

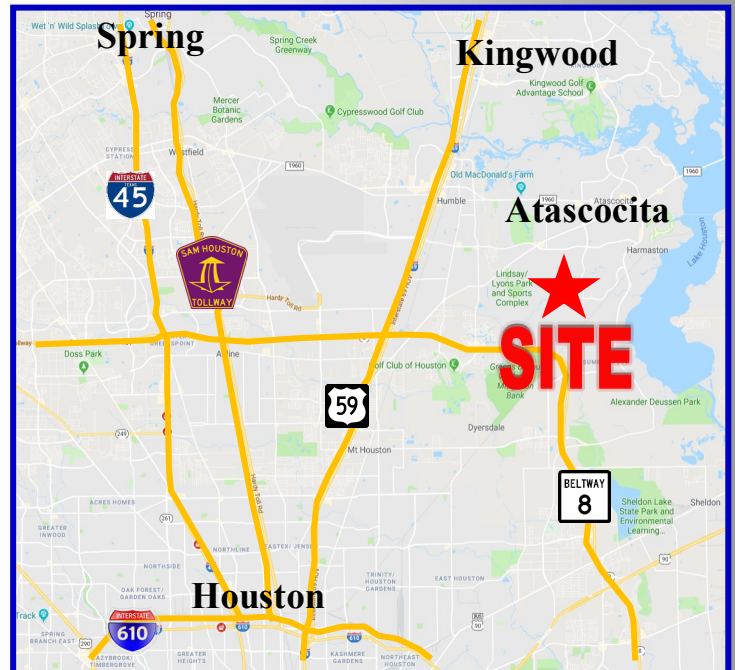
FOR SALE

Will Clayton Pkwy & June Forest Dr, Humble, TX 77346



Description

- Lot Size: 3.00 AC (Subdivisible)
- Price/SF: \$10.00 – \$14.00
- Frontage:
 - +/- 338.44' on Will Clayton
 - +/- 324.65' on June Forest Dr
- Accessible east of Hwy 59, south of FM 1960, and north of Will Clayton Pkwy
- Utilities: Available from Harris County MUD #278
- Outside any flood hazard areas



Danny Nguyen, CCIM

Broker

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net



SURVEY

Will Clayton Pkwy & June Forest Dr, Humble, TX 77346

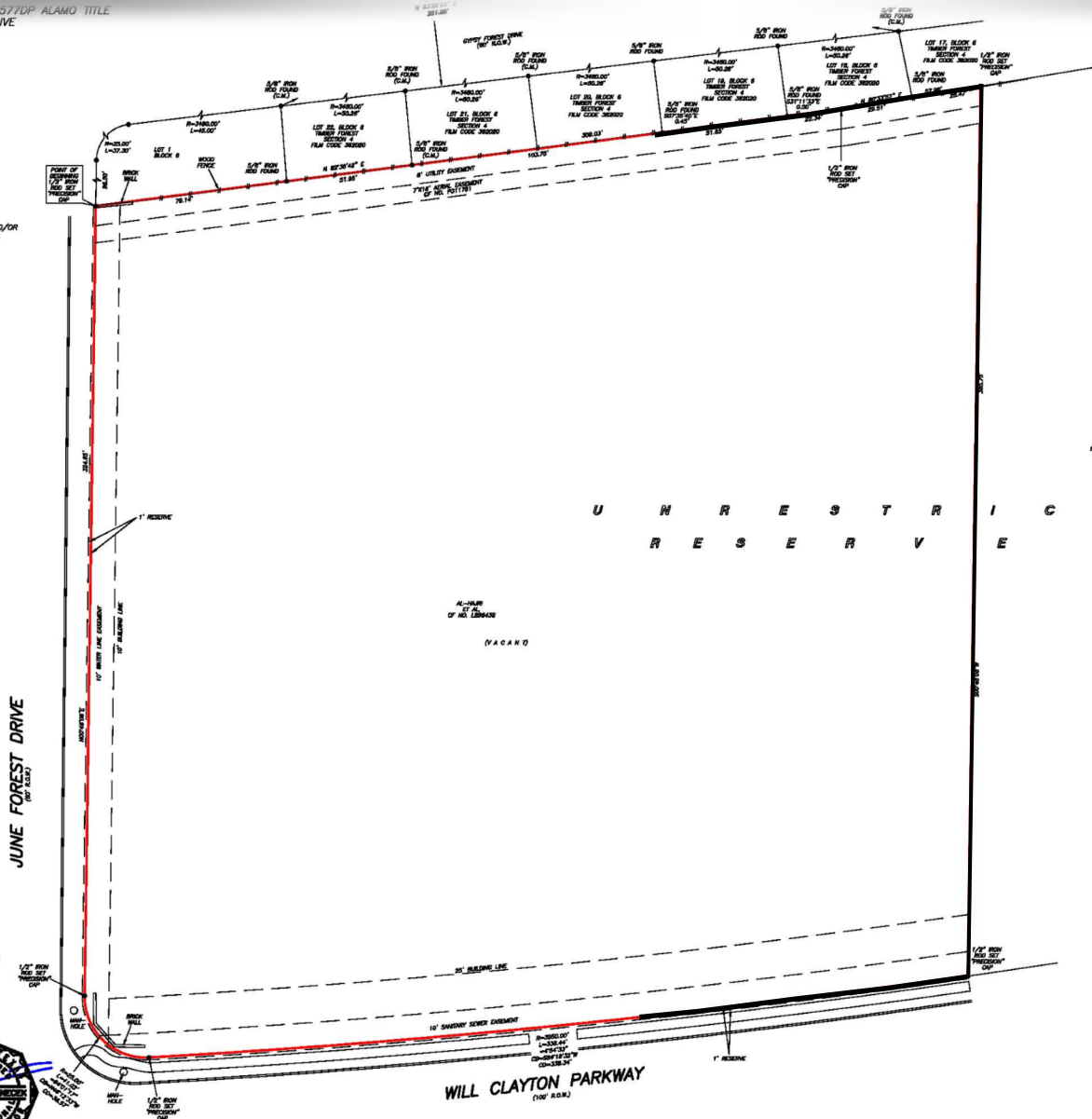
18081577DP ALAMO TITLE
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DANNY NGUYEN, LLC
OF NO. 2018000007

