

# FOR SALE - +/- .79 AC LAND

*8200 Wilcrest Dr, Houston, TX 77072*

Price: \$900,000  
SIZE: +/- .79 AC,  
\$26.15/SF  
Approx. 112 Ft Frontage  
on Wilcrest Dr



**Danny Nguyen, CCIM**

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[www.dncommercial.net](http://www.dncommercial.net)

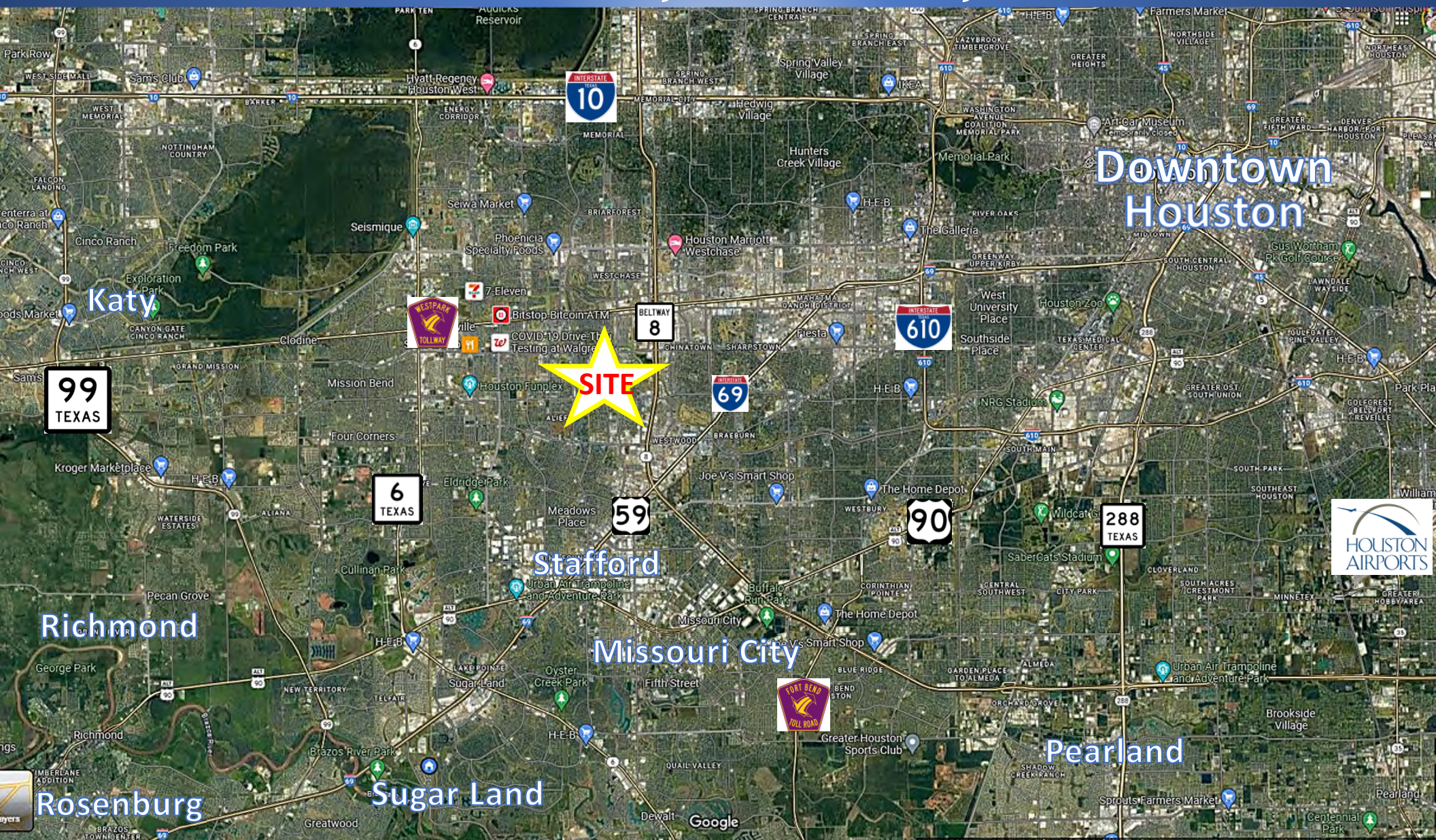


*The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to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



