

Land - For Sale

22940 Imperial Valley Dr, Houston, TX 77073



Property Description

- Lot Size: +/- 10.38 AC
- Price: \$1,900,000
- Price/SF: \$4.20
- Utilities: Water, sewage, drainage
- Income producing +/- 2,100 SF improvement with short-term lease
- Approximately 0.4 mile from FM 1960, 0.5 mile from I-45, and 1.4 miles from Hardy Toll Rd



Danny Nguyen, CCIM

M - (713) 478-2972

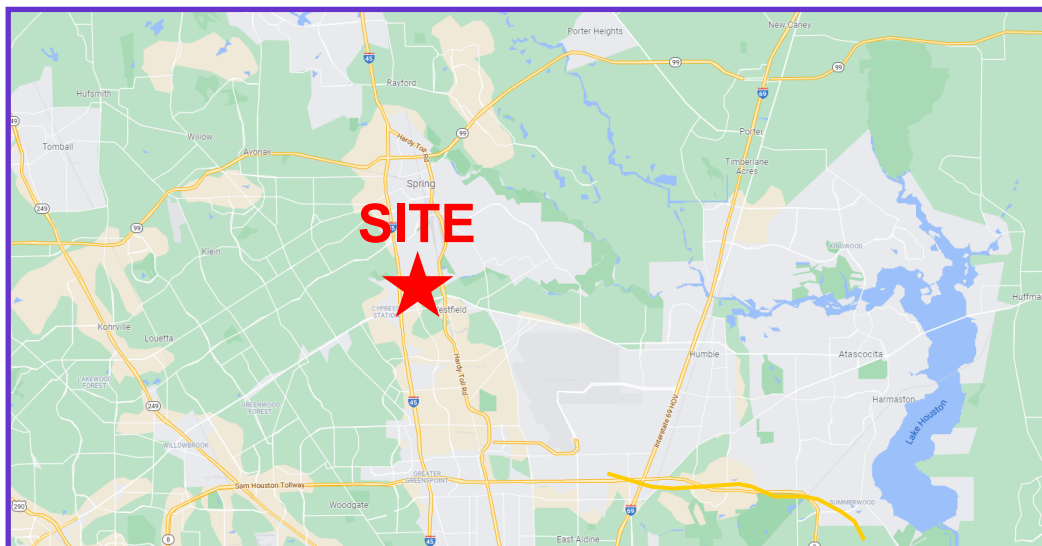
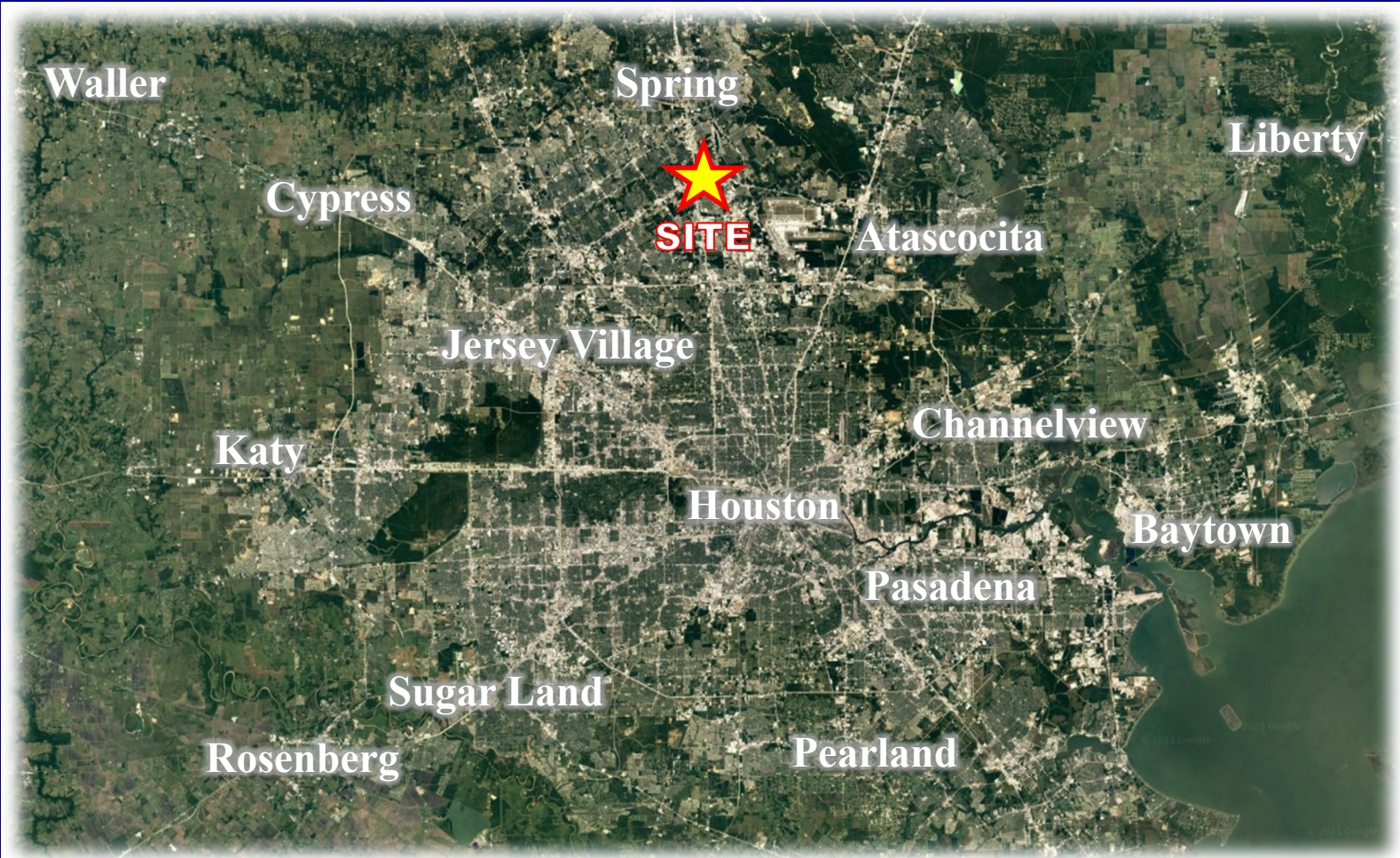
O - (713) 270-5400