U N R E S T R I C T E D
R E S E R V E " W "

3.0002 ACRES
OUT OF UNRESTRICTED RESERVE "W",
TIMBER FOREST, SECTION 1

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 341, PAGE 26 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS)

S.C.L.-PRECISION CONTROL LINE
RECORD BEARING VOL. 341, PG. 26, H.C.M.A.

DRAWN BY:



Danny Nguyen, CCIM

Broker

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O - (713) 270-5400

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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

Will Clayton Pkwy & June Forest Dr, Humble, TX 77346



2018 Demographics

	1 Mile	3 Mile	5 Mile
Total Population:	17,322	75,189	153,699
Total Household:	5,295	23,152	50,924
Avg. HH Income:	\$104,332	\$110,584	\$112,533



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Executive Summary

June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346 2
June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.97783
Longitude: -95.20302

	1 mile	3 miles	5 miles
Population			
2010 Population	13,946	55,311	118,828
2020 Population	18,720	83,534	162,769
2022 Population	18,908	94,281	176,766
2027 Population	19,298	99,418	184,528
2010-2020 Annual Rate	2.99%	4.21%	3.20%
2020-2022 Annual Rate	0.45%	5.53%	3.73%
2022-2027 Annual Rate	0.41%	1.07%	0.86%
2022 Male Population	49.5%	50.2%	49.7%
2022 Female Population	50.5%	49.8%	50.3%
2022 Median Age	33.0	33.6	34.6

In the identified area, the current year population is 176,766. In 2020, the Census count in the area was 162,769. The rate of change since 2020 was 3.73% annually. The five-year projection for the population in the area is 184,528 representing a change of 0.86% annually from 2022 to 2027. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	38.8%	39.1%	40.4%
2022 Black Alone	28.6%	27.7%	26.0%
2022 American Indian/Alaska Native Alone	0.6%	0.8%	0.9%
2022 Asian Alone	3.4%	3.6%	3.8%
2022 Pacific Islander Alone	0.2%	0.2%	0.4%
2022 Other Race	11.8%	12.1%	11.9%
2022 Two or More Races	16.6%	16.4%	16.7%
2022 Hispanic Origin (Any Race)	33.8%	33.3%	32.8%

Persons of Hispanic origin represent 32.8% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	108	130	127
2010 Households	4,366	17,022	39,964
2020 Households	5,845	26,108	54,295
2022 Households	5,899	29,628	58,963
2027 Households	6,018	31,341	61,581
2010-2020 Annual Rate	2.96%	4.37%	3.11%
2020-2022 Annual Rate	0.41%	5.78%	3.73%
2022-2027 Annual Rate	0.40%	1.13%	0.87%
2022 Average Household Size	3.20	3.10	2.95

The household count in this area has changed from 54,295 in 2020 to 58,963 in the current year, a change of 3.73% annually. The five-year projection of households is 61,581, a change of 0.87% annually from the current year total. Average household size is currently 2.95, compared to 2.95 in the year 2020. The number of families in the current year is 44,883 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

September 29, 2022



Executive Summary

June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346 2
June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.97783
Longitude: -95.20302

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	12.2%	12.2%	13.7%
Median Household Income			
2022 Median Household Income	\$99,223	\$106,916	\$100,603
2027 Median Household Income	\$109,913	\$119,266	\$112,671
2022-2027 Annual Rate	2.07%	2.21%	2.29%
Average Household Income			
2022 Average Household Income	\$123,846	\$135,149	\$129,861
2027 Average Household Income	\$143,777	\$155,421	\$149,786
2022-2027 Annual Rate	3.03%	2.83%	2.90%
Per Capita Income			
2022 Per Capita Income	\$38,582	\$42,770	\$43,530
2027 Per Capita Income	\$44,824	\$49,266	\$50,202
2022-2027 Annual Rate	3.04%	2.87%	2.89%

Households by Income

Current median household income is \$100,603 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$112,671 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$129,861 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$149,786 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$43,530 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$50,202 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	156	162	145
2010 Total Housing Units	4,561	17,867	42,874
2010 Owner Occupied Housing Units	3,632	14,204	29,344
2010 Renter Occupied Housing Units	731	2,822	10,619
2010 Vacant Housing Units	195	845	2,910
2020 Total Housing Units	6,033	27,481	57,802
2020 Vacant Housing Units	188	1,373	3,507
2022 Total Housing Units	6,083	31,926	63,567
2022 Owner Occupied Housing Units	4,582	23,259	42,739
2022 Renter Occupied Housing Units	1,317	6,368	16,225
2022 Vacant Housing Units	184	2,298	4,604
2027 Total Housing Units	6,286	34,134	67,185
2027 Owner Occupied Housing Units	4,732	24,580	44,936
2027 Renter Occupied Housing Units	1,286	6,761	16,645
2027 Vacant Housing Units	268	2,793	5,604

