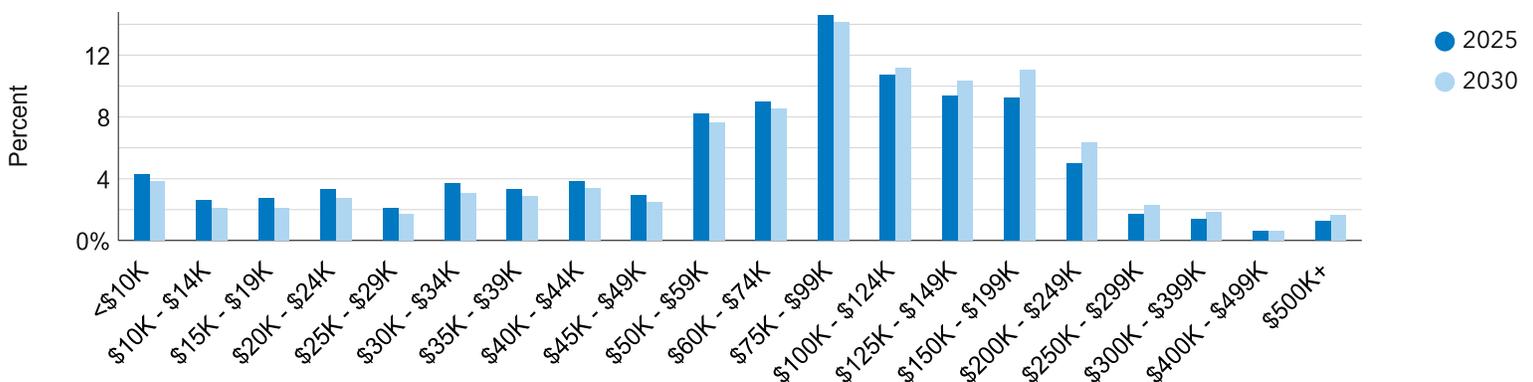
Home Value



2024-2029 Annual Growth Rate



Household Income



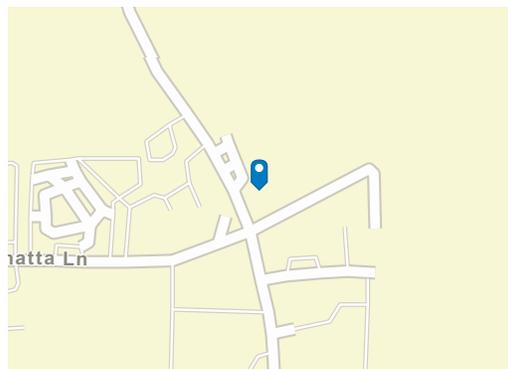
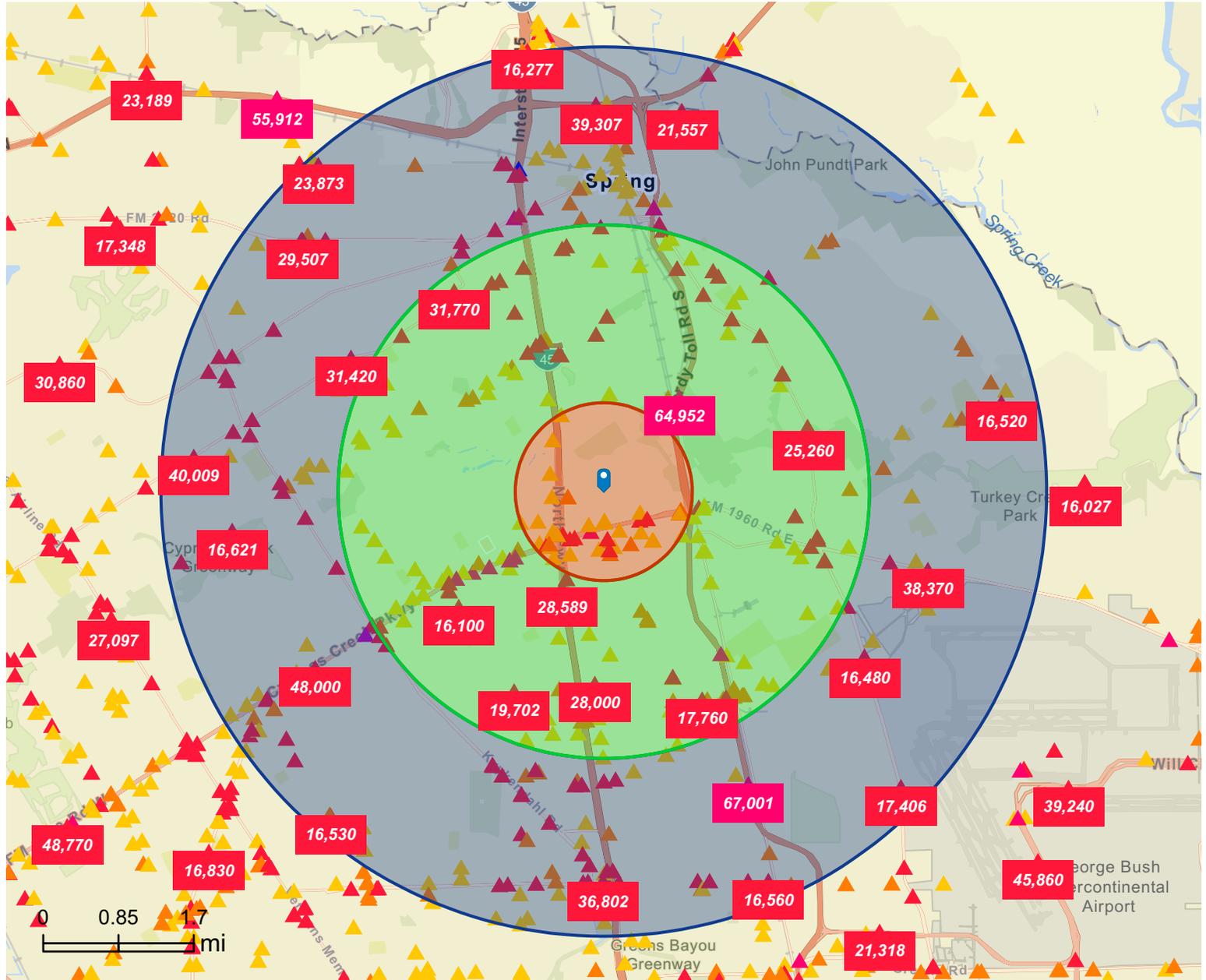
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