dannynguyen@dncommercial.net



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Executive Summary

22940 Imperial Valley Dr, Houston, Texas, 77073 2
22940 Imperial Valley Dr, Houston, Texas, 77073
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.02946
Longitude: -95.42072

	1 mile	3 miles	5 miles
Population			
2010 Population	9,663	84,953	204,282
2020 Population	11,554	105,020	255,551
2022 Population	11,876	109,253	263,637
2027 Population	12,325	113,030	272,177
2010-2020 Annual Rate	1.80%	2.14%	2.26%
2020-2022 Annual Rate	1.23%	1.77%	1.39%
2022-2027 Annual Rate	0.74%	0.68%	0.64%
2022 Male Population	50.8%	48.9%	48.8%
2022 Female Population	49.2%	51.1%	51.2%
2022 Median Age	30.5	32.7	32.8

In the identified area, the current year population is 263,637. In 2020, the Census count in the area was 255,551. The rate of change since 2020 was 1.39% annually. The five-year projection for the population in the area is 272,177 representing a change of 0.64% annually from 2022 to 2027. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 32.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	21.3%	25.7%	28.7%
2022 Black Alone	41.7%	35.5%	31.8%
2022 American Indian/Alaska Native Alone	1.4%	1.5%	1.4%
2022 Asian Alone	2.0%	3.5%	5.0%
2022 Pacific Islander Alone	0.2%	0.3%	0.2%
2022 Other Race	19.1%	18.1%	17.3%
2022 Two or More Races	14.2%	15.5%	15.6%
2022 Hispanic Origin (Any Race)	39.1%	38.8%	38.1%

Persons of Hispanic origin represent 38.1% 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 87.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	38	70	77
2010 Households	4,068	30,673	70,677
2020 Households	4,543	36,987	87,683
2022 Households	4,652	38,452	90,527
2027 Households	4,815	39,761	93,514
2010-2020 Annual Rate	1.11%	1.89%	2.18%
2020-2022 Annual Rate	1.06%	1.74%	1.43%
2022-2027 Annual Rate	0.69%	0.67%	0.65%
2022 Average Household Size	2.52	2.83	2.90

The household count in this area has changed from 87,683 in 2020 to 90,527 in the current year, a change of 1.43% annually. The five-year projection of households is 93,514, a change of 0.65% annually from the current year total. Average household size is currently 2.90, compared to 2.90 in the year 2020. The number of families in the current year is 64,565 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 28, 2022



Executive Summary

22940 Imperial Valley Dr, Houston, Texas, 77073 2
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	22.4%	17.7%	16.5%
Median Household Income			
2022 Median Household Income	\$43,682	\$58,772	\$66,181
2027 Median Household Income	\$49,182	\$66,832	\$76,896
2022-2027 Annual Rate	2.40%	2.60%	3.05%
Average Household Income			
2022 Average Household Income	\$61,213	\$85,916	\$92,845
2027 Average Household Income	\$71,300	\$100,323	\$109,171
2022-2027 Annual Rate	3.10%	3.15%	3.29%
Per Capita Income			
2022 Per Capita Income	\$24,374	\$30,106	\$32,022
2027 Per Capita Income	\$28,308	\$35,136	\$37,692
2022-2027 Annual Rate	3.04%	3.14%	3.31%
Households by Income			