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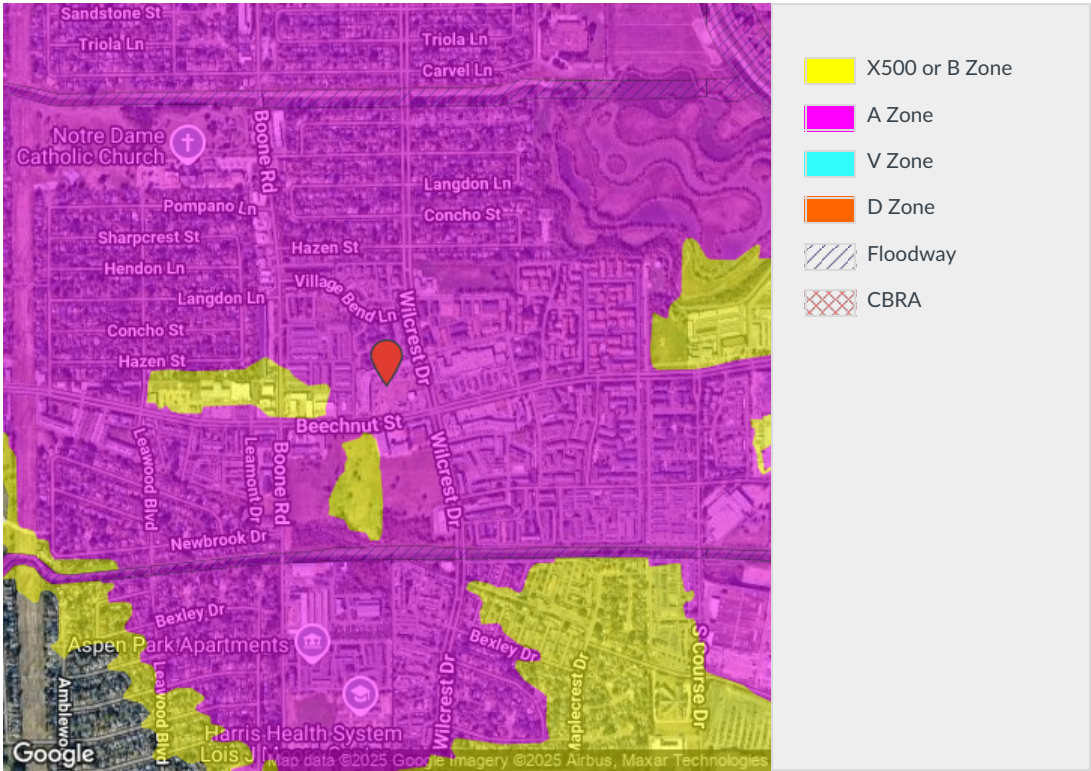
8200 WILCREST DR HOUSTON, TX 77072-4312

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **IN** 

COMMUNITY	480296	PANEL	0830L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0830L







# 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)



## Executive Summary

8200 Wilcrest Dr, Houston, Texas, 77072  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.68851  
Longitude: -95.57163

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	25,659	185,593	284,372
2020 Population	26,155	192,552	308,621
2024 Population	25,412	191,519	307,181
2029 Population	25,147	191,356	311,208
2010-2020 Annual Rate	0.19%	0.37%	0.82%
2020-2024 Annual Rate	-0.68%	-0.13%	-0.11%
2024-2029 Annual Rate	-0.21%	-0.02%	0.26%
2020 Male Population	49.7%	49.9%	48.5%
2020 Female Population	50.3%	50.1%	51.5%
2020 Median Age	33.3	33.7	34.9
2024 Male Population	50.2%	50.2%	49.1%
2024 Female Population	49.8%	49.8%	50.9%
2024 Median Age	34.3	34.5	35.8

In the identified area, the current year population is 307,181. In 2020, the Census count in the area was 308,621. The rate of change since 2020 was -0.11% annually. The five-year projection for the population in the area is 311,208 representing a change of 0.26% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 35.8, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	12.8%	14.8%	24.9%
2024 Black Alone	20.0%	21.8%	26.3%
2024 American Indian/Alaska Native Alone	2.1%	1.4%	1.1%
2024 Asian Alone	13.2%	16.7%	14.6%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	35.4%	30.3%	18.1%
2024 Two or More Races	16.4%	15.0%	14.9%
2024 Hispanic Origin (Any Race)	61.1%	52.4%	37.8%

Persons of Hispanic origin represent 37.8% of the population in the identified area compared to 19.6% 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 89.0 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	41	45	66
2010 Households	7,840	63,120	110,633
2020 Households	8,362	67,980	120,313
2024 Households	8,365	68,394	121,194
2029 Households	8,427	69,522	124,674
2010-2020 Annual Rate	0.65%	0.74%	0.84%
2020-2024 Annual Rate	0.01%	0.14%	0.17%
2024-2029 Annual Rate	0.15%	0.33%	0.57%
2024 Average Household Size	3.02	2.79	2.52

The household count in this area has changed from 120,313 in 2020 to 121,194 in the current year, a change of 0.17% annually. The five-year projection of households is 124,674, a change of 0.57% annually from the current year total. Average household size is currently 2.52, compared to 2.55 in the year 2020. The number of families in the current year is 72,433 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 06, 2025



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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	23.2%	28.8%	31.5%
<b>Median Household Income</b>			
2024 Median Household Income	\$49,012	\$46,714	\$57,901
2029 Median Household Income	\$54,586	\$53,346	\$65,901
2024-2029 Annual Rate	2.18%	2.69%	2.62%
<b>Average Household Income</b>			
2024 Average Household Income	\$63,059	\$67,176	\$86,389
2029 Average Household Income	\$72,745	\$78,354	\$99,260
2024-2029 Annual Rate	2.90%	3.13%	2.82%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$20,655	\$23,961	\$34,098
2029 Per Capita Income	\$24,255	\$28,431	\$39,779
2024-2029 Annual Rate	3.27%	3.48%	3.13%
<b>GINI Index</b>			
2024 Gini Index	40.9	43.5	43.1
<b>Households by Income</b>			

