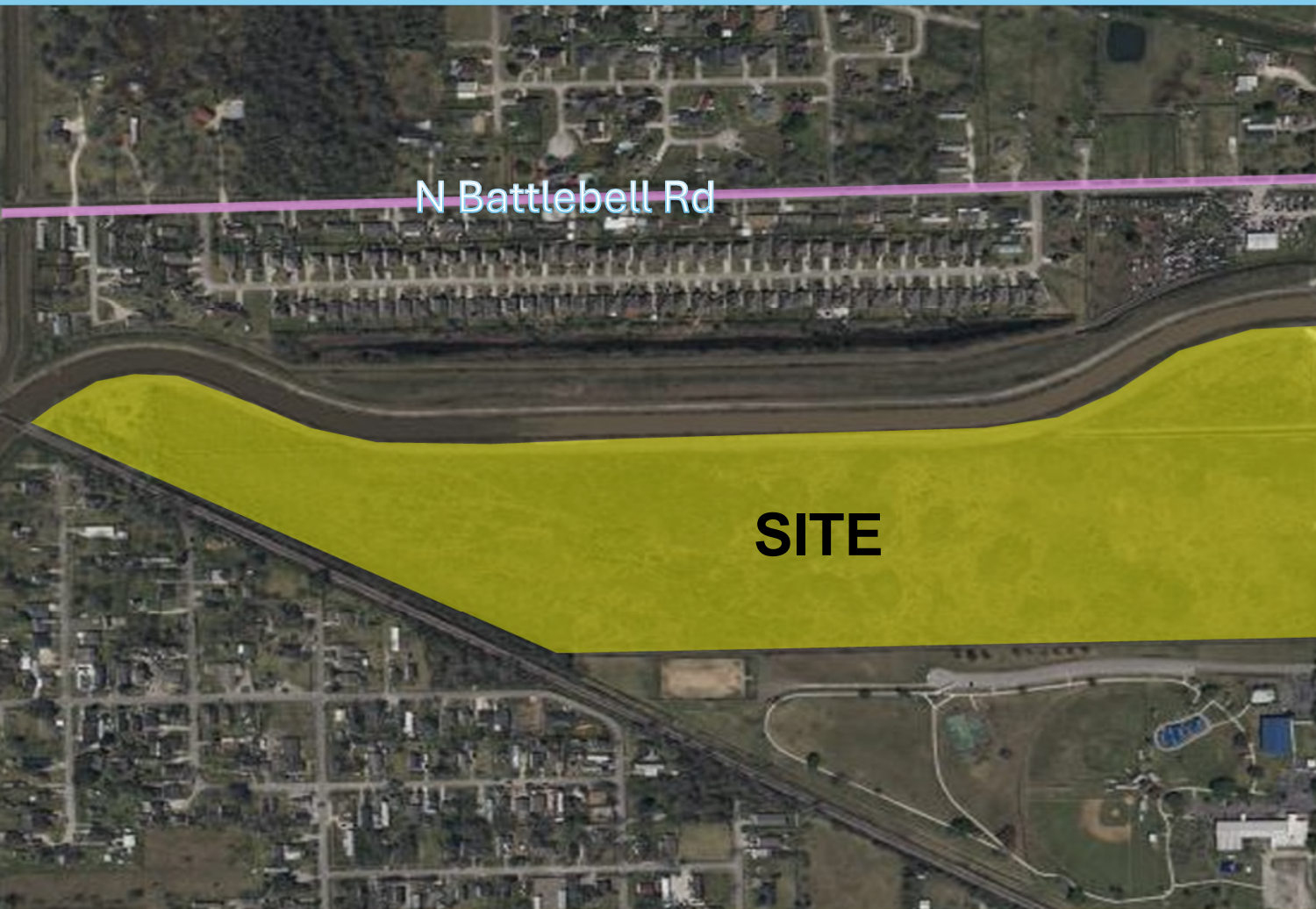


+/- 48.55 AC LAND FOR SALE

7801 Wade Rd, Baytown, TX 77521



- **Price: \$6,500,000**
- **Price/SF: \$3.07**
- **Lot Size: +/- 48.55 AC**
- Frontage: Wade Rd +/- 1,054'
- Divisible
- Ideal site for Residential, Multi-Family Development, Industrial, or Mobile Home/RV Park. Etc.
- New Area Developments (+/-): San Jacinto Marketplace (5.4 mi), Grove Business Park (5.6 mi), and Baytown Medical Center (4.5 mi)
- Approx. Miles: 1.7 (1-10), 12.4 (Beltway 8), 13.9 (Hwy 99), 18.5 (Hwy 90), 4.5 (Hwy 330), 9.3 (Hwy 146).