Current median household income is \$66,181 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$76,896 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$92,845 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$109,171 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,022 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$37,692 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	106	119	128
2010 Total Housing Units	5,133	35,068	79,775
2010 Owner Occupied Housing Units	879	16,263	42,270
2010 Renter Occupied Housing Units	3,189	14,410	28,398
2010 Vacant Housing Units	1,065	4,395	9,098
2020 Total Housing Units	5,214	40,524	94,947
2020 Vacant Housing Units	671	3,537	7,264
2022 Total Housing Units	5,333	42,130	98,177
2022 Owner Occupied Housing Units	972	19,563	50,154
2022 Renter Occupied Housing Units	3,680	18,889	40,374
2022 Vacant Housing Units	681	3,678	7,650
2027 Total Housing Units	5,591	44,097	102,685
2027 Owner Occupied Housing Units	1,064	20,660	52,738
2027 Renter Occupied Housing Units	3,751	19,100	40,776
2027 Vacant Housing Units	776	4,336	9,171

Currently, 51.1% of the 98,177 housing units in the area are owner occupied; 41.1%, renter occupied; and 7.8% 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 94,947 housing units in the area and 7.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.50%. Median home value in the area is \$206,947, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.33% annually to \$268,326.

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 28, 2022

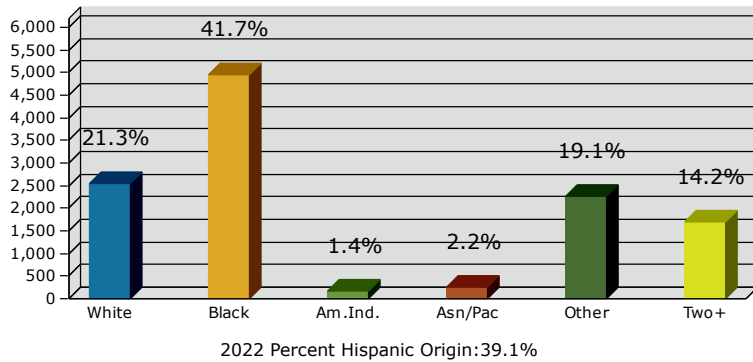


Graphic Profile

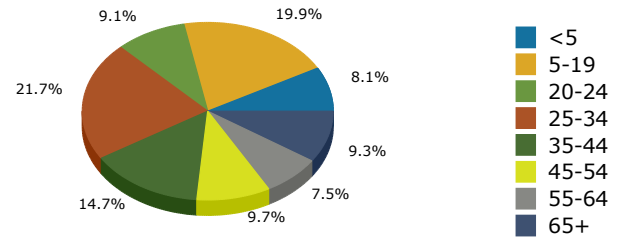
22940 Imperial Valley Dr, Houston, Texas, 77073 2
22940 Imperial Valley Dr, Houston, Texas, 77073
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.02946
Longitude: -95.42072

