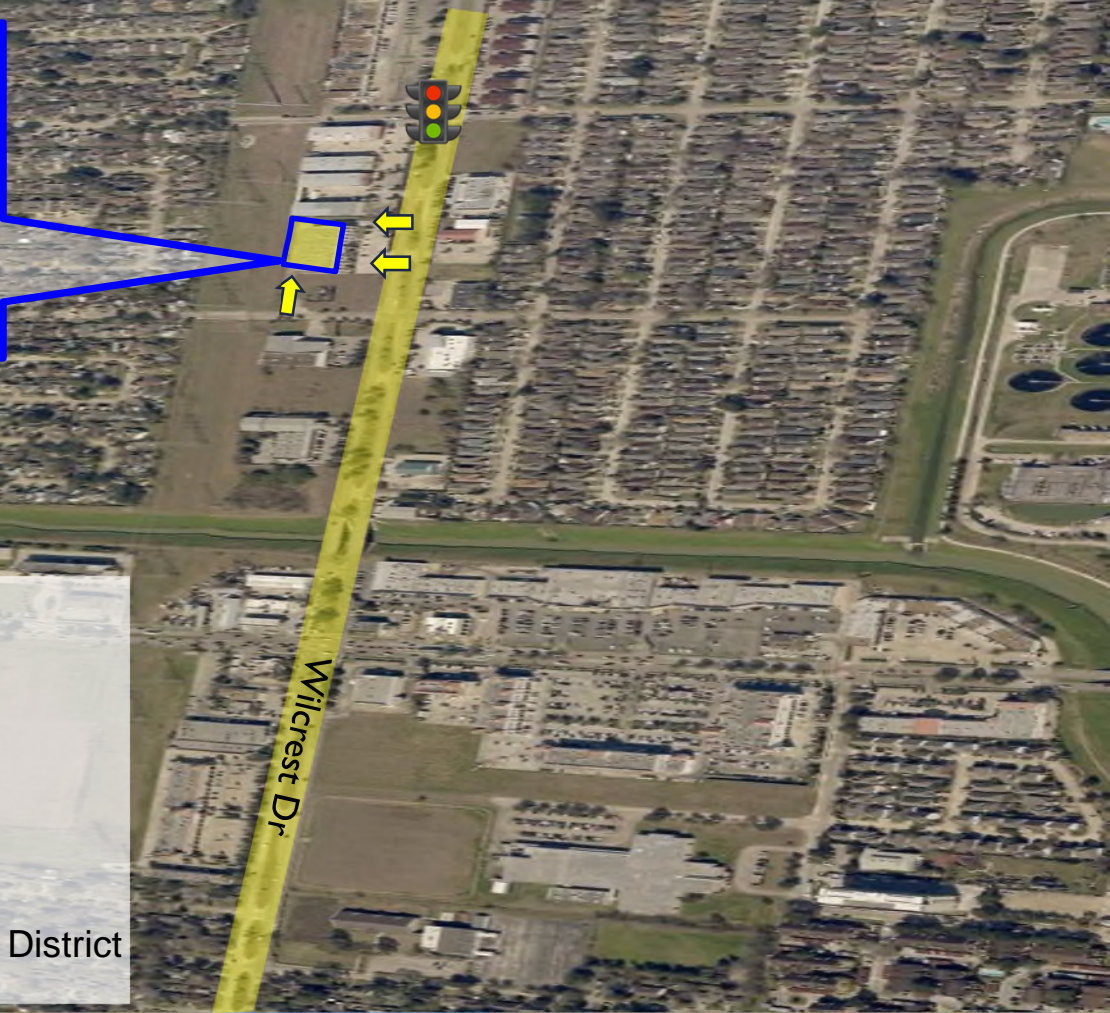


# BUILDING FOR SALE

**6498 Wilcrest Dr., Houston, TX 77072**



- **PRICE: \$4,500,000**
- **Lot Size: +/- 1.71 AC**
- **Building: +/- 34,234 SF**
- **Approx. Miles: 1.5 - Beltway 8,**  
0.7 - West Park Tollway, 5 - Hwy 6,  
7 - I-69/US 59, 30 - Houston Intercontinental Airport,  
25 - the Port of Houston, & 15 - Medical Center
- **Minutes to Harwin Shopping District & The International District**



**Danny Nguyen, CCIM**

M - (713) 478-2972

O - (713) 270-5400

[dannynguyen@dncommercial.net](mailto:dannynguyen@dncommercial.net)

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



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Hyatt Regency  
Houston West

# Energy Corridor



SPRING  
THWEST

MEMORIAL CITY

Hedwig  
Village

Spring Valley  
Village



Bush/IAH  
Airport  
+/- 30 MI.



WASHINGTON  
AVENUE  
COALITION  
MEMORIAL PARK

## Downtown Houston



RIVER OAKS

The Menil Collection

The Museum of  
Fine Arts, Houston



Port of  
Houston  
+/- 22 MI.



## Houston Medical Center



NRG Stadium

SOUTH MA



Hobby  
Airport  
+/- 24 MI.