Parvez Karedia

M - (832) 614-0222

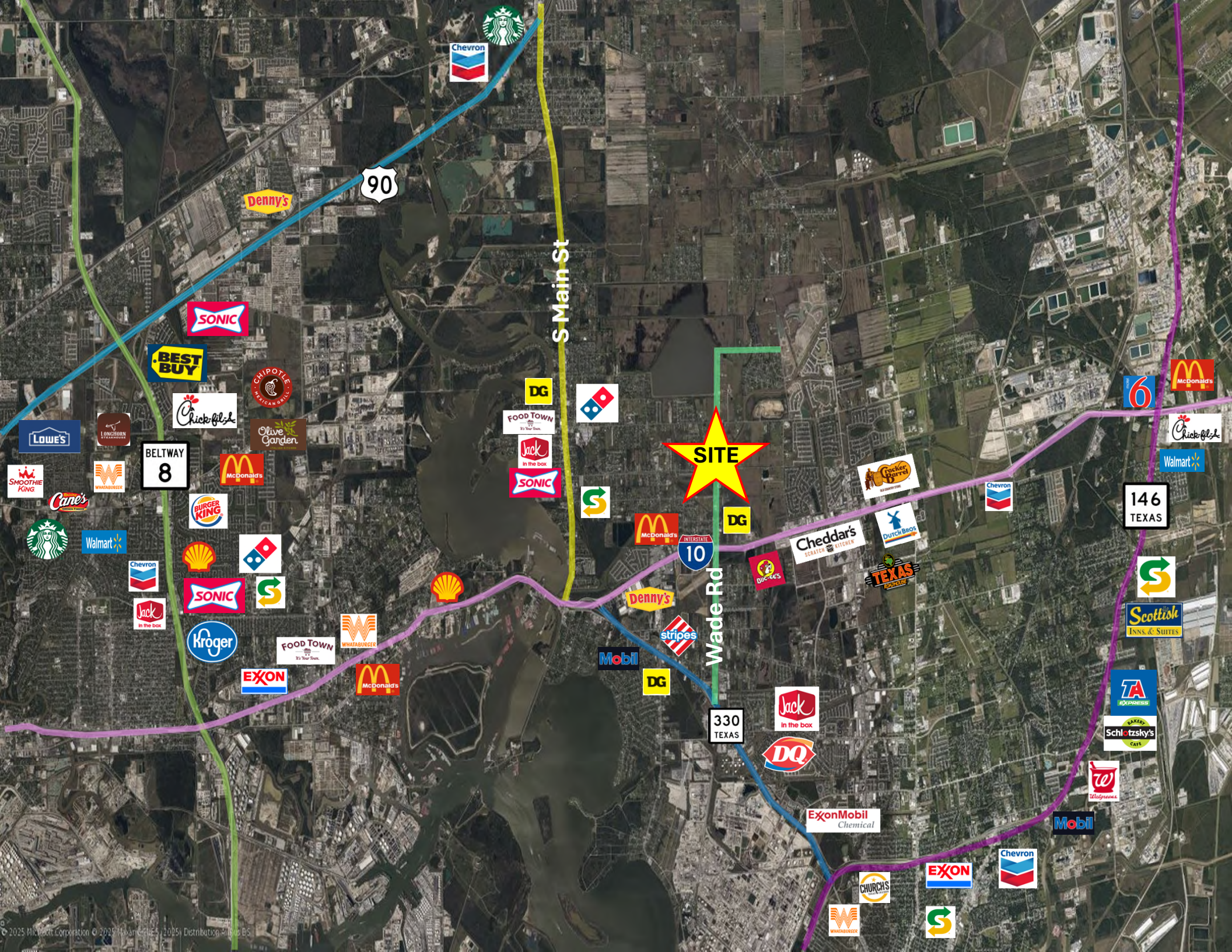
O - (713) 270-5400

parvez@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.



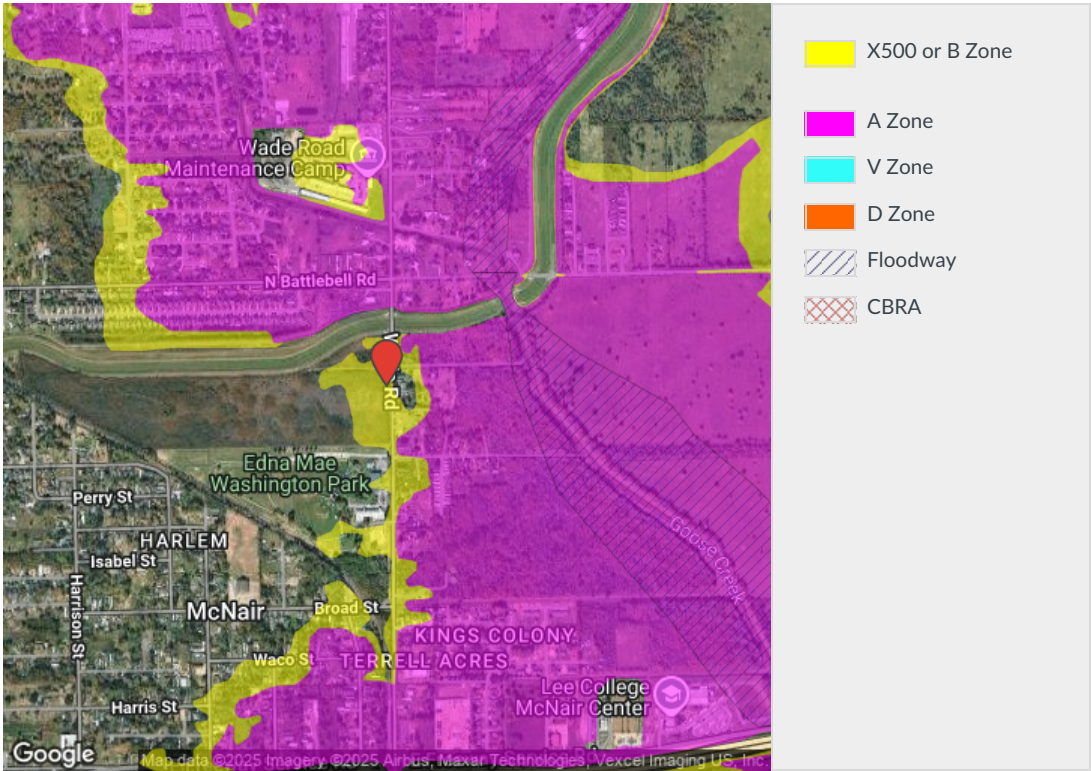
7801 WADE RD BAYTOWN, TX 77521-8340

LOCATION ACCURACY: 📍 Good

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480287	PANEL	0745M
PANEL DATE	January 06, 2017	MAP NUMBER	48201C0745M





