

# 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**

M - (713) 478-2972

O - (713) 270-5400

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

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

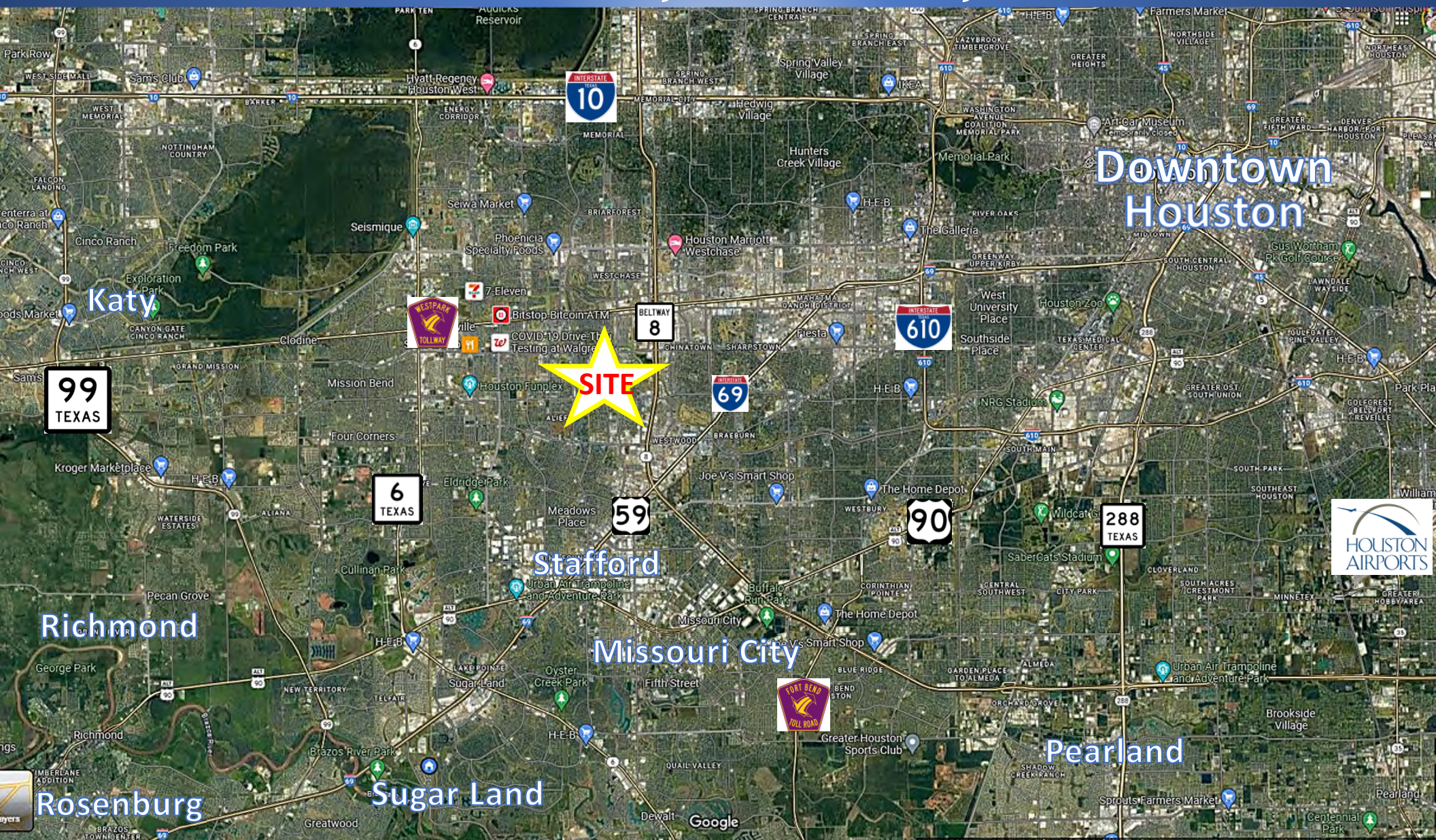


*The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to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



# FOR SALE - +/- .79 AC LAND

## 8200 Wilcrest Dr, Houston, TX 77072



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.



