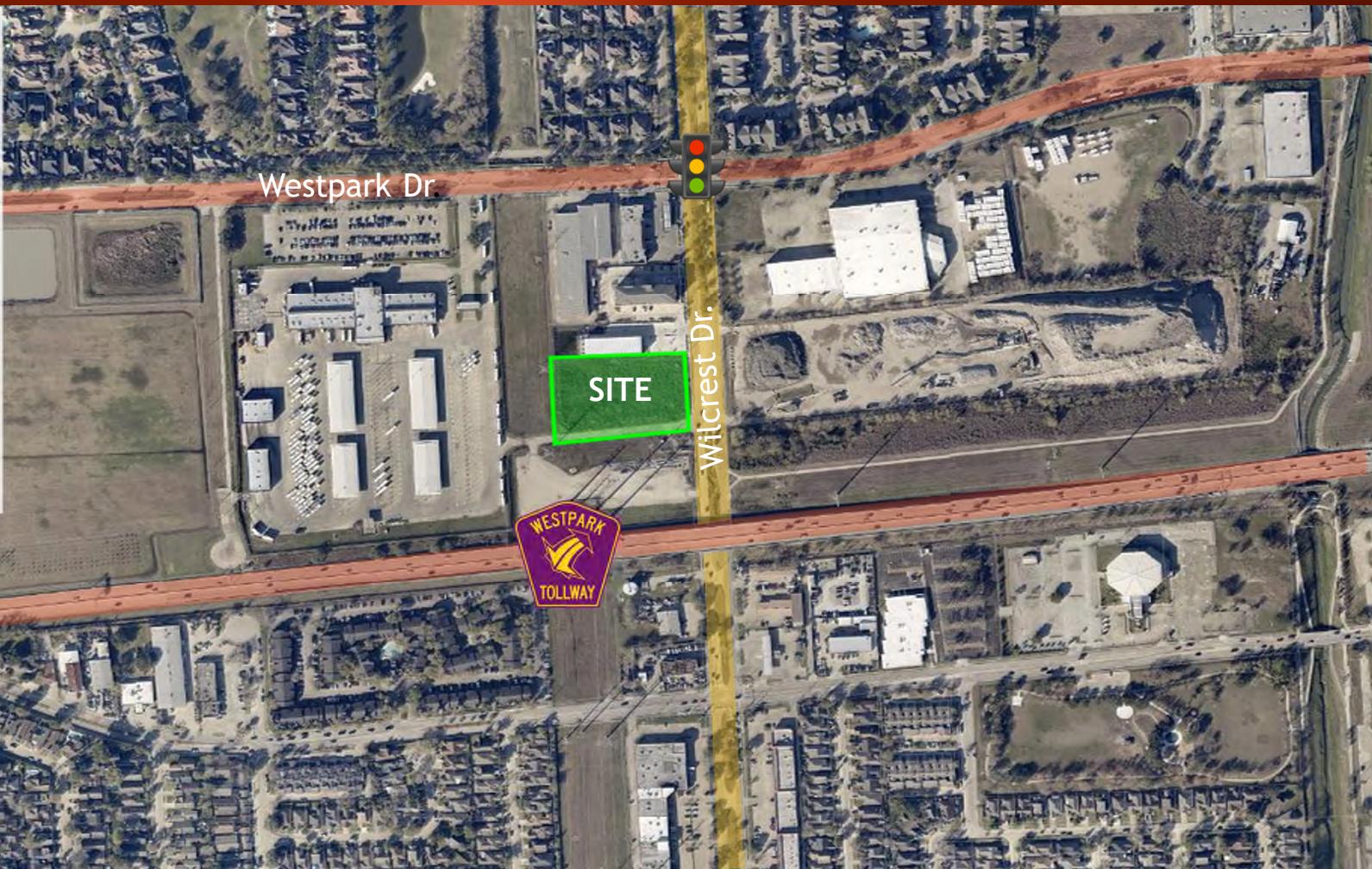


LAND FOR SALE +/- 2.46 AC

3830 Wilcrest Dr., Houston TX 77042

- Lot Size: +/- 2.46 AC
- Price: \$2,142,280
- Price/SF: \$20
- Frontage: +/-250 Ft on Wilcrest Dr.
- Utilities: All utilities available
- Approx. 14.1 miles to NRG Stadium, 19 miles to Downtown Houston, and 13.9 miles to Sugar Land
- Next to Westpark Tollway
- Best Use: Commercial or retail development