Current median household income is \$57,901 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$65,901 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$86,389 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$99,260 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$34,098 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$39,779 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	96	77	70
2010 Total Housing Units	8,998	72,585	124,423
2010 Owner Occupied Housing Units	3,183	22,702	47,352
2010 Renter Occupied Housing Units	4,657	40,418	63,281
2010 Vacant Housing Units	1,158	9,465	13,790
2020 Total Housing Units	9,067	74,277	132,456
2020 Owner Occupied Housing Units	3,029	21,924	45,847
2020 Renter Occupied Housing Units	5,333	46,056	74,466
2020 Vacant Housing Units	692	6,320	12,204
2024 Total Housing Units	9,038	74,706	133,631
2024 Owner Occupied Housing Units	3,099	22,470	47,158
2024 Renter Occupied Housing Units	5,266	45,924	74,036
2024 Vacant Housing Units	673	6,312	12,437
2029 Total Housing Units	9,142	76,226	137,701
2029 Owner Occupied Housing Units	3,261	23,770	49,754
2029 Renter Occupied Housing Units	5,166	45,752	74,919
2029 Vacant Housing Units	715	6,704	13,027
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	35.9	33.3	41.1

Currently, 35.3% of the 133,631 housing units in the area are owner occupied; 55.4%, renter occupied; and 9.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 132,456 housing units in the area and 9.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.21%. Median home value in the area is \$291,668, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.62% annually to \$348,468.

**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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 06, 2025



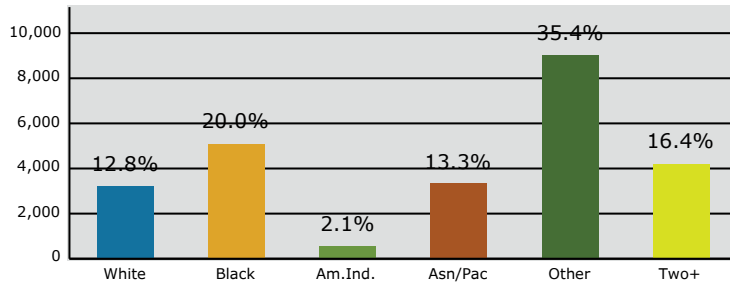


## Graphic Profile

8200 Wilcrest Dr, Houston, Texas, 77072  
Ring band: 0 - 1 mile radius

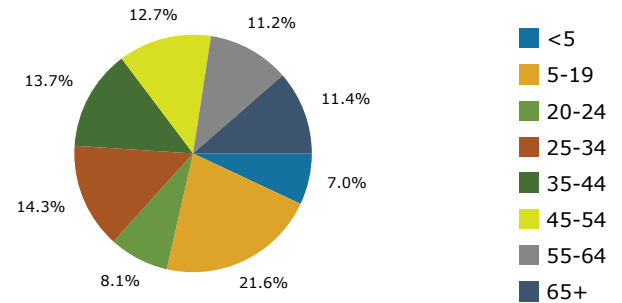
Prepared by Esri  
Latitude: 29.68851  
Longitude: -95.57163