# FOR SALE - +/- .79 AC LAND

*8200 Wilcrest Dr, Houston, TX 77072*



*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.*

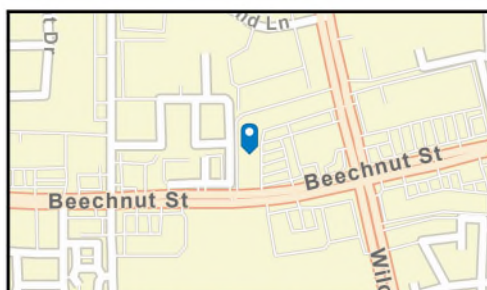
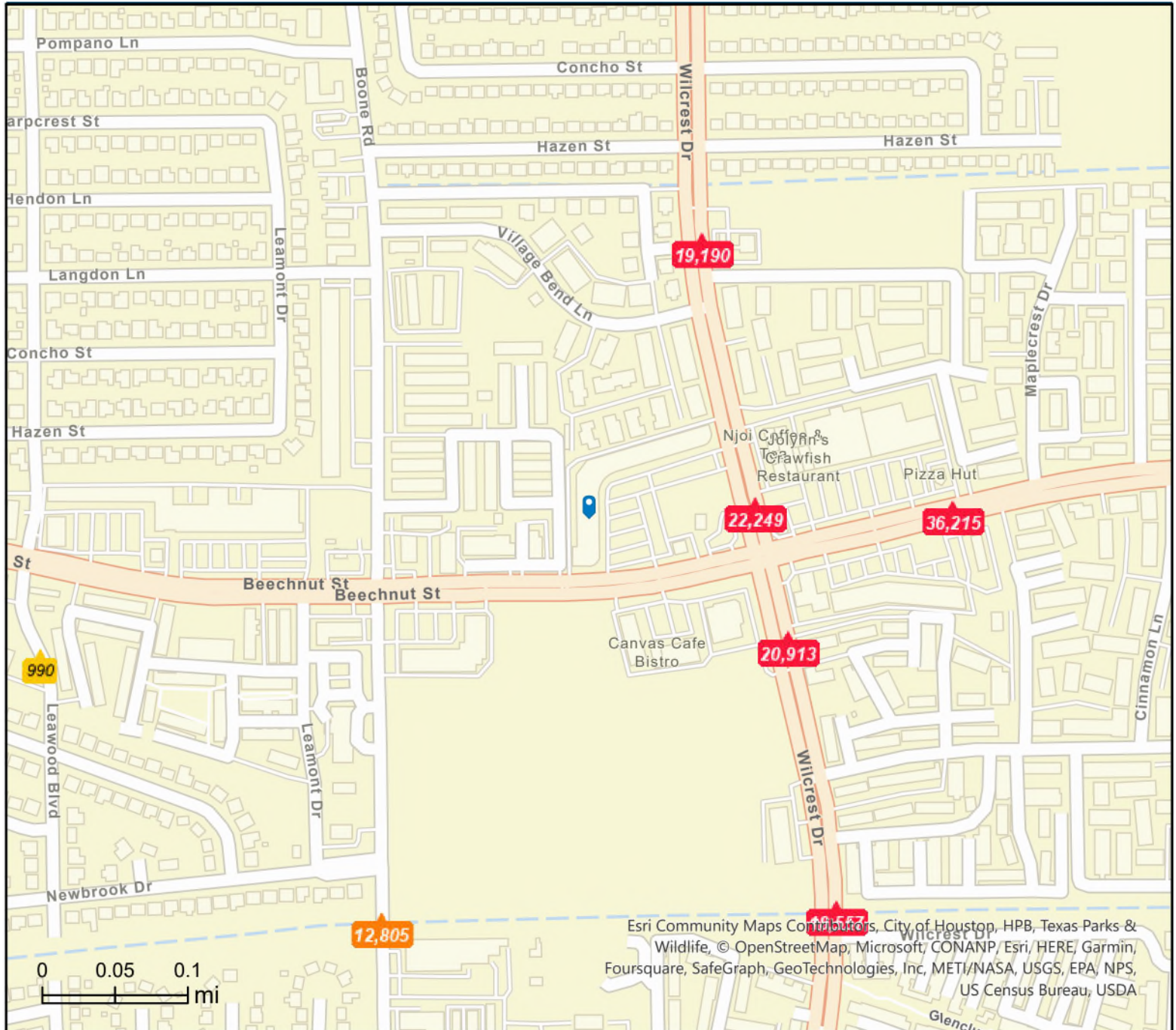




## Traffic Count Map - Close Up

8200 Wilcrest Dr, Houston, Texas, 77072  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.68876  
Longitude: -95.57224