Currently, 67.2% of the 63,567 housing units in the area are owner occupied; 25.5%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 57,802 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 4.32%. Median home value in the area is \$262,365, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.97% annually to \$334,438.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

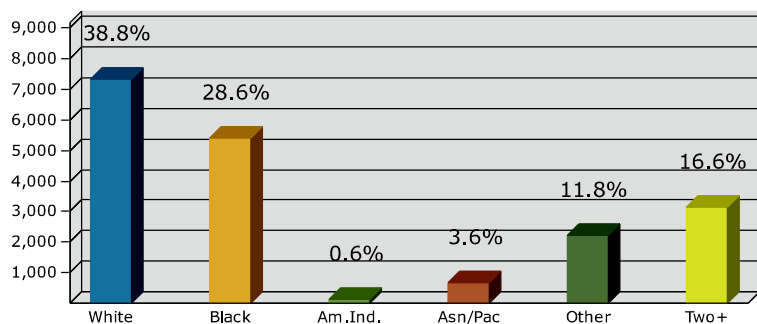


Graphic Profile

June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346 2
June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346
Ring: 1 mile radius

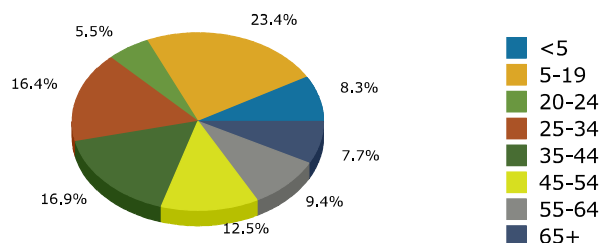
Prepared by Esri
Latitude: 29.97783
Longitude: -95.20302

