LAND FOR SALE

Ella Blvd & Rushcreek Dr. Houston, TX 77067



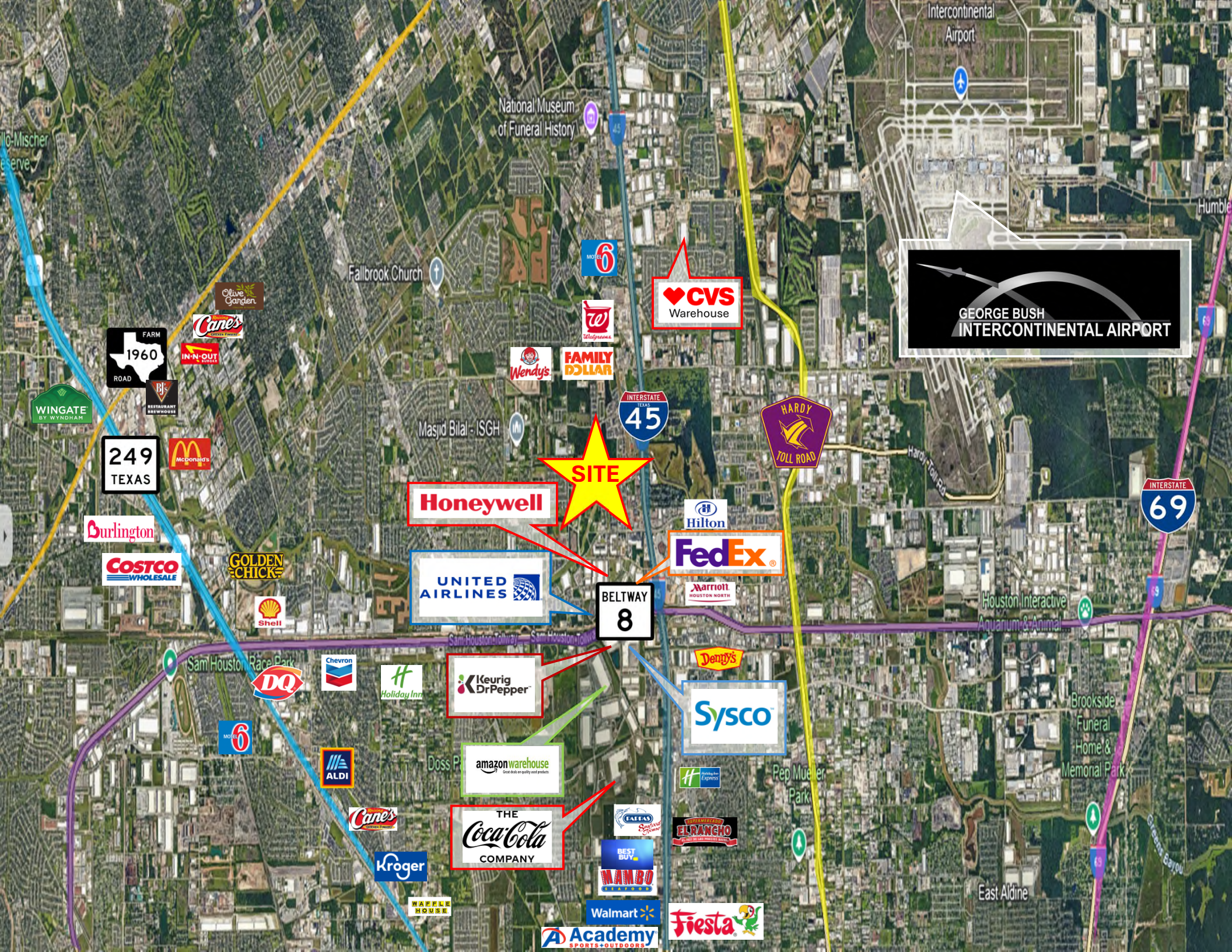
- Price: $4,508,460
- Price/SF: $4.50
- Lot Size: +/- 23.06 AC
- Frontage: +/- 1,045' on Ella Blvd
- Approx miles: 2 (Amazon warehouse), 1(I-45), 1.6 (Sam Houston Tollway), 10 (IAH Airport), 3 (Coca-Cola distribution facility).