22940 Imperial Valley Dr, Houston, Texas, 77073

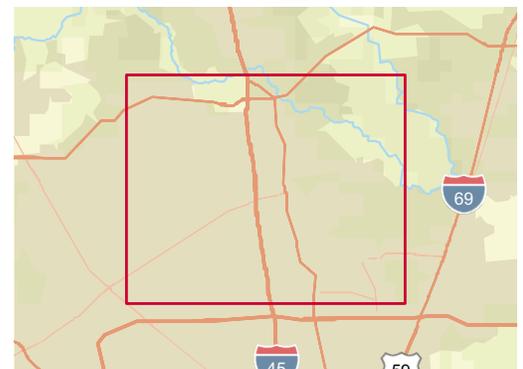


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



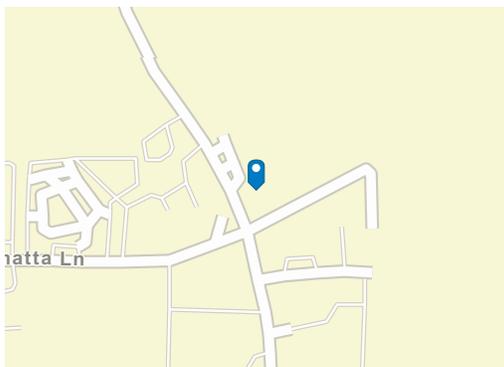
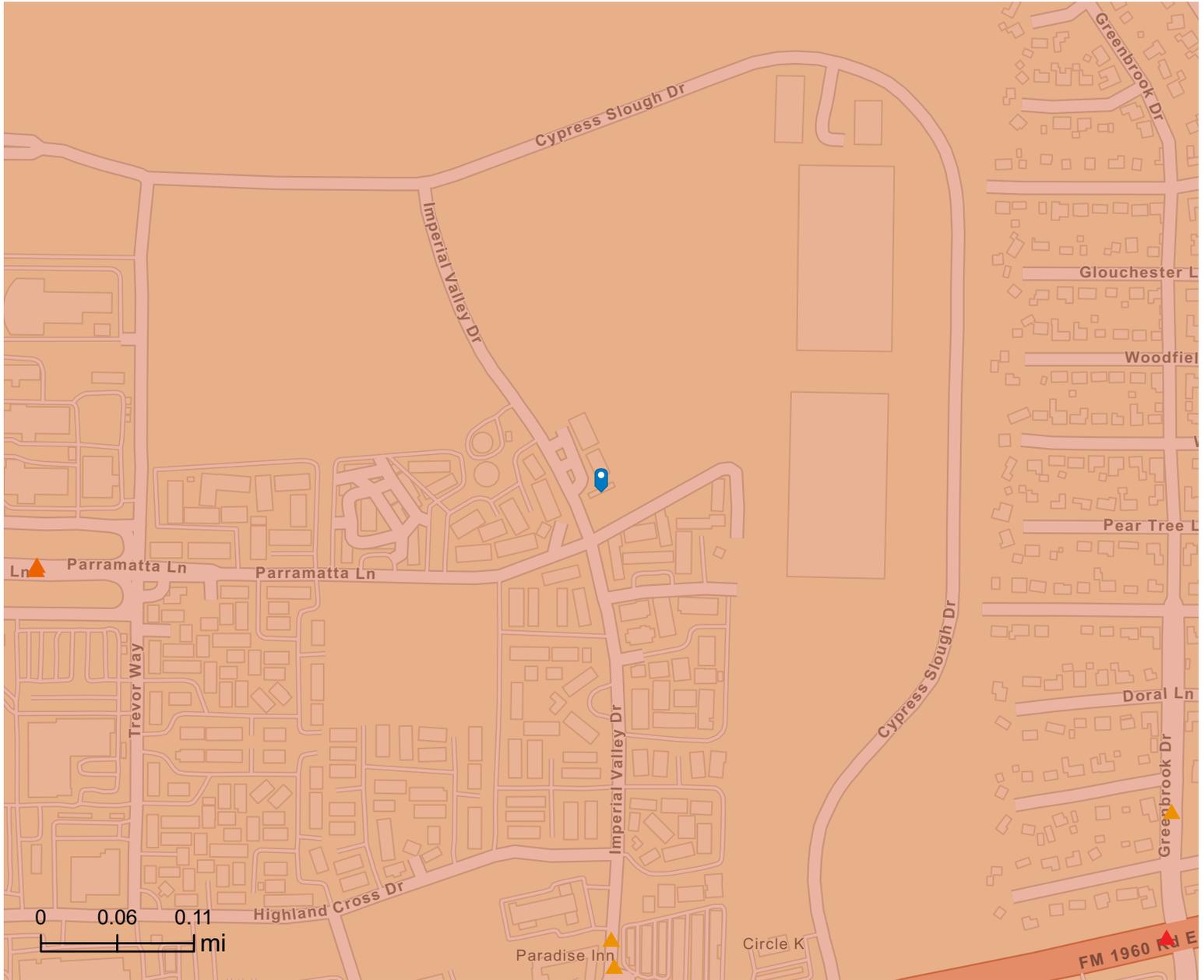
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