2022 Population by Race

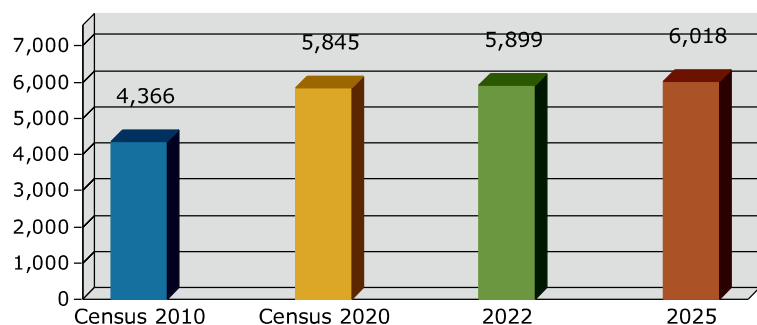


2022 Percent Hispanic Origin: 33.8%

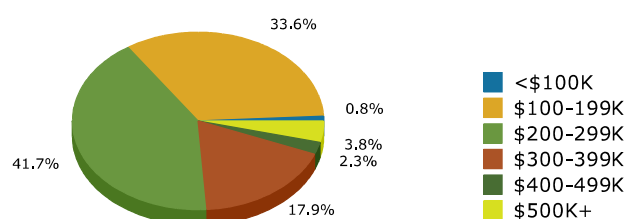
2022 Population by Age



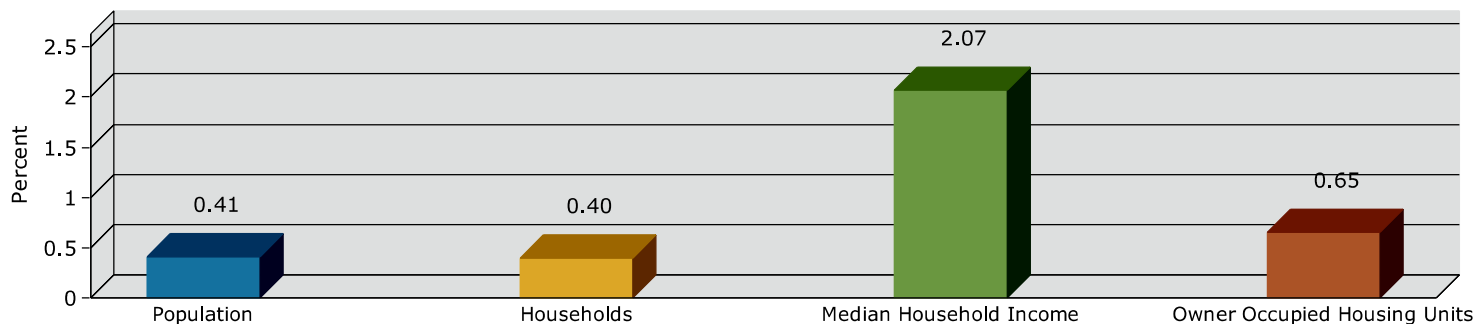
Households



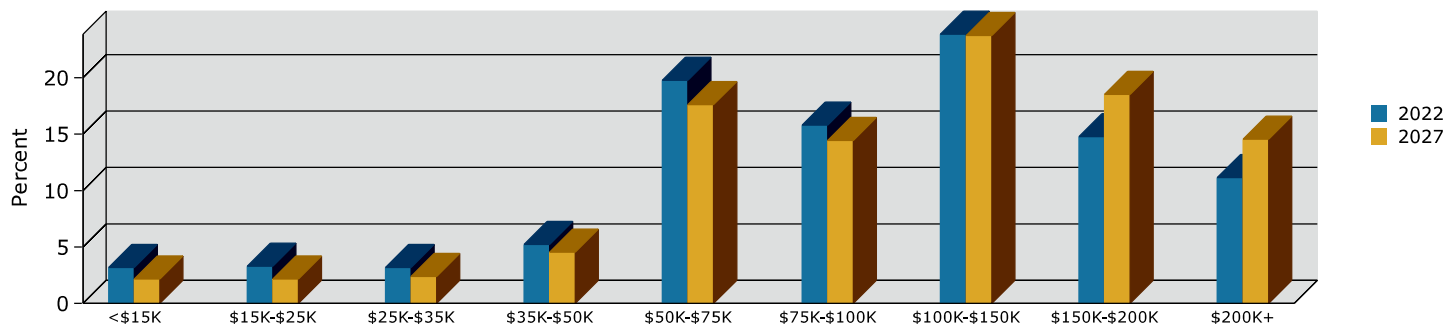
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

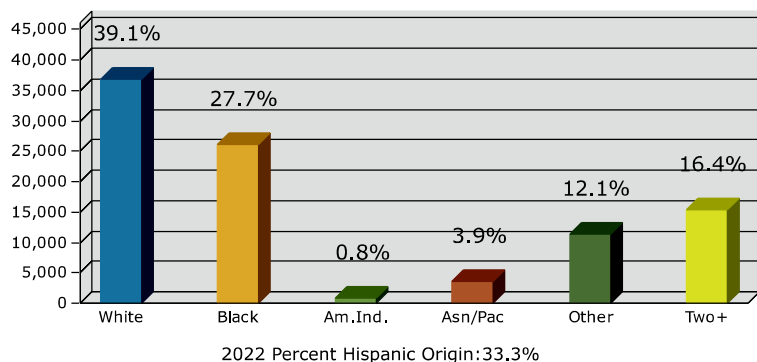


Graphic Profile

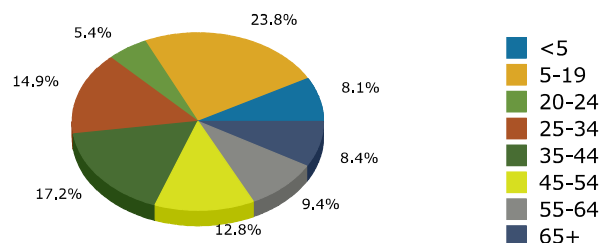
June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346 2
June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346
Ring: 3 mile radius

