

+/- 6.97 ACRES LAND FOR SALE

0 Rushcreek Dr, Houston, TX 77067



Property Description

- Lot Size: +/- 6.97 AC (Divisible)
- Price: \$2,581,823
- Price/SF: \$8.50
- Frontage:
 - +/- 344.08' on Rushcreek Dr
 - +/- 301.52' on Ella Blvd
- Approx. 3 miles to Amazon warehouse, 3.7 miles to Coca Cola distribution facility, and about 15 minutes to IAH Airport
- Approx. less than 1 mile west of N45, along Rushcreek Dr, and approx. 1.6 miles north of Sam Houston Tollway
- Near Davis High School

*** Great for Development and/or Investment***



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

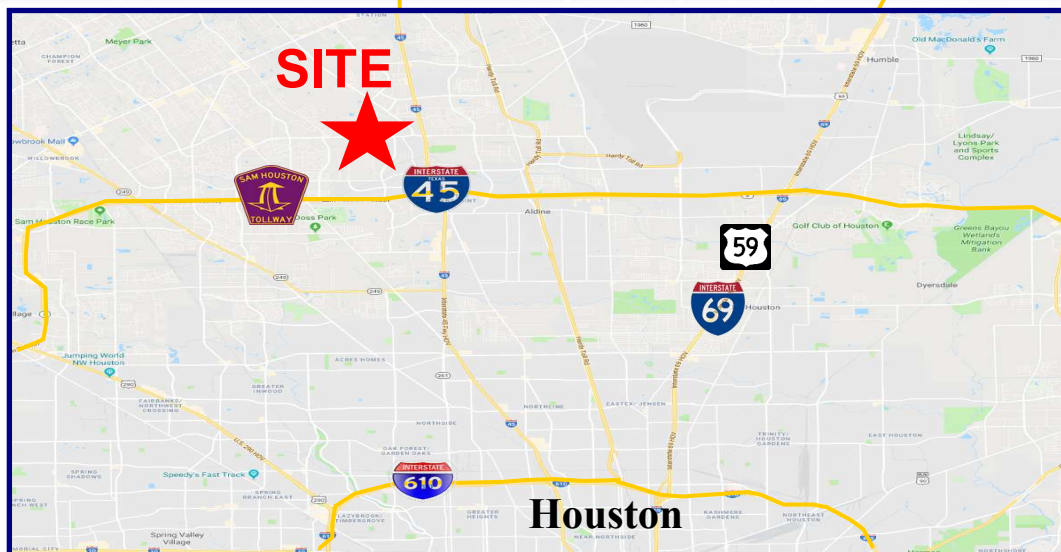
www.dncommercial.net



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.

MAP VIEW

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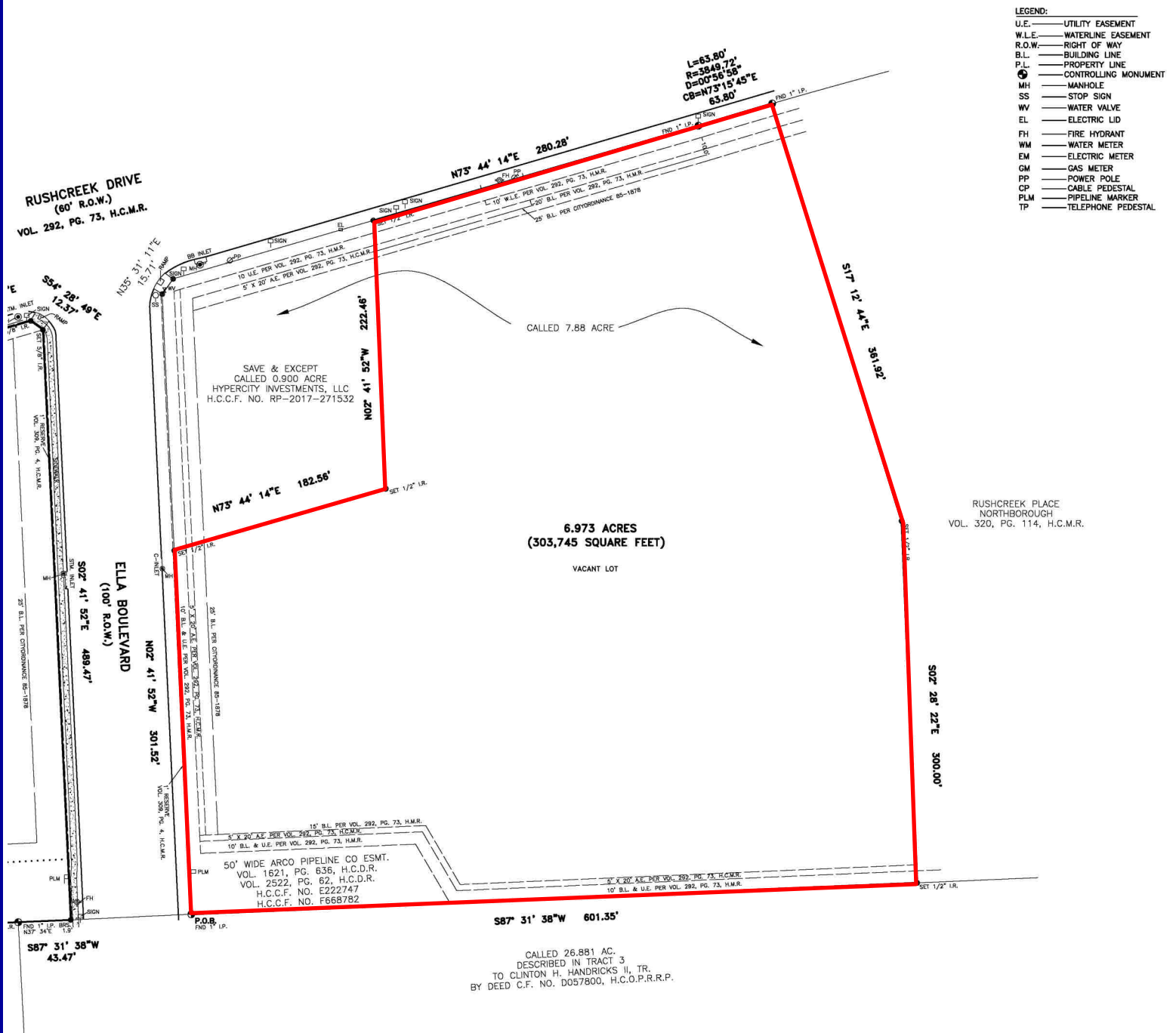
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Executive Summary

