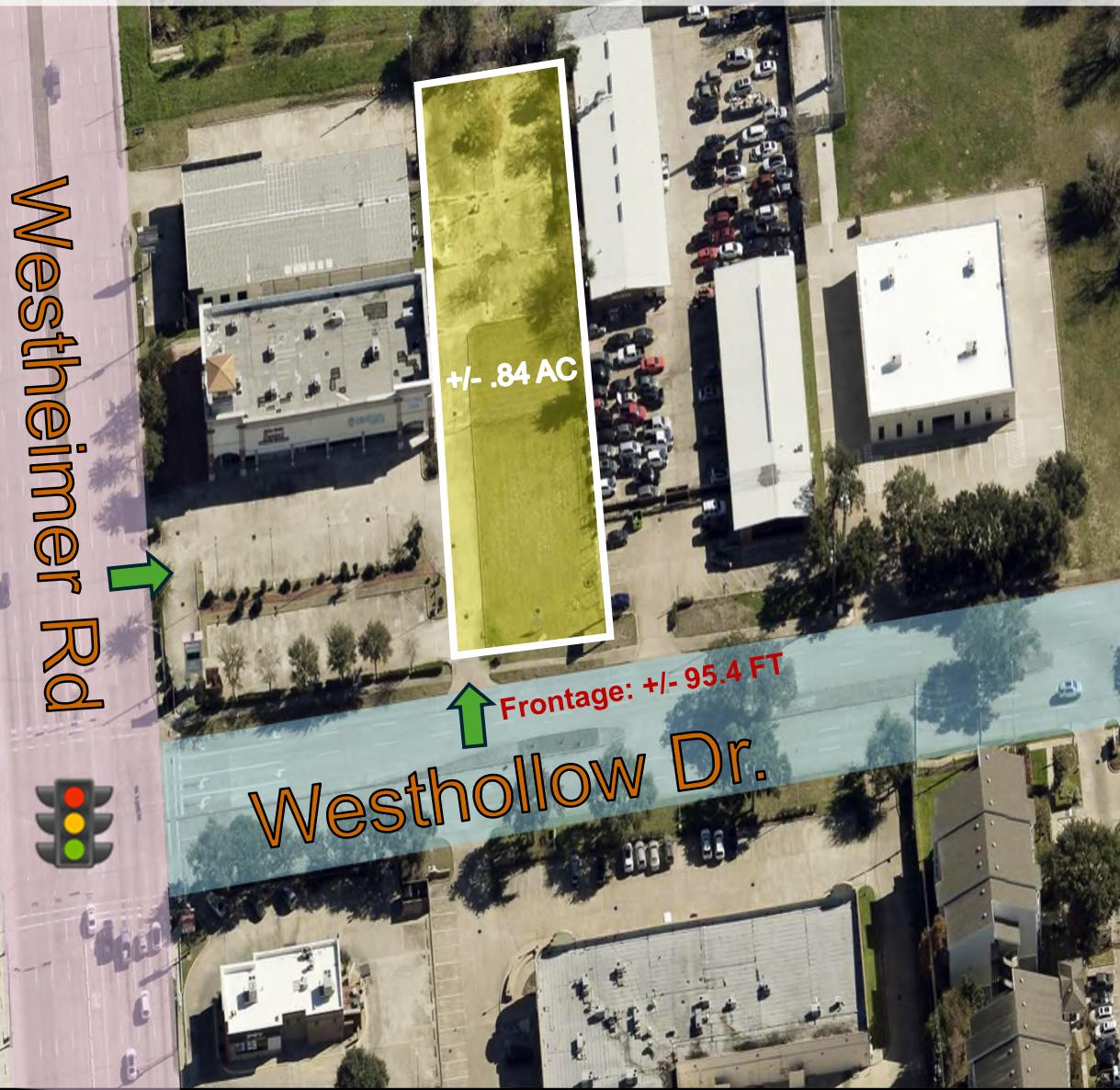


# FOR SALE

13977 Westheimer Rd, Houston, TX 77077

Price: \$950,000  
Price/SF: \$25.84  
AC: +/- 0.84

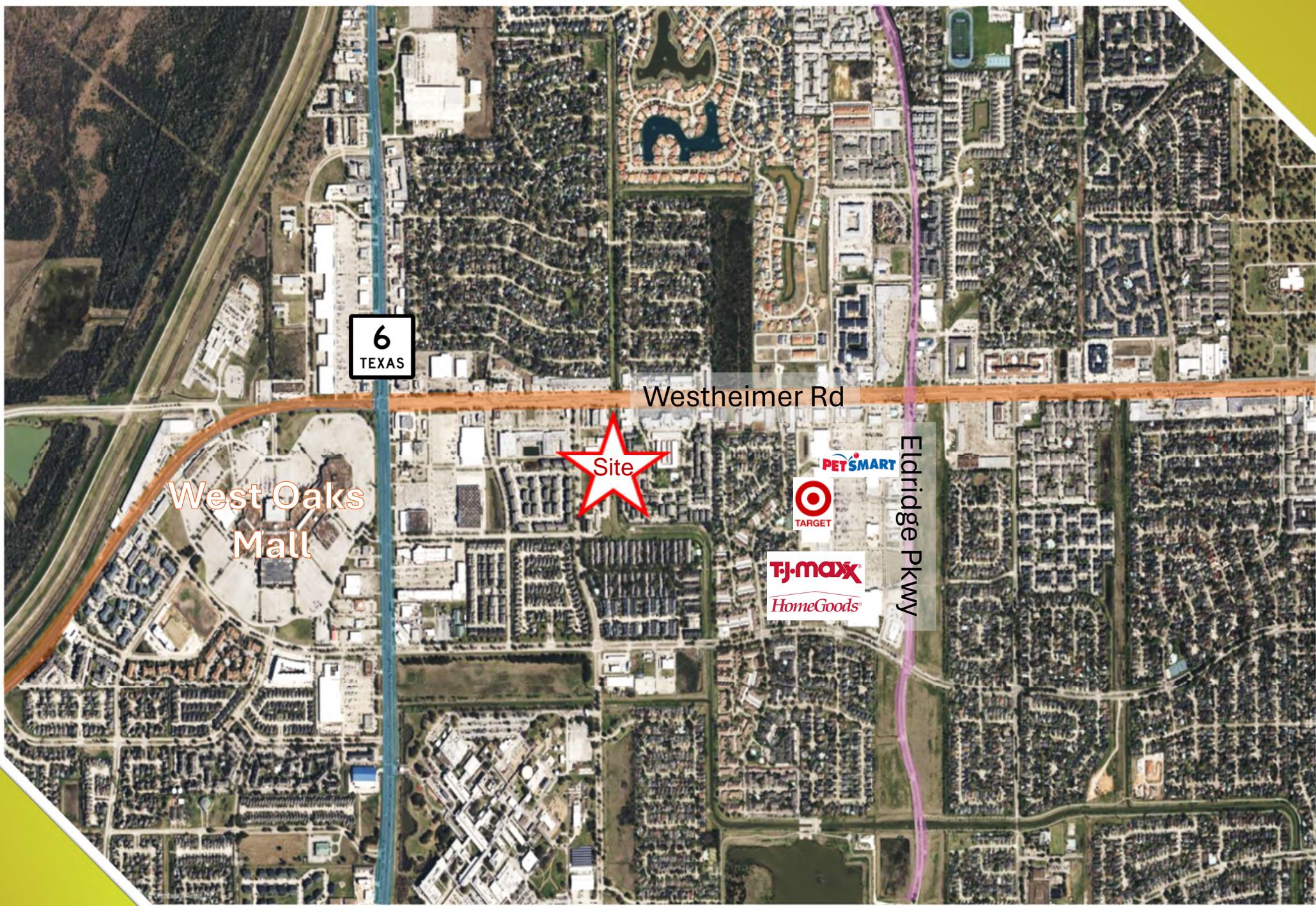


Danny Nguyen, CCIM  
M - (713) 478-2972  
O - (713) 270-5400  
[dannynguyen@dncommercial.net](mailto:dannynguyen@dncommercial.net)