## Pearland



Howellville



Mission Bend

Four Corners

KINGSBRIDGE  
COMMERCE PARK

SUGAR GROVE

Eldridge Park

## Stafford

## Sugar Land

Urban Air Trampoline  
and Adventure Park

## Missouri City

Stafford

FONDREN  
GARDENS

CORINTHIAN  
POINTE

WILLOW  
MEADOWS/  
WILLOWBEND  
AREA

NEAR  
SOUTHWEST

SaberCats Stadium

Wildcat Golf Club

CENTRAL  
SOUTHWEST

CITY PARK

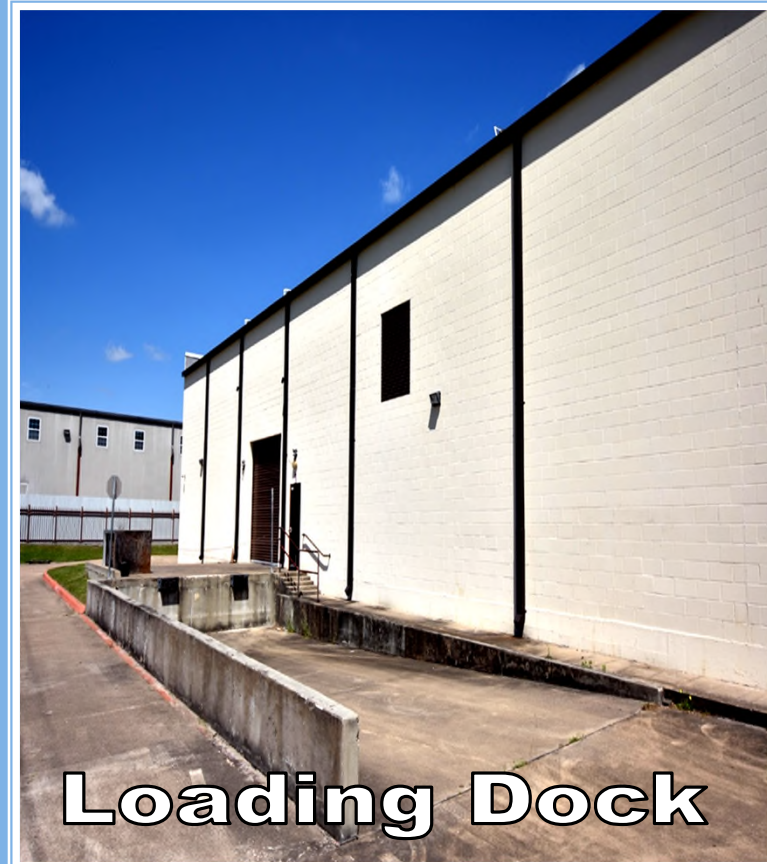
CHANDLER  
PARK

## Richmond/Rosenburg









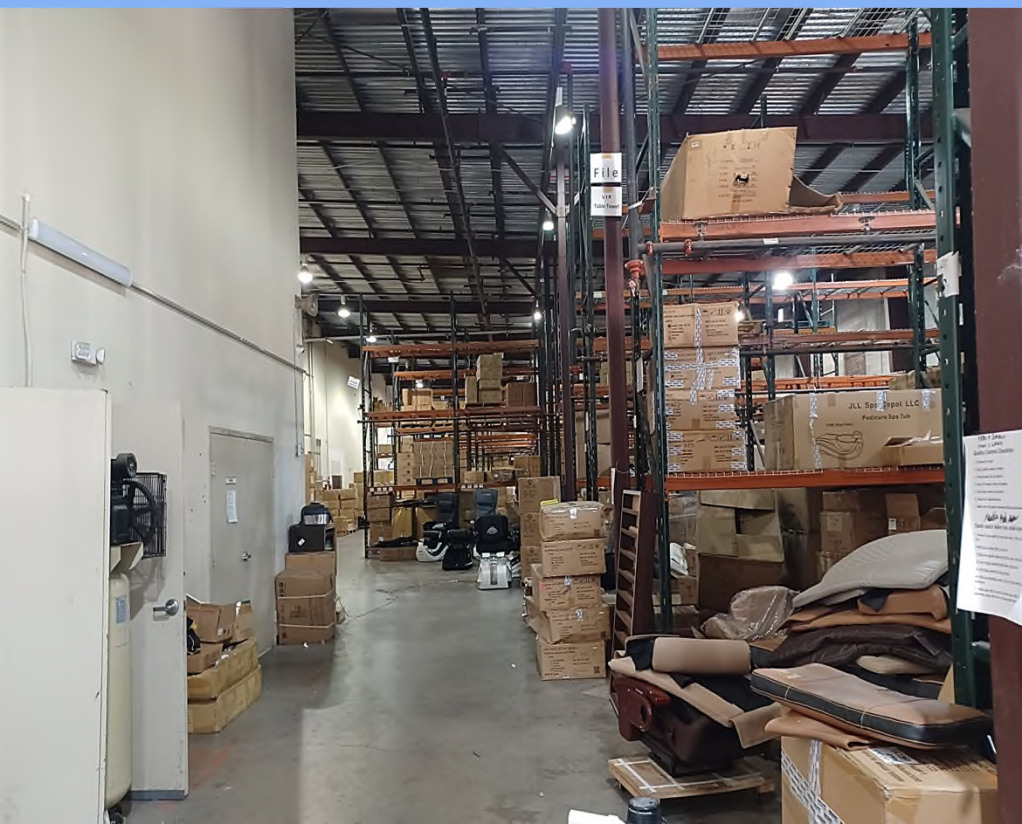




Conveniently located near the International Management District, 6498 Wilcrest Dr. is only minutes away from the Sam Houston and Westpark Tollways. Offering convenient and swift commutes, this location is great for the growing demands of West Houston by providing Versatile Office Spaces catering to medical professionals and business owners who wish to be strategically located in the community.

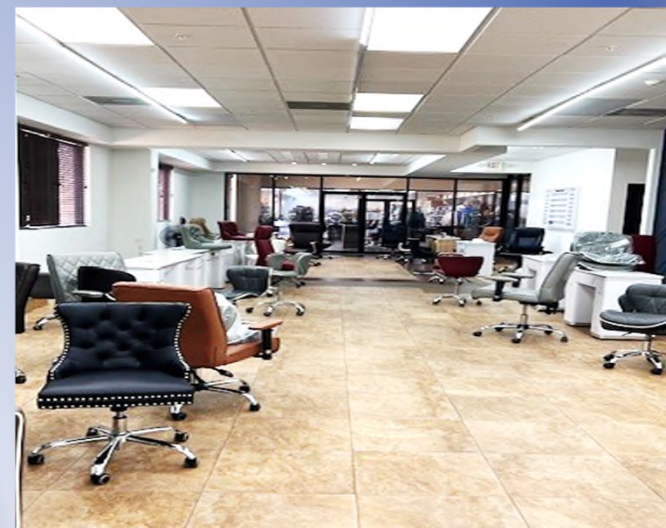






First Floor – Warehouse  
+/- 15,486 SF





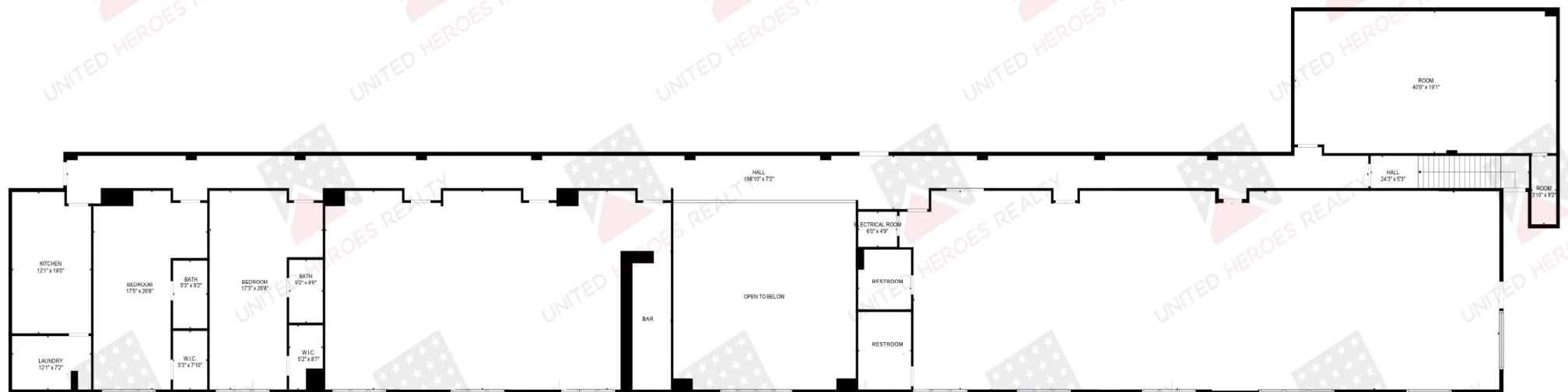
First Floor – Suite B  
is versatile in use.  
+/- 3,500 SF

Foyer

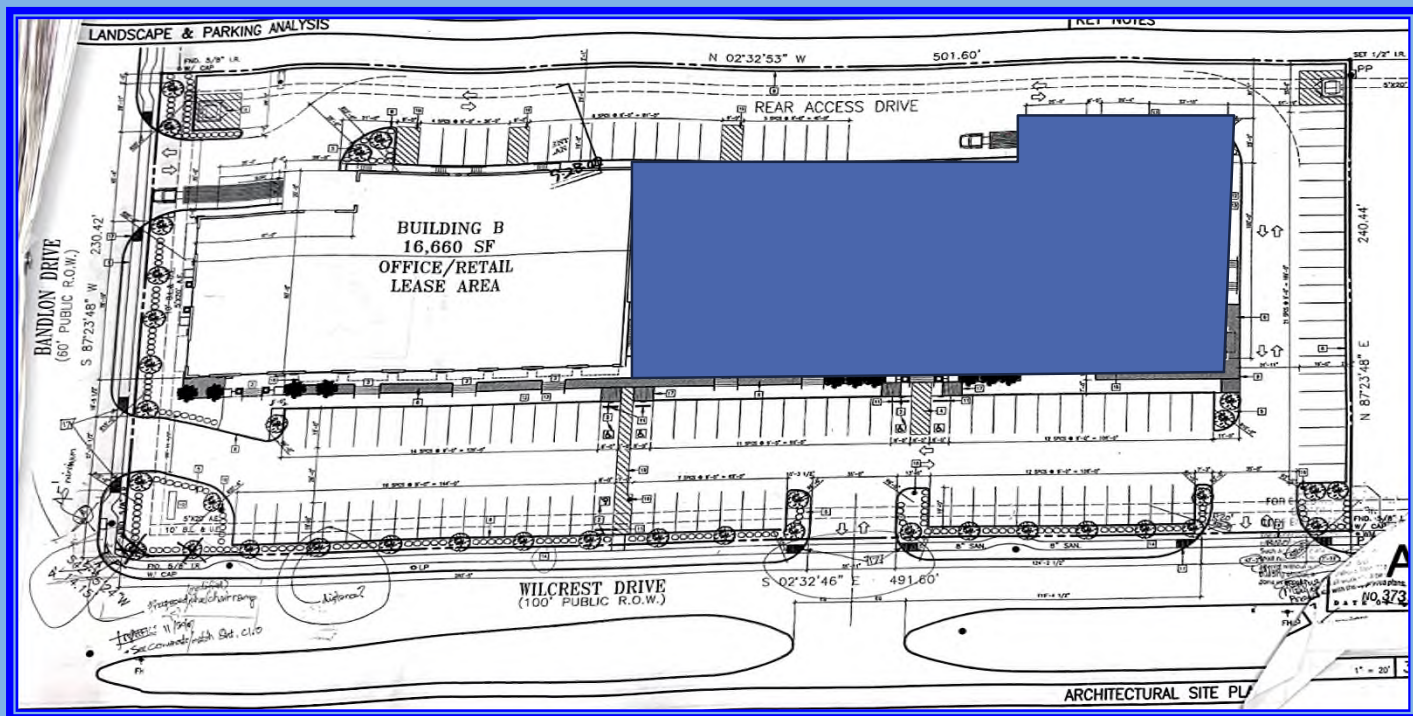
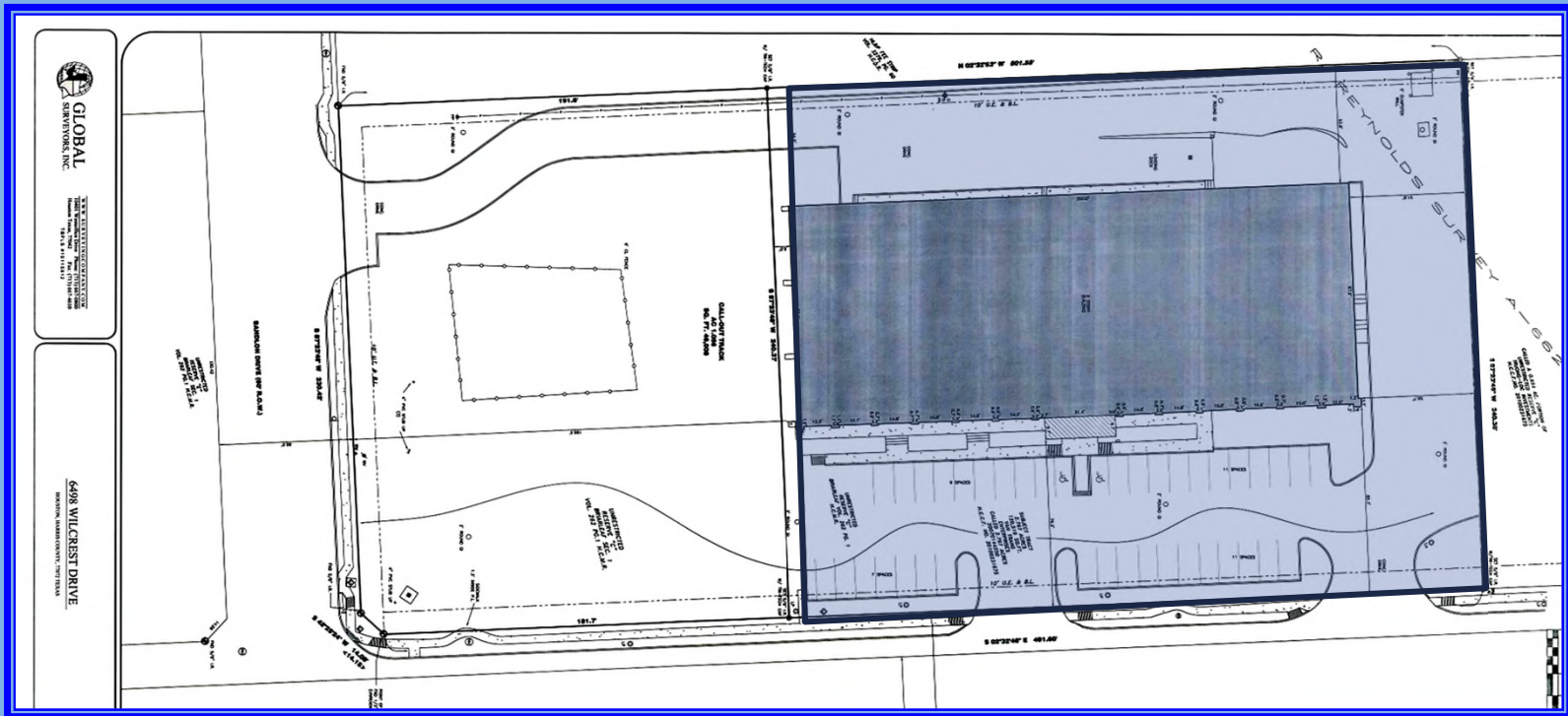