Rushcreek Dr, Houston, Texas, 77067
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.96030
Longitude: -95.42742

	1 mile	3 miles	5 miles
Population			
2010 Population	12,120	109,844	265,268
2020 Population	13,571	127,258	304,004
2022 Population	13,901	128,565	308,150
2027 Population	14,188	130,859	315,058
2010-2020 Annual Rate	1.14%	1.48%	1.37%
2020-2022 Annual Rate	1.07%	0.46%	0.60%
2022-2027 Annual Rate	0.41%	0.35%	0.44%
2022 Male Population	49.0%	49.6%	49.6%
2022 Female Population	51.0%	50.4%	50.4%
2022 Median Age	27.4	28.5	29.9

In the identified area, the current year population is 308,150. In 2020, the Census count in the area was 304,004. The rate of change since 2020 was 0.60% annually. The five-year projection for the population in the area is 315,058 representing a change of 0.44% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 29.9, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	9.3%	11.9%	15.2%
2022 Black Alone	43.8%	35.8%	30.9%
2022 American Indian/Alaska Native Alone	1.0%	1.5%	1.7%
2022 Asian Alone	2.0%	3.7%	5.3%
2022 Pacific Islander Alone	0.2%	0.1%	0.1%
2022 Other Race	30.6%	31.0%	30.2%
2022 Two or More Races	13.1%	15.9%	16.7%
2022 Hispanic Origin (Any Race)	49.2%	55.2%	55.5%

Persons of Hispanic origin represent 55.5% of the population in the identified area compared to 19.0% 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 87.8 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	28	36	46
2010 Households	4,383	35,145	83,807
2020 Households	4,932	41,786	98,131
2022 Households	4,971	42,223	99,692
2027 Households	5,055	43,009	102,083
2010-2020 Annual Rate	1.19%	1.75%	1.59%
2020-2022 Annual Rate	0.35%	0.46%	0.70%
2022-2027 Annual Rate	0.34%	0.37%	0.48%
2022 Average Household Size	2.79	3.04	3.08

The household count in this area has changed from 98,131 in 2020 to 99,692 in the current year, a change of 0.70% annually. The five-year projection of households is 102,083, a change of 0.48% annually from the current year total. Average household size is currently 3.08, compared to 3.09 in the year 2020. The number of families in the current year is 71,370 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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

September 30, 2022



Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	18.7%	20.7%	18.9%
Median Household Income			
2022 Median Household Income	\$39,050	\$43,803	\$50,126
2027 Median Household Income	\$44,326	\$51,427	\$55,812
2022-2027 Annual Rate	2.57%	3.26%	2.17%
Average Household Income			
2022 Average Household Income	\$51,471	\$59,482	\$67,354
2027 Average Household Income	\$60,043	\$69,650	\$79,486
2022-2027 Annual Rate	3.13%	3.21%	3.37%
Per Capita Income			
2022 Per Capita Income	\$18,397	\$19,537	\$21,774
2027 Per Capita Income	\$21,379	\$22,893	\$25,733
2022-2027 Annual Rate	3.05%	3.22%	3.40%

Households by Income

Current median household income is \$50,126 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$55,812 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$67,354 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$79,486 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$21,774 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$25,733 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	135	106	115
2010 Total Housing Units	5,549	41,701	96,292
2010 Owner Occupied Housing Units	955	12,898	39,544
2010 Renter Occupied Housing Units	3,428	22,243	44,263
2010 Vacant Housing Units	1,166	6,556	12,485
2020 Total Housing Units	5,687	45,697	106,544
2020 Vacant Housing Units	755	3,911	8,413
2022 Total Housing Units	5,720	46,191	108,277
2022 Owner Occupied Housing Units	766	14,545	45,195
2022 Renter Occupied Housing Units	4,205	27,678	54,497
2022 Vacant Housing Units	749	3,968	8,585
2027 Total Housing Units	5,882	47,678	112,362
2027 Owner Occupied Housing Units	814	15,166	47,404
2027 Renter Occupied Housing Units	4,242	27,843	54,679
2027 Vacant Housing Units	827	4,669	10,279

Currently, 41.7% of the 108,277 housing units in the area are owner occupied; 50.3%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 106,544 housing units in the area and 7.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.72%. Median home value in the area is \$179,300, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 7.11% annually to \$252,829.