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

Executive Summary

7801 Wade Rd, Baytown, Texas, 77521



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	3,008	30,280	22,596
2020 Population	3,723	40,074	30,039
2025 Population	3,603	45,250	30,564
2030 Population	3,570	45,925	33,100
2010-2020 Annual Rate	2.16%	2.84%	2.89%
2020-2025 Annual Rate	-0.62%	2.34%	0.33%
2025-2030 Annual Rate	-0.18%	0.30%	1.61%

Age			
2025 Median Age	34.4	33.8	34.0
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	30.8%	39.0%	38.9%
Black Alone	37.8%	17.8%	20.8%
American Indian Alone	0.9%	1.2%	1.2%
Asian Alone	0.9%	3.9%	2.8%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	17.3%	18.4%	18.5%
Two or More Races	12.2%	19.7%	17.9%
Hispanic Origin	42.1%	48.7%	46.7%
Diversity Index	85.5	87.1	86.9

Households			
2010 Total Households	1,052	10,250	8,449
2020 Total Households	1,292	13,530	10,924
2025 Total Households	1,285	15,320	11,335
2030 Total Households	1,293	15,786	12,374
2010-2020 Annual Rate	2.08%	2.82%	2.60%
2020-2025 Annual Rate	-0.10%	2.39%	0.71%
2025-2030 Annual Rate	0.12%	0.60%	1.77%
2025 Average Household Size	2.80	2.95	2.67
Wealth Index	44	75	57

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	22.3%	20.6%	24.8%
Median Household Income			
2025 Median Household Income	\$50,566	\$82,992	\$65,487
2030 Median Household Income	\$55,424	\$90,899	\$75,096
2025-2030 Annual Rate	1.85%	1.84%	2.78%
Average Household Income			
2025 Average Household Income	\$66,605	\$102,137	\$83,324
2030 Average Household Income	\$74,830	\$113,412	\$93,261
Per Capita Income			
2025 Per Capita Income	\$24,035	\$34,222	\$31,444
2030 Per Capita Income	\$27,403	\$38,552	\$35,554
2025-2030 Annual Rate	2.66%	2.41%	2.49%
Income Equality			
2025 Gini Index	47.0	40.4	42.6
Socioeconomic Status			
2025 Socioeconomic Status Index	40.4	47.2	41.9
Housing Unit Summary			
Housing Affordability Index	88	98	81
2010 Total Housing Units	1,194	11,216	10,141
2010 Owner Occupied Hus (%)	64.9%	71.5%	52.0%
2010 Renter Occupied Hus (%)	35.1%	28.5%	48.0%
2010 Vacant Housing Units (%)	11.9%	8.6%	16.7%
2020 Housing Units	1,444	14,558	12,178
2020 Owner Occupied HUs (%)	62.9%	65.5%	46.0%
2020 Renter Occupied HUs (%)	37.1%	34.5%	54.0%
Vacant Housing Units	10.9%	6.7%	10.5%
2025 Housing Units	1,441	16,381	12,520
Owner Occupied Housing Units	64.2%	69.8%	47.5%
Renter Occupied Housing Units	35.8%	30.2%	52.5%
Vacant Housing Units	10.8%	6.5%	9.5%
2030 Total Housing Units	1,462	16,870	13,635
2030 Owner Occupied Housing Units	874	11,283	6,312
2030 Renter Occupied Housing Units	420	4,503	6,062
2030 Vacant Housing Units	169	1,084	1,261