*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.*





13977 WESTHEIMER RD HOUSTON, TX 77077

LOCATION ACCURACY: Excellent

## Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY

480296

PANEL

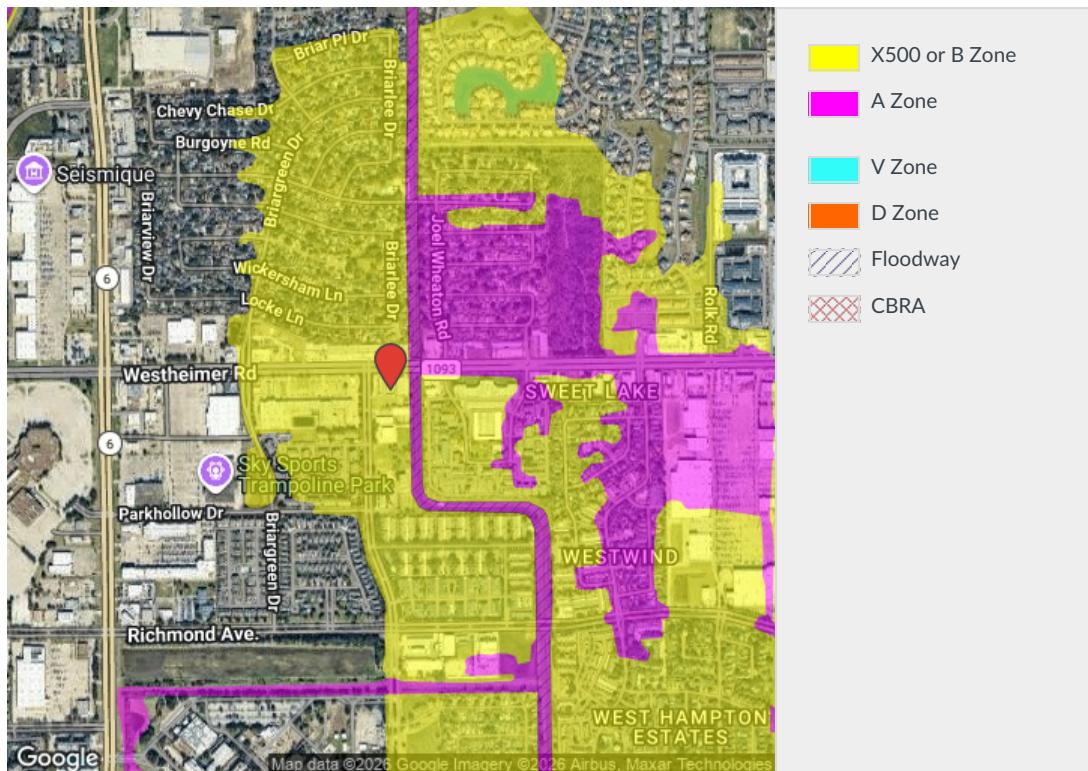
0810L

PANEL DATE

June 18, 2007

MAP NUMBER

48201C0810L



# 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)

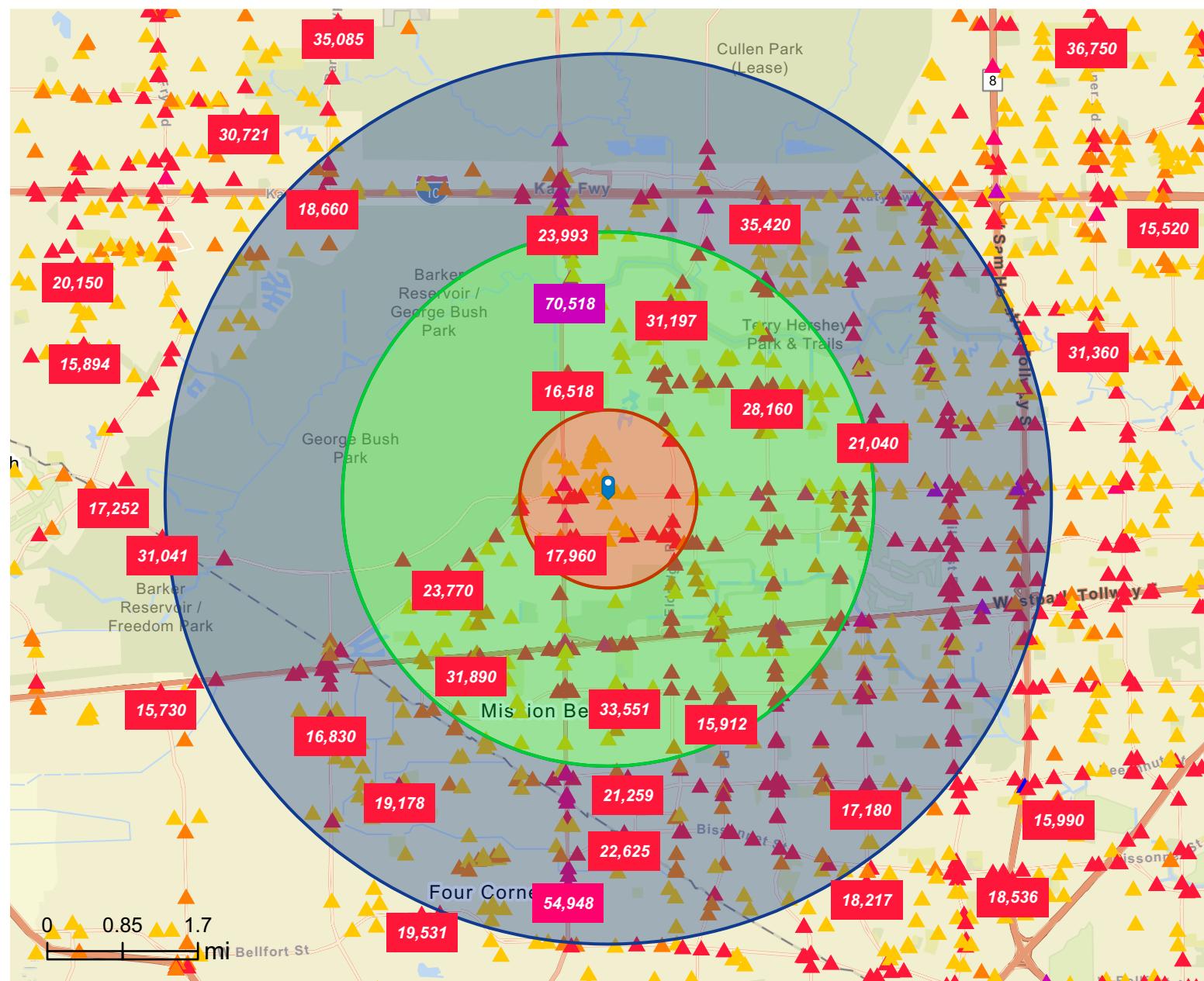


# Traffic Count Map

13977 Westheimer Rd, Houston, Texas, 77077

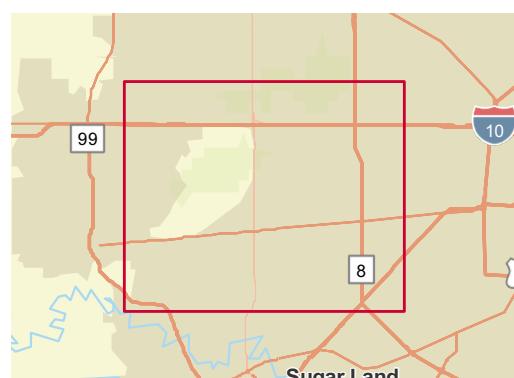


Ring bands: 0-1, 1-3, 3-5 mile radii



## Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



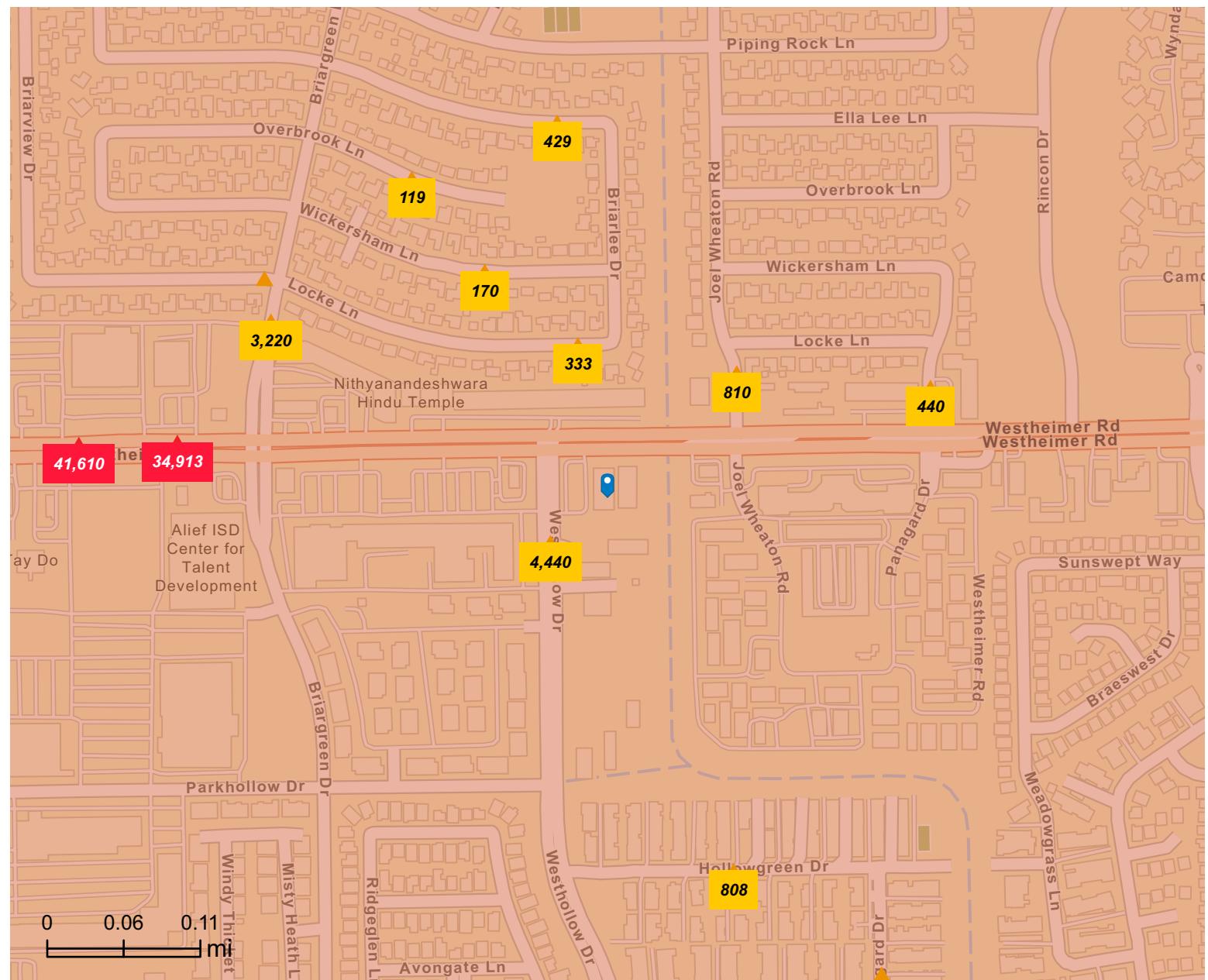
[Source](#): Traffic Counts (2025)

# Traffic Count Map - Close Up

13977 Westheimer Rd, Houston, Texas, 77077

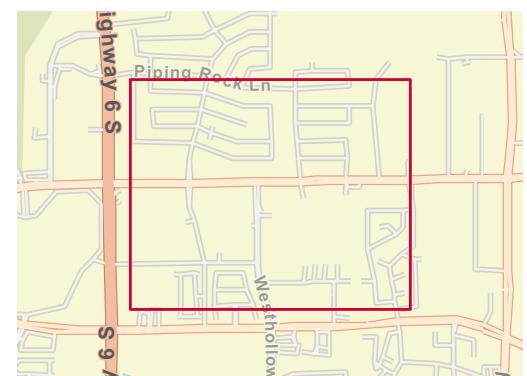


Ring bands: 0-1, 1-3, 3-5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)



## Traffic Count Profile

13977 Westheimer Rd, Houston, Texas, 77077  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.73513  