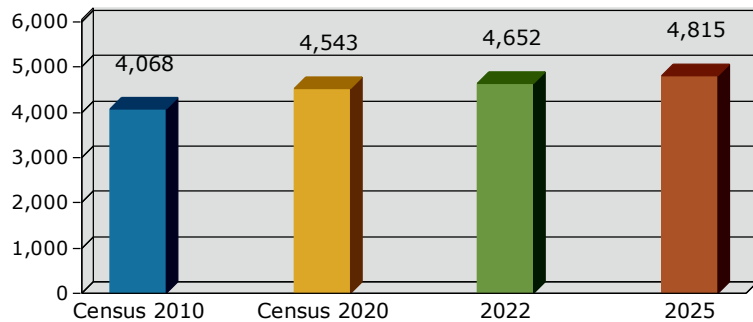
2022 Population by Race



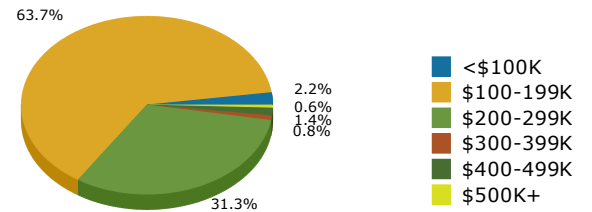
2022 Population by Age



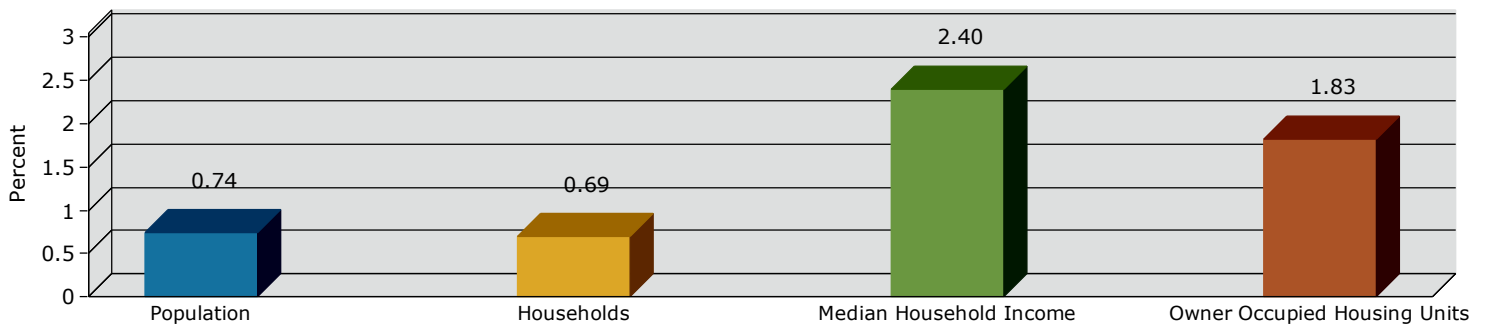
Households



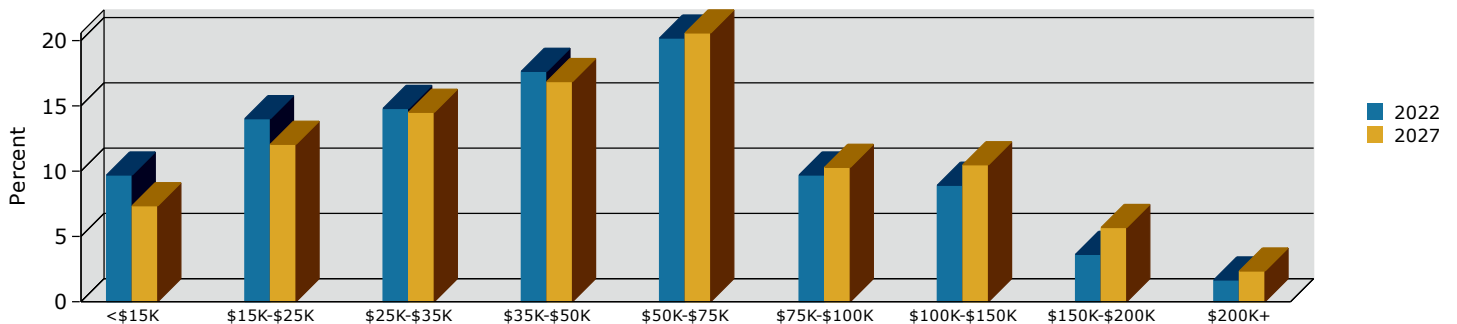
2022 Home Value



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 28, 2022

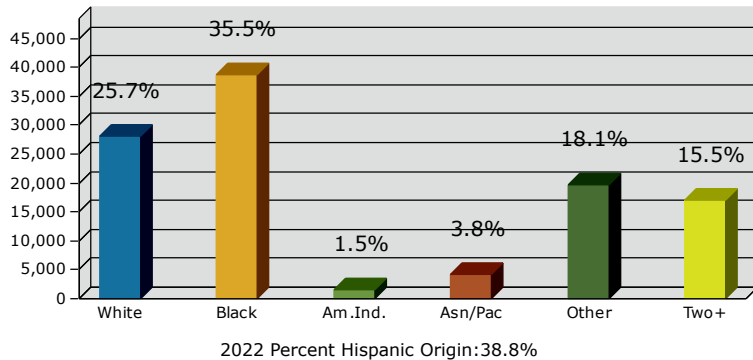


Graphic Profile

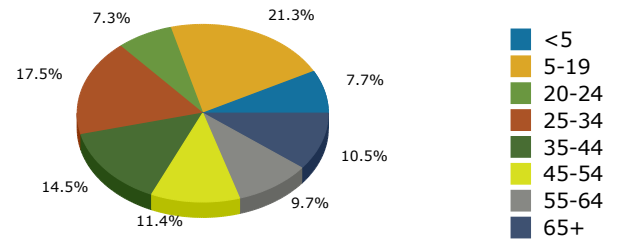
22940 Imperial Valley Dr, Houston, Texas, 77073 2
22940 Imperial Valley Dr, Houston, Texas, 77073
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.02946
Longitude: -95.42072