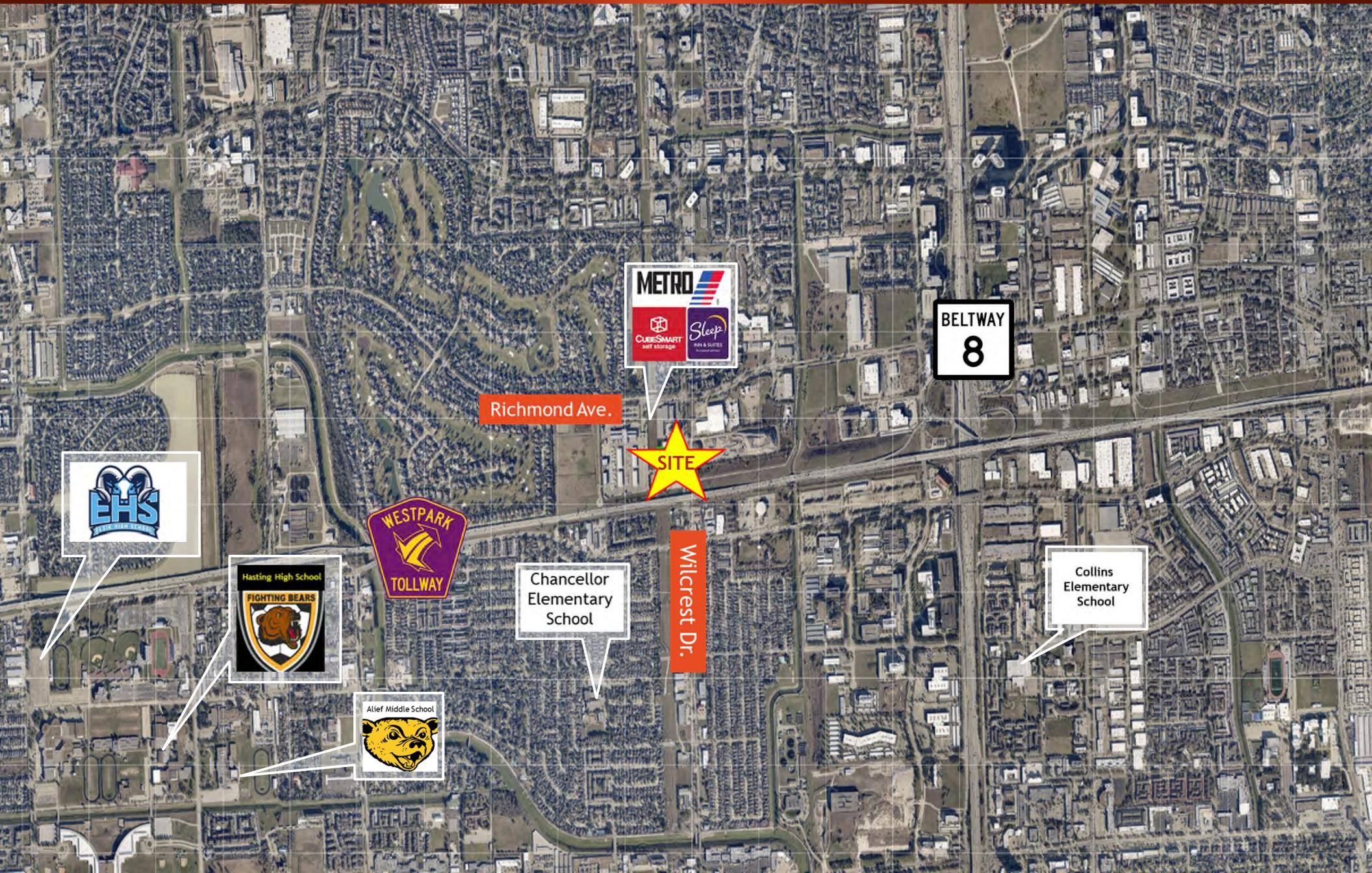
Danny Nguyen, CCIM
M - (713) 478-2972
O - (713) 270-5400
dannynguyen@dncommercial.net
www.dncommercial.net



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.