Longitude: -95.63589

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	Westhollow Park	(0.0 miles )	2011	4440
0.11	Briarlee Dr	Locke Ln (0.0 miles )	2013	333
0.13	Joel Wheaton Rd	Locke Ln (0.02 miles N)	2011	810
0.18	Wickersham Ln	Briarlee Dr (0.09 miles E)	2013	170
0.24	Panagard Dr	Westheimer Rd (0.03 miles S)	2011	440
0.27	Overbrook Ln	Briargreen Dr (0.08 miles NW)	2013	119
0.27	Ella Lee Ln	Joel Wheaton Rd (0.11 miles E)	2013	429
0.27	Briargreen Dr	Locke Ln (0.03 miles N)	2011	3220
0.28	Hollowgreen Dr	Panagard Dr (0.11 miles E)	2013	808
0.29	Locke Ln	Briargreen Dr (0.01 miles E)	2015	628
0.31	FM 1093	Briargreen Dr (0.06 miles E)	2022	34913
0.38	Westheimer Rd	Addicks Howell Rd (0.11 miles W)	2013	41610
0.40	Panagard Dr	Richmond Ave (0.06 miles S)	2013	728
0.43	Westheimer Road	Westheimer Rd (0.06 miles W)	2020	32232
0.45	Westhollow Dr	Richmond Ave (0.04 miles N)	2011	4660
0.46	Richmond Ave	Panagard Dr (0.02 miles W)	2015	19642