**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: ©2023 Kalibrate Technologies (Q2 2023).

September 15, 2023

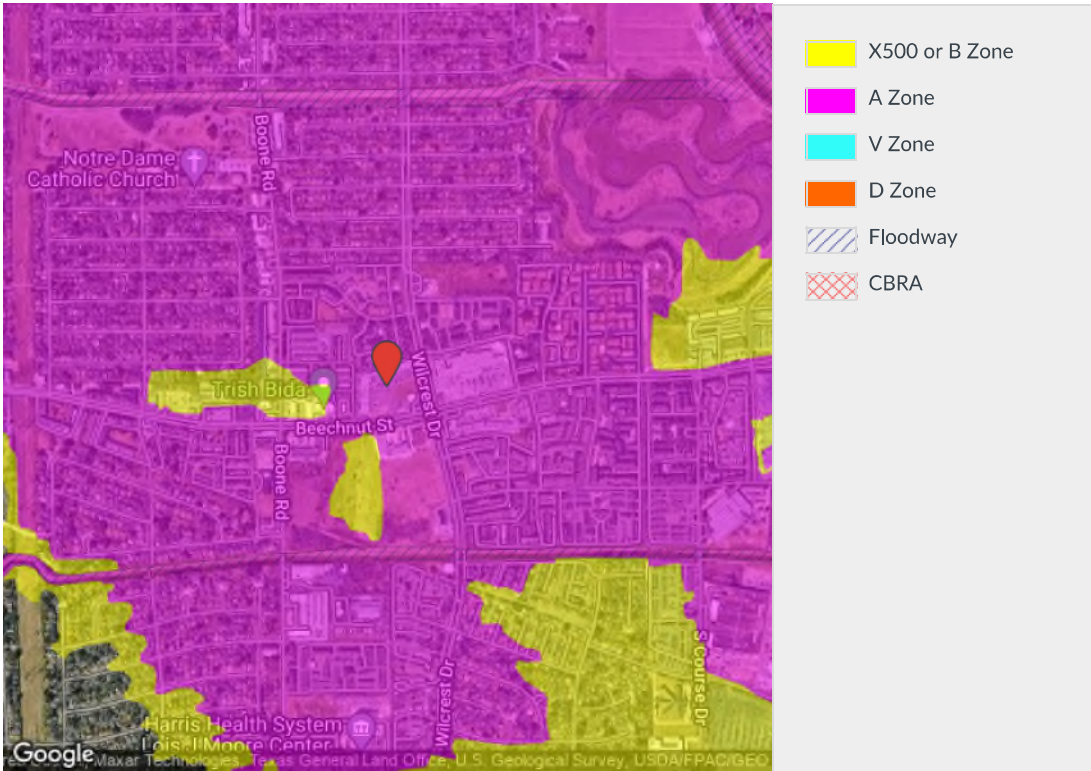
8200 WILCREST DR HOUSTON, TX 77072

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **IN** 

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



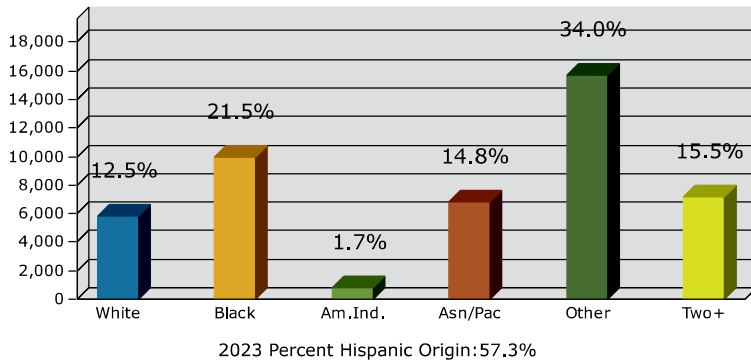


## Graphic Profile

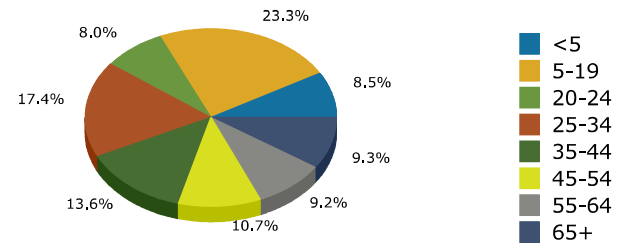
8200 Wilcrest Dr, Houston, Texas, 77072  
Drive time band: 0 - 5 minute radius