### 2024 Population by Race

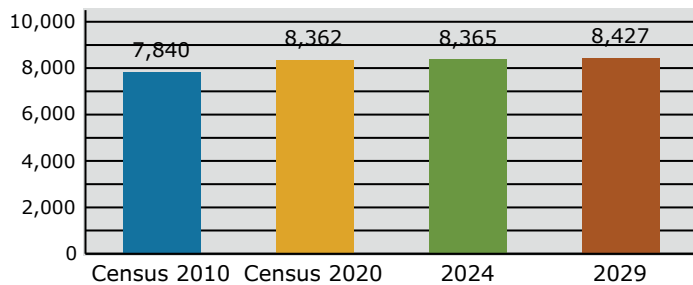


2024 Percent Hispanic Origin: 61.1%

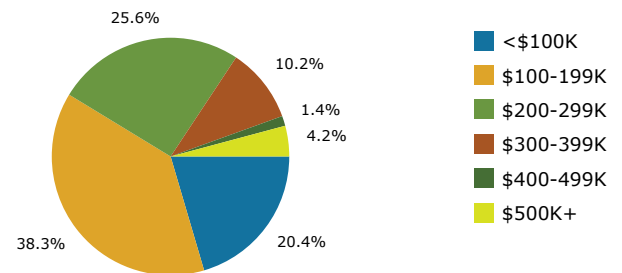
### 2024 Population by Age



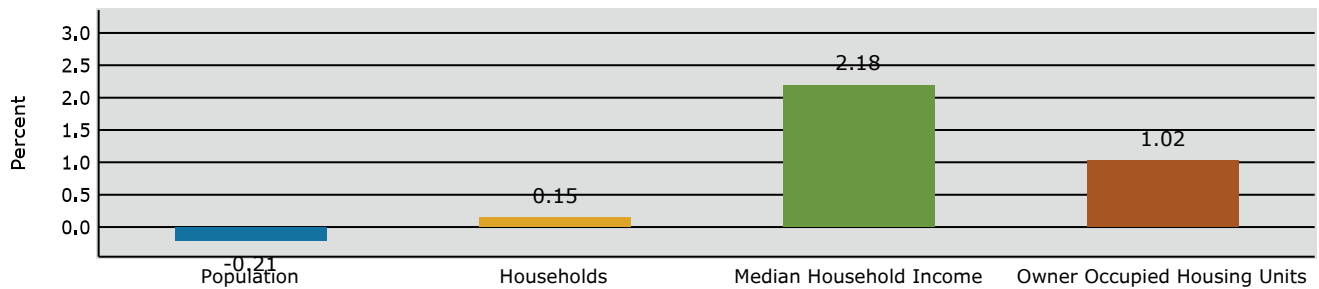
### Households



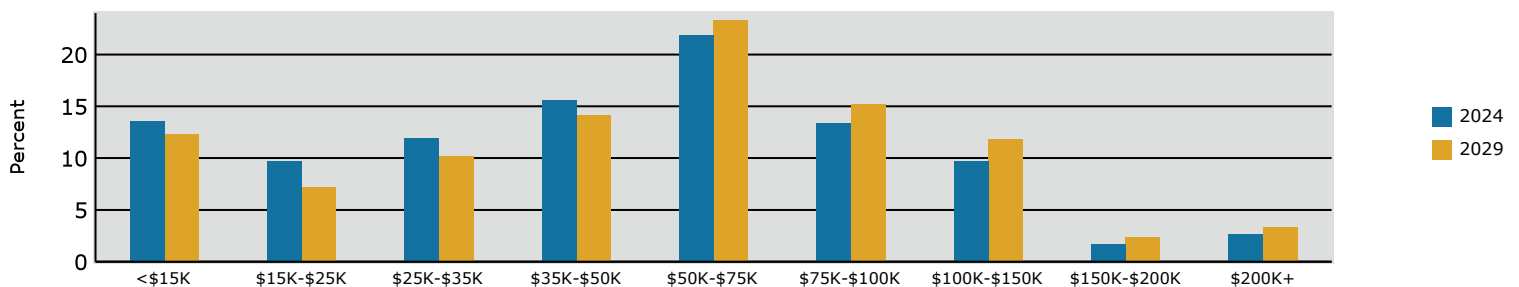
### 2024 Home Value



### 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.

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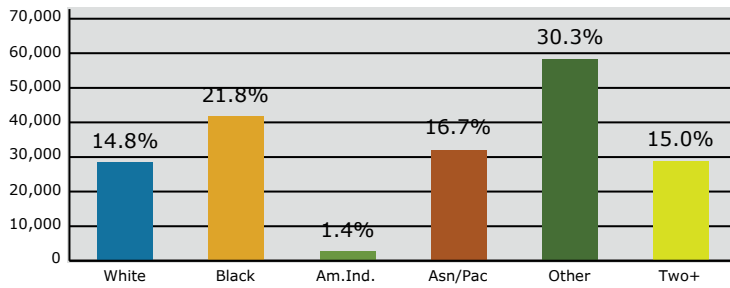


## Graphic Profile

8200 Wilcrest Dr, Houston, Texas, 77072  
Ring band: 1 - 3 mile radius

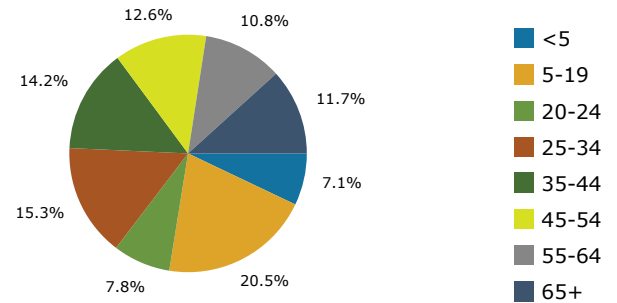
Prepared by Esri  
Latitude: 29.68851  
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### 2024 Population by Race