0.47	Richmond Avenue	Panagard Dr (0.06 miles W)	2019	19160
0.48	Burgoyne Rd	Briargreen Dr (0.04 miles E)	2013	240
0.50	Briargreen Dr	Briarlee Dr (0.05 miles E)	2013	244
0.52	South Highway 6	Parkhollow Dr (0.08 miles S)	2022	53009
0.52	Addicks Howell Rd	Miles Dr (0.03 miles N)	2009	67674
0.52	Chevy Chase Dr	Briarturn Dr (0.05 miles NE)	2013	274
0.55	Chevy Chase Dr	Briarturn Dr (0.05 miles SW)	2013	58
0.55	Briarview Dr	Piping Rock Ln (0.02 miles N)	2015	678
0.55	Richmond Ave	Addicks Howell Rd (0.12 miles W)	2015	19669
0.59	Westheimer Rd	Barker Oaks Dr (0.08 miles W)	2011	43930
0.60	Briar Place Dr	(0.0 miles )	2013	69
0.60	Piping Rock Ln	Addicks Howell Rd (0.02 miles W)	2011	2920
0.60	Richmond Avenue	Addicks Howell Rd (0.06 miles W)	2019	17960
0.63		W Hampton Dr (0.07 miles E)	2021	16729

**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 2025 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:** ©2025 Kalibrate Technologies (Q3 2025).