Prepared by Esri  
Latitude: 29.68876  
Longitude: -95.57224

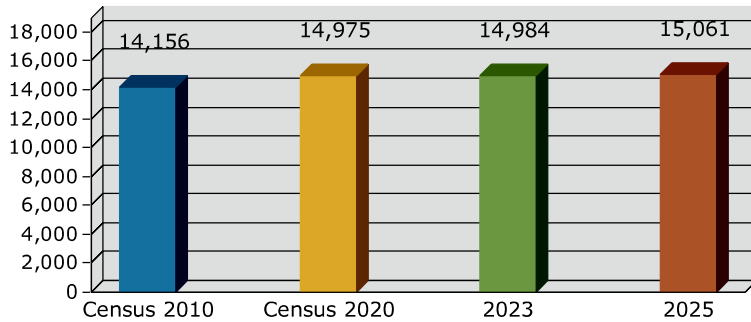
### 2023 Population by Race



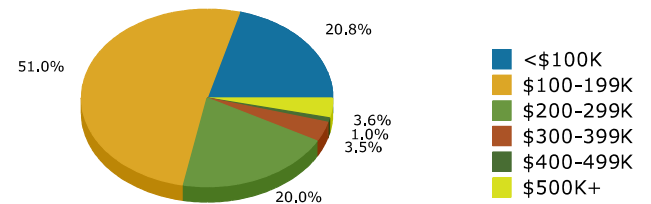
### 2023 Population by Age



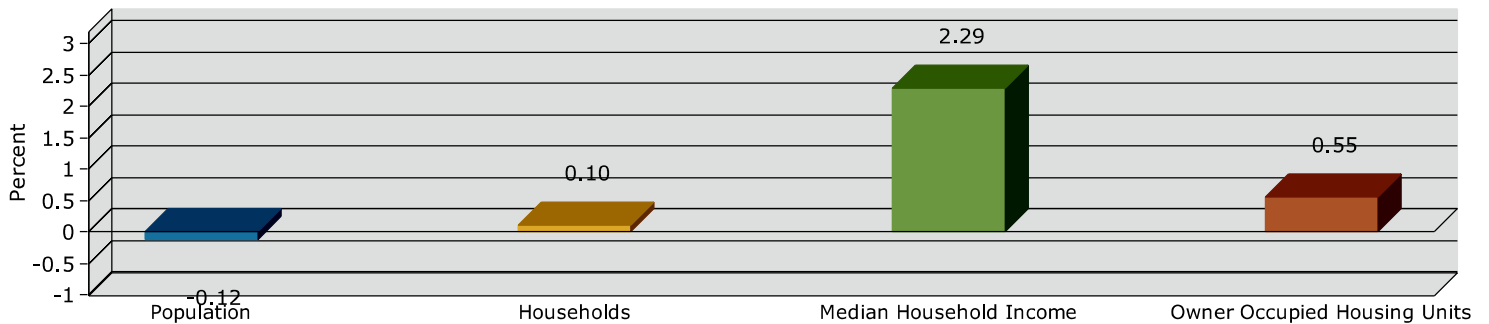
### Households



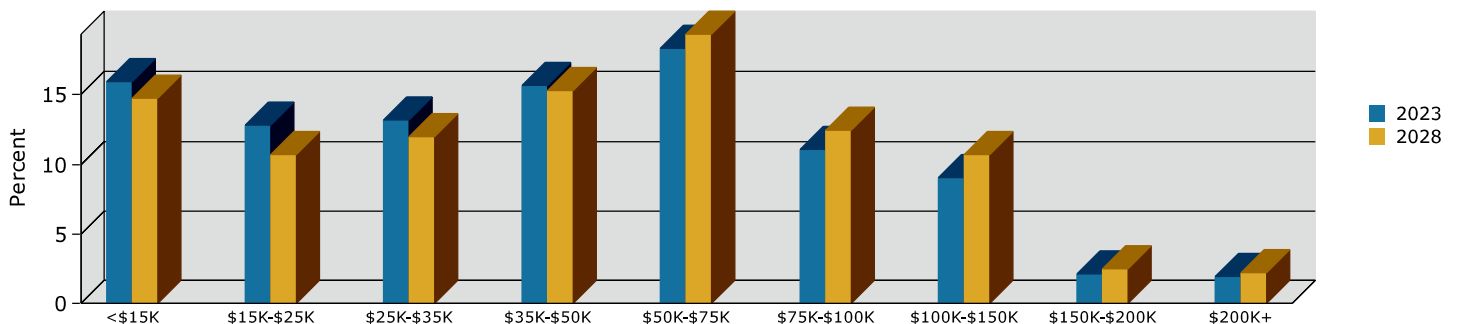
### 2023 Home Value



### 2023-2028 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 15, 2023

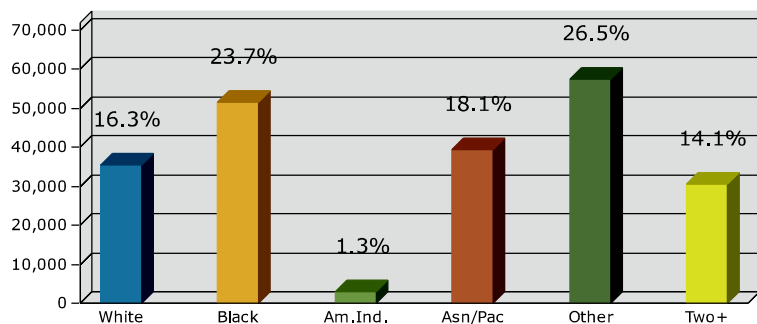


## Graphic Profile

8200 Wilcrest Dr, Houston, Texas, 77072  
Drive time band: 5 - 10 minute radius

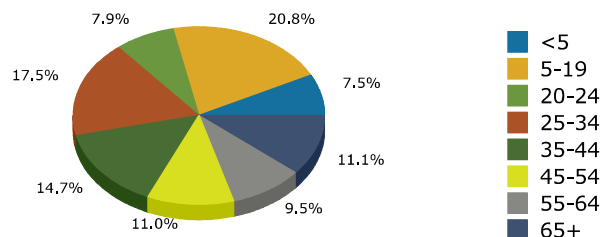
Prepared by Esri  
Latitude: 29.68876  
Longitude: -95.57224