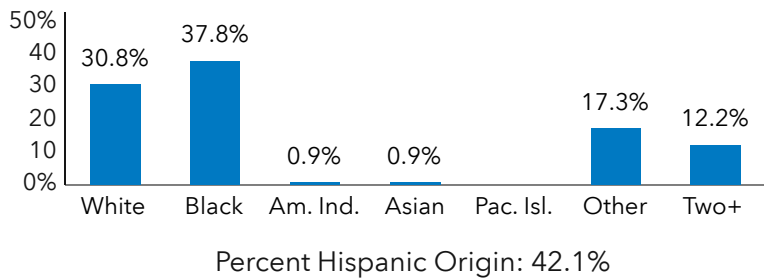
Graphic Profile

7801 Wade Rd, Baytown, Texas, 77521

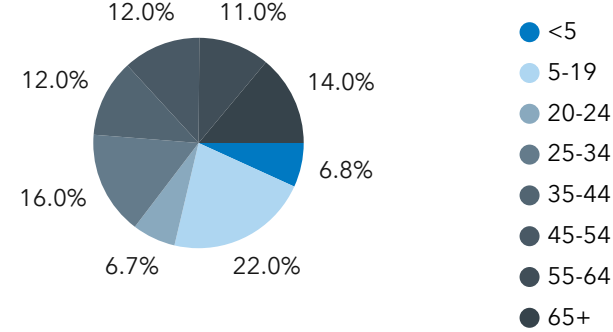


Ring band: 0 - 1 mile radius

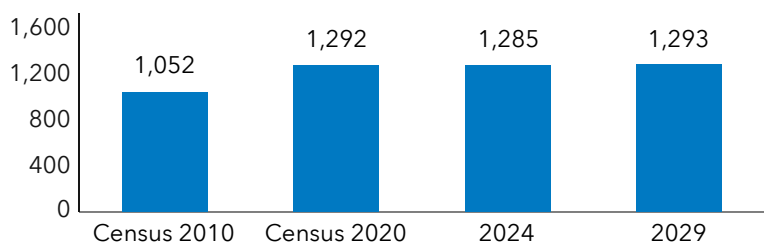
Population by Race



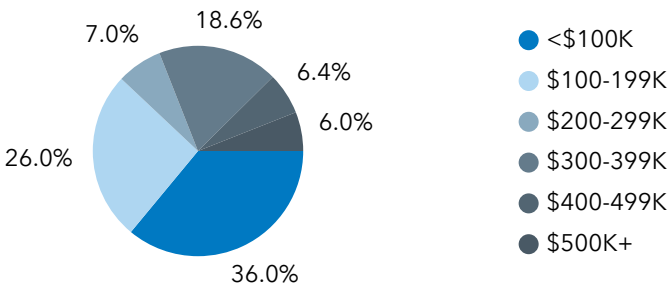
Population by Age



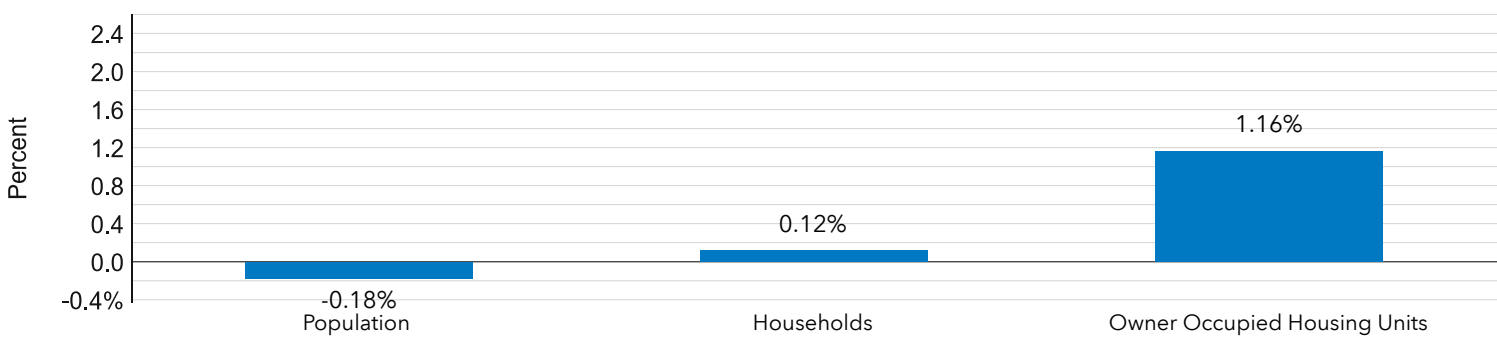
Households