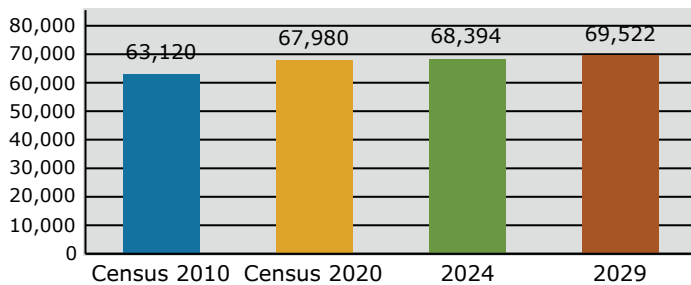


2024 Percent Hispanic Origin: 52.4%

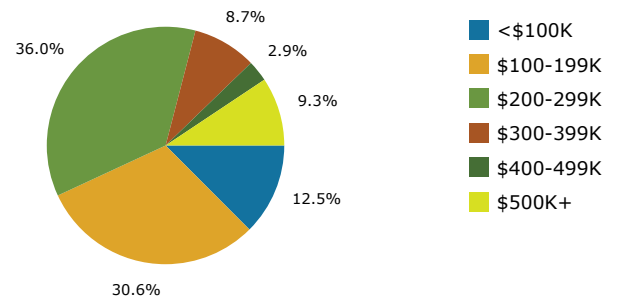
### 2024 Population by Age



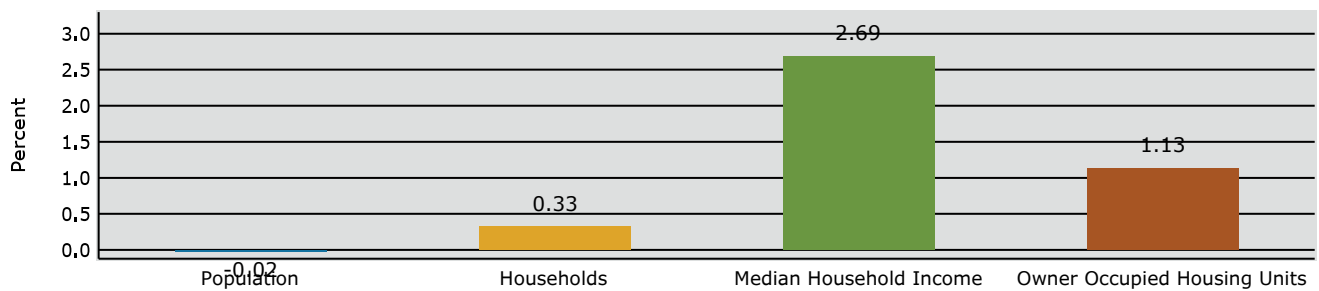
### Households



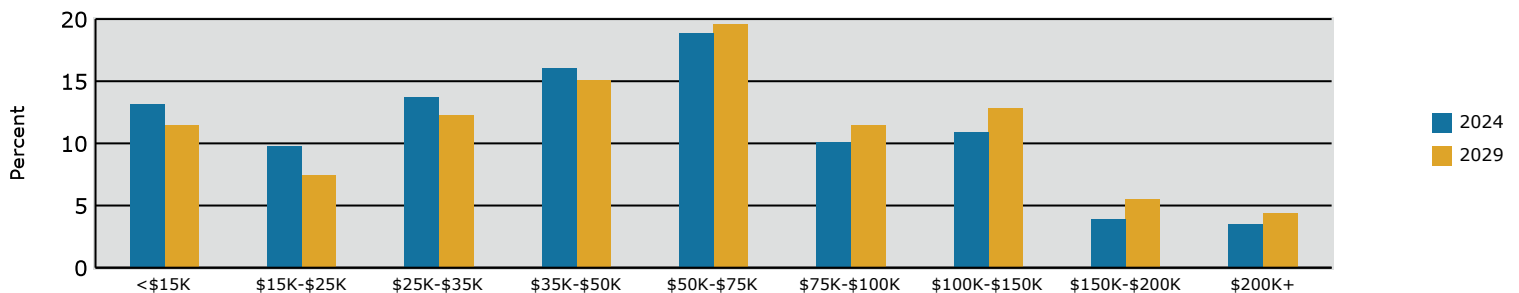
### 2024 Home Value



### 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.

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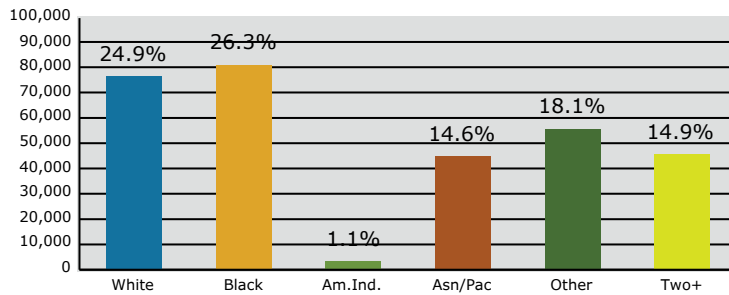


## Graphic Profile

8200 Wilcrest Dr, Houston, Texas, 77072  
Ring band: 3 - 5 mile radius

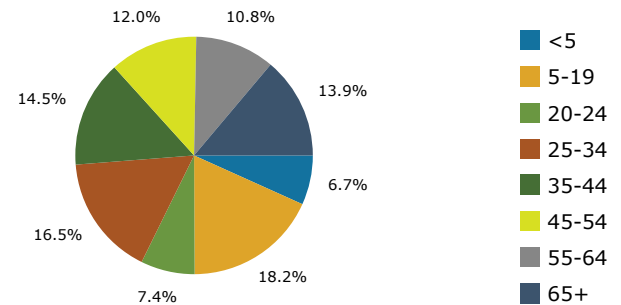
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### 2024 Population by Race