2023 Population by Race

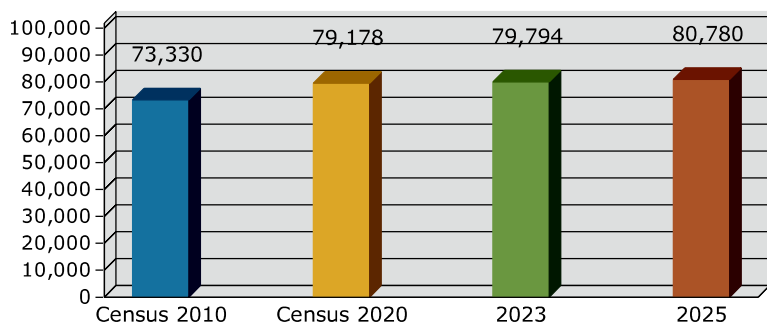


2023 Percent Hispanic Origin: 46.9%

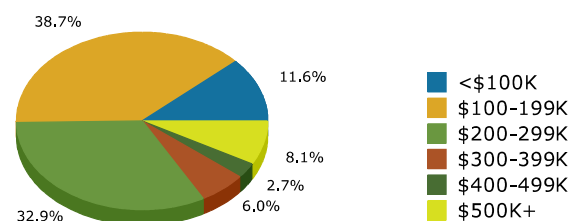
2023 Population by Age



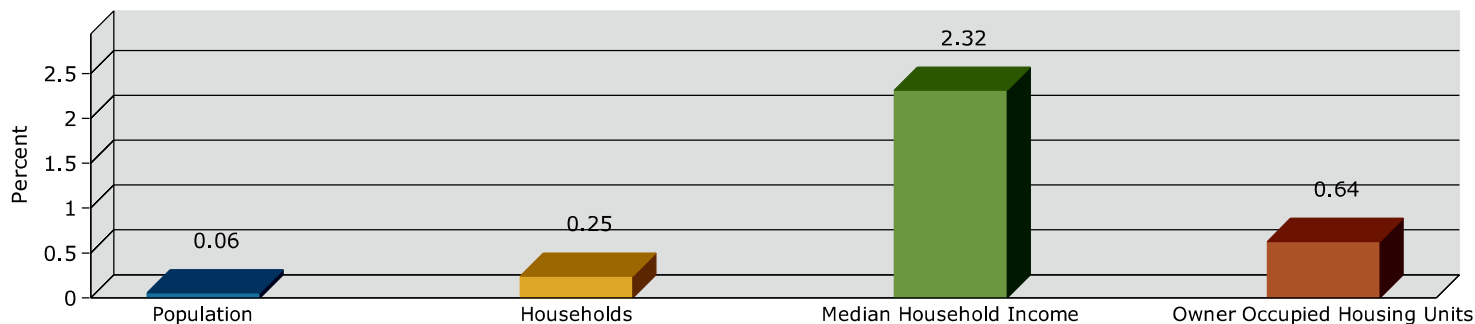
Households



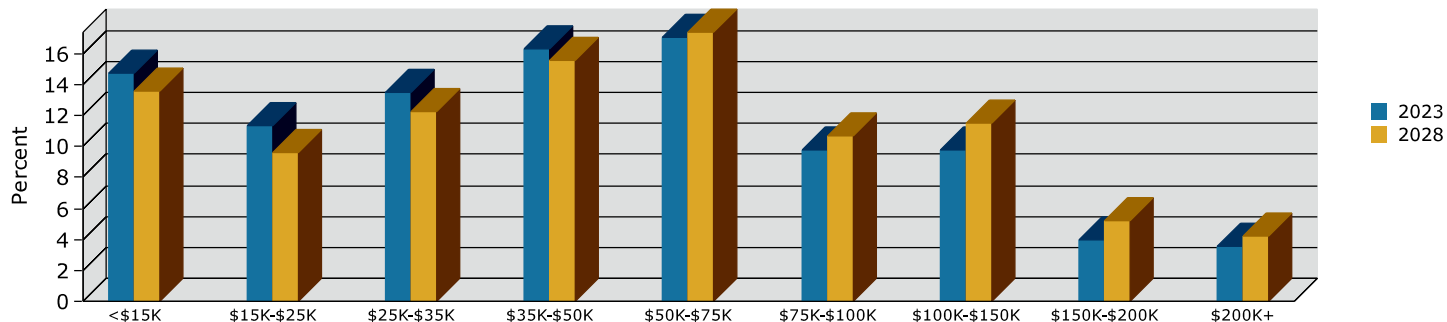
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 15, 2023



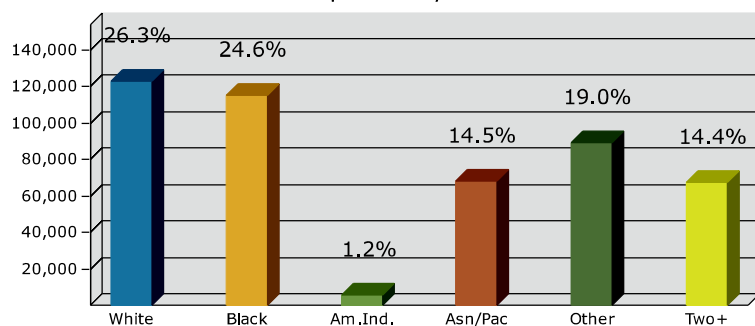


## Graphic Profile

8200 Wilcrest Dr, Houston, Texas, 77072  
Drive time band: 10 - 15 minute radius

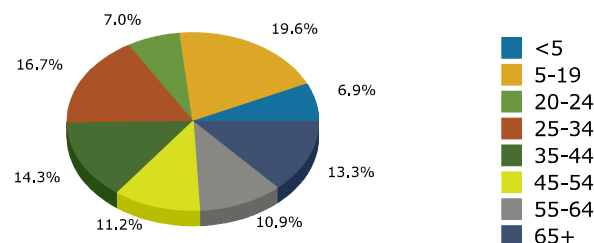
Prepared by Esri  
Latitude: 29.68876  
Longitude: -95.57224