LAND FOR SALE +/- 2.46 AC

3830 Wilcrest Dr., Houston TX 77042



The closest match to 3830 Wilcrest Dr Houston TX 77082 is 3830 WILCREST DR HOUSTON, TX 77042-6718

3830 WILCREST DR HOUSTON, TX 77042-6718

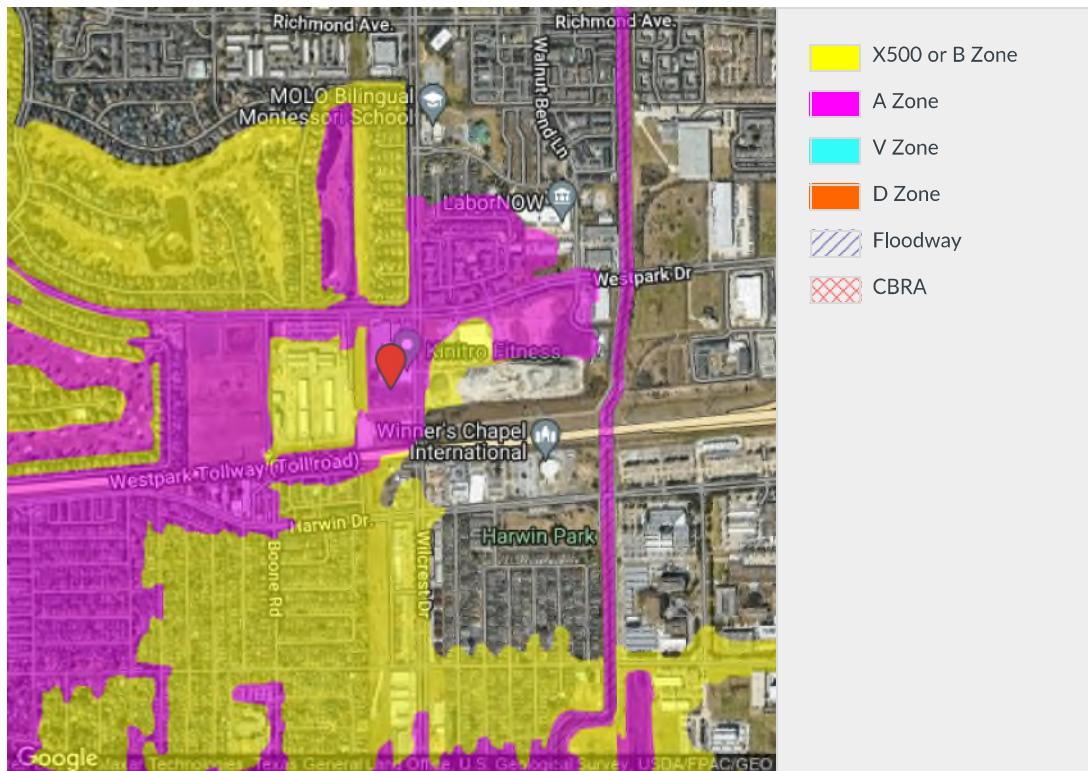
LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: IN !

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

3830 Wilcrest Dr, Houston, Texas, 77042

Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri

Latitude: 29.71938

Longitude: -95.57201

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	32,299	218,052	429,388
2020 Population	34,698	228,609	473,658
2023 Population	34,722	227,558	478,014
2028 Population	34,856	228,644	483,663
2010-2020 Annual Rate	0.72%	0.47%	0.99%
2020-2023 Annual Rate	0.02%	-0.14%	0.28%
2023-2028 Annual Rate	0.08%	0.10%	0.24%
2020 Male Population	48.3%	49.7%	49.3%
2020 Female Population	51.7%	50.3%	50.7%
2020 Median Age	34.0	33.9	34.7
2023 Male Population	49.1%	50.3%	50.2%
2023 Female Population	50.9%	49.7%	49.8%
2023 Median Age	34.0	33.2	34.7