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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

September 30, 2022

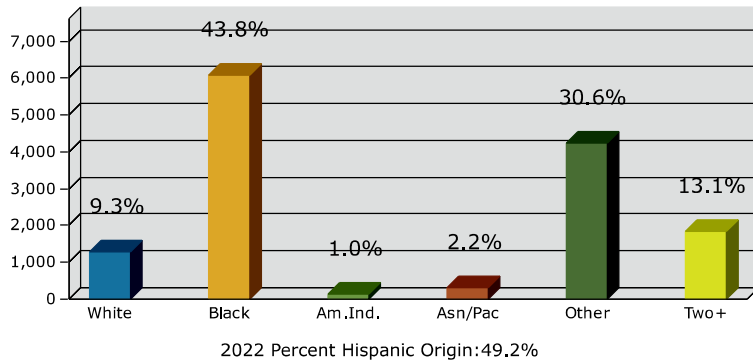


Graphic Profile

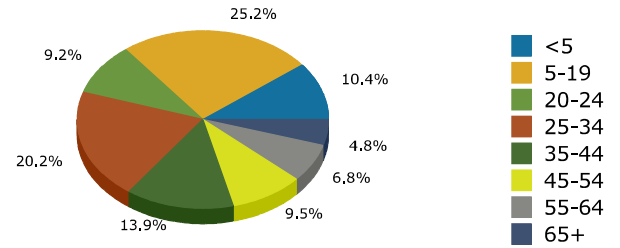
Rushcreek Dr, Houston, Texas, 77067
Ring: 1 mile radius

Prepared by Esri
Latitude: 29.96030
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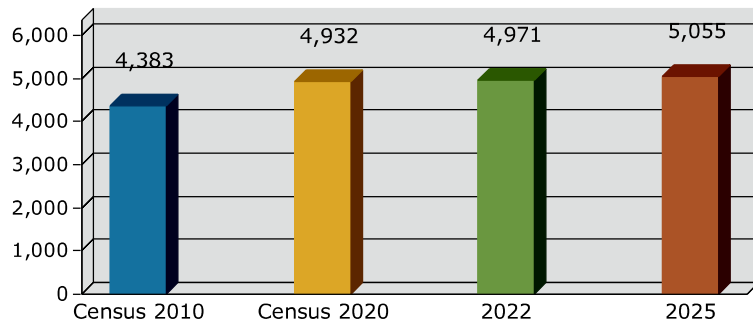
2022 Population by Race