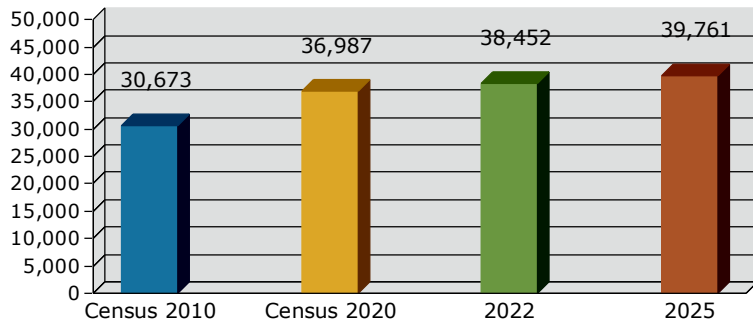
2022 Population by Race



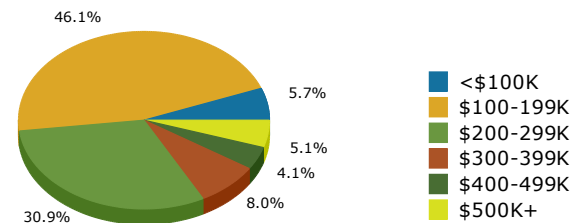
2022 Population by Age



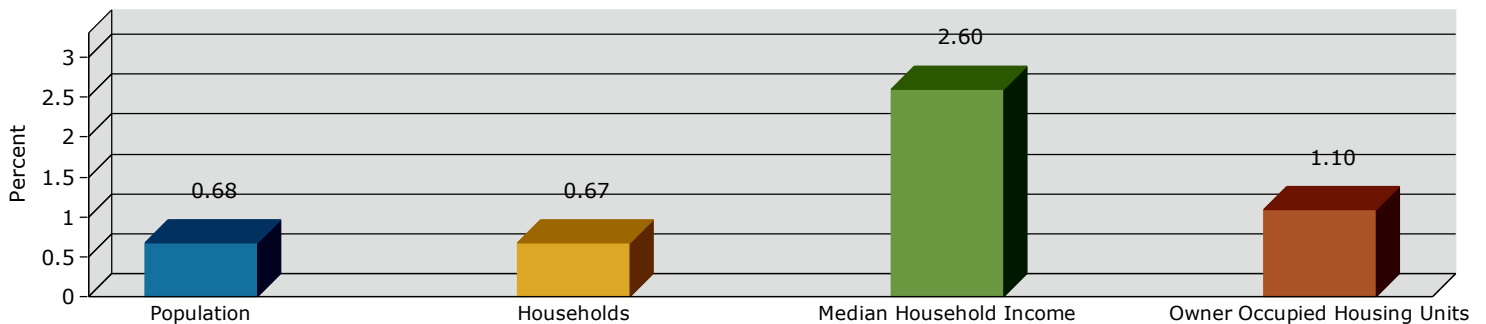
Households



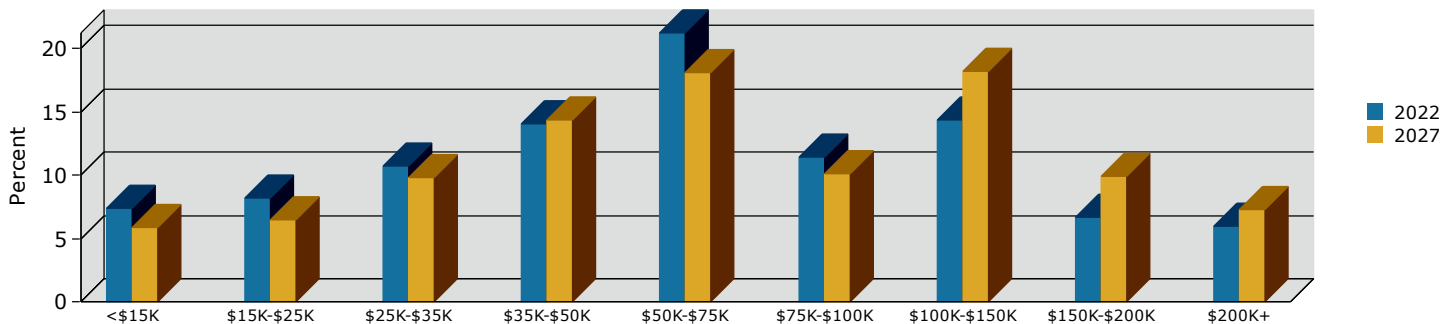
2022 Home Value



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 28, 2022

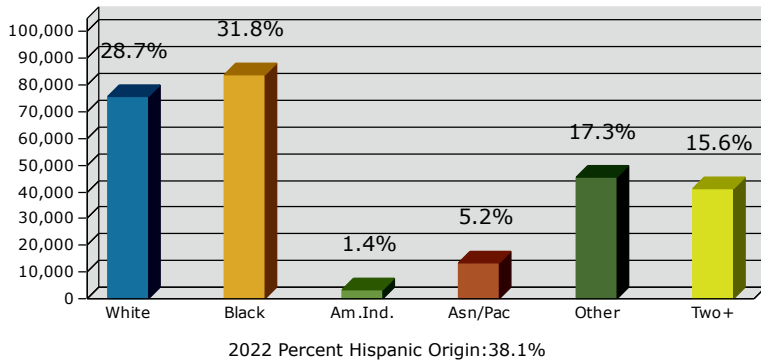


Graphic Profile

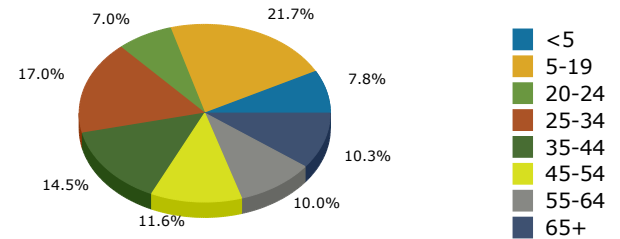
22940 Imperial Valley Dr, Houston, Texas, 77073 2
22940 Imperial Valley Dr, Houston, Texas, 77073
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.02946
Longitude: -95.42072