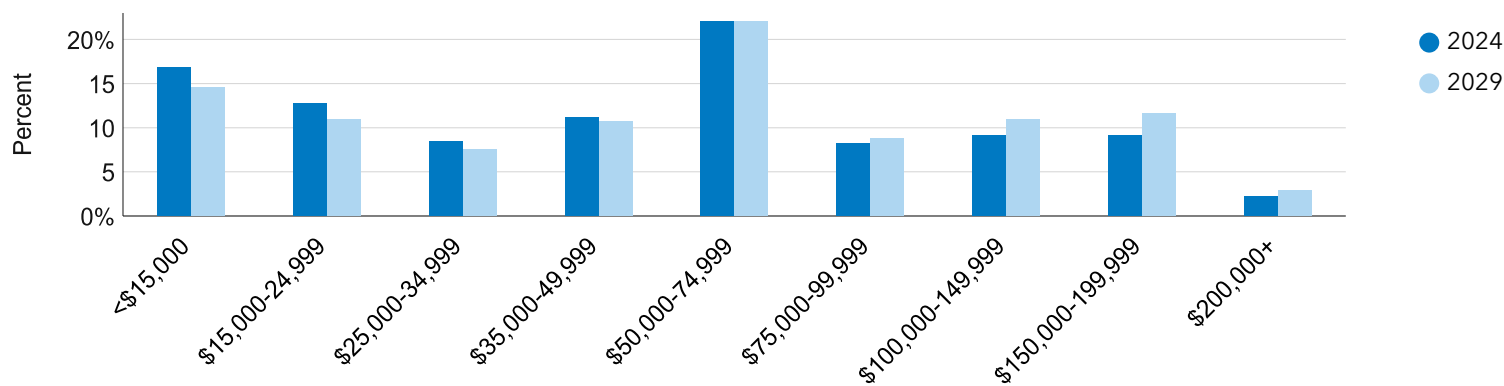
Home Value



2024-2029 Annual Growth Rate



Household Income



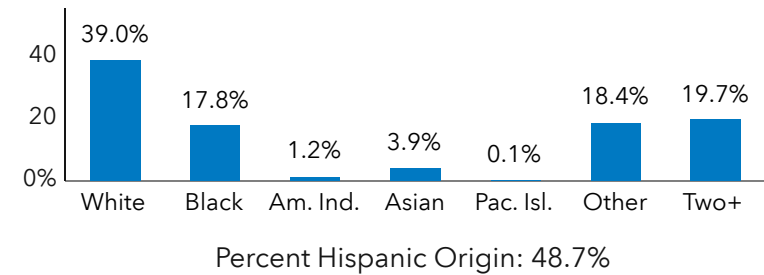
Graphic Profile

7801 Wade Rd, Baytown, Texas, 77521

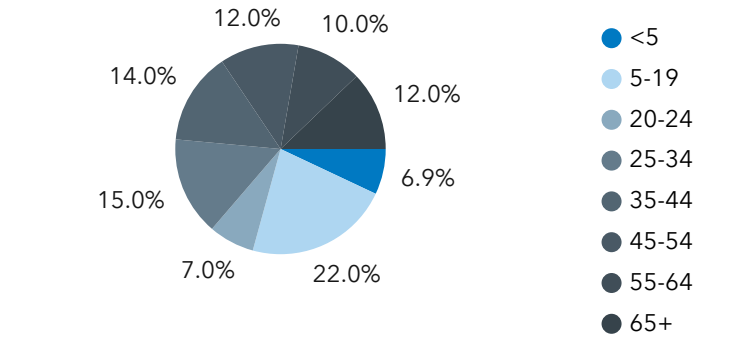


Ring band: 1 - 3 mile radius

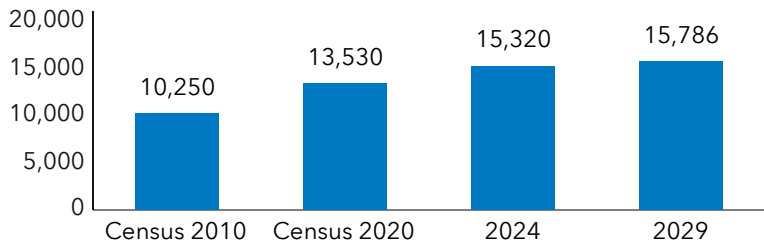
Population by Race



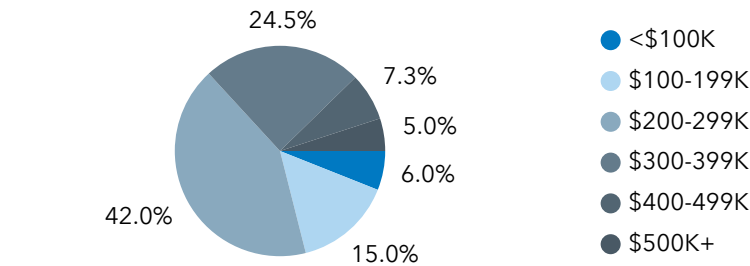