Second Floor Suites are versatile in use.  
I.E., Conference Rooms, Training Rooms,  
Offices with Built-out Kitchens and Bathrooms









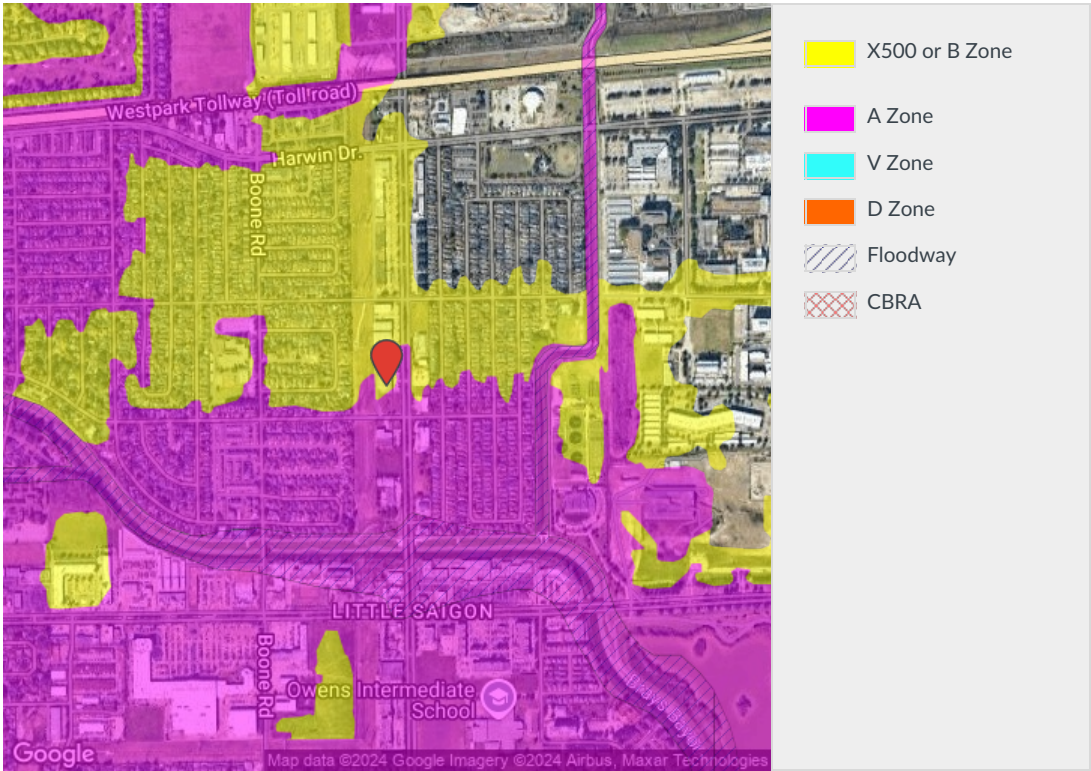
6498 WILCREST DR HOUSTON, TX 77072-1495

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

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)