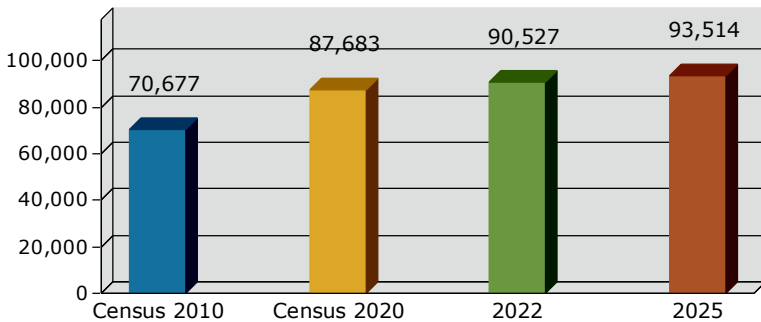
2022 Population by Race



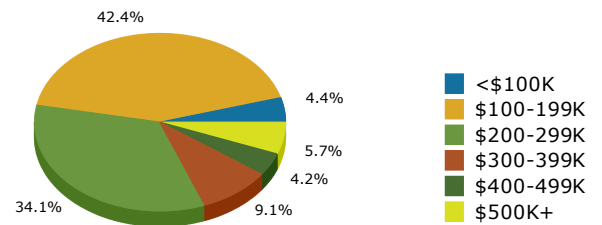
2022 Population by Age



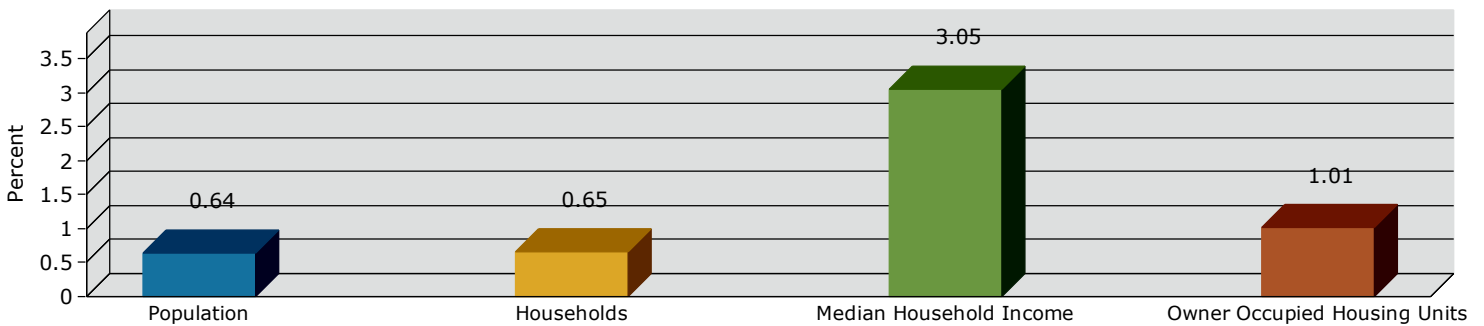
Households



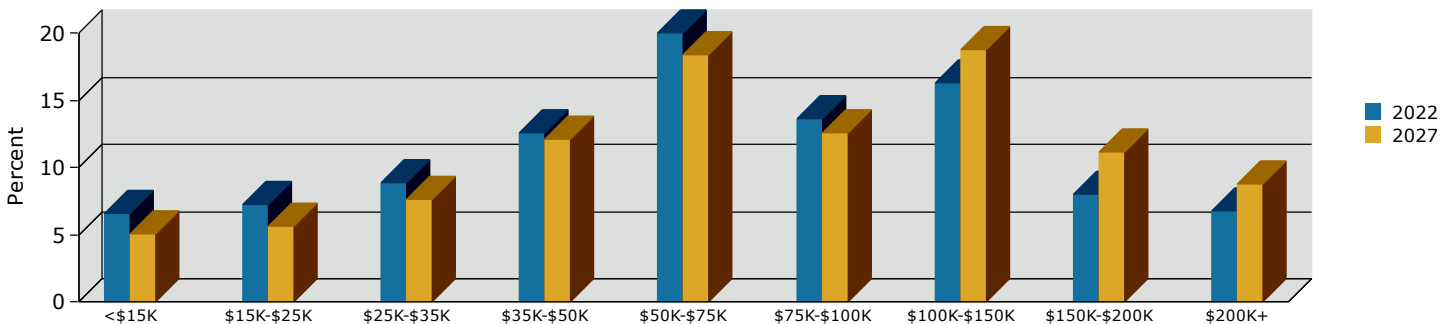
2022 Home Value



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.

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The closest match to 22940 IMPERIAL VALLEY DR #6, HOUSTON, TX 77073 is 22940 IMPERIAL VALLEY DR # 6 HOUSTON, TX 77073-1126