In the identified area, the current year population is 478,014. In 2020, the Census count in the area was 473,658. The rate of change since 2020 was 0.28% annually. The five-year projection for the population in the area is 483,663 representing a change of 0.24% annually from 2023 to 2028. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 34.7, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	19.0%	22.9%	28.5%
2023 Black Alone	30.5%	23.1%	19.8%
2023 American Indian/Alaska Native Alone	0.9%	1.3%	1.3%
2023 Asian Alone	16.9%	13.8%	15.1%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	18.7%	24.3%	20.2%
2023 Two or More Races	13.9%	14.6%	15.0%
2023 Hispanic Origin (Any Race)	36.6%	44.5%	40.3%

Persons of Hispanic origin represent 40.3% 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 89.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	46	61	81
2010 Households	13,794	82,424	159,786
2020 Households	14,796	88,398	180,400
2023 Households	14,872	88,893	183,470
2028 Households	15,039	90,273	187,453
2010-2020 Annual Rate	0.70%	0.70%	1.22%
2020-2023 Annual Rate	0.16%	0.17%	0.52%
2023-2028 Annual Rate	0.22%	0.31%	0.43%
2023 Average Household Size	2.32	2.55	2.59

The household count in this area has changed from 180,400 in 2020 to 183,470 in the current year, a change of 0.52% annually. The five-year projection of households is 187,453, a change of 0.43% annually from the current year total. Average household size is currently 2.59, compared to 2.61 in the year 2020. The number of families in the current year is 111,568 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 into 2020 geography and Census 2020 data.

January 02, 2024

Executive Summary

3830 Wilcrest Dr, Houston, Texas, 77042

Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri

Latitude: 29.71938

Longitude: -95.57201

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	24.2%	33.9%	28.6%
Median Household Income			
2023 Median Household Income	\$45,787	\$45,293	\$57,804
2028 Median Household Income	\$50,918	\$50,957	\$64,814
2023-2028 Annual Rate	2.15%	2.38%	2.32%
Average Household Income			
2023 Average Household Income	\$72,394	\$75,698	\$97,083
2028 Average Household Income	\$82,231	\$84,896	\$108,415
2023-2028 Annual Rate	2.58%	2.32%	2.23%
Per Capita Income			
2023 Per Capita Income	\$31,144	\$29,668	\$37,233
2028 Per Capita Income	\$35,632	\$33,628	\$41,966
2023-2028 Annual Rate	2.73%	2.54%	2.42%
GINI Index			
2023 Gini Index	46.4	46.4	44.5
Households by Income			
Current median household income is \$57,804 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$64,814 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$97,083 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$108,415 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$37,233 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$41,966 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	99	69	79
2010 Total Housing Units	15,296	95,311	179,599
2010 Owner Occupied Housing Units	3,447	28,600	71,690
2010 Renter Occupied Housing Units	10,346	53,822	88,103
2010 Vacant Housing Units	1,502	12,887	19,813
2020 Total Housing Units	16,070	98,434	198,674
2020 Owner Occupied Housing Units	3,564	27,346	71,110
2020 Renter Occupied Housing Units	11,232	61,052	109,290
2020 Vacant Housing Units	1,267	10,014	18,229
2023 Total Housing Units	16,177	99,126	202,590
2023 Owner Occupied Housing Units	3,717	27,462	74,551
2023 Renter Occupied Housing Units	11,155	61,431	108,919
2023 Vacant Housing Units	1,305	10,233	19,120
2028 Total Housing Units	16,368	100,806	206,999
2028 Owner Occupied Housing Units	3,894	28,190	77,067
2028 Renter Occupied Housing Units	11,145	62,083	110,386
2028 Vacant Housing Units	1,329	10,533	19,546
Socioeconomic Status Index			
2023 Socioeconomic Status Index	40.6	37.7	41.9

Currently, 36.8% of the 202,590 housing units in the area are owner occupied; 53.8%, renter occupied; and 9.4% 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 198,674 housing units in the area and 9.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.60%. Median home value in the area is \$274,902, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.77% annually to \$330,853.

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 into 2020 geography and Census 2020 data.

