

FOR LEASE

6498 Wilcrest Dr., Houston, TX 77072



- **PRICE: \$0.80 – \$2.00 + NNN (est. \$0.50)**
- **AVAIL: 1st Floor – Suite B +/- 3,500 SF**
Warehouse +/- 15,486 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

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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.

Energy Corridor



INTERSTATE 10

Bush/IAH Airport
+/- 30 MI.

Downtown Houston



Port of Houston
+/- 22 MI.

Houston Medical Center



Hobby Airport
+/- 24 MI.

Richmond/Rosenburg

Sugar Land