# Executive Summary

13977 Westheimer Rd, Houston, Texas, 77077



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	12,938	111,740	194,530
2020 Population	16,982	127,936	208,656
2025 Population	17,322	127,095	206,092
2030 Population	17,731	128,263	210,042
2010-2020 Annual Rate	2.76%	1.36%	0.70%
2020-2025 Annual Rate	0.38%	-0.13%	-0.24%
2025-2030 Annual Rate	0.47%	0.18%	0.38%
Age			
2025 Median Age	37.0	36.8	35.9
U.S. median age is 39.1			
Race and Ethnicity			
White Alone	25.6%	25.5%	24.9%
Black Alone	32.4%	29.2%	23.7%
American Indian Alone	0.6%	0.8%	1.1%
Asian Alone	16.5%	17.4%	17.8%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	10.8%	13.2%	17.7%
Two or More Races	14.1%	13.9%	14.8%
Hispanic Origin	25.4%	30.0%	36.9%
Diversity Index	85.8	87.4	89.2
Households			
2010 Total Households	5,411	43,926	67,579
2020 Total Households	6,767	50,246	73,211
2025 Total Households	7,105	51,420	74,477
2030 Total Households	7,390	52,917	77,022
2010-2020 Annual Rate	2.26%	1.35%	0.80%
2020-2025 Annual Rate	0.93%	0.44%	0.33%
2025-2030 Annual Rate	0.79%	0.58%	0.67%
2025 Average Household Size	2.43	2.45	2.76
Wealth Index	88	79	87

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	28.3%	30.5%	25.2%
<b>Median Household Income</b>			
2025 Median Household Income	\$77,560	\$65,374	\$74,418
2030 Median Household Income	\$84,867	\$71,178	\$81,764
2025-2030 Annual Rate	1.82%	1.72%	1.90%
<b>Average Household Income</b>			
2025 Average Household Income	\$111,649	\$101,078	\$109,583
2030 Average Household Income	\$122,743	\$111,506	\$120,416
<b>Per Capita Income</b>			
2025 Per Capita Income	\$45,659	\$41,027	\$39,672
2030 Per Capita Income	\$51,026	\$46,123	\$44,248
2025-2030 Annual Rate	2.25%	2.37%	2.21%
<b>Income Equality</b>			
2025 Gini Index	48.7	50.8	47.8
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	49.8	44.5	43.5
<b>Housing Unit Summary</b>			
Housing Affordability Index	73	67	80
2010 Total Housing Units	5,982	49,261	74,277
2010 Owner Occupied Hus (%)	49.2%	45.0%	56.1%
2010 Renter Occupied Hus (%)	50.8%	55.0%	43.9%
2010 Vacant Housing Units (%)	9.6%	10.8%	9.0%
2020 Housing Units	7,366	54,691	79,336
2020 Owner Occupied HUs (%)	43.1%	39.1%	50.4%
2020 Renter Occupied HUs (%)	56.9%	60.9%	49.6%
Vacant Housing Units	7.9%	8.0%	7.9%
2025 Housing Units	7,693	55,826	80,168
Owner Occupied Housing Units	42.6%	39.9%	51.1%
Renter Occupied Housing Units	57.4%	60.1%	48.9%
Vacant Housing Units	7.6%	7.9%	7.1%
2030 Total Housing Units	7,935	57,634	83,239
2030 Owner Occupied Housing Units	3,239	21,750	40,583
2030 Renter Occupied Housing Units	4,150	31,167	36,440
2030 Vacant Housing Units	545	4,717	6,217