### 2023 Population by Race

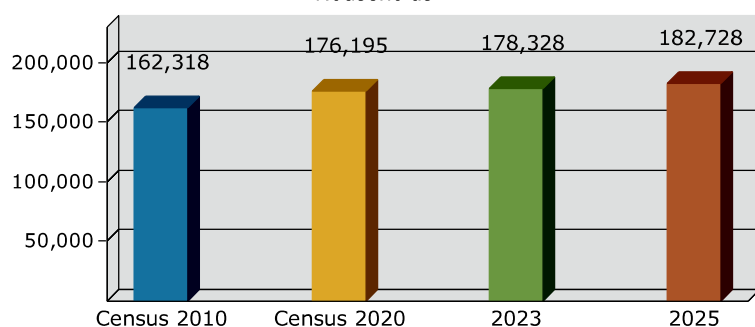


2023 Percent Hispanic Origin: 38.1%

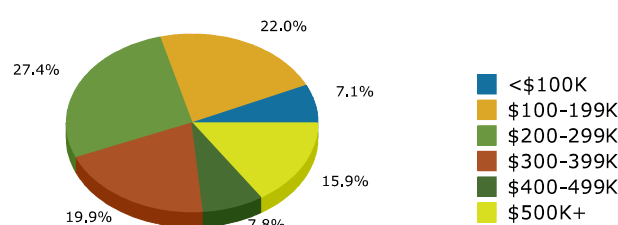
### 2023 Population by Age



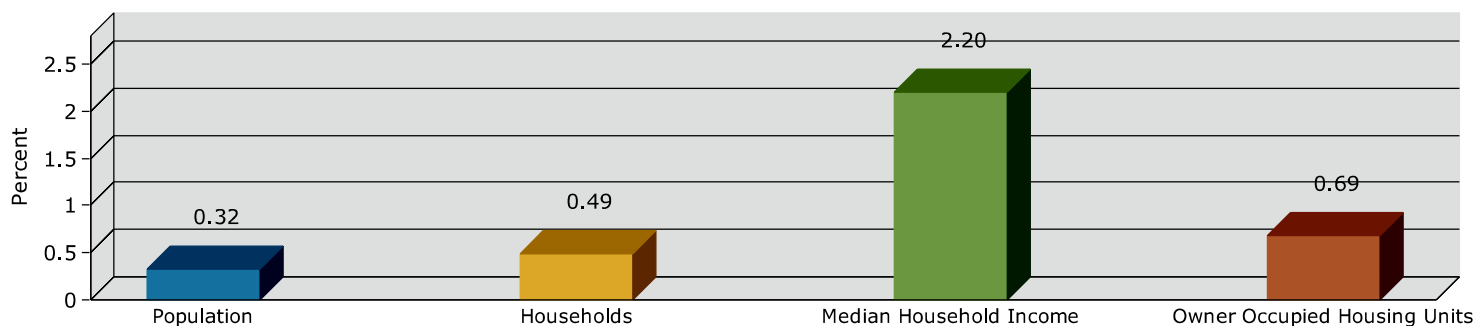
### Households



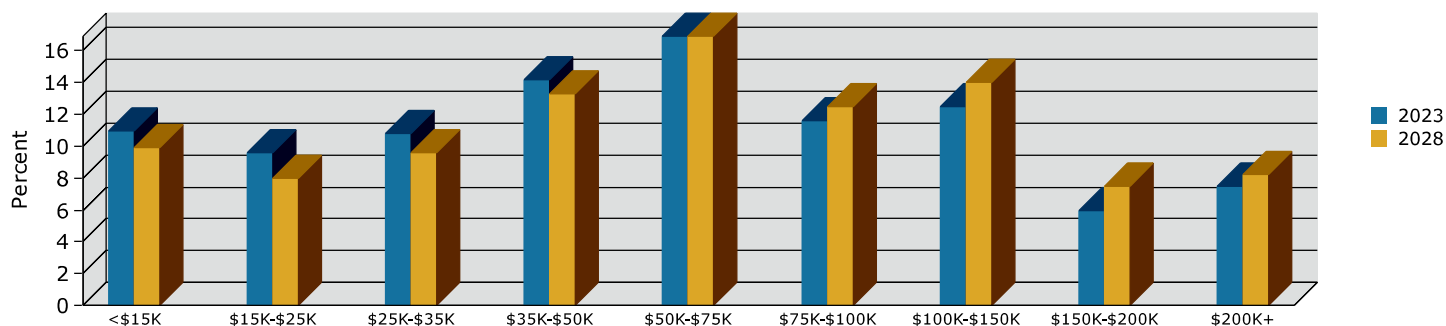
### 2023 Home Value



### 2023-2028 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

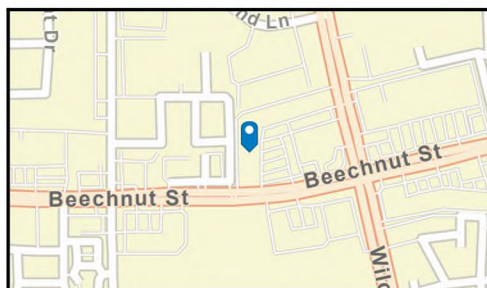