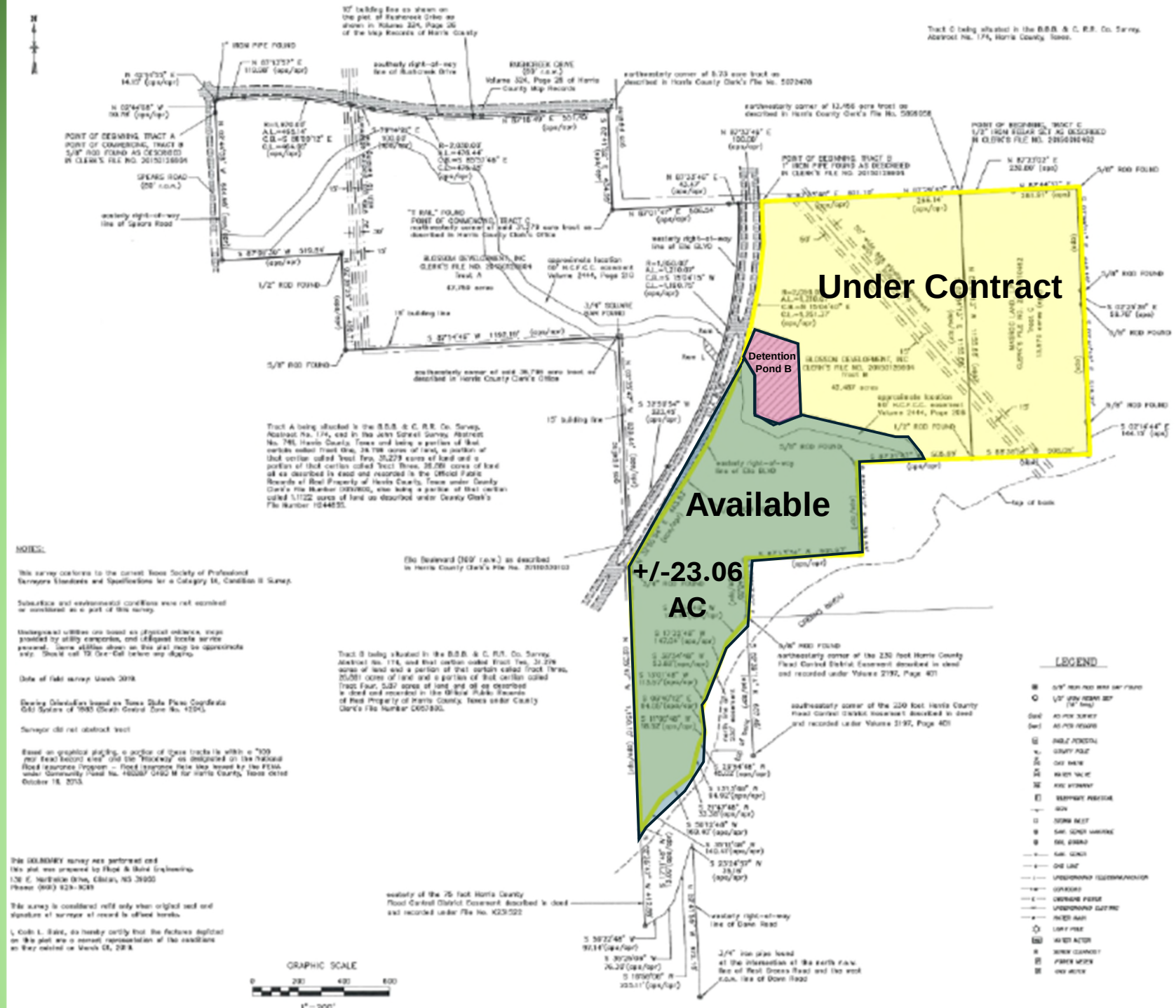
Ideal for residential development, gas station, strip center, retail office, distribution warehouse, industrial retail office, etc.



Danny Nguyen, CCIM
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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.


Intercontinental Airport
National Museum of Funeral History
Fallbrook Church
Masjid Bilal - ISGH
GEORGE BUSH INTERCONTINENTAL AIRPORT
SITE
CVS Warehouse
Honeywell
UNITED AIRLINES
FedEx
Hilton
Marriott Houston North
BELTWAY 8
Keurig DrPepper
THE Coca-Cola COMPANY
amazon warehouse
Sysco
Denny's
Holiday Inn
Chevron
DQ
ALDI
Kroger
Shell
GOLDEN CHICK
Burlington
COSTCO WHOLESALE
WINGATE BY WYNDHAM
Olive Garden
Cane's
IN-N-OUT BURGER
BJ's Restaurant Brewhouse
McDonald's
Wendy's
Walgreens
FAMILY DOLLAR
Motel 6
INTERSTATE TEXAS 45
HARDY TOLL ROAD
Hardy Toll Rd
INTERSTATE 69
FARM 1960 ROAD
249 TEXAS
Sam Houston Tollway
Sam Houston Race Park
Houston Interactive Aquarium & Animal
Brookside Funeral Home & Memorial Park
Pep Mueller Park
East Aldine
Greens Bayou
Humble
Waffle House
Best Buy
Mambo Seafood
Walmart
Academy Sports + Outdoors
Fiesta
El Rancho
Red Lobster