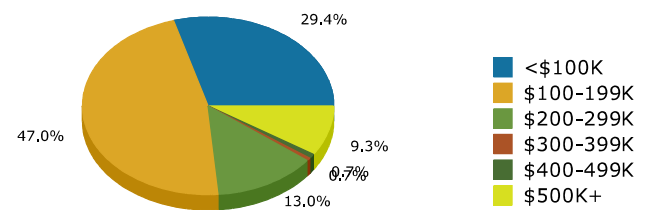
2022 Population by Age



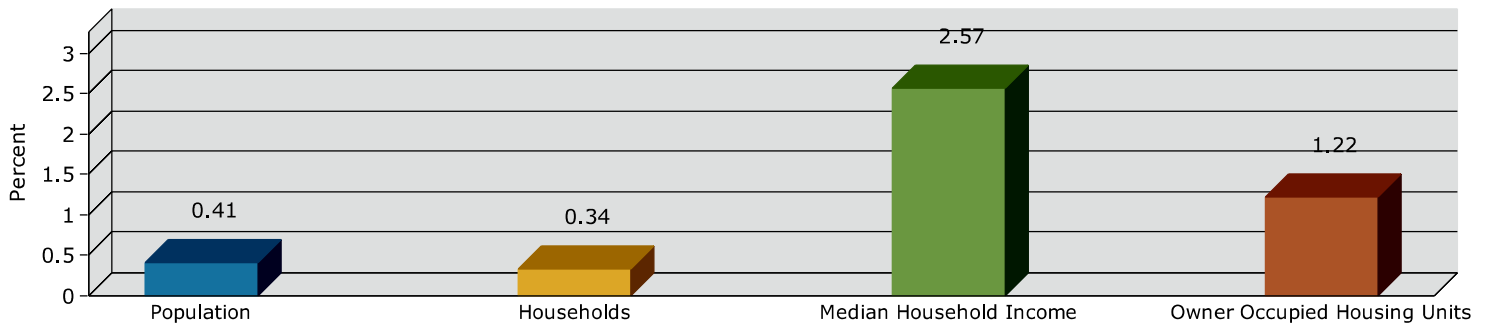
Households



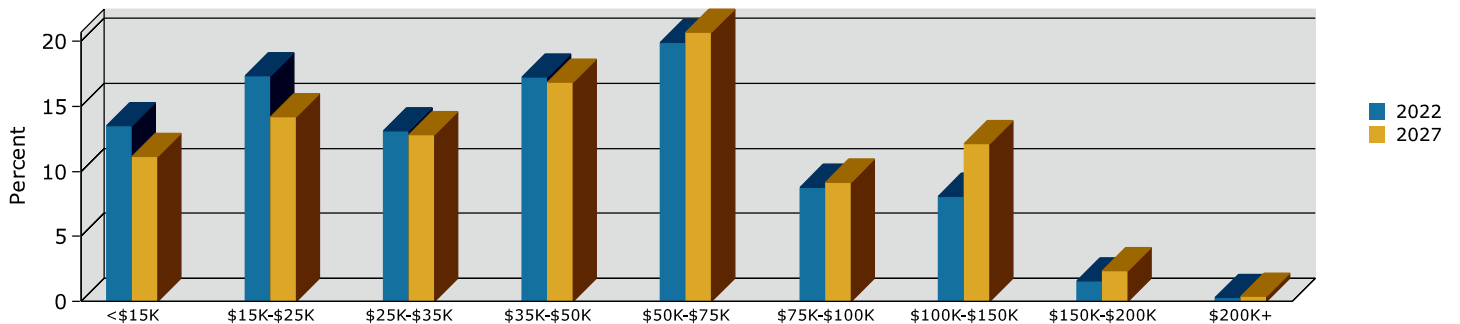
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 30, 2022

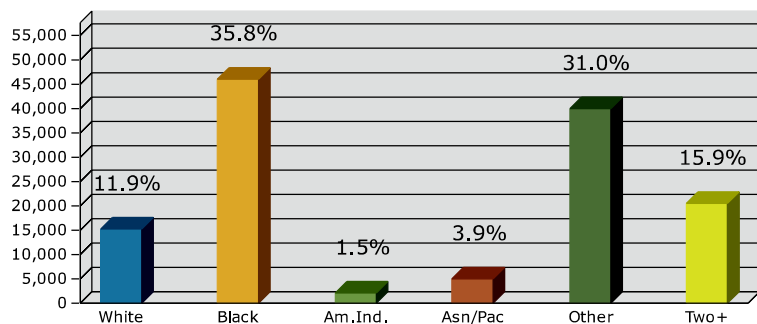


Graphic Profile

Rushcreek Dr, Houston, Texas, 77067
Ring: 3 mile radius

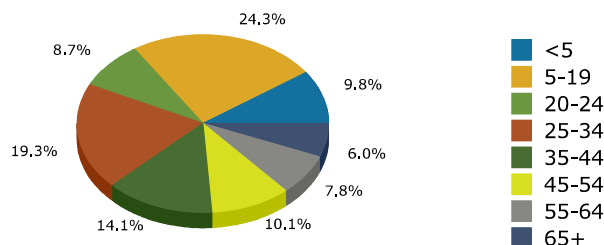
Prepared by Esri
Latitude: 29.96030
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2022 Population by Race