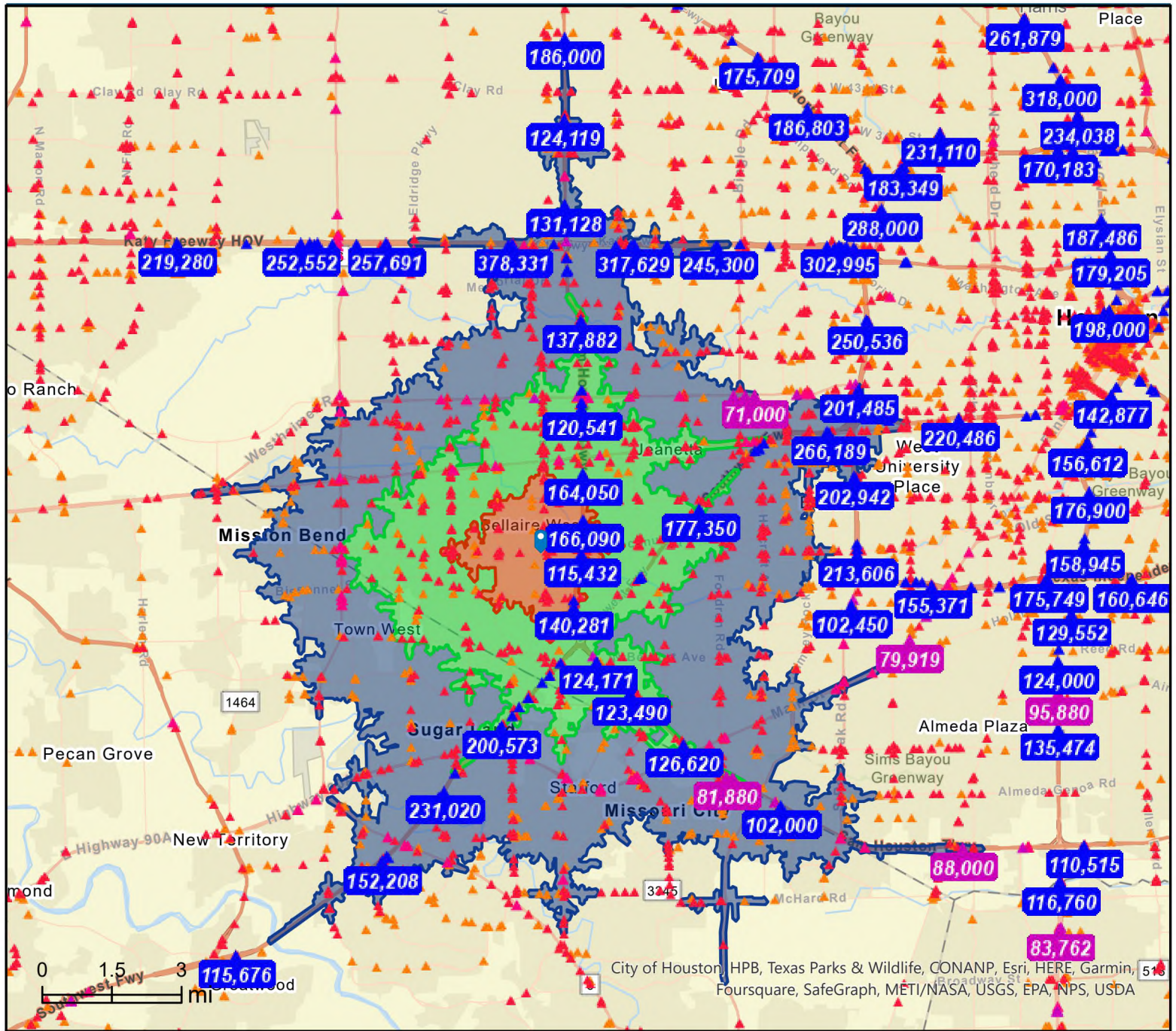
September 15, 2023



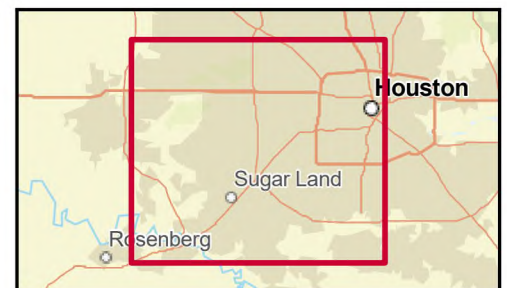
# Traffic Count Map

8200 Wilcrest Dr, Houston, Texas, 77072  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 29.68876  
 Longitude: -95.57224



- 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: ©2023 Kalibrate Technologies (Q2 2023).