January 02, 2024

Traffic Count Map

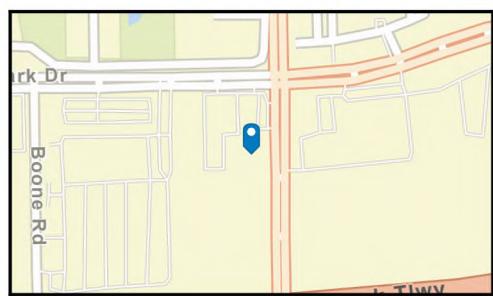
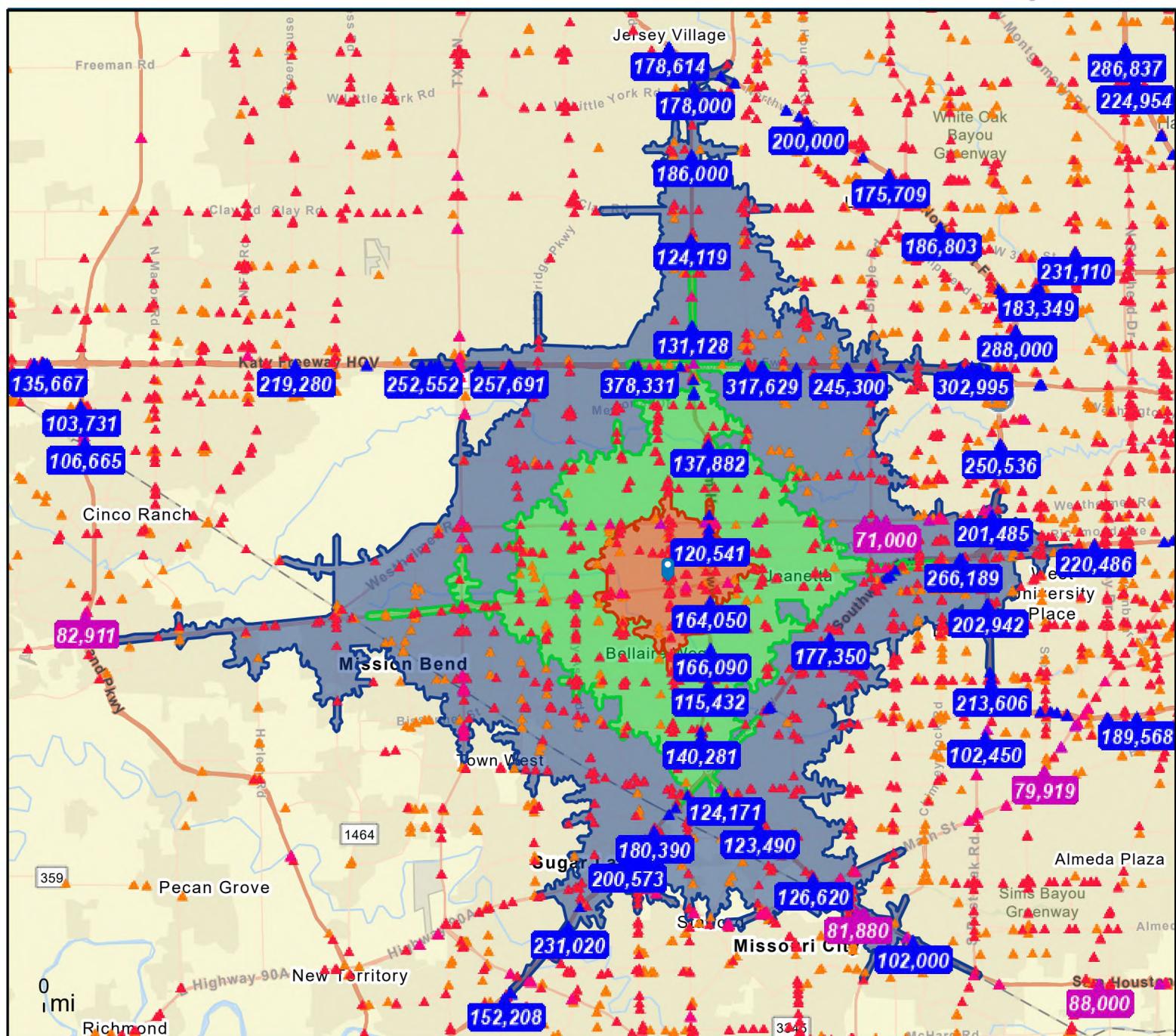
3830 Wilcrest Dr, Houston, Texas, 77042

Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri

Latitude: 29.71938

Longitude: -95.57201



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 (Q3 2023).