Prepared by Esri
Latitude: 29.97783
Longitude: -95.20302

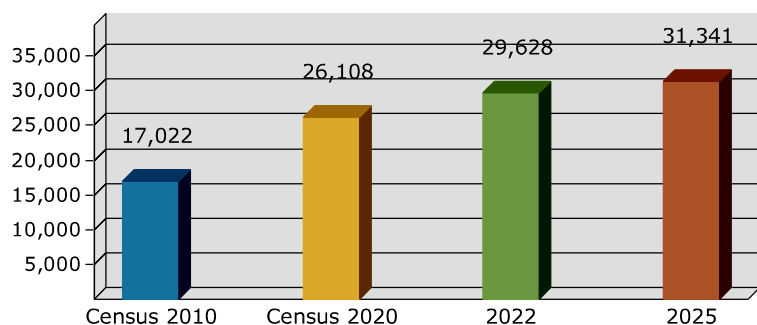
2022 Population by Race



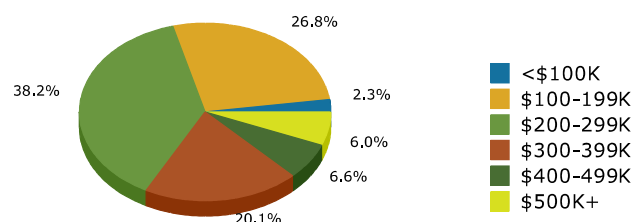
2022 Population by Age



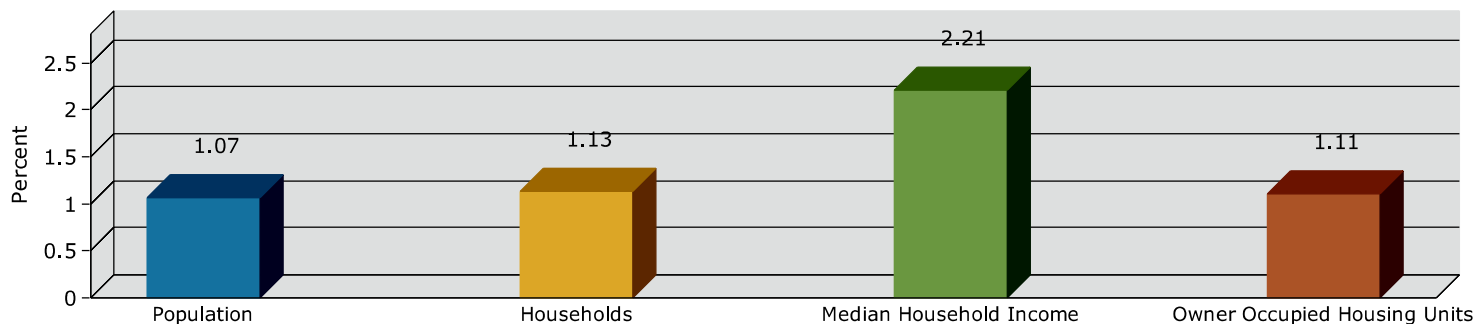
Households



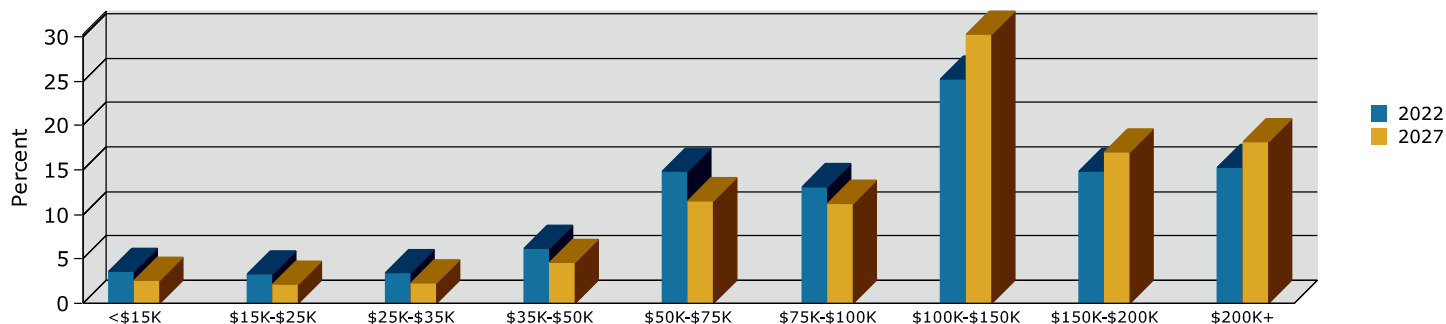
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

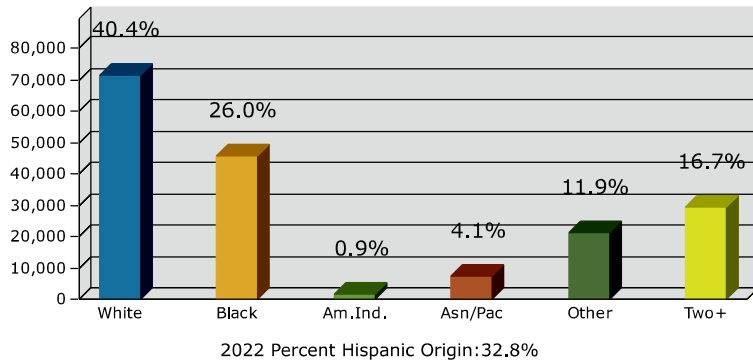


Graphic Profile

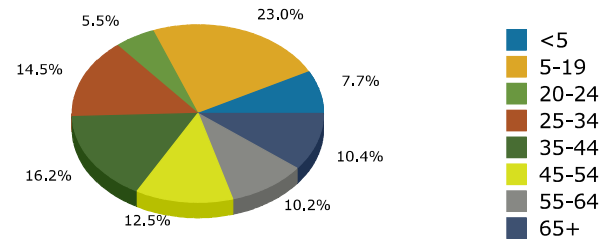
June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346 2
June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.97783
Longitude: -95.20302