September 15, 2023





## Executive Summary

8200 Wilcrest Dr, Houston, Texas, 77072  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.68876  
Longitude: -95.57224

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Population</b>			
2010 Population	46,336	207,495	437,631
2020 Population	46,468	217,302	466,408
2023 Population	46,210	216,825	467,882
2028 Population	45,923	217,508	475,477
2010-2020 Annual Rate	0.03%	0.46%	0.64%
2020-2023 Annual Rate	-0.17%	-0.07%	0.10%
2023-2028 Annual Rate	-0.12%	0.06%	0.32%
2023 Male Population	50.2%	50.0%	50.0%
2023 Female Population	49.8%	50.0%	50.0%
2023 Median Age	30.8	32.9	34.8

In the identified area, the current year population is 467,882. In 2020, the Census count in the area was 466,408. The rate of change since 2020 was 0.10% annually. The five-year projection for the population in the area is 475,477 representing a change of 0.32% annually from 2023 to 2028. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 34.8, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	12.5%	16.3%	26.3%
2023 Black Alone	21.5%	23.7%	24.6%
2023 American Indian/Alaska Native Alone	1.7%	1.3%	1.2%
2023 Asian Alone	14.7%	18.1%	14.5%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	34.0%	26.5%	19.0%
2023 Two or More Races	15.5%	14.1%	14.4%
2023 Hispanic Origin (Any Race)	57.3%	46.9%	38.1%

Persons of Hispanic origin represent 38.1% of the population in the identified area compared to 19.4% 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 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	35	45	77
2010 Households	14,156	73,330	162,318
2020 Households	14,975	79,178	176,195
2023 Households	14,984	79,794	178,328
2028 Households	15,061	80,780	182,728
2010-2020 Annual Rate	0.56%	0.77%	0.82%
2020-2023 Annual Rate	0.02%	0.24%	0.37%
2023-2028 Annual Rate	0.10%	0.25%	0.49%
2023 Average Household Size	3.08	2.70	2.61

The household count in this area has changed from 176,195 in 2020 to 178,328 in the current year, a change of 0.37% annually. The five-year projection of households is 182,728, a change of 0.49% annually from the current year total. Average household size is currently 2.61, compared to 2.64 in the year 2020. The number of families in the current year is 110,698 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 2023 and 2028. Esri converted Census 2010 data into 2020 geography.





## Executive Summary

8200 Wilcrest Dr, Houston, Texas, 77072  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.68876  
Longitude: -95.57224

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	22.8%	27.6%	30.1%
<b>Median Household Income</b>			
2023 Median Household Income	\$41,489	\$43,357	\$54,898
2028 Median Household Income	\$46,473	\$48,634	\$61,198
2023-2028 Annual Rate	2.29%	2.32%	2.20%
<b>Average Household Income</b>			
2023 Average Household Income	\$58,660	\$66,641	\$89,384
2028 Average Household Income	\$65,594	\$75,802	\$99,777
2023-2028 Annual Rate	2.26%	2.61%	2.22%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$19,321	\$24,396	\$34,358
2028 Per Capita Income	\$21,864	\$28,011	\$38,647
2023-2028 Annual Rate	2.50%	2.80%	2.38%
<b>GINI Index</b>			
2023 Gini Index	43.2	45.1	44.6

### Households by Income

Current median household income is \$54,898 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$61,198 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$89,384 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$99,777 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$34,358 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,647 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	102	84	75
2010 Total Housing Units	16,096	83,544	182,960
2010 Owner Occupied Housing Units	5,264	27,479	74,168
2010 Renter Occupied Housing Units	8,888	45,854	88,154
2010 Vacant Housing Units	1,940	10,214	20,642
2020 Total Housing Units	16,172	86,442	194,617
2020 Vacant Housing Units	1,197	7,264	18,422
2023 Total Housing Units	16,174	87,218	197,022
2023 Owner Occupied Housing Units	5,272	26,827	73,839
2023 Renter Occupied Housing Units	9,712	52,967	104,489
2023 Vacant Housing Units	1,190	7,424	18,694
2028 Total Housing Units	16,338	88,493	201,569
2028 Owner Occupied Housing Units	5,419	27,693	76,402
2028 Renter Occupied Housing Units	9,642	53,087	106,326
2028 Vacant Housing Units	1,277	7,713	18,841
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	34.5	36.0	41.4

Currently, 37.5% of the 197,022 housing units in the area are owner occupied; 53.0%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 194,617 housing units in the area and 9.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.38%. Median home value in the area is \$274,860, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.91% annually to \$317,175.

**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 2023 and 2028. Esri converted Census 2010 data into 2020 geography.