Population by Age



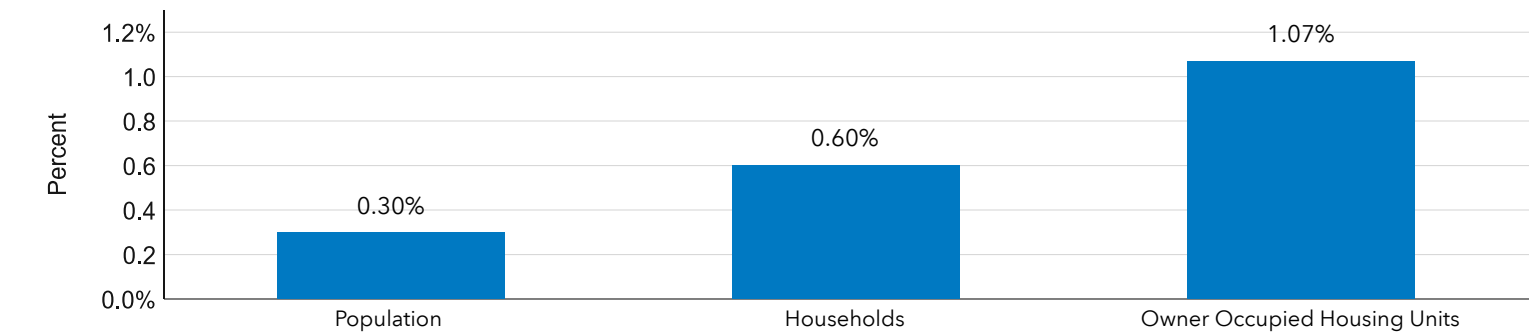
Households



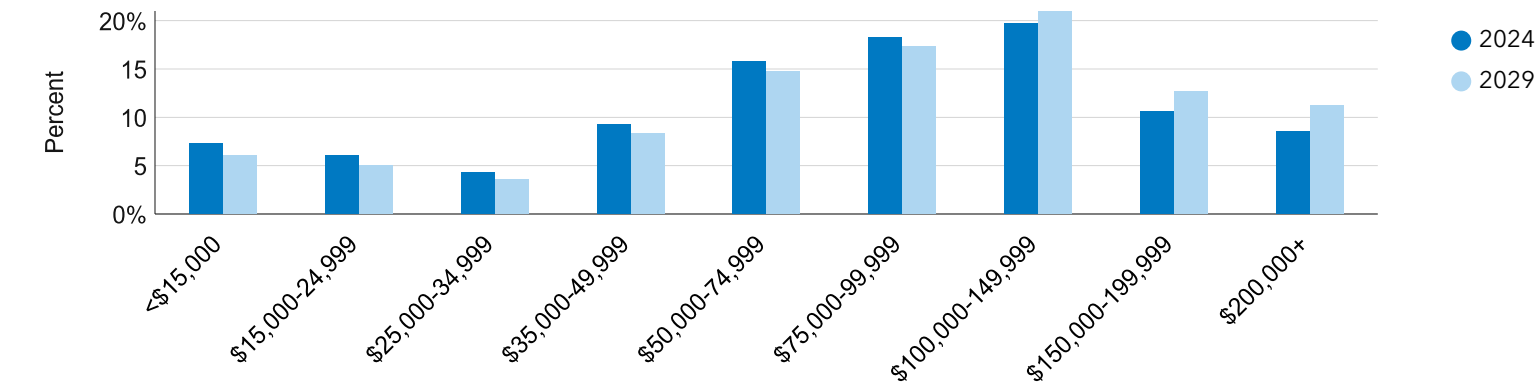
Home Value



2024-2029 Annual Growth Rate



Household Income



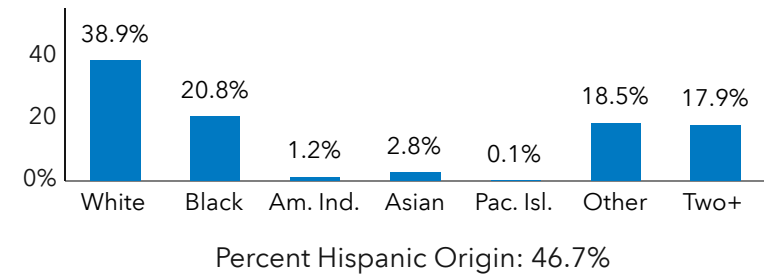
Graphic Profile

7801 Wade Rd, Baytown, Texas, 77521

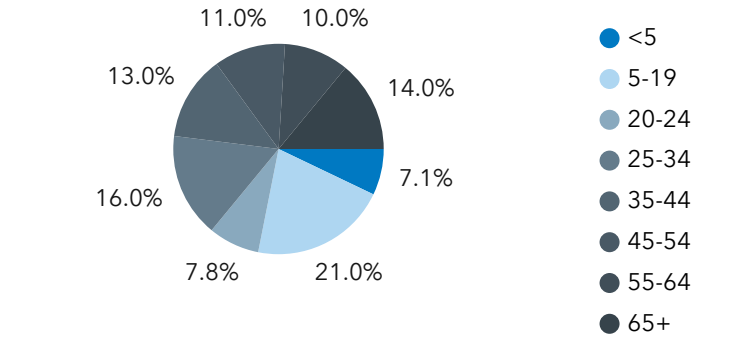


Ring band: 3 - 5 mile radius