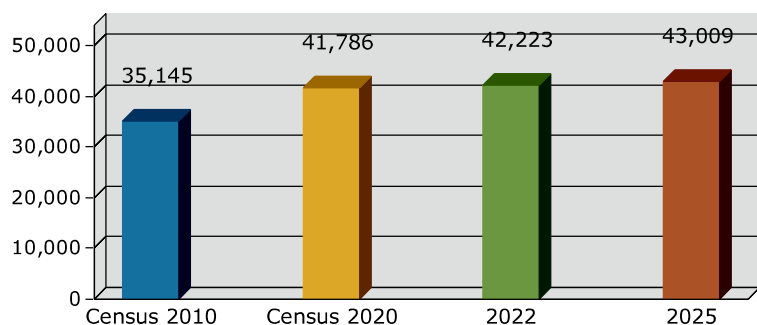


2022 Percent Hispanic Origin: 55.2%

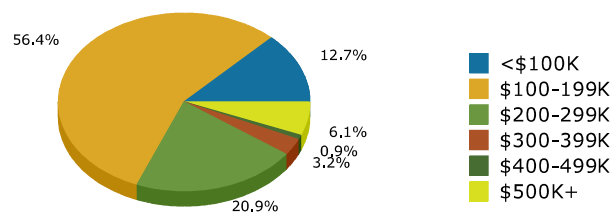
2022 Population by Age



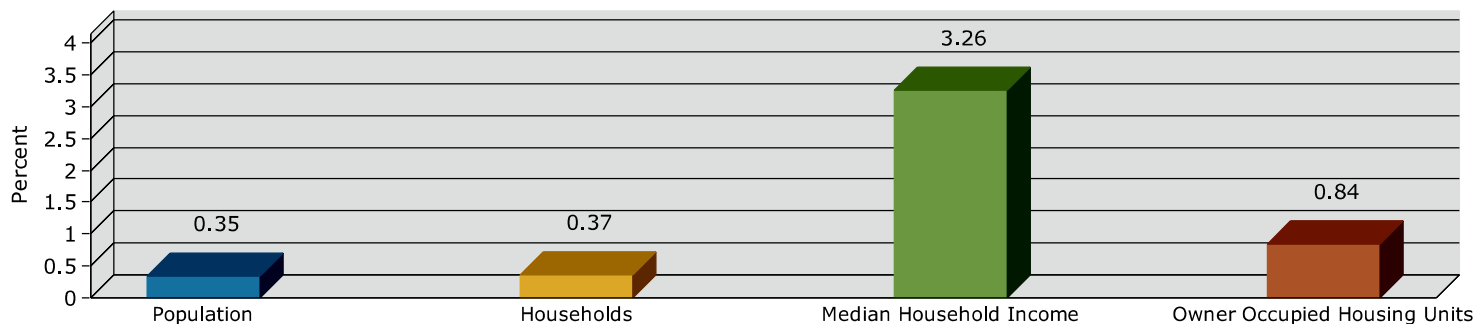
Households



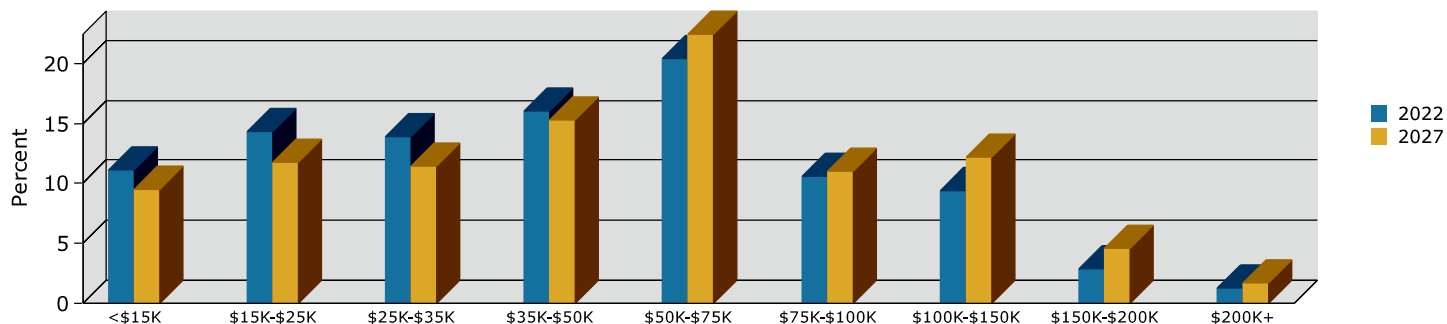
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



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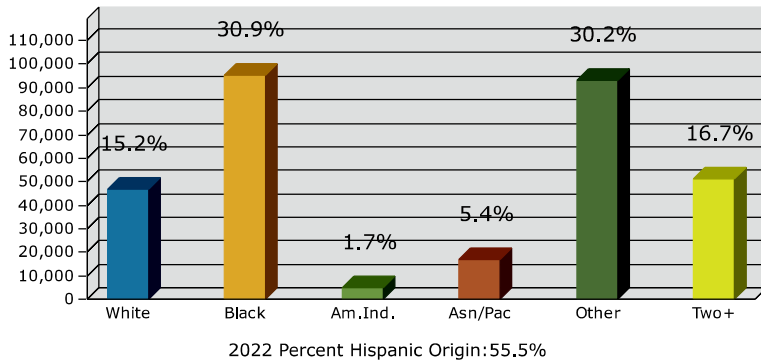


Graphic Profile

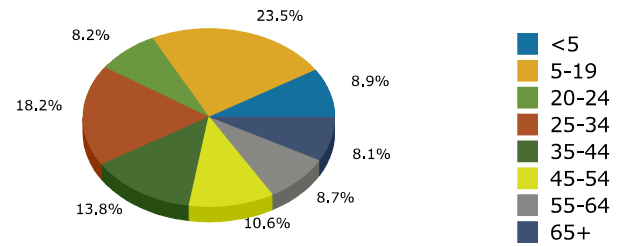
Rushcreek Dr, Houston, Texas, 77067
Ring: 5 mile radius

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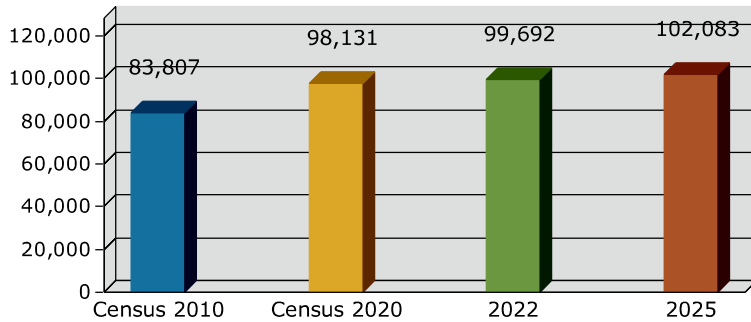
2022 Population by Race