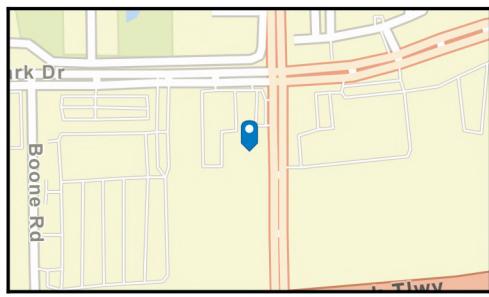


January 02, 2024

Traffic Count Map - Close Up

3830 Wilcrest Dr, Houston, Texas, 77042
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.71938
Longitude: -95.57201



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 (Q3 2023).



Traffic Count Profile

3830 Wilcrest Dr, Houston, Texas, 77042

Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri

Latitude: 29.71938

Longitude: -95.57201

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	Wilcrest Dr	Westpark Dr (0.07 miles N)	2014	26,197
0.08	Westpark Dr	Wilcrest Dr (0.06 miles E)	2014	17,967
0.11	Westpark Dr	Wilcrest Dr (0.05 miles W)	2014	22,633
0.18	Wilcrest Dr	Westpark Dr (0.1 miles S)	2014	24,060
0.20	Wilcrest Dr	Harwin Dr (0.07 miles S)	2011	22,490
0.24	Wilcrest Drive	Harwin Dr (0.07 miles S)	2019	22,019
0.27	Harwin Drive	Wilcrest Dr (0.03 miles E)	2019	22,965
0.27	Harwin Dr	Wilcrest Dr (0.02 miles W)	2014	30,345
0.30	Wilcrest Dr	Harwin Dr (0.03 miles N)	2011	17,880
0.38	Boone Rd	Harwin Dr (0.02 miles N)	2010	5,503
0.38	Westpark Dr	Walnut Bend Ln (0.06 miles W)	2011	22,153
0.40	WPT	N Course Dr (0.17 miles SE)	2021	64,674
0.43	Westpark Drive	Walnut Bend Ln (0.06 miles W)	2019	23,710
0.43	Harwin Drive	Linnhaven Dr (0.13 miles SW)	2019	21,464
0.44	Harwin Dr	Kenwall Dr (0.21 miles W)	2011	22,240
0.47	Wilcrest Dr	Richmond Ave (0.11 miles N)	2015	23,789
0.50	Wilcrest Dr	High Star Dr (0.03 miles S)	2014	21,510
0.53	High Star Dr	Wilcrest Dr (0.06 miles E)	2014	3,553
0.54	High Star Dr	Briar Glade Dr (0.02 miles E)	2014	3,186
0.58	Richmond Ave	Wilcrest Dr (0.06 miles W)	2011	28,343
0.58	Wilcrest Dr	High Star Dr (0.05 miles N)	2014	22,223
0.60	Richmond Ave	Hayes Rd (0.11 miles W)	2014	26,955
0.65	Wilcrest Dr	Richmond Ave (0.08 miles S)	2014	28,536
0.68	Richmond Ave	Breezewood Dr (0.01 miles E)	2009	28,408
0.69	Belle Park Dr	Chesswood Dr (0.03 miles S)	2011	2,410
0.72	Westpark Tollway	Rogerdale Rd (0.04 miles E)	2020	40,174
0.73	Richmond Ave	Walnut Bend Ln (0.2 miles W)	2011	25,830
0.73	Bandlon Dr	Wilcrest Dr (0.08 miles E)	2011	1,440
0.76	Rodgerdale Road	Harwin Dr (0.12 miles S)	2019	10,404
0.76	Rogerdale Rd	Harwin Dr (0.12 miles S)	2011	8,390

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 2022 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: ©2023 Kalibrate Technologies (Q3 2023).



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

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

Information available at www.trec.texas.gov

IABS 1-0 Date

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