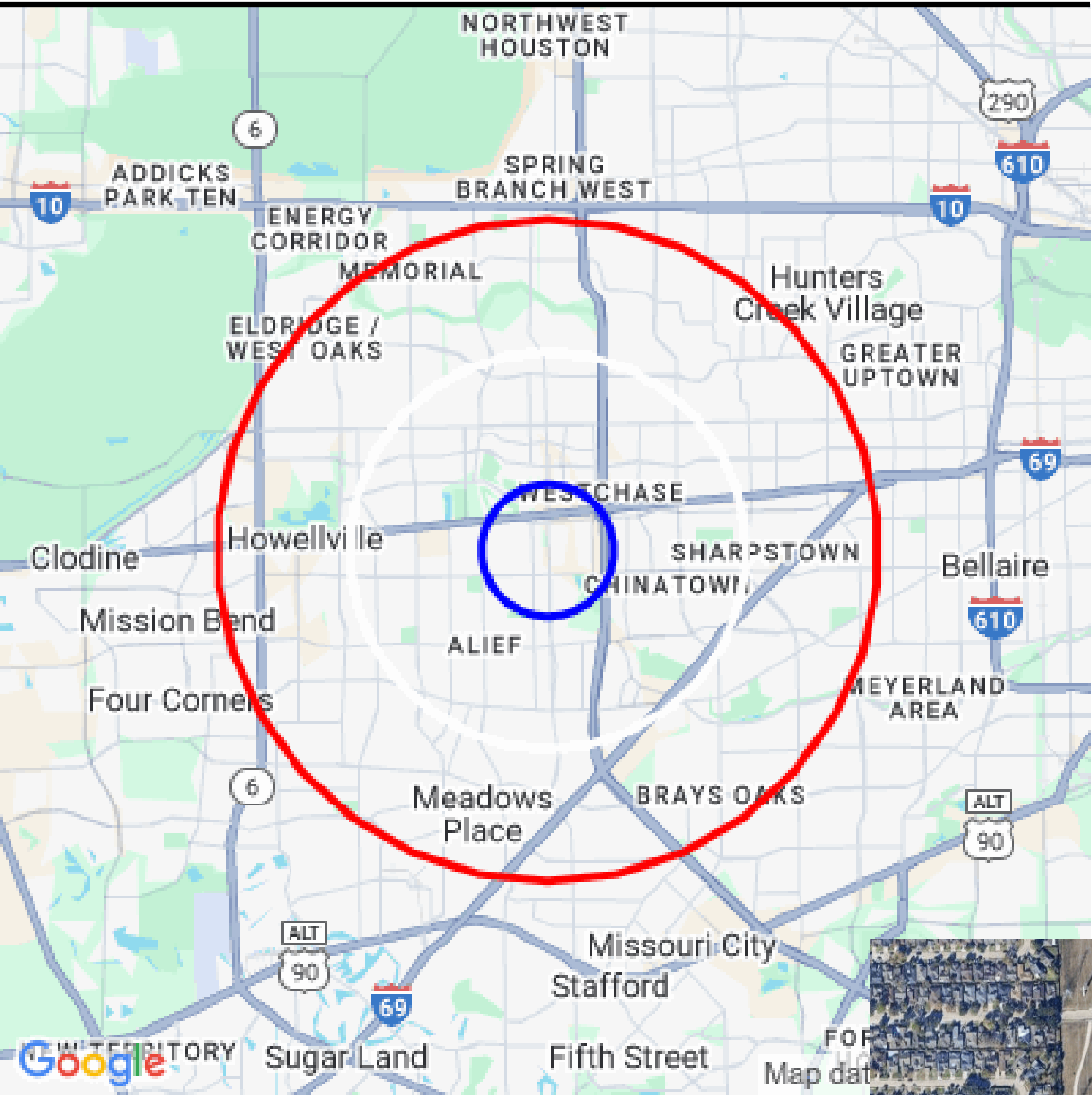
# 6498 Wilcrest Drive



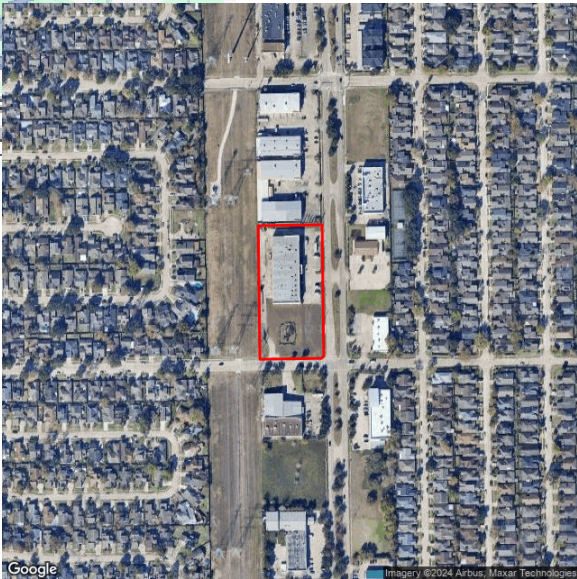
Danny Nguyen Commercial

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## Demographic Report



### 6498 Wilcrest Drive



### Population

Distance	Male	Female	Total
1- Mile	7,919	7,902	15,820
3- Mile	108,067	109,800	217,868
5- Mile	247,104	250,606	497,710

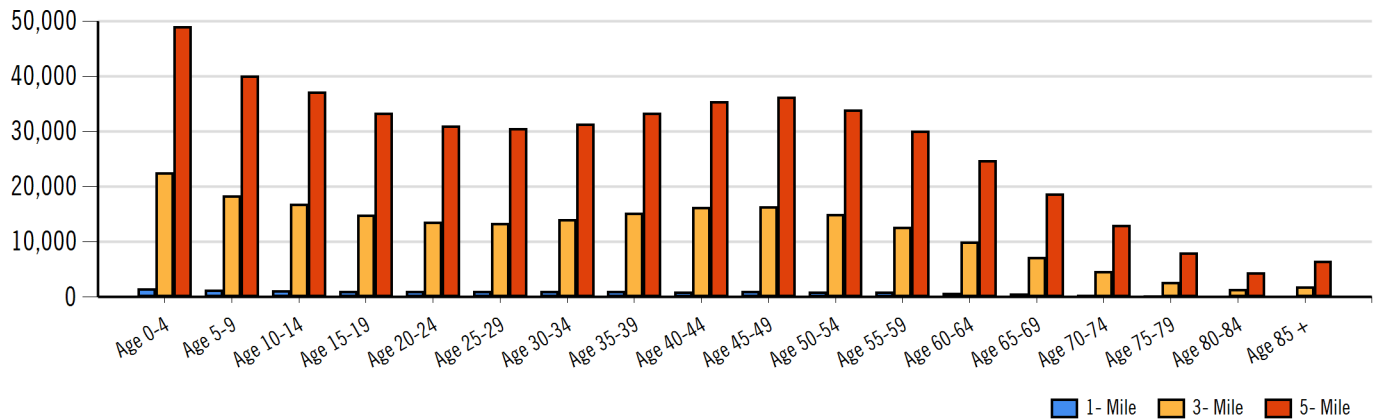


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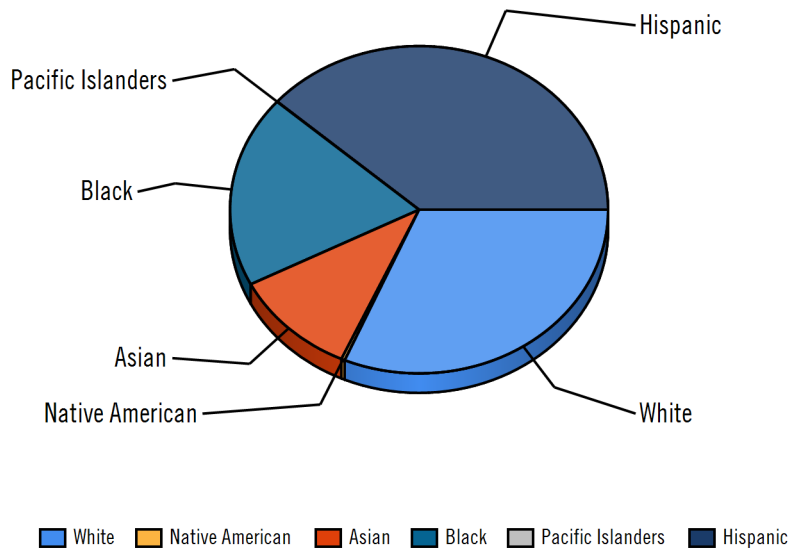
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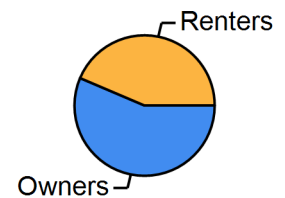
## Population by Distance and Age (2020)



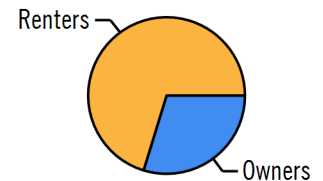
## Ethnicity within 5 miles



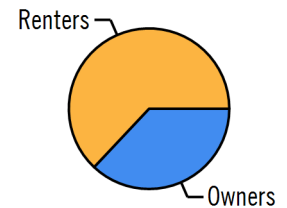
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	7,785	402	2.55 %
3-Mile	105,906	5,504	3.86 %
5-Mile	243,732	11,397	3.89 %



# 6498 Wilcrest Drive



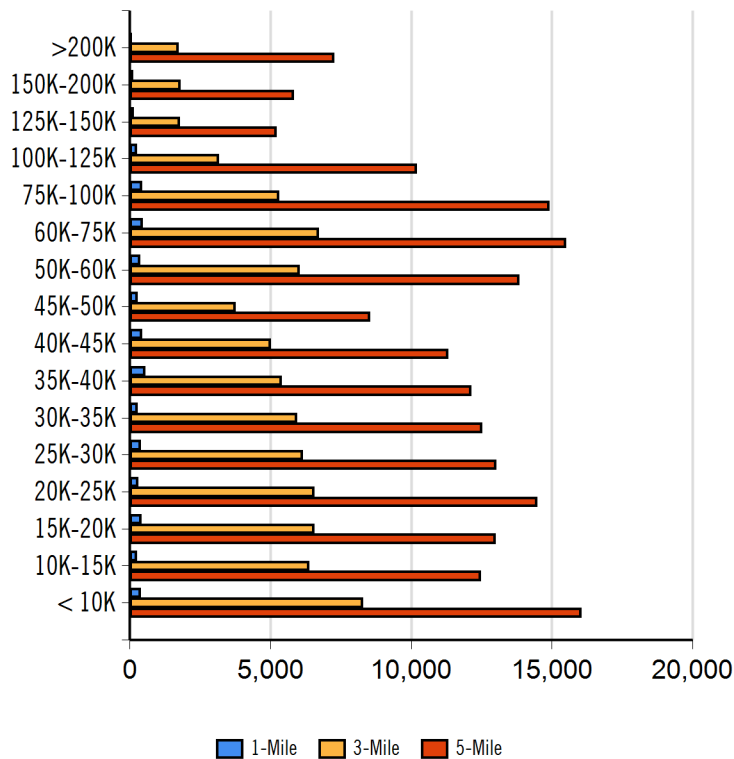
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	74	35	539	908	180	1,126	388	259	1,119	1,193	810	45	963
3-Mile	357	1,545	11,377	7,448	2,429	13,741	4,550	1,750	15,570	17,563	12,650	1,171	11,983
5-Mile	583	5,268	23,467	17,419	7,649	30,402	9,390	3,603	36,432	42,610	27,869	3,929	25,789

## Household Income



Radius	Median Household Income
1-Mile	\$39,533.58
3-Mile	\$43,399.04
5-Mile	\$57,176.96