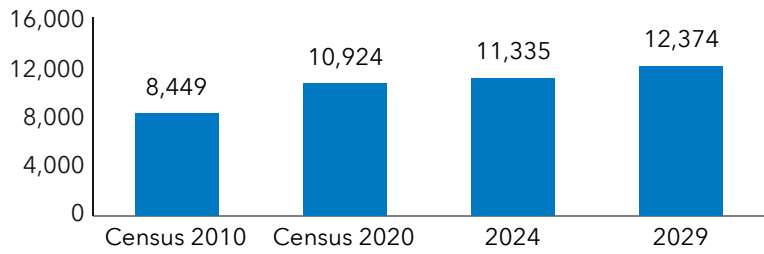
Population by Race



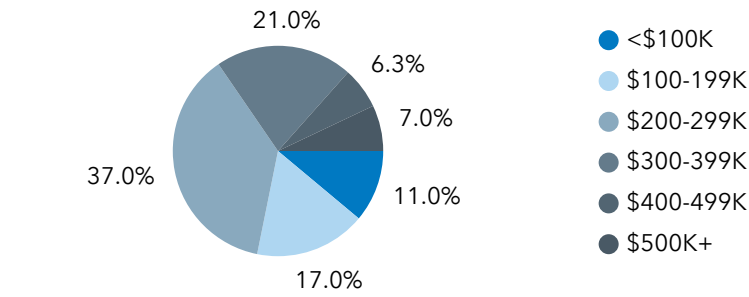
Population by Age



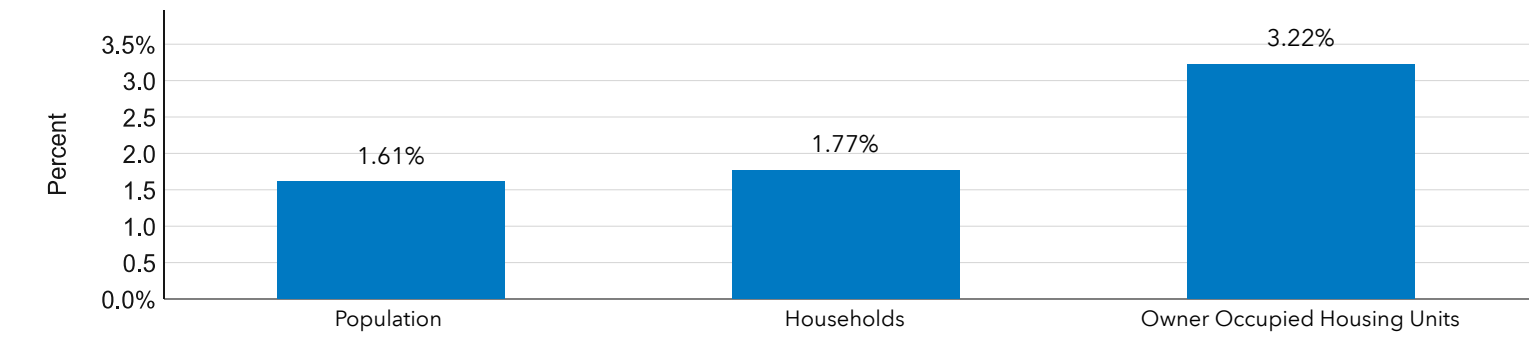
Households



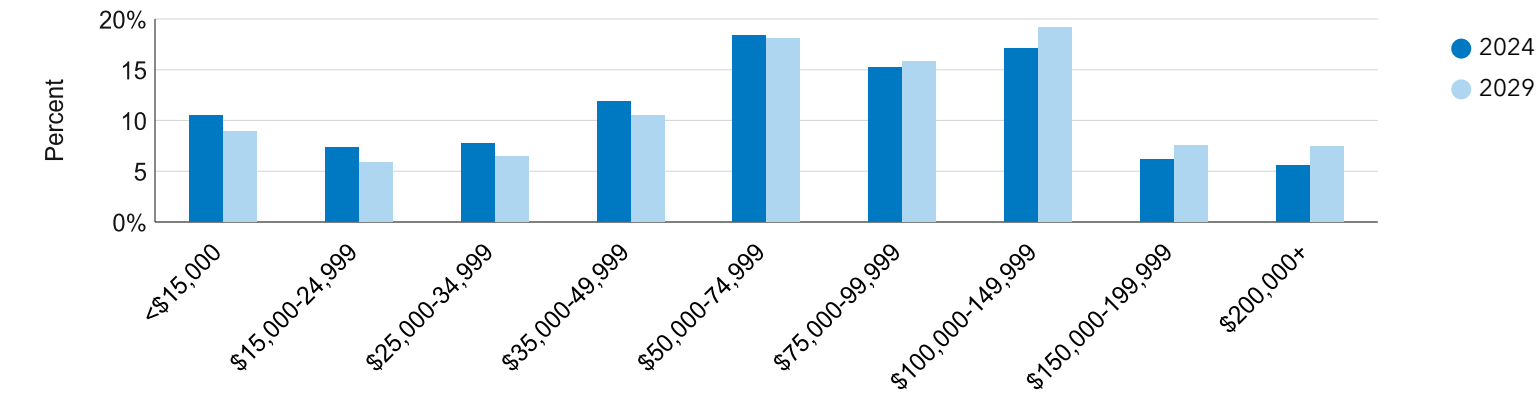
Home Value



2024-2029 Annual Growth Rate



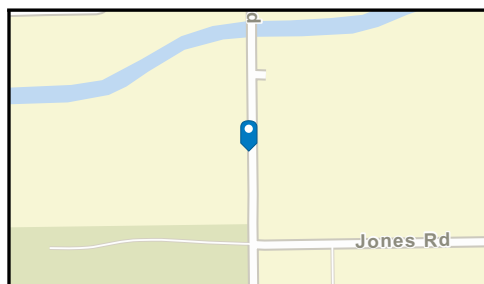
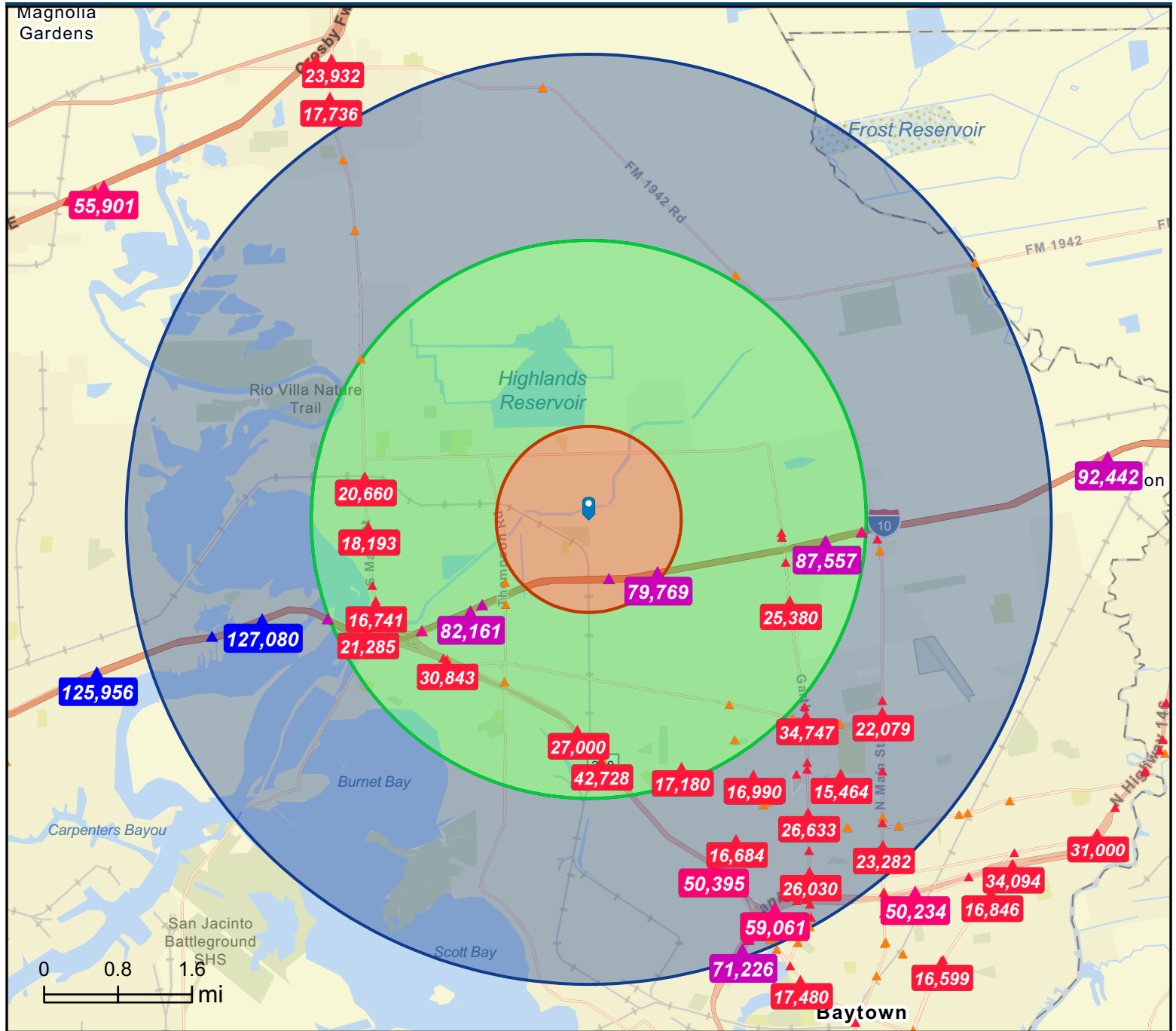
Household Income