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PROPERTY INFORMATION

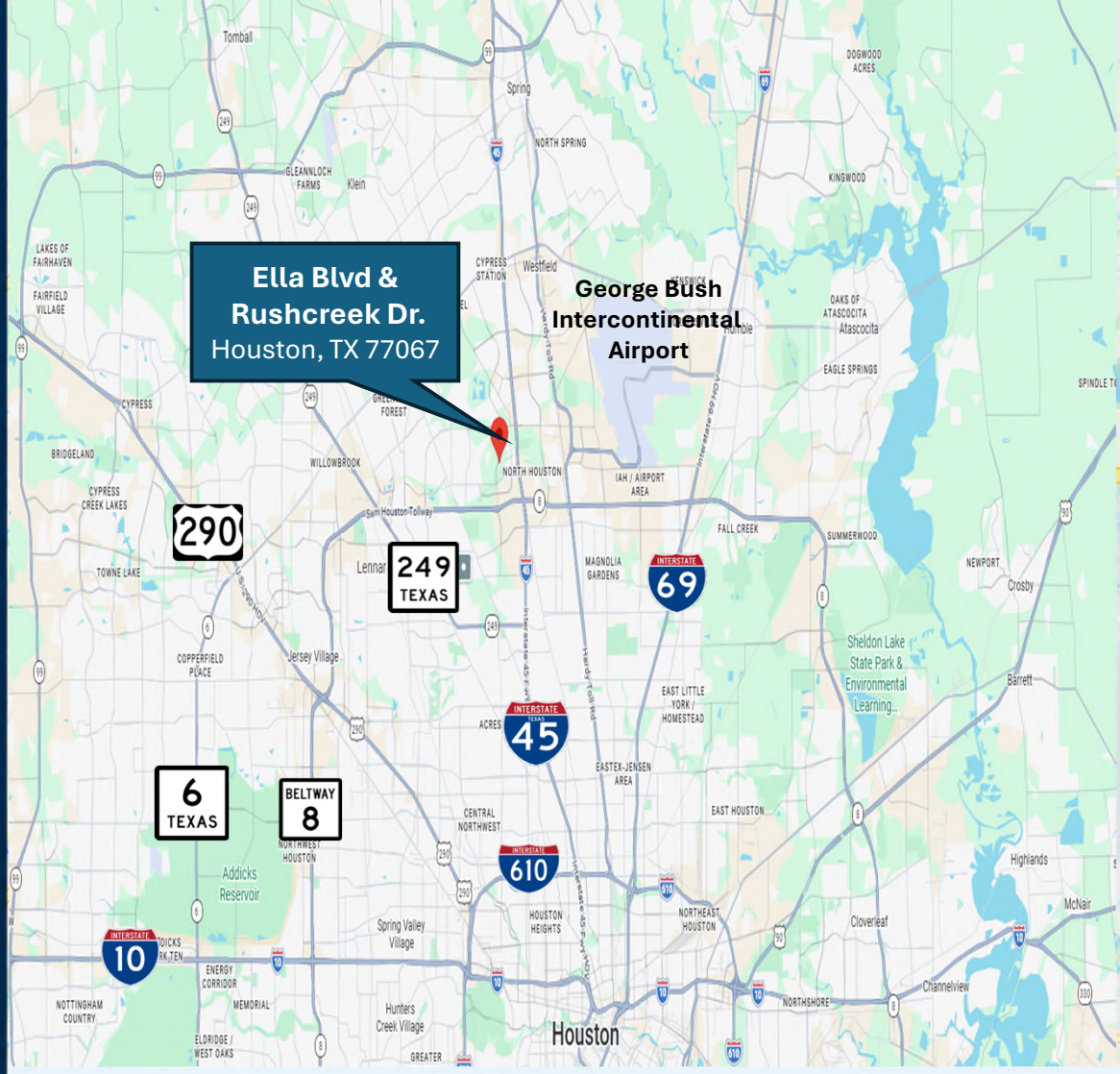
12526-12550 Ella Blvd,
Houston, TX 77067

DEMOGRAPHICS
(2024 Estimates)

	0 – 1 MILE	1 – 3 MILES	3 – 5 MILES
Population	13,962	115,628	179,144
Households	5,124	37,411	57,072
Median Household Income	$30,862	$48,321	$57,038
Average Household Income	$45,090	$68,067	$78,858
Median Age	29.2	30.7	33.3
Population Growth (2024–2029)	0.37%	0.03%	0.20%
Household Growth (2024–2029)	0.62%	0.35%	0.52%

TRAFFIC EXPOSURE
Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
W Rankin Rd @ Kuykendahl Rd	0.86 mi	27,070
W Rankin Rd @ Greenlow Dr	0.76 mi	26,909
Gears Loop (E)	0.80 mi	31,909
Gears Loop (W)	0.77 mi	28,780
Ella Blvd @ W Rankin Rd	0.77 mi	13,437



FLOOD ZONE
Flood Zone Determination:

IN

A Zone

PROPERTY LOCATION
12526-12550 Ella Blvd,
Houston, TX 77067

STRATEGIC NORTH HOUSTON LOCATION / STEADY POPULATION GROWTH / STRONG TRAFFIC COUNTS / DIVERSE & GROWING TRADE AREA

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