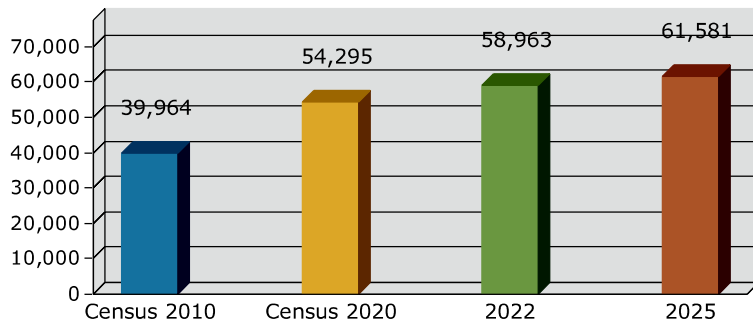
2022 Population by Race



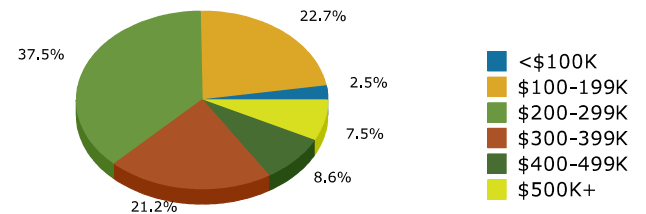
2022 Population by Age



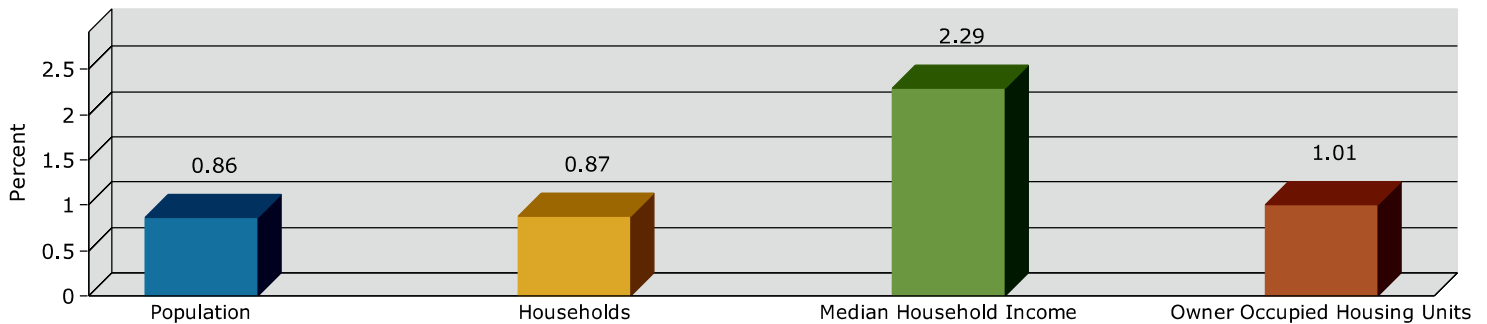
Households



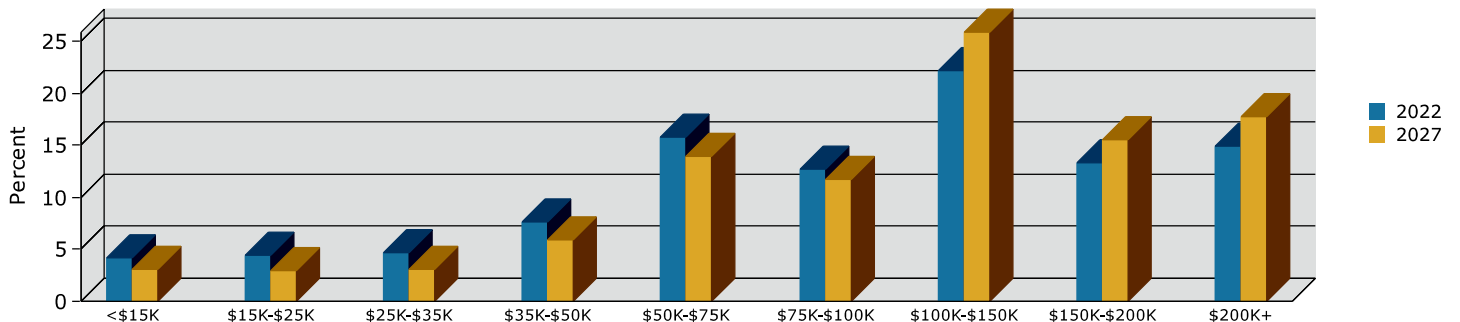
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



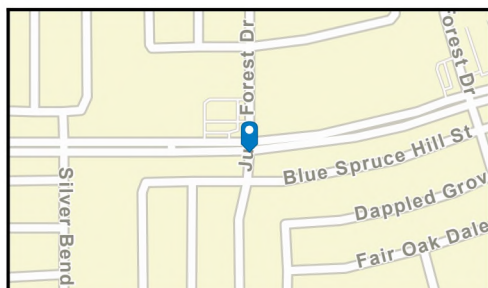
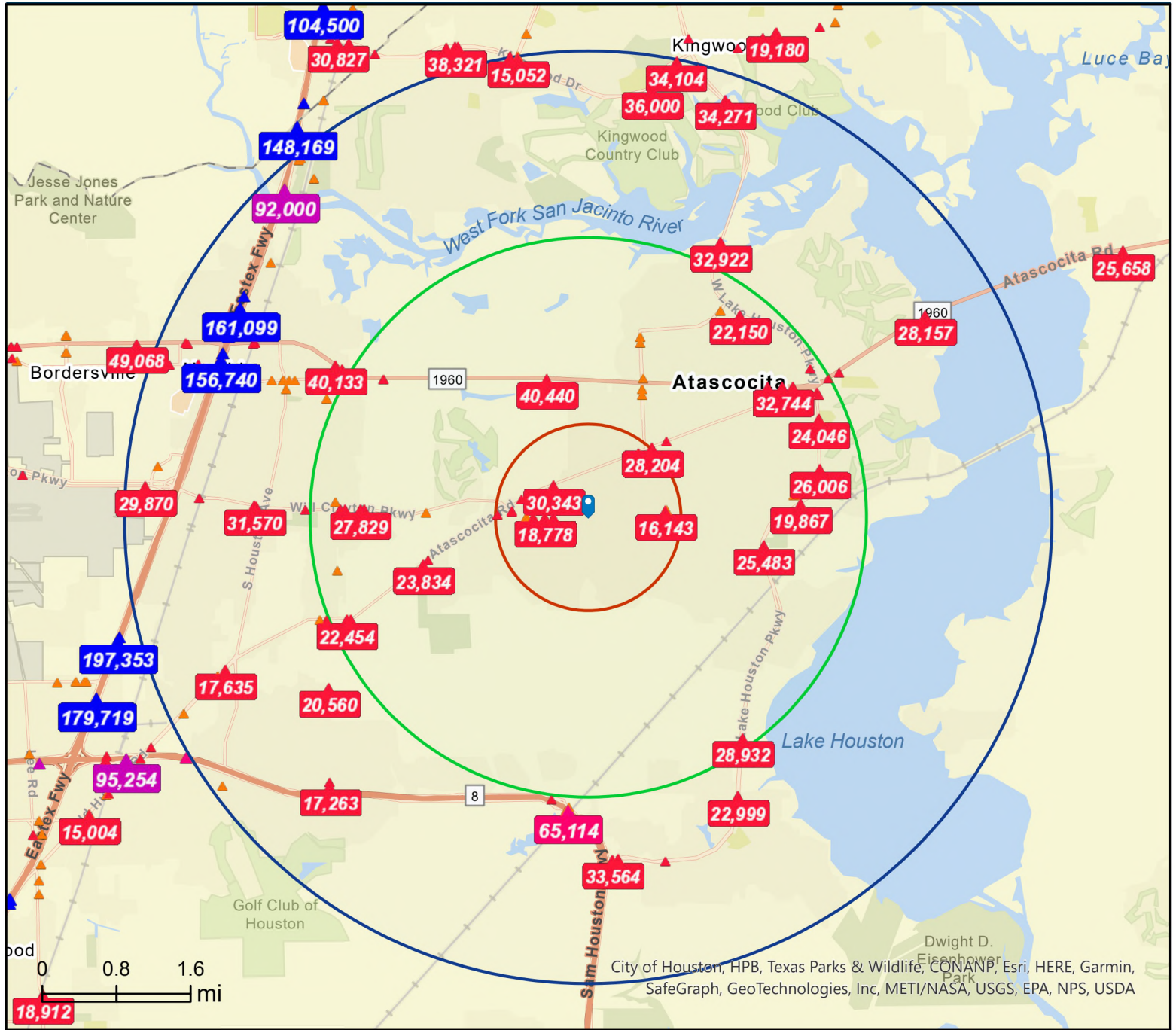
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