Traffic Count Map

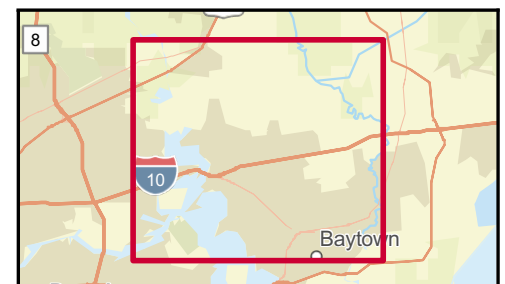
7801 Wade Rd, Baytown, Texas, 77521
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.80941
Longitude: -95.01691



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: ©2025 Kalibrate Technologies (Q1 2025).

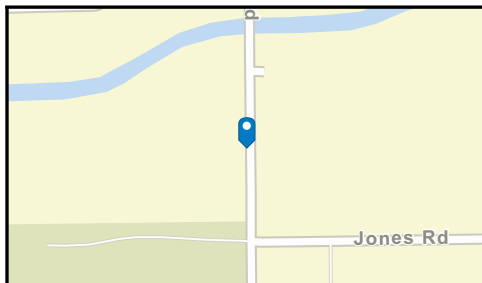
October 06, 2025



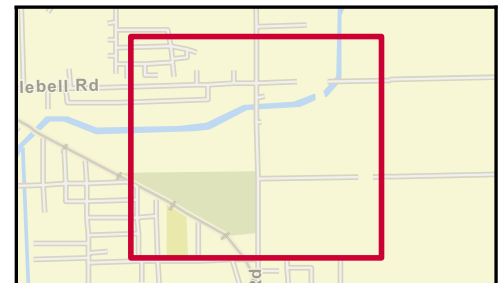
Traffic Count Map - Close Up

7801 Wade Rd, Baytown, Texas, 77521
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.80941
Longitude: -95.01691



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: ©2025 Kalibrate Technologies (Q1 2025).

October 06, 2025



Traffic Count Profile

7801 Wade Rd, Baytown, Texas, 77521
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.80941
Longitude: -95.01691

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	Wade Rd	Battlebell Rd (0.15 miles N)	2011	3350
0.12	E Jones Rd	Wade Rd (0.06 miles W)	2011	220
0.34	Wade Rd	Tameyoza Ln (0.04 miles N)	2006	3150
0.36	Broad St	East St (0.05 miles W)	2011	1710
0.59	Wade Rd	East Fwy (0.03 miles S)	2011	4660
0.60	Battlebell Rd	John Martin Rd (0.5 miles E)	2011	30
0.61	Battlebell Road	Richard St (0.16 miles W)	2022	1550
0.68	Harris St	Harrison St (0.11 miles W)	2011	610
0.68	I- 10	Wade Rd (0.21 miles W)	2006	71000
0.72	Wade Rd	East Fwy (0.04 miles N)	2011	5840
0.76	E Wallisville Rd	Hasty Ln (0.04 miles E)	2006	6140
0.76	N Battlebell Rd	Battlebell Rd (0.58 miles W)	2006	1140
0.80	Jones Rd	4th St (0.06 miles E)	2011	1180
0.87	East Freeway Service Road	Frank Rd (0.08 miles SW)	2022	3124
0.89	E Wallisville Rd	Wade Rd (0.52 miles W)	2006	4760
0.93	Thompson Rd	Jones Rd (0.06 miles N)	2011	4150
0.93	East Freeway	John Martin Rd (0.13 miles E)	2022	86271
0.93	East Freeway	John Martin Rd (0.13 miles E)	2020	79769
0.95	I- 10	John Martin Rd (0.42 miles E)	2013	83389
0.98	Thompson Rd	Battlebell Rd (0.03 miles N)	2006	4840
1.00	East Freeway Service Road	Frank Rd (0.08 miles W)	2022	7629
1.00	Ellis School Rd	Thompson Rd (0.13 miles W)	2006	1330
1.03	E Wallisville Rd	Sralla Rd (0.13 miles E)	2006	6340
1.13	Thompson Rd	Ellis School Rd (0.04 miles N)	2011	9600
1.13	John Martin Rd	Battlebell Rd (0.19 miles S)	2011	3710
1.16	Thompson Road	Ellis School Rd (0.04 miles N)	2019	7618
1.18	John Martin Rd	East Fwy (0.14 miles S)	2011	6370
1.28	Thompson Rd	East Fwy (0.07 miles N)	2011	12110
1.29	Battlebell Rd	N Battlebell Rd (0.03 miles W)	2006	1700
1.35	E Wallisville Rd	Thompson Rd (0.06 miles E)	2006	5590

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 2024 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 (Q1 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.

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	

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

IABS 1-0 Date

Phone: 7132705400

Fax: 7135838985

Independence Blvd

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