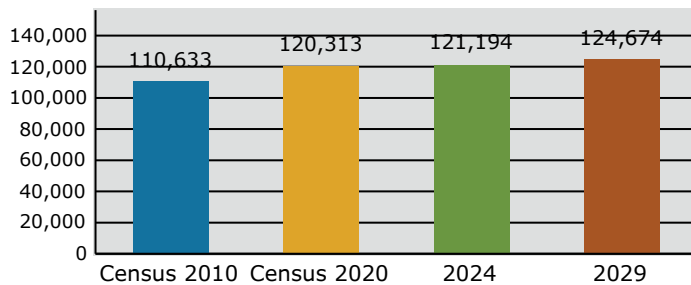


2024 Percent Hispanic Origin: 37.8%

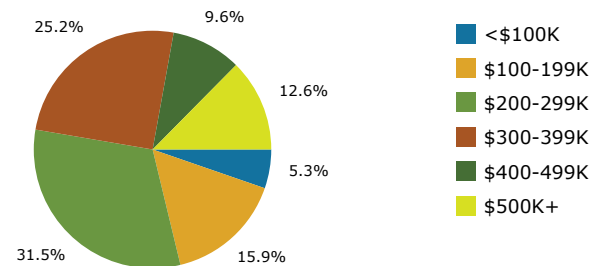
### 2024 Population by Age



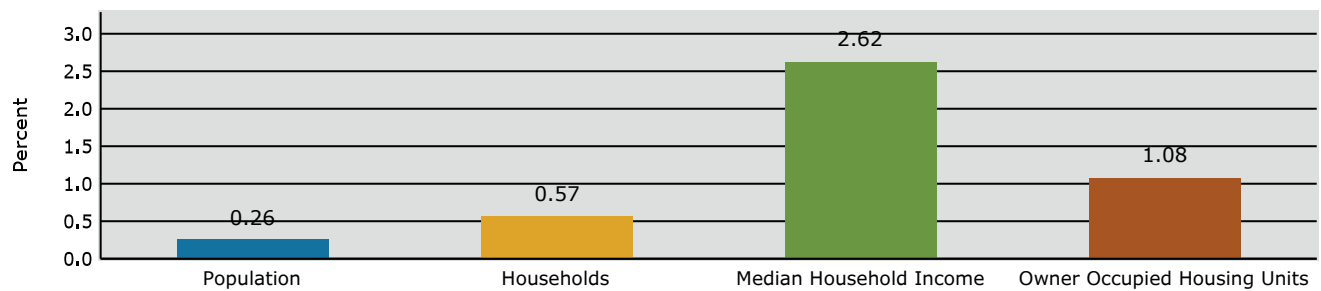
### Households



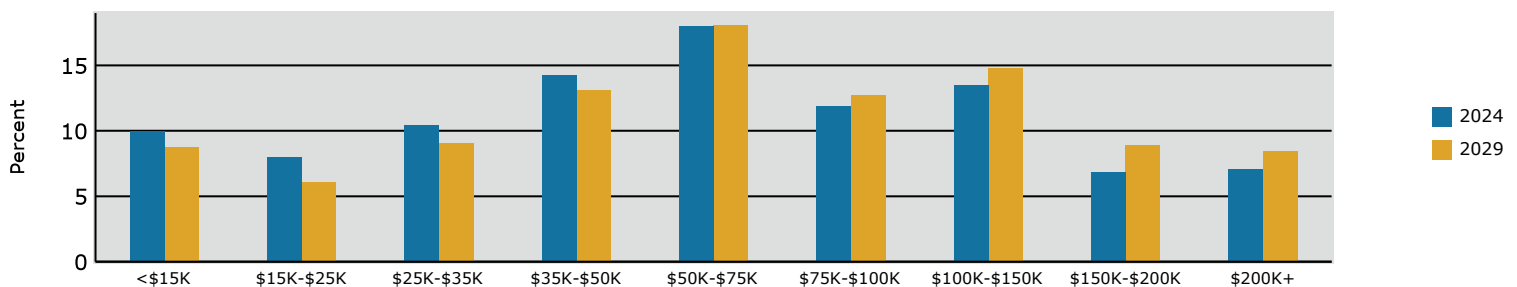
### 2024 Home Value



### 2024-2029 Annual Growth Rate



### Household Income



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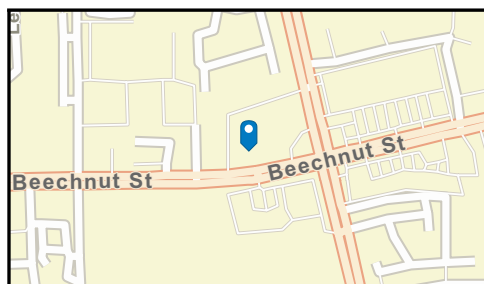
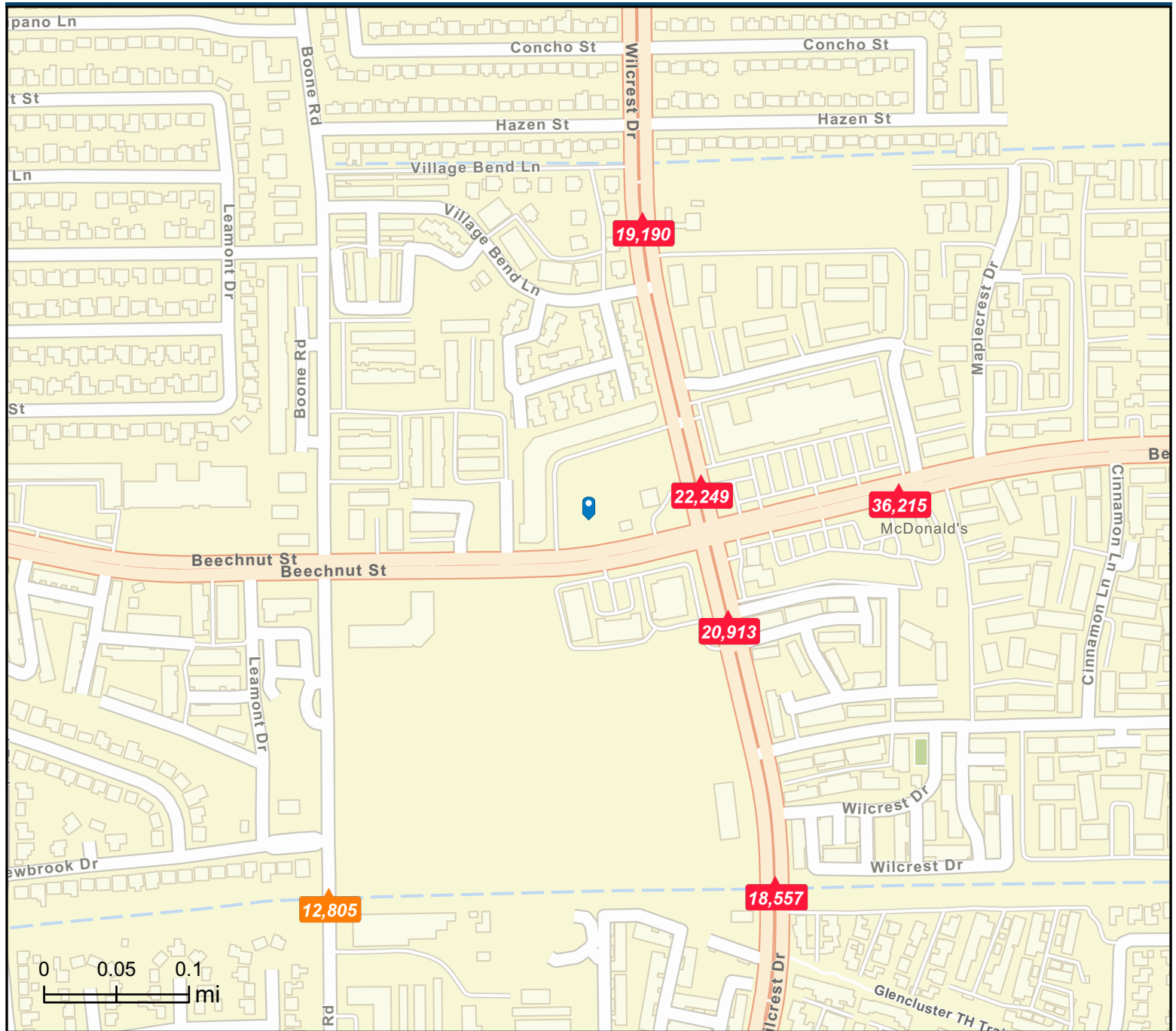