Radius	Average Household Income
1-Mile	\$51,762.25
3-Mile	\$50,986.04
5-Mile	\$63,548.07

Radius	Aggregate Household Income
1-Mile	\$250,706,950.25
3-Mile	\$3,886,357,082.02
5-Mile	\$10,667,126,394.71

## Education

	1-Mile	3-mile	5-mile
Pop > 25	9,591	131,458	306,922
High School Grad	1,734	25,914	55,686
Some College	1,666	25,986	64,820
Associates	525	8,072	17,692
Bachelors	2,013	25,273	68,740
Masters	543	7,868	20,221
Prof. Degree	225	2,508	6,659
Doctorate	45	836	2,410

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	15 %	68 %	86 %
Teen's	55 %	84 %	90 %
Expensive Homes	0 %	8 %	21 %
Mobile Homes	1 %	2 %	4 %
New Homes	16 %	69 %	68 %
New Households	53 %	148 %	147 %
Military Households	6 %	11 %	10 %
Households with 4+ Cars	34 %	38 %	47 %
Public Transportation Users	42 %	105 %	98 %
Young Wealthy Households	110 %	70 %	93 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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# 6498 Wilcrest Drive



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	209,760,194		3,300,273,194		8,153,271,044	
<b>Average annual household</b>	42,368		41,931		46,028	
<b>Food</b>	5,664	13.37 %	5,606	13.37 %	6,075	13.20 %
Food at home	3,773		3,751		3,978	
Cereals and bakery products	534		532		565	
Cereals and cereal products	194		192		203	
Bakery products	340		339		361	
Meats poultry fish and eggs	775		770		809	
Beef	177		175		185	
Pork	141		140		145	
Poultry	149		148		155	
Fish and seafood	126		125		133	
Eggs	63		62		65	
Dairy products	372		369		397	
Fruits and vegetables	759		752		803	
Fresh fruits	109		109		117	
Processed vegetables	148		147		154	
Sugar and other sweets	137		137		145	
Fats and oils	119		118		126	
Miscellaneous foods	707		703		744	
Nonalcoholic beverages	327		328		341	
Food away from home	1,890		1,854		2,097	
Alcoholic beverages	281		280		320	
<b>Housing</b>	15,771	37.22 %	15,662	37.35 %	16,812	36.53 %
Shelter	9,530		9,444		10,170	
Owned dwellings	5,239		5,163		5,807	
Mortgage interest and charges	2,581		2,544		2,894	
Property taxes	1,749		1,725		1,954	
Maintenance repairs	907		893		957	
Rented dwellings	3,635		3,623		3,563	
Other lodging	655		657		799	
Utilities fuels	3,798		3,787		3,953	
Natural gas	350		345		368	
Electricity	1,553		1,556		1,600	
Fuel oil	133		133		146	
Telephone services	1,172		1,167		1,221	
Water and other public services	588		583		616	
<b>Household operations</b>	1,020	2.41 %	1,015	2.42 %	1,128	2.45 %
Personal services	282		283		323	
Other household expenses	738		731		804	
Housekeeping supplies	528		529		572	
Laundry and cleaning supplies	146		147		155	
Other household products	301		302		329	
Postage and stationery	80		80		87	
Household furnishings	893		885		987	
Household textiles	66		66		74	
Furniture	184		186		222	
Floor coverings	21		21		25	
Major appliances	127		123		127	
Small appliances	82		81		89	
Miscellaneous	410		405		447	
<b>Apparel and services</b>	1,211	2.86 %	1,190	2.84 %	1,291	2.80 %
Men and boys	211		212		241	
Men 16 and over	173		173		198	
Boys 2 to 15	38		39		43	
Women and girls	433		428		465	



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Women 16 and over	362	357	394
Girls 2 to 15	71	71	71
Children under 2	89	89	91

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	209,760,194		3,300,273,194		8,153,271,044	
<b>Average annual household</b>	42,368		41,931		46,028	
<b>Transportation</b>	5,822	13.74 %	5,741	13.69 %	6,256	13.59 %
Vehicle purchases	1,257		1,232		1,414	
Cars and trucks new	626		600		715	
Cars and trucks used	603		604		666	
Gasoline and motor oil	1,922		1,905		2,002	
Other vehicle expenses	2,242		2,211		2,376	
Vehicle finance charges	144		143		155	
Maintenance and repairs	771		760		830	
Vehicle insurance	1,062		1,047		1,097	
Vehicle rental leases	265		260		293	
Public transportation	400		392		463	
<b>Health care</b>	3,243	7.65 %	3,217	7.67 %	3,472	7.54 %
Health insurance	2,177		2,159		2,304	
Medical services	630		627		700	
Drugs	329		325		351	
Medical supplies	105		105		115	
<b>Entertainment</b>	2,456	5.80 %	2,434	5.80 %	2,669	5.80 %
Fees and admissions	431		420		507	
Television radios	936		932		970	
Pets toys	890		885		975	
Personal care products	533		532		590	
Reading	46		46		52	
Education	1,076		1,063		1,273	
Tobacco products	391		394		392	
<b>Miscellaneous</b>	678	1.60 %	669	1.60 %	741	1.61 %
<b>Cash contributions</b>	1,124		1,100		1,192	
<b>Personal insurance</b>	4,065		3,990		4,888	
Life and other personal insurance	132		132		147	
Pensions and Social Security	3,933		3,858		4,740	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	12,626	9,987	25.15 %	3,721	8,102	5,010	7,616	1,202
3-Mile	2020	103,457	81,304	25.89 %	30,201	65,652	32,961	70,496	16,521
5-Mile	2020	220,605	177,826	22.44 %	65,689	139,561	86,457	134,148	38,263
1-Mile	2023	13,082	9,987	30.43 %	3,826	8,427	5,176	7,906	1,664
3-Mile	2023	107,710	81,304	31.23 %	31,319	68,472	33,931	73,779	20,340
5-Mile	2023	228,647	177,826	27.10 %	67,757	144,969	88,655	139,992	47,607



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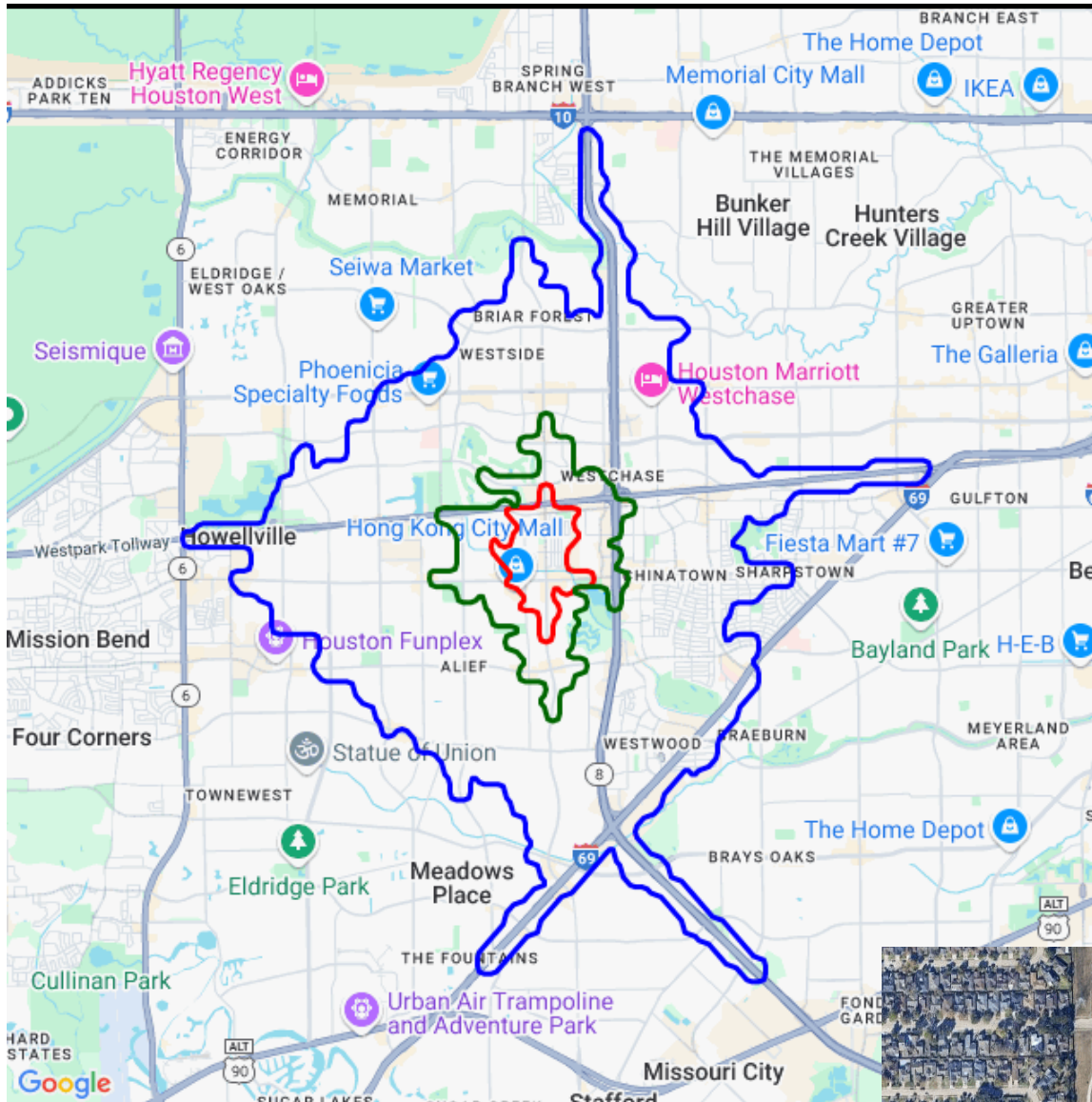
# 6498 Wilcrest Drive