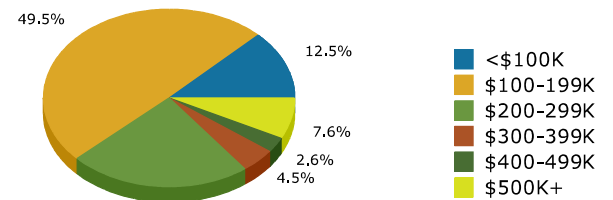
2022 Population by Age



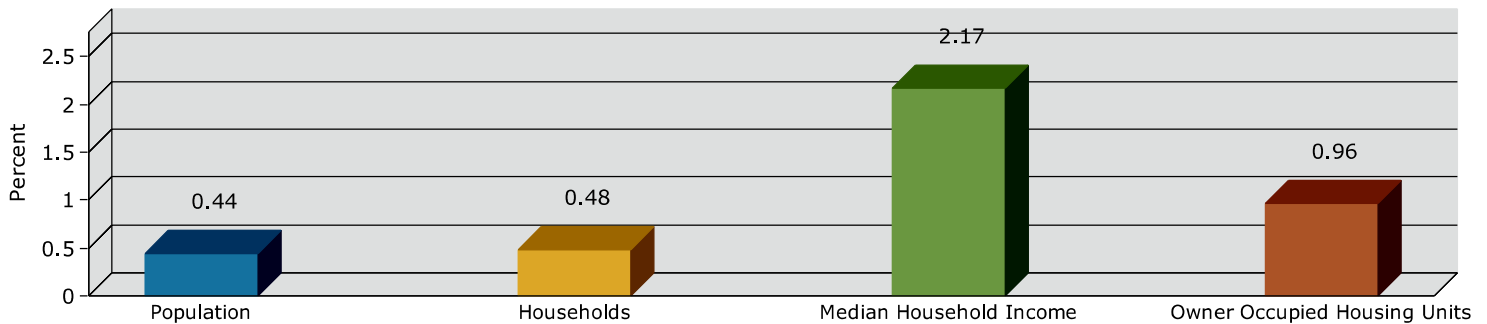
Households



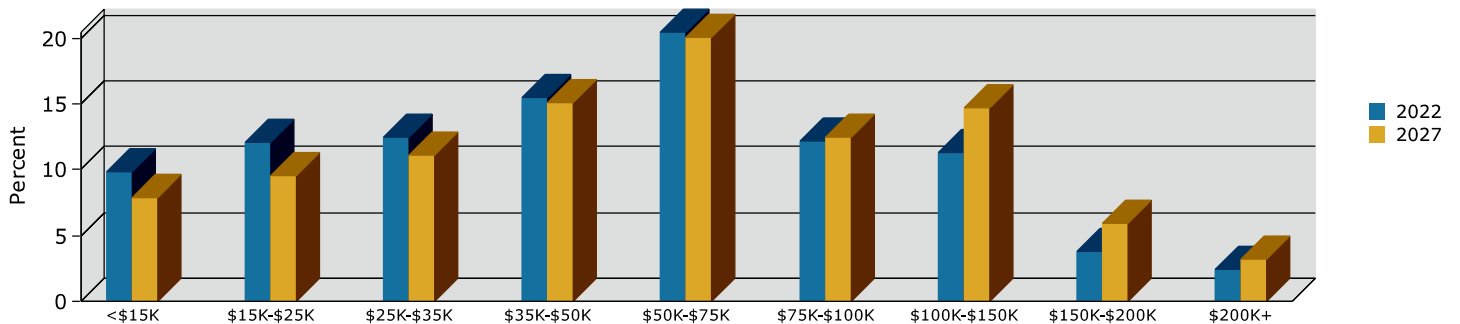
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



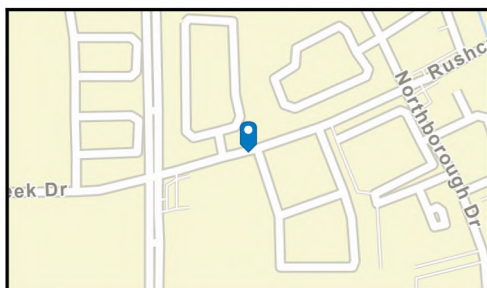
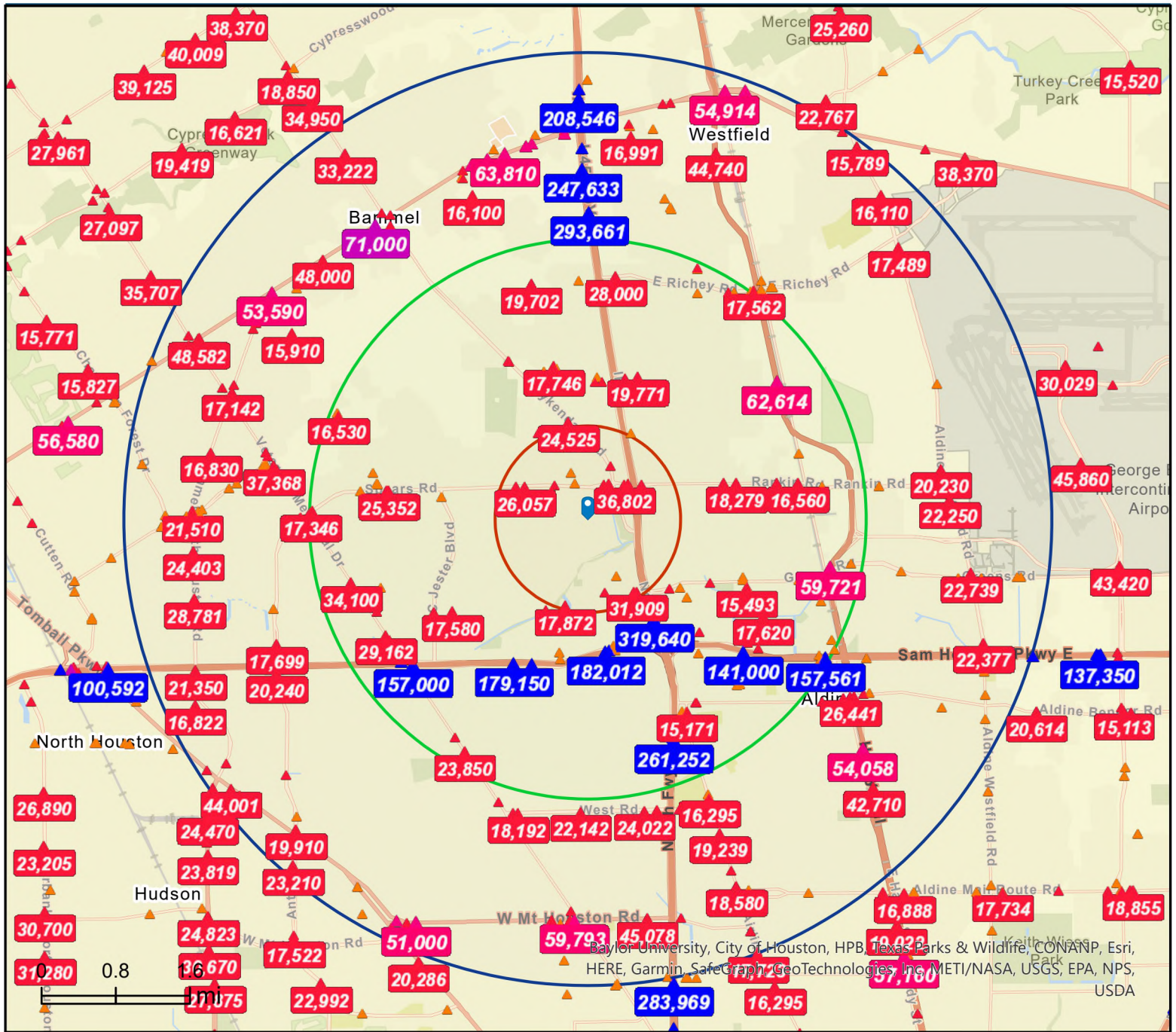
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 30, 2022