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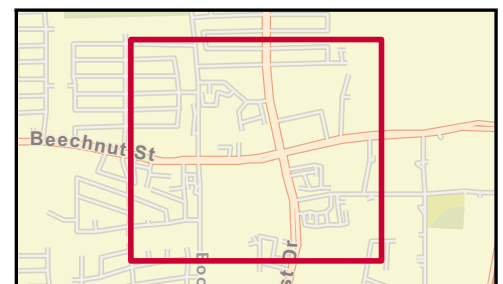
## Traffic Count Map - Close Up

8200 Wilcrest Dr, Houston, Texas, 77072  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.68851  
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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: ©2024 Kalibrate Technologies (Q4 2024).

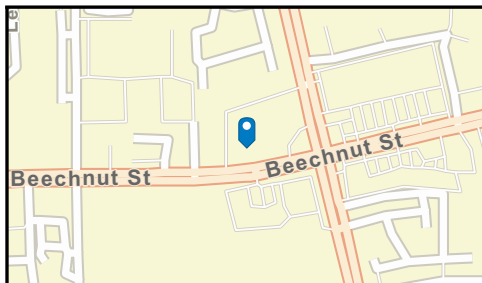
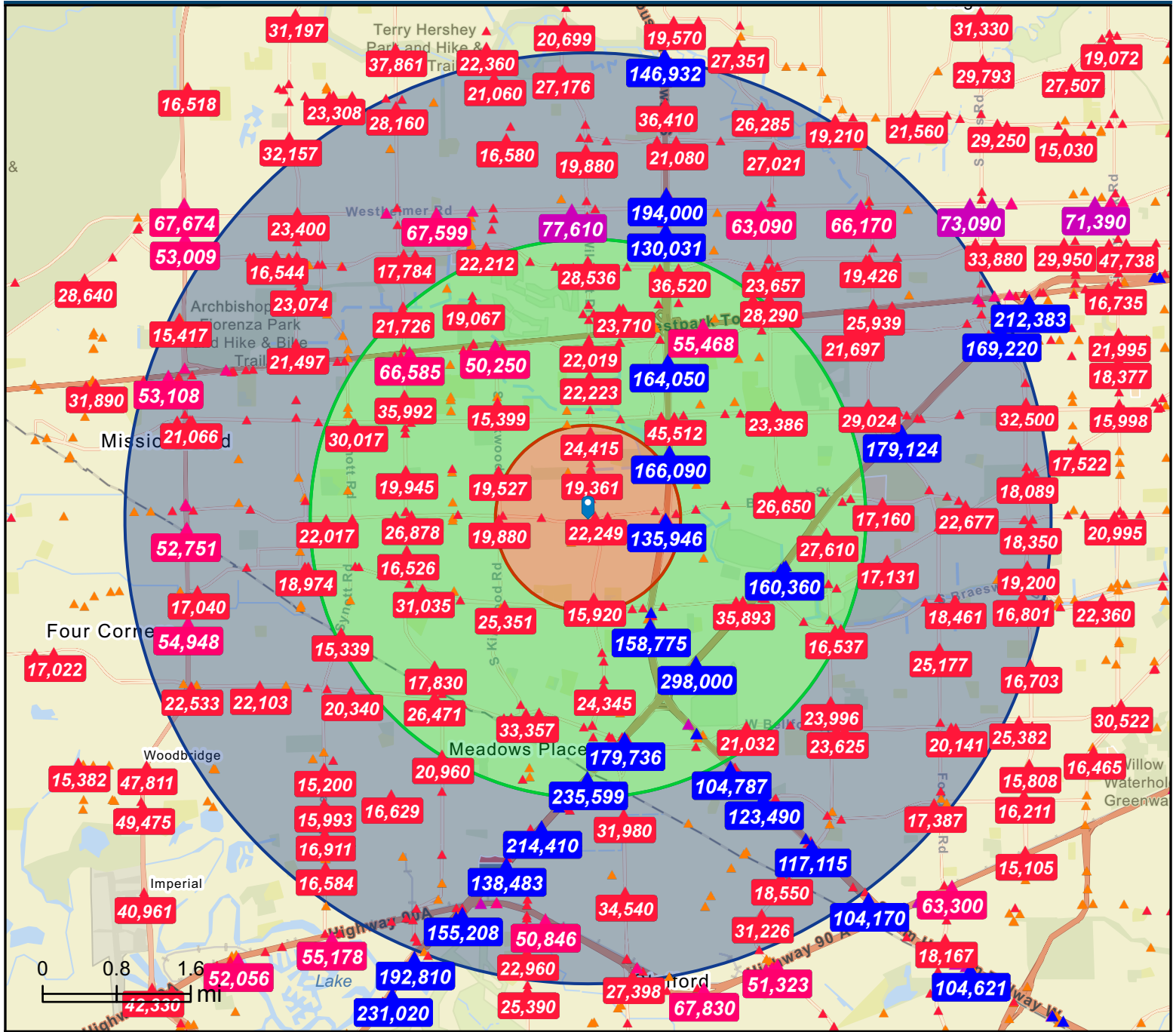
May 06, 2025