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## Demographic Report



## 6498 Wilcrest Drive

### Population

Distance	Male	Female	Total
3- Minute	3,852	3,811	7,663
5- Minute	16,728	16,821	33,550
10 Minute	142,448	143,548	285,995

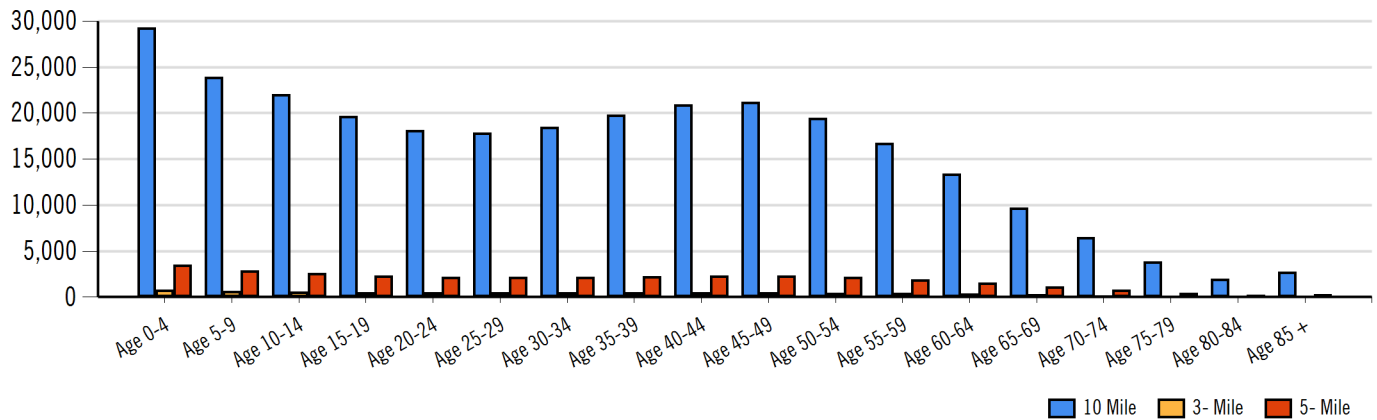


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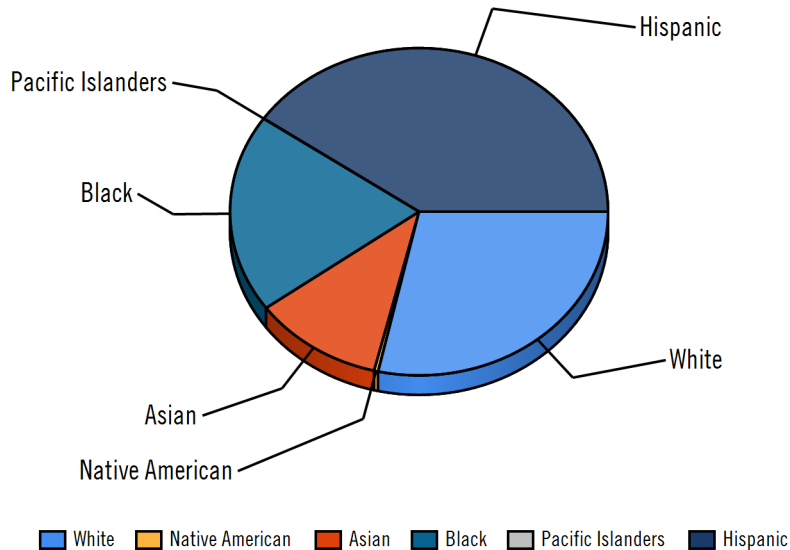
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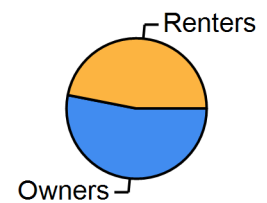
## Population by Distance and Age (2020)



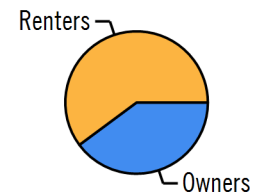
## Ethnicity within 5 Minute



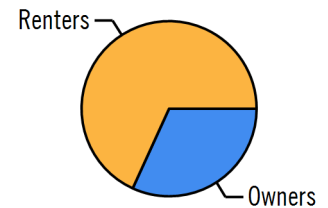
### Home Ownership 3 Minute



### Home Ownership 5 Minute



### Home Ownership 10 Minute



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	3,753	193	1.69 %
5-Minute	16,404	894	2.54 %
10-Minute	139,267	7,367	3.74 %



# 6498 Wilcrest Drive



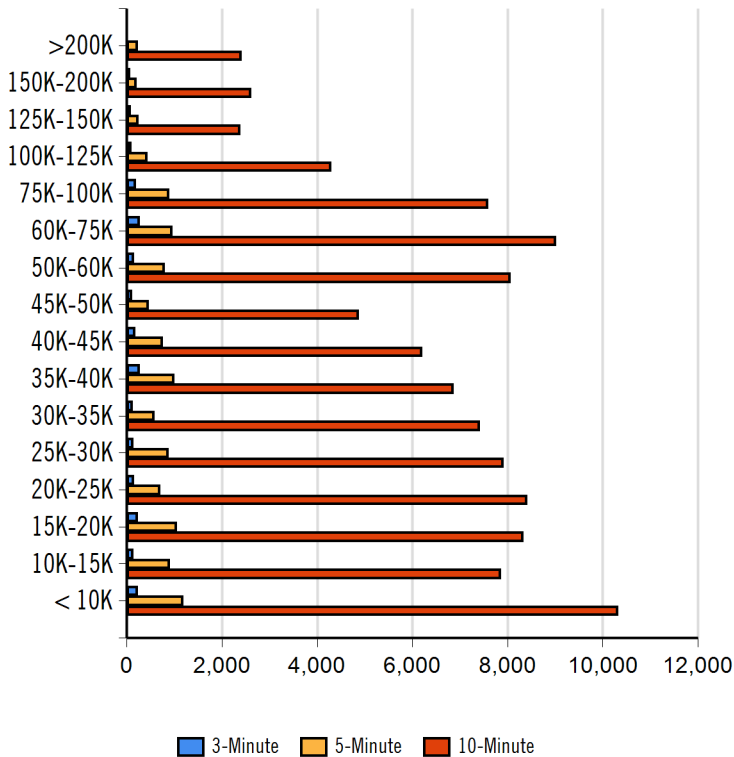
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	29	10	250	431	80	638	262	67	519	607	310	20	470
5-Minute	82	134	1,543	1,643	371	2,284	725	481	2,256	3,028	1,713	69	1,665
10-Minute	420	2,247	15,194	9,517	3,370	18,078	5,699	2,246	19,747	23,655	16,662	2,031	15,584

## Household Income



### Radius Median Household Income

5-Minute	\$35,803.65
3-Minute	\$39,858.00
10-Minute	\$49,277.87

### Radius Average Household Income

5-Minute	\$43,525.58
3-Minute	\$51,823.22
10-Minute	\$56,739.43

### Radius Aggregate Household Income

3-Minute	\$115,387,836.50
5-Minute	\$534,395,237.96
10-Minute	\$5,240,260,495.14

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	4,593	19,958	172,875
High School Grad	861	4,695	33,403
Some College	632	3,363	35,059
Associates	207	1,130	10,250
Bachelors	1,027	3,463	34,948
Masters	212	1,070	10,286
Prof. Degree	157	380	3,315
Doctorate	31	98	1,137

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	9 %	26 %	71 %
Teen's	37 %	54 %	80 %
Expensive Homes	0 %	0 %	10 %
Mobile Homes	2 %	2 %	3 %
New Homes	4 %	55 %	61 %
New Households	38 %	72 %	135 %
Military Households	4 %	8 %	11 %
Households with 4+ Cars	14 %	25 %	39 %
Public Transportation Users	35 %	61 %	93 %
Young Wealthy Households	80 %	55 %	75 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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713-270-5400