22940 Imperial Valley Dr, Houston, Texas, 77073



Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)



Traffic Count Profile

22940 Imperial Valley Dr, Houston, Texas, 77073
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 30.02945
 Longitude: -95.42073

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.32	Imperial Valley Drive	FM 1960 Rd E (0.07 miles S)	2019	6788
0.34	Imperial Valley Dr	FM 1960 Rd E (0.07 miles S)	2011	7180
0.41	E Gatewick	Highland Cross Dr (0.07 miles N)	2011	3010
0.41	Parramatta Ln	Trevor Way (0.07 miles E)	2011	12080
0.41	Parramatta Lane	Trevor Way (0.07 miles E)	2019	13837
0.47	Carlsway Rd	FM 1960 Rd E (0.06 miles N)	2011	740
0.47	Greenbrook Dr	Woodchurch Ln (0.02 miles N)	2011	1890
0.47	FM 1960 Rd E	E Gatewick (0.0 miles E)	2006	59000
0.52	FM 1960 Rd E	Greenbrook Dr (0.01 miles E)	2001	44920
0.52	I- 45	FM 1960 Rd W (0.4 miles S)	2010	248000
0.53	Imperial Valley Drive	Bammel Rd (0.07 miles S)	2019	15111
0.56	Imperial Valley Dr	Bammel Rd (0.07 miles S)	2011	12890
0.56	I- 45	FM 1960 Rd W (0.29 miles S)	2002	183000
0.57	FM 1960 Rd E	FM 1960 E (0.01 miles E)	2011	49170
0.59	Hollow Tree Ln	Westfeild Pl Dr (0.16 miles W)	2011	6940
0.61	FM 1960 Rd E	N FwySvc Rd (0.15 miles W)	2013	24592
0.62		(0.0 miles)	2011	700
0.62	I- 45	FM 1960 Rd W (0.21 miles S)	2013	263871
0.63	Bammel Rd	Carlsway Rd (0.05 miles E)	2011	7680
0.64	Cypress Station Dr	Westfield Pl Dr (0.21 miles W)	2011	4030
0.65	Bammel Rd	Imperial Valley Dr (0.11 miles E)	2011	6700
0.65	FM 1960 East	N Fwy (0.08 miles W)	2022	23305
0.66	Imperial Valley Drive	Bammel Rd (0.03 miles NW)	2019	16991
0.66	Bammel Rd	Carlsway Rd (0.14 miles W)	2000	8556
0.66		N Freeway Svc Rd (0.05 miles N)	2022	31812
0.69	North Freeway	N FwySvc Rd (0.05 miles SE)	2022	207086
0.70	Imperial Valley Dr	Bammel Rd (0.07 miles N)	2011	14440
0.71		Wagon Pt (0.04 miles N)	2021	23100
0.71		Wagon Pt (0.04 miles N)	2022	7288
0.73	Wagon Pt	Hwy 75 Svc Rd (0.05 miles E)	2011	1360

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 2025 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: ©2025 Kalibrate Technologies (Q3 2025).



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.

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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

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IABS 1-0 Date

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