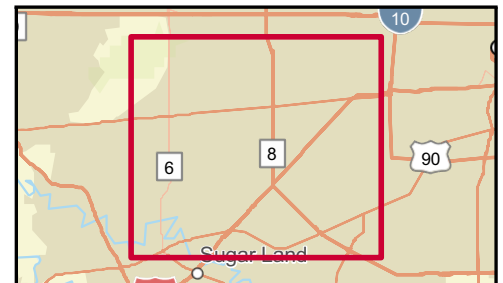
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## Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	Wilcrest Drive	Beechnut St (0.04 miles S)	2019	22249
0.12	Wilcrest Dr	Beechnut St (0.06 miles N)	2014	20913
0.21	Wilcrest Dr	Village Bend Ln (0.05 miles S)	2001	19190
0.21	Beechnut St	Maplecrest Dr (0.06 miles E)	2013	36215
0.28	Wilcrest Dr	Spice Ln (0.09 miles N)	2015	18557
0.31	Boone Road	Newbrook Dr (0.05 miles N)	2019	12805
0.42	Leawood Blvd	Beechnut St (0.07 miles N)	2011	990
0.50	Beechnut St	Baneway Dr (0.08 miles W)	2011	36200
0.52	Wilcrest Drive	Carvel Ln (0.04 miles N)	2019	19361
0.54	Wilcrest Dr	Carvel Ln (0.04 miles N)	2015	22908
0.54	Boone Rd	Carvel Ln (0.07 miles N)	2011	12420
0.60	Wilcrest Dr	Carvel Ln (0.02 miles S)	2014	21125
0.68	Belle Park Dr	Beechnut St (0.03 miles S)	2011	1590
0.73	Beechnut St	Sam Houston Pkwy (0.1 miles E)	2013	41328
0.75	Spice Ln	S Course Dr (0.21 miles W)	2011	3170
0.76	Boone Loop Dr	Boone Loop Rd (0.02 miles E)	2006	4430
0.81	West Sam Houston Parkway South	Beechnut St (0.11 miles N)	2022	28257
0.84	SHT	Beechnut St (0.07 miles N)	2021	115432
0.84	SHT	Beechnut St (0.07 miles N)	2022	135946
0.85	Wilcrest Dr	Boone Loop Rd (0.09 miles N)	2011	15920
0.87	BW 8	Beechnut St (0.09 miles N)	2022	28172
0.92	Beechnut Street	S Kirkwood Rd (0.06 miles W)	2019	38198
0.93	Greenfork Dr	(0.0 miles )	2011	2550
0.94	Wilcrest Drive	Bissonnet St (0.05 miles S)	2019	17417
0.94	Wilcrest Dr	Bellaire Blvd (0.12 miles N)	2014	24415
0.95	Beechnut St	Parkwood Cir Dr (0.06 miles E)	2013	44307
0.95	Boone Road	Bissonnet St (0.09 miles S)	2022	8085
0.96	S Kirkwood Rd	Troulon Dr (0.02 miles S)	2013	18455
0.96	S Kirkwood Rd	Tanager St (0.01 miles S)	2001	17180
0.96	South Kirkwood Road	Troulon Dr (0.02 miles S)	2019	19880

**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:** ©2024 Kalibrate Technologies (Q4 2024).





## 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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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