22940 IMPERIAL VALLEY DR # 6 HOUSTON, TX 77073-1126

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

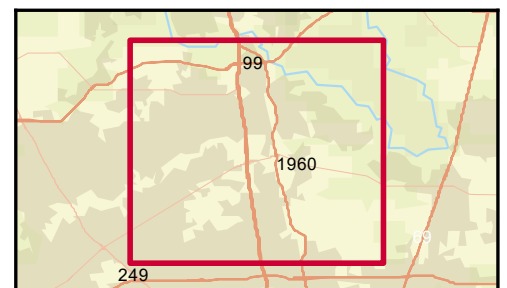
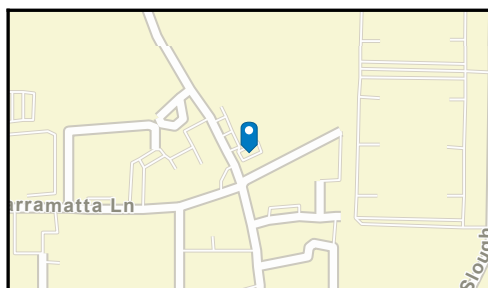
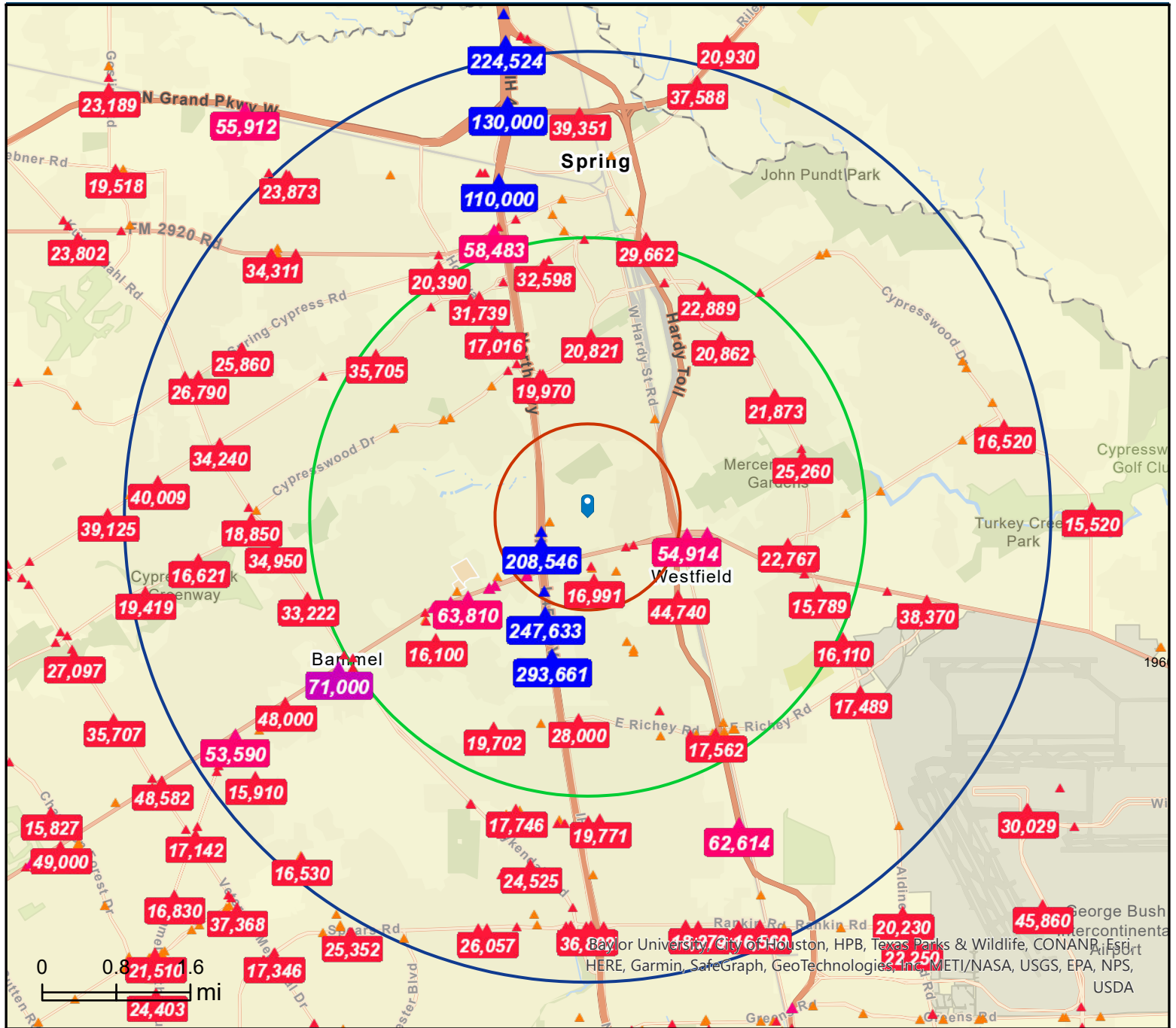
COMMUNITY	480287	PANEL	0270M
PANEL DATE	October 16, 2013	MAP NUMBER	48201C0270M



Traffic Count Map

22940 Imperial Valley Dr, Houston, Texas, 77073 2
 22940 Imperial Valley Dr, Houston, Texas, 77073
 Rings: 1, 3, 5 mile radii

Prepared by Esri
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 Longitude: -95.42072