Traffic Count Map

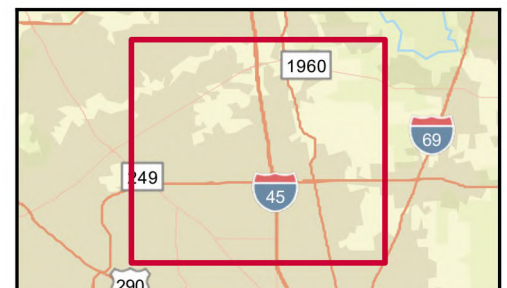
Rushcreek Dr, Houston, Texas, 77067
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.96030
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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



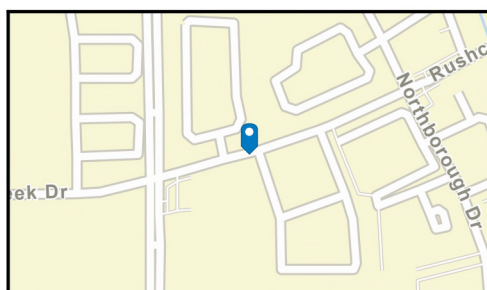
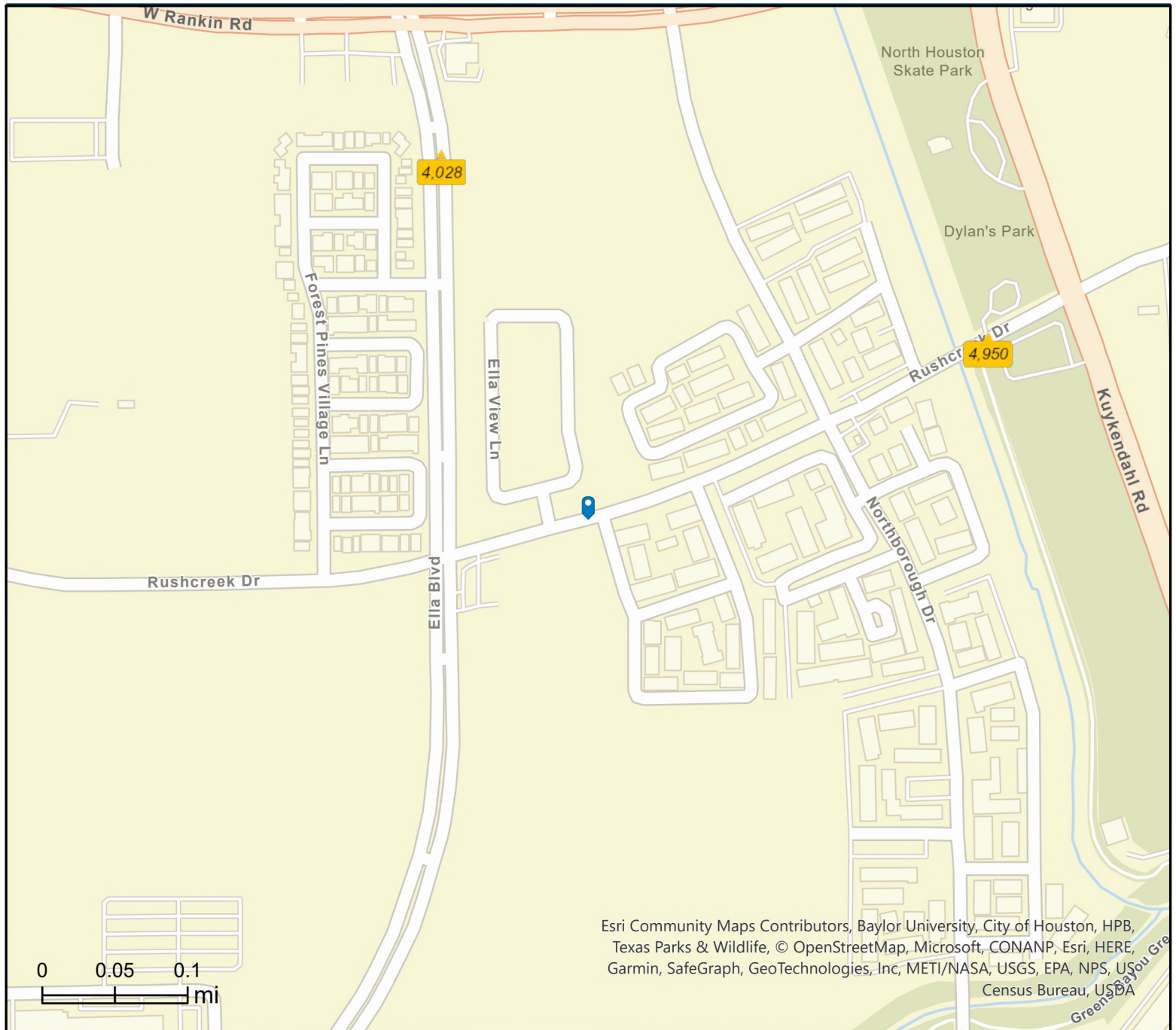
Source: ©2022 Kalibrate Technologies (Q1 2022).