# 6498 Wilcrest Drive



Danny Nguyen Commercial

9999 Bellaire Blvd, Ste 909 Houston, TX 77036 | 713-270-5400

## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	98,538,847		459,035,802		4,346,191,679	
<b>Average annual household</b>	42,590		39,366		43,859	
<b>Food</b>	5,686	13.35 %	5,324	13.52 %	5,819	13.27 %
Food at home	3,793		3,614		3,854	
Cereals and bakery products	537		510		547	
Cereals and cereal products	194		185		197	
Bakery products	342		325		349	
Meats poultry fish and eggs	780		747		787	
Beef	179		170		179	
Pork	142		136		142	
Poultry	149		144		151	
Fish and seafood	127		122		128	
Eggs	63		61		64	
Dairy products	372		353		382	
Fruits and vegetables	763		722		776	
Fresh fruits	110		104		113	
Processed vegetables	149		143		151	
Sugar and other sweets	139		132		141	
Fats and oils	121		114		122	
Miscellaneous foods	710		680		722	
Nonalcoholic beverages	330		318		333	
Food away from home	1,892		1,710		1,964	
Alcoholic beverages	282		253		298	
<b>Housing</b>	15,824	37.15 %	14,919	37.90 %	16,214	36.97 %
Shelter	9,549		8,995		9,792	
Owned dwellings	5,306		4,772		5,473	
Mortgage interest and charges	2,602		2,328		2,714	
Property taxes	1,777		1,587		1,834	
Maintenance repairs	926		856		924	
Rented dwellings	3,591		3,655		3,597	
Other lodging	651		566		722	
Utilities fuels	3,836		3,662		3,872	
Natural gas	355		331		356	
Electricity	1,566		1,517		1,579	
Fuel oil	135		126		140	
Telephone services	1,185		1,125		1,195	
Water and other public services	593		561		600	
<b>Household operations</b>	1,022	2.40 %	936	2.38 %	1,067	2.43 %
Personal services	277		251		301	
Other household expenses	744		685		765	
Housekeeping supplies	529		501		548	
Laundry and cleaning supplies	146		142		150	
Other household products	303		281		313	
Postage and stationery	79		76		83	
Household furnishings	886		824		933	
Household textiles	64		62		70	
Furniture	177		162		203	
Floor coverings	21		18		23	
Major appliances	131		123		126	
Small appliances	84		77		84	
Miscellaneous	406		379		425	
<b>Apparel and services</b>	1,197	2.81 %	1,126	2.86 %	1,231	2.81 %
Men and boys	210		196		225	
Men 16 and over	172		159		184	
Boys 2 to 15	38		36		40	
Women and girls	430		405		444	



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Women 16 and over	358	335	373
Girls 2 to 15	72	70	71
Children under 2	88	87	90

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	98,538,847		459,035,802		4,346,191,679	
<b>Average annual household</b>	42,590		39,366		43,859	
<b>Transportation</b>	5,886	13.82 %	5,417	13.76 %	5,988	13.65 %
Vehicle purchases	1,269		1,133		1,317	
Cars and trucks new	632		541		655	
Cars and trucks used	607		565		631	
Gasoline and motor oil	1,942		1,833		1,954	
Other vehicle expenses	2,278		2,100		2,293	
Vehicle finance charges	145		133		149	
Maintenance and repairs	779		715		792	
Vehicle insurance	1,087		1,010		1,075	
Vehicle rental leases	266		240		275	
Public transportation	396		349		423	
<b>Health care</b>	3,302	7.75 %	3,040	7.72 %	3,343	7.62 %
Health insurance	2,216		2,060		2,231	
Medical services	640		575		664	
Drugs	338		305		337	
Medical supplies	107		98		109	
<b>Entertainment</b>	2,481	5.83 %	2,269	5.76 %	2,545	5.80 %
Fees and admissions	431		368		459	
Television radios	945		900		952	
Pets toys	901		817		926	
Personal care products	535		494		559	
Reading	47		42		49	
Education	1,049		955		1,152	
Tobacco products	394		392		393	
<b>Miscellaneous</b>	686	1.61 %	623	1.58 %	703	1.60 %
<b>Cash contributions</b>	1,147		1,062		1,151	
<b>Personal insurance</b>	4,071		3,446		4,405	
Life and other personal insurance	137		121		139	
Pensions and Social Security	3,934		3,324		4,265	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	2,497	1,937	86.75 %	422	1,931	1,325	1,172	68
5-Minute	2020	11,913	9,151	380.64 %	2,889	8,269	4,767	7,146	1,020
10-Minute	2020	110,981	87,088	3,305.88 %	32,244	70,553	35,490	75,491	17,769
3-Minute	2023	2,615	1,937	105.54 %	441	2,024	1,389	1,226	124
5-Minute	2023	12,435	9,151	459.38 %	2,988	8,663	4,966	7,469	1,434
10-Minute	2023	115,690	87,088	4,006.51 %	33,491	73,664	36,549	79,141	21,735



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6498 Wilcrest Drive, Houston, TX 77072

CITY, STATE

Houston, TX

POPULATION

285,995

AVG. HHSIZE

2.78

MEDIAN HH INCOME

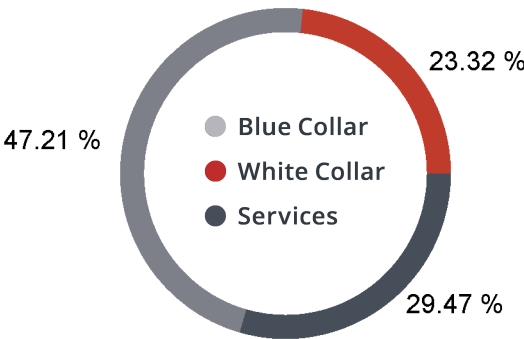
\$49,278

HOME OWNERSHIP

Renters: 71,247

Owners: 33,259

EMPLOYMENT



48.70 %  
Employed

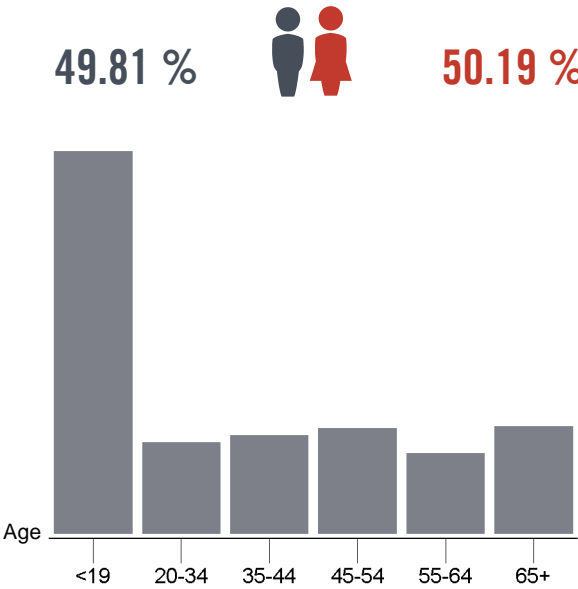
2.58 %  
Unemployed

EDUCATION

High School Grad: 19.32 %  
Some College: 20.28 %  
Associates: 5.93 %  
Bachelors: 32.77 %

GENDER & AGE

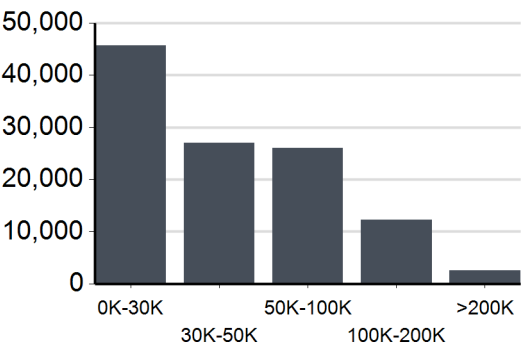
49.81 %  
50.19 %



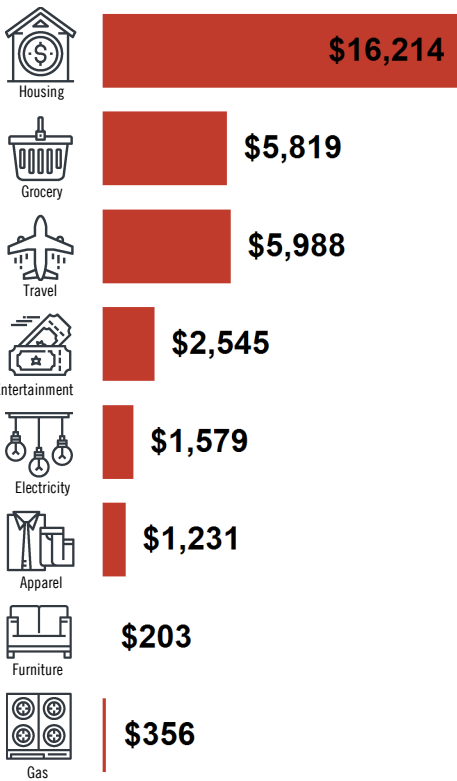
RACE & ETHNICITY

White: 22.71 %  
Asian: 11.43 %  
Native American: 0.24 %  
Pacific Islanders: 0.01 %  
African-American: 13.68 %  
Hispanic: 35.80 %  
Two or More Races: 16.14 %