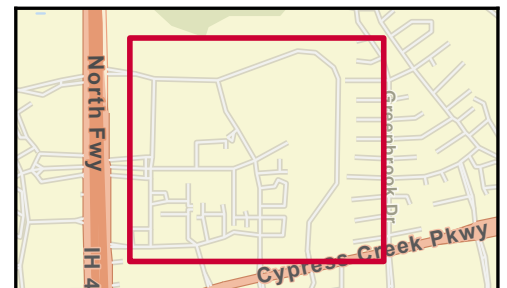
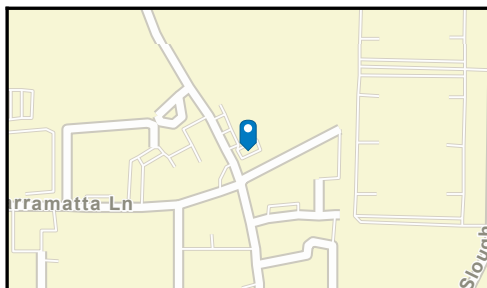
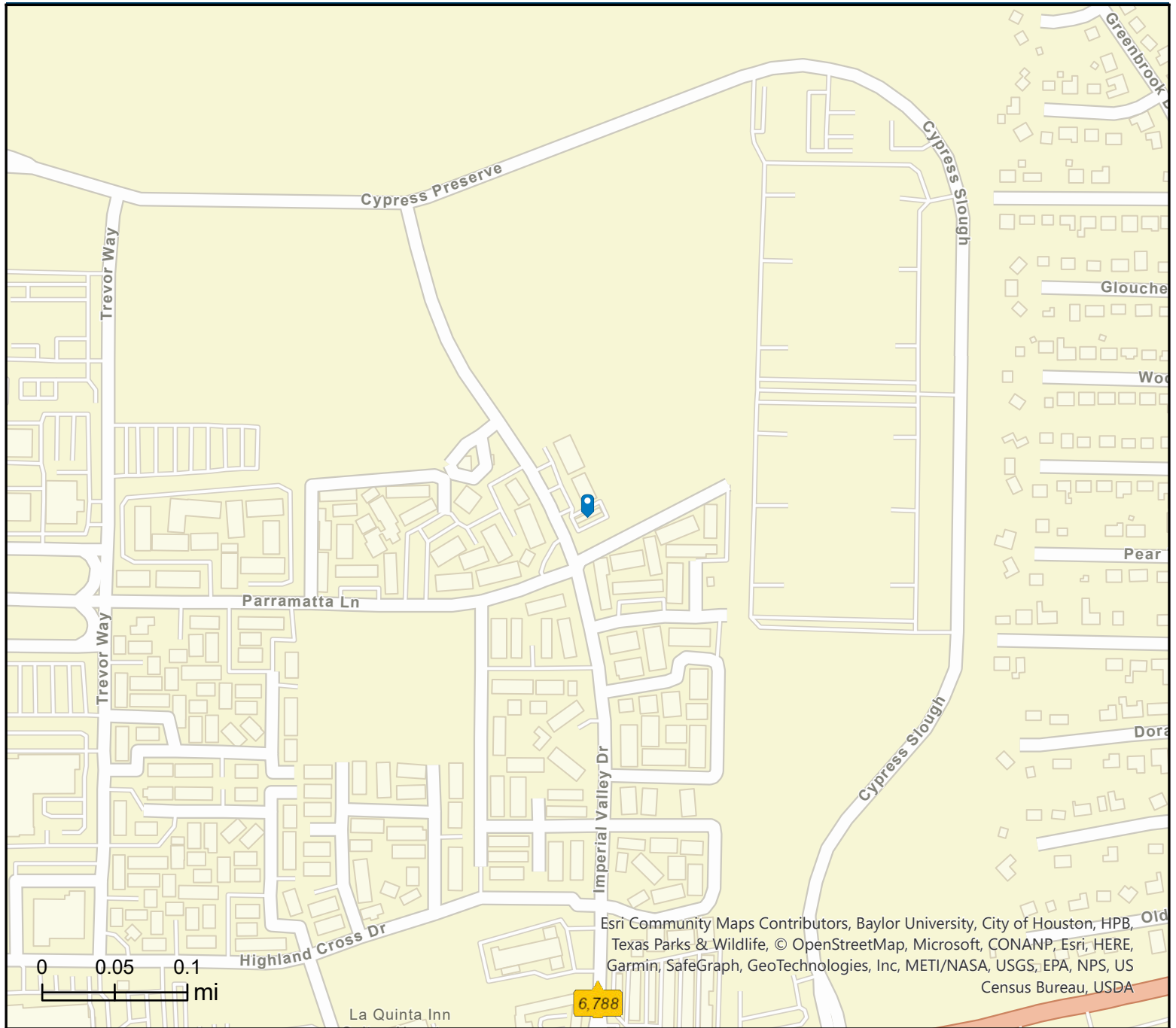
Source: ©2022 Kalibrate Technologies (Q1 2022).

September 28, 2022

Traffic Count Map - Close Up

22940 Imperial Valley Dr, Houston, Texas, 77073 2
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Source: ©2022 Kalibrate Technologies (Q1 2022).

September 28, 2022



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.

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