September 30, 2022

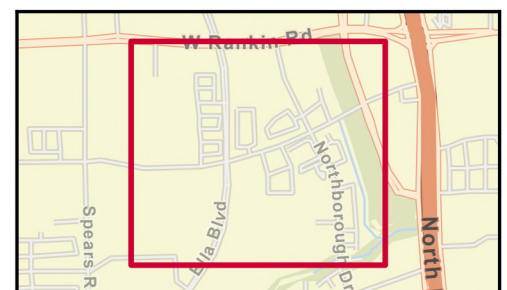
Traffic Count Map - Close Up

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Average Daily Traffic Volume
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 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

September 30, 2022

The closest match to 0 Rushcreek Dr, Houston, TX 77067 is 0 RUSHCREEK DR HOUSTON, TX 77067-1603

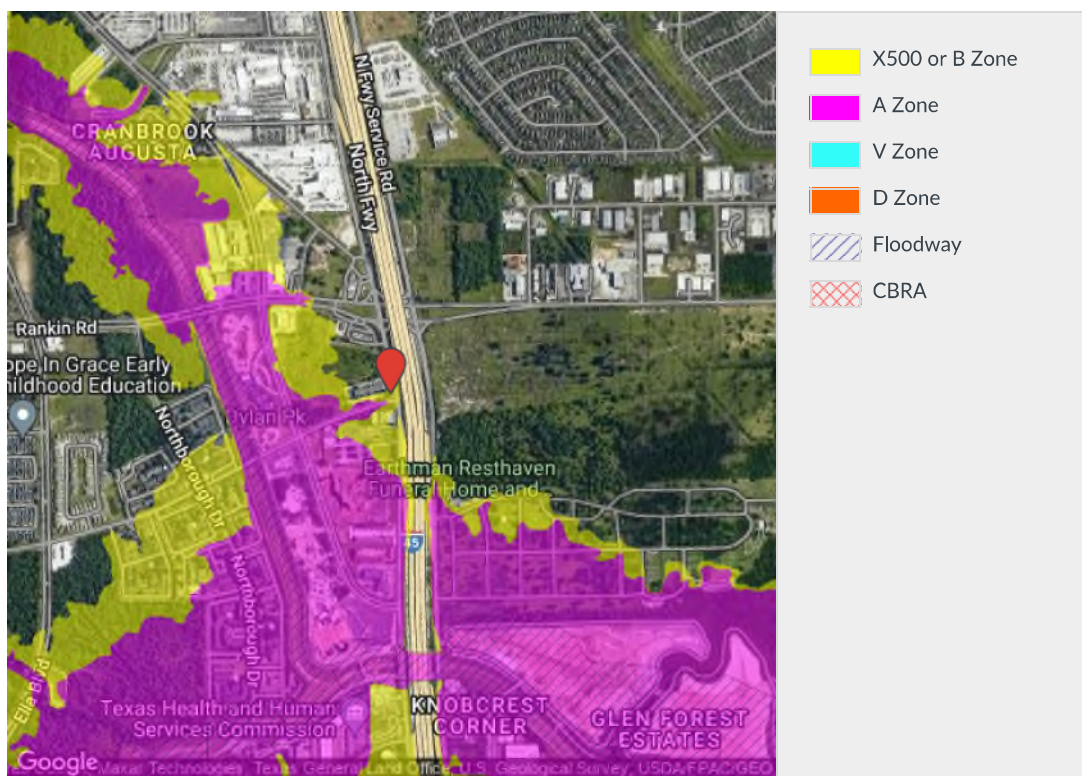
0 RUSHCREEK DR HOUSTON, TX 77067-1603

LOCATION ACCURACY: Fair

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480296	PANEL	0460M
PANEL DATE	October 16, 2013	MAP NUMBER	48201C0460M





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 coincidental 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.

<u>Danny Nguyen, CCIM</u>	<u>456765</u>	<u>dannynguyen@dncommercial.net</u>	<u>(713)270-5400</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Danny Nguyen Commercial</u>			
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

Information available at www.trec.texas.gov

IABS 1-0 Date