**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

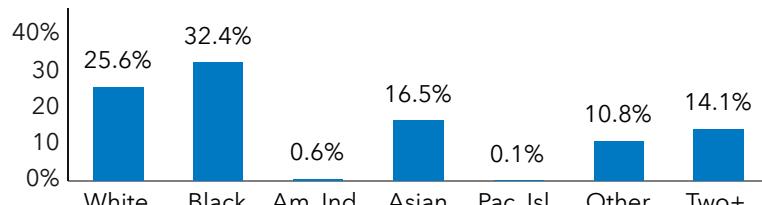
# Graphic Profile

13977 Westheimer Rd, Houston, Texas, 77077



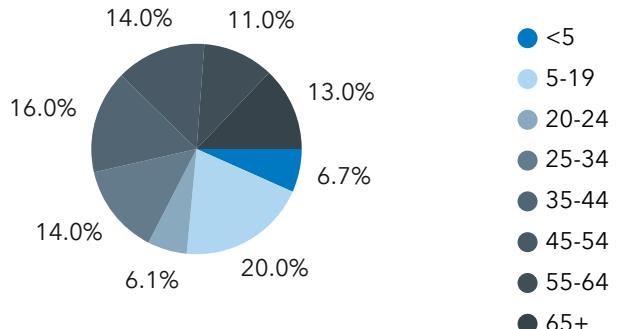
Ring band: 0 - 1 mile radius

## Population by Race

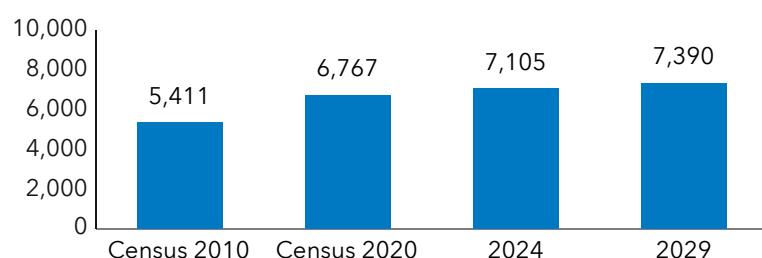


Percent Hispanic Origin: 25.4%

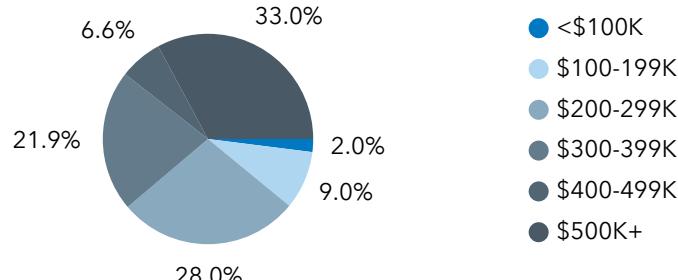
## Population by Age



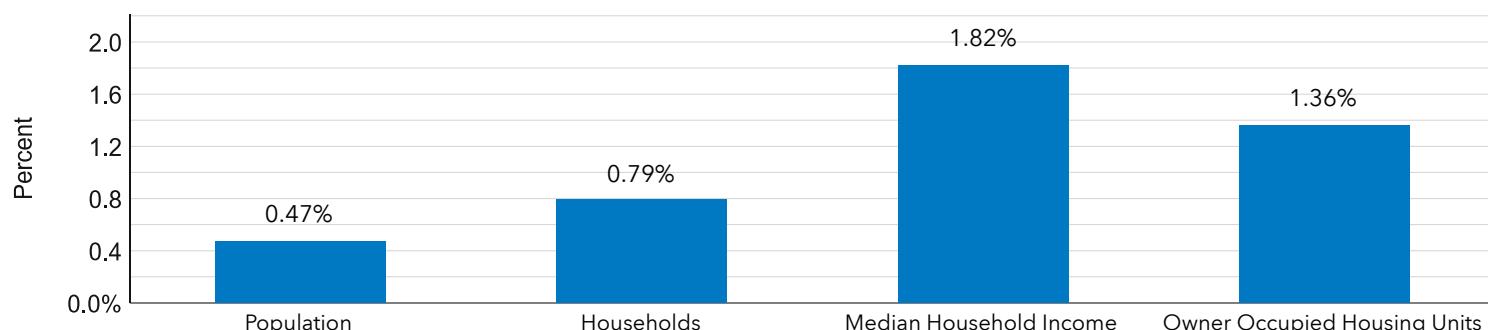
## Households



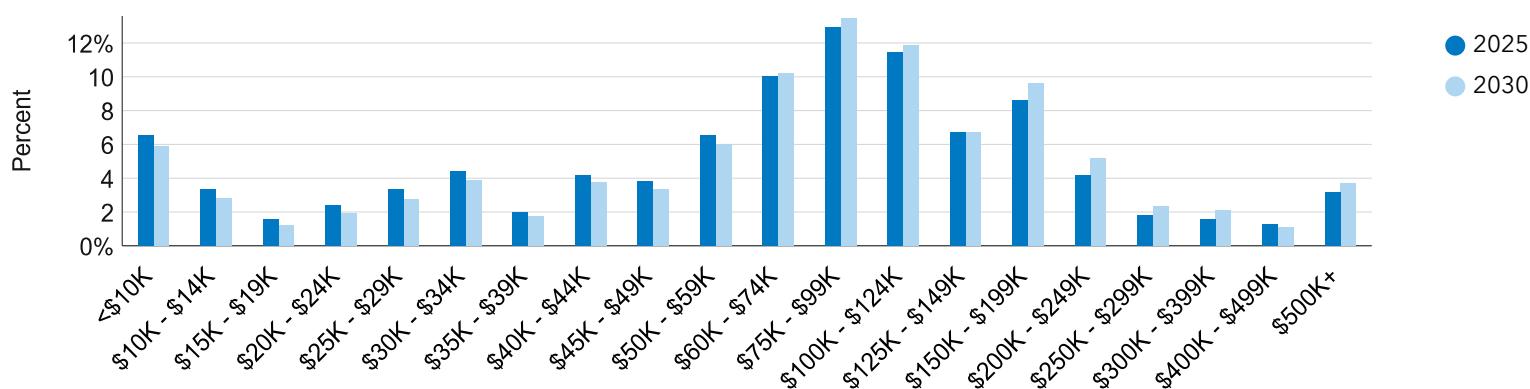
## Home Value



## 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. U.S. Census Bureau 2020 decennial Census data.

© 2026 Esri

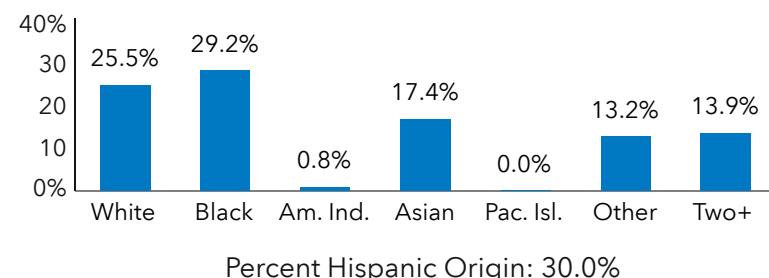
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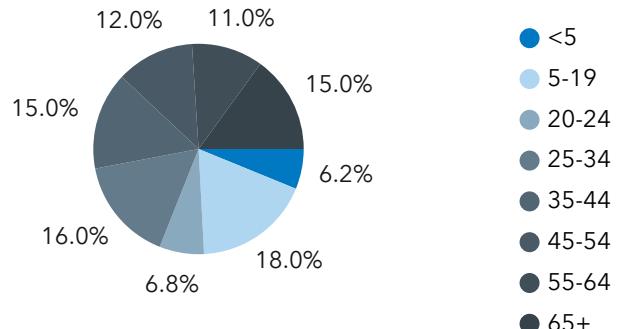


Ring band: 1 - 3 mile radius

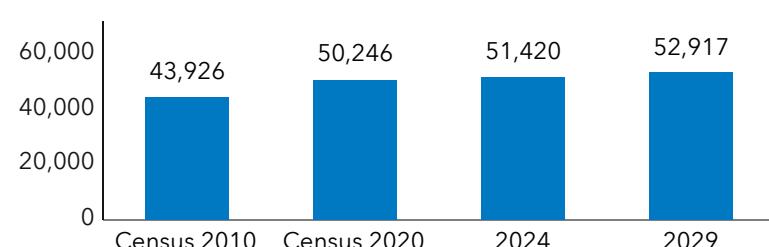
## Population by Race



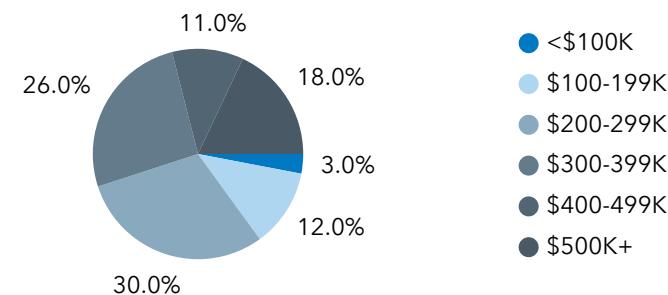
## Population by Age



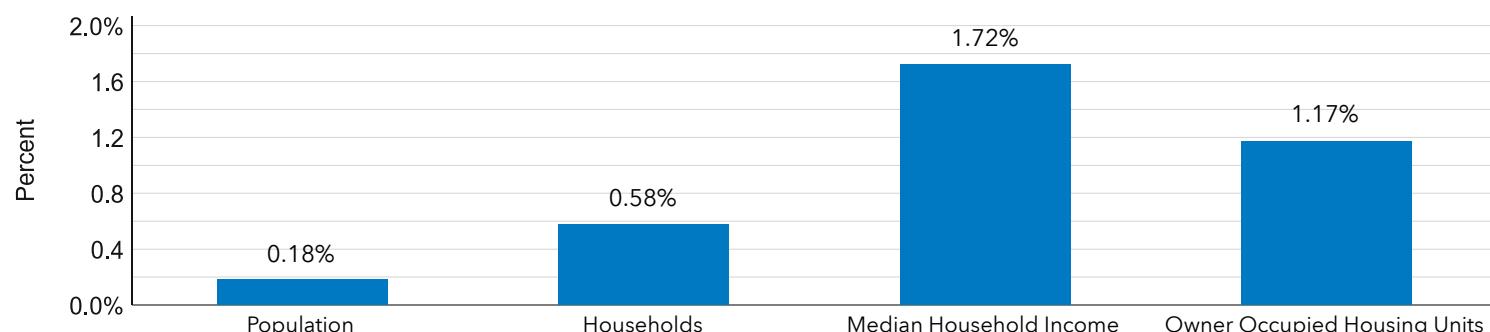
## Households



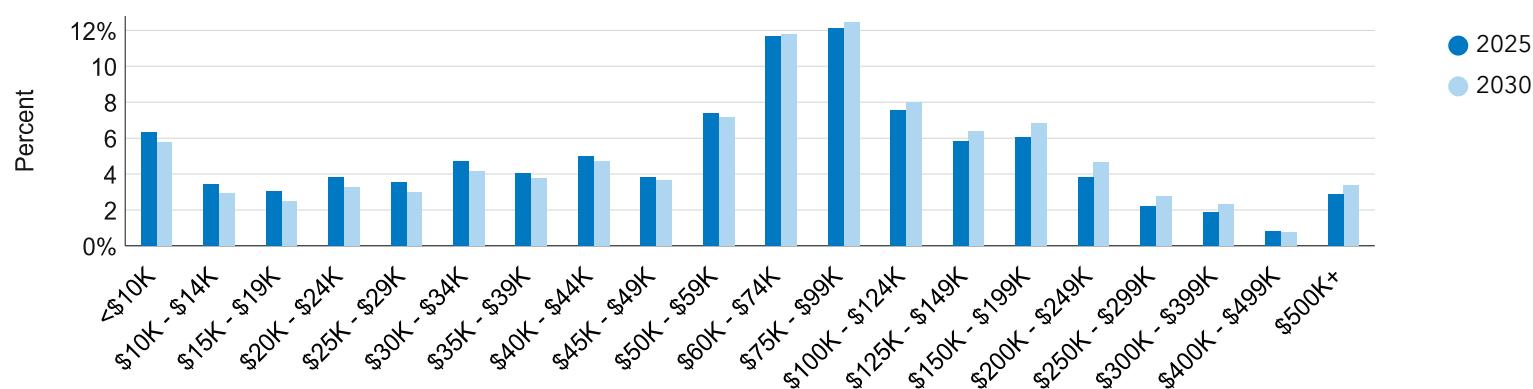
## Home Value



## 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. U.S. Census Bureau 2020 decennial Census data.

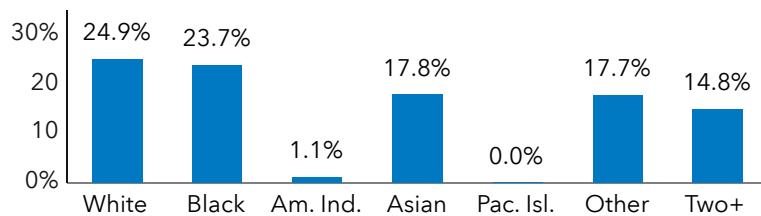
# Graphic Profile

13977 Westheimer Rd, Houston, Texas, 77077



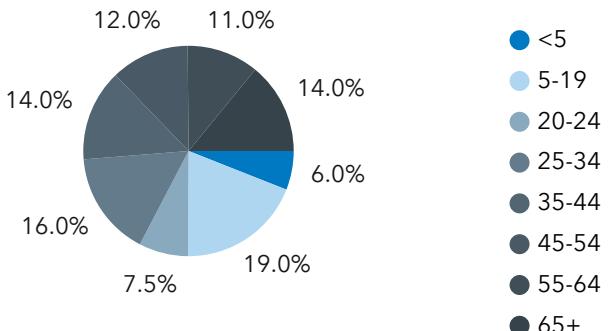
Ring band: 3 - 5 mile radius

## Population by Race

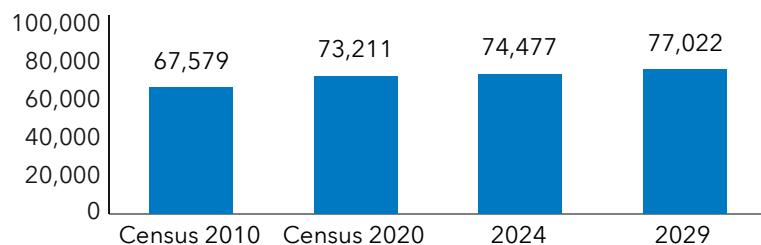


Percent Hispanic Origin: 36.9%

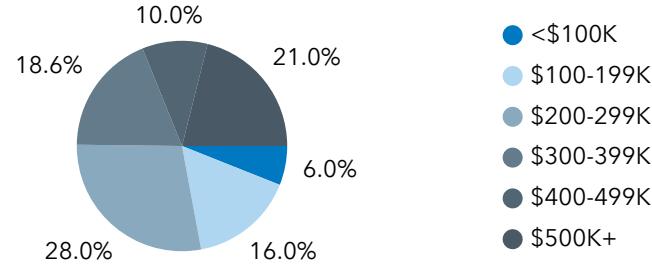
## Population by Age



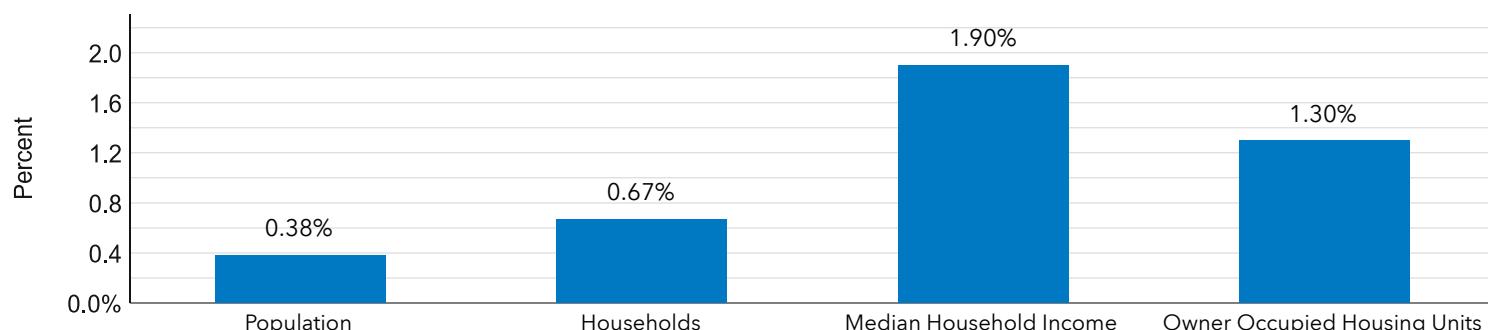