INCOME BY HOUSEHOLD



HH SPENDING





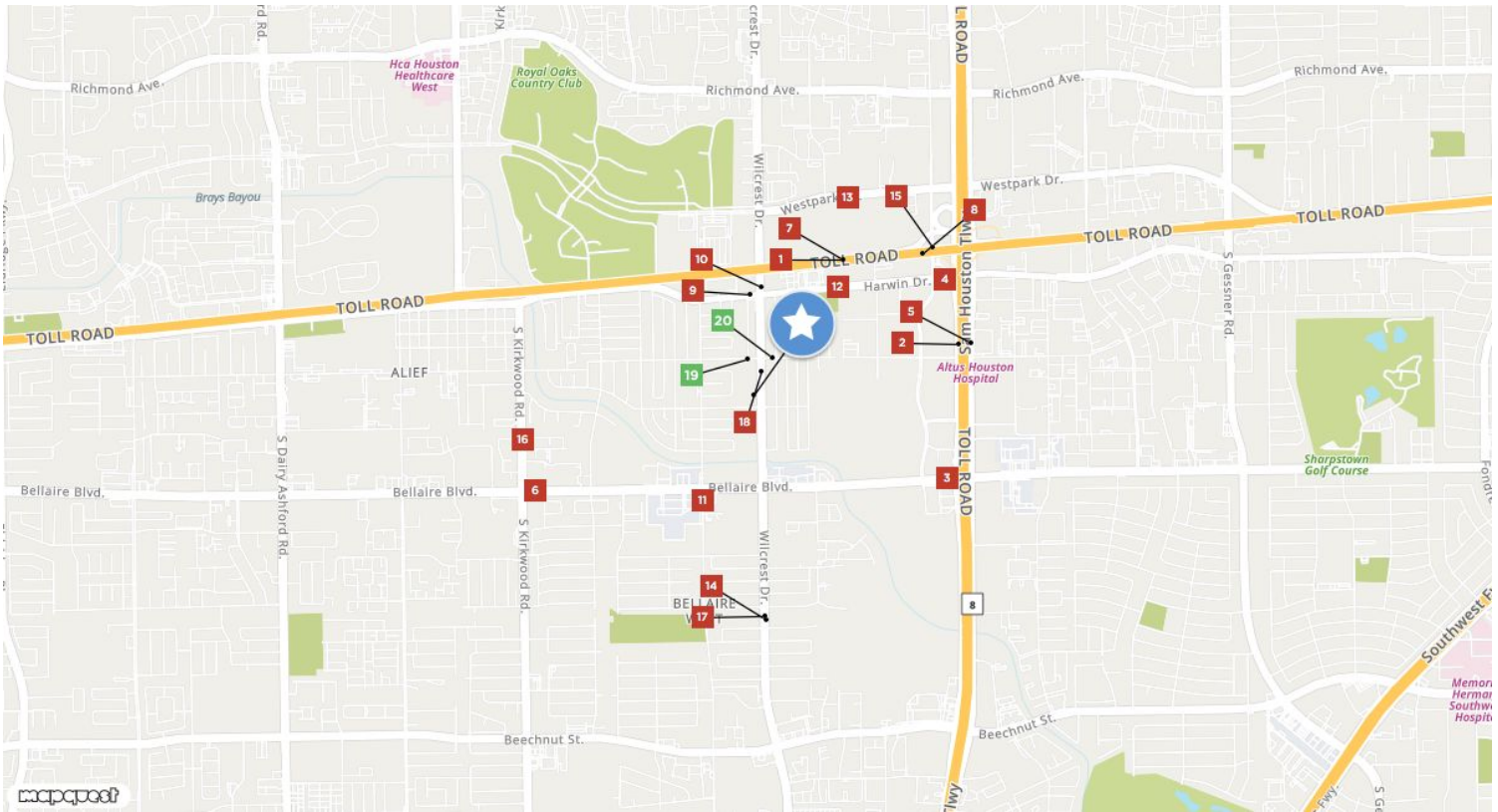
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## Traffic Counts



<b>WPT</b> <b>1</b> N Course Dr Year: 2022 74,989	<b>BW 8</b> <b>2</b> Town Park Dr Year: 2022 17,596	<b>Bellaire Boulevard; I-10 LT</b> <b>3</b> Sam Houston Pkwy Year: 2022 40,885 Year: 2009 49,021 Year: 2006 5,370	<b>Harwin Drive</b> <b>4</b> Rogerdale Rd Year: 2022 17,800 Year: 2011 24,778 Year: 2011 22,150	<b>BW 8</b> <b>5</b> Town Park Dr Year: 2022 19,596 Year: 2021 18,847 Year: 2001 193,130
<b>Bellaire Boulevard; I-10 LT</b> <b>6</b> Belle Glen Dr Year: 2022 36,492 Year: 2013 47,637 Year: 2011 44,570	<b>WPT</b> <b>7</b> N Course Dr Year: 2021 64,674	<b>Westpark Tollway</b> <b>8</b> Rogerdale Rd Year: 2020 40,174 Year: 2019 47,263 Year: 2018 46,336	<b>Harwin Drive</b> <b>9</b> Wilcrest Dr Year: 2019 22,965 Year: 2014 31,362 Year: 2011 25,136	<b>Wilcrest Drive</b> <b>10</b> Harwin Dr Year: 2019 22,019
<b>Boone Road</b> <b>11</b> Bellaire Blvd Year: 2019 13,123 Year: 2011 11,830 Year: 2010 14,489	<b>Harwin Drive</b> <b>12</b> Linnhaven Dr Year: 2019 21,464	<b>Westpark Drive</b> <b>13</b> Walnut Bend Ln Year: 2019 23,710	<b>Wilcrest Drive</b> <b>14</b> Carvel Ln Year: 2019 19,361	<b>Rodgerdale Road</b> <b>15</b> Harwin Dr Year: 2019 10,404
<b>South Kirkwood Road</b> <b>16</b> Dashwood Dr Year: 2019 15,399	<b>Wilcrest Dr</b> <b>17</b> Carvel Ln Year: 2015 22,908 Year: 2014 22,400 Year: 2011 18,950	<b>Wilcrest Dr</b> <b>18</b> High Star Dr Year: 2014 22,223	<b>High Star Dr</b> <b>19</b> Wilcrest Dr Year: 2014 3,553 Year: 2011 1,990 Year: 2006 3,900	<b>High Star Dr</b> <b>20</b> Briar Glade Dr Year: 2014 3,186



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## EPA Facility Report

The following nearby properties are being monitored by the EPA as reported by ECHO (Enforcement and Compliance History Online). Facility inspection, enforcement, and compliance data are tracked under the following environmental laws:

- Clean Air Act
- Clean Water Act
- Resource Conservation and Recovery Act
- Safe Drinking Water Act

Use the Registry IDs below to reference details at:  
<https://www.epa.gov/enviro/frs-query-page>

### SOUTHERN NOODLE

6518 WILCREST DR  
HOUSTON, TX 77072

Tracked since 4/19/2008

Registry ID #110035079642

1

### BRAYS VILLAGE APTS

4400 BOONE RD  
HOUSTON, TX 77072

3/12/2008

#110033264287

2

### ALAMO CLEANERS

6707 WILCREST DR  
HOUSTON, TX 77072

3/12/2008

#110033521188

3

### 11005827502 DL2 WRPERM 5827

NEAR THE EXISTING OUTFALL OF THE BELTWAY WWTP  
HOUSTON, TX 77072

Tracked since 3/12/2008

Registry ID #110033308169

4

### CAM WAH INC

11210 BELLAIRE BLVD  
HOUSTON, TX 77072

4/17/2008

#110034448685

5

### HARBOR ISLAND WWTP

5950 N COURSE DR  
HOUSTON, TX 77072

4/1/2008

#110033719732

6

### M-I SWACO TECHNOLOGY BUILDING

5950 N COURSE DR  
HOUSTON, TX 77072

Tracked since 3/8/2011

Registry ID #110005103565

7

### M-1 DRILLING FLUIDS R&E BUILDING

5950 N COURSE DR  
HOUSTON, TX 77072

4/18/2008

#110034802088

8

### NORTH COURSE

5950 NORTH COURSE DRIVE  
HOUSTON, TX 77072

6/30/2014

#110059766196

9

### U-HAUL

11334 BELLAIRE BLVD  
HOUSTON, TX 77072

Tracked since 5/18/2001

Registry ID #110035257370

10

### HALLIBURTON ENERGY SERVICES INC.

10200 BELLAIRE BLVD  
HOUSTON, TX 77032

11/26/2007

#110062630354

11





## 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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date

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Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 [www.lwolf.com](http://www.lwolf.com)