Traffic Count Map

June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346 2
 June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.97783
 Longitude: -95.20302



- 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



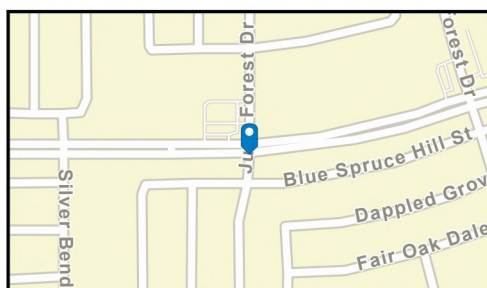
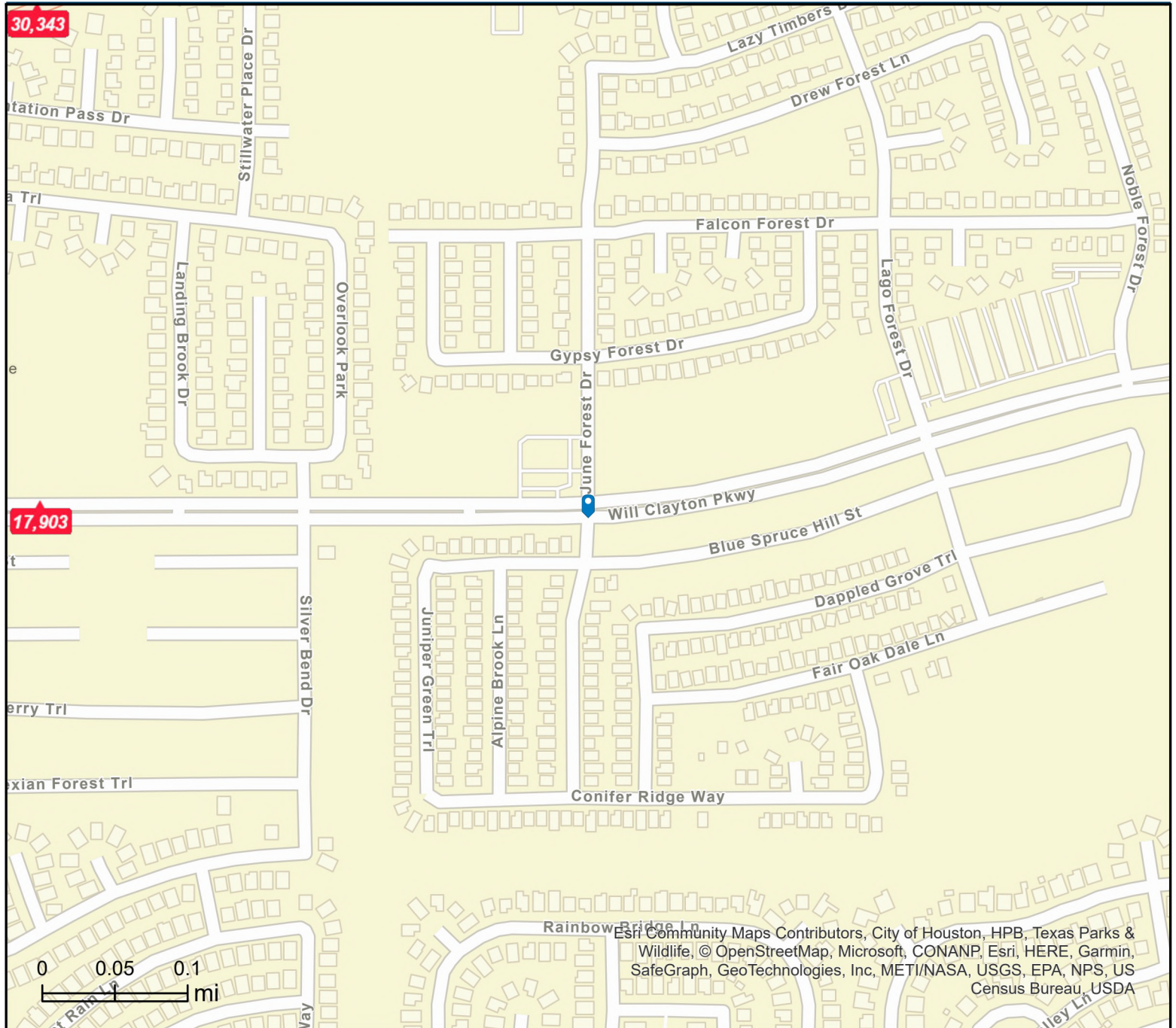
Source: ©2022 Kalibrate Technologies (Q1 2022).