## Households



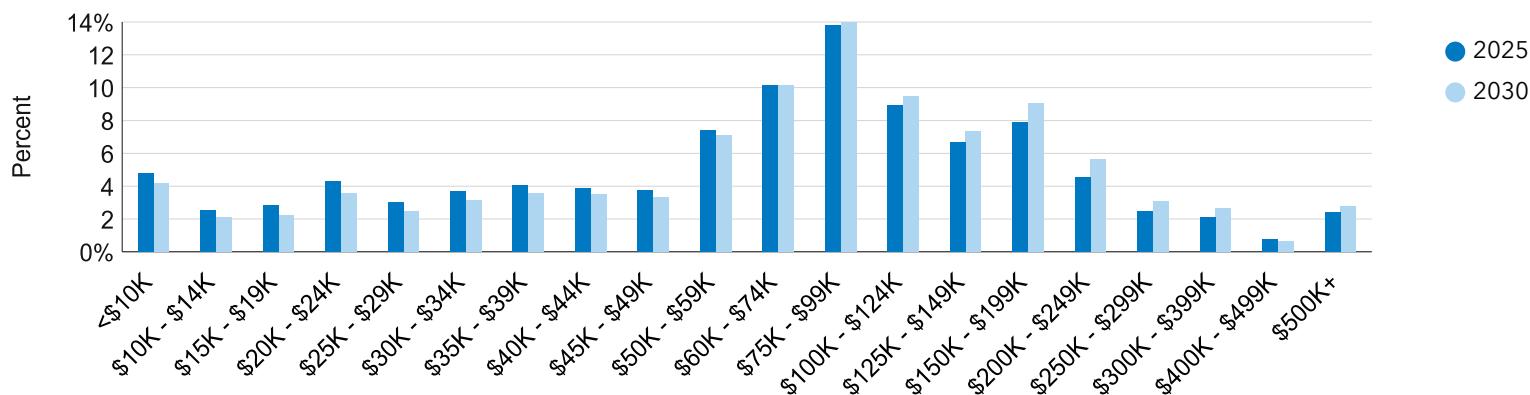
## Home Value



## 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. U.S. Census Bureau 2020 decennial Census data.



## 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><a href="mailto:dannynguyen@dncommercial.net">dannynguyen@dncommercial.net</a></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><a href="mailto:dannynguyen@dncommercial.net">dannynguyen@dncommercial.net</a></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

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Doan Nguyen

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

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IABS 1-0 Date

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