September 29, 2022

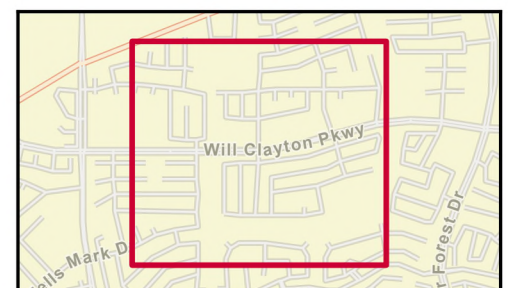
Traffic Count Map - Close Up

June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346 2
 June Forest Dr & Will Clayton Pkwy, Humble, Texas, 77346
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.97783
 Longitude: -95.20302



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: ©2022 Kalibrate Technologies (Q1 2022).

September 29, 2022

The closest match to June Forest Dr Will Clayton PKWY, Humble, TX 77345 is JUNE FOREST DR HUMBLE, TX 77346-2453

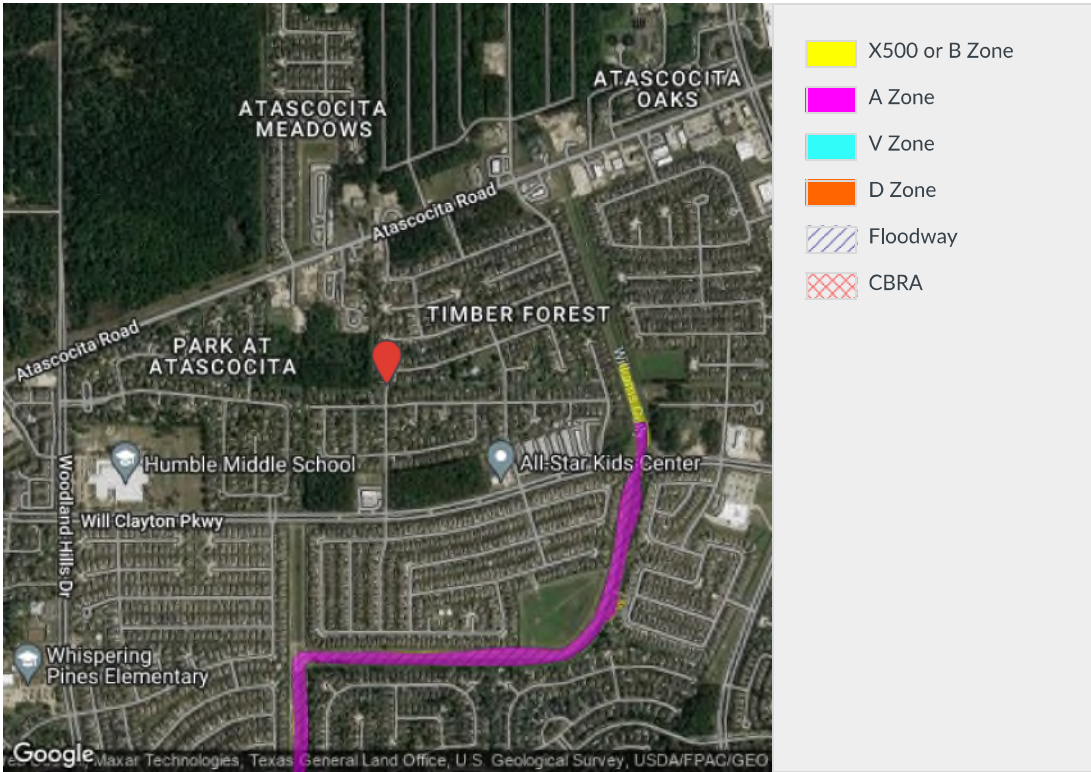
JUNE FOREST DR HUMBLE, TX 77346-2453

LOCATION ACCURACY: 📍 Fair

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480287	PANEL	0505M
PANEL DATE	June 09, 2014	MAP NUMBER	48201C0505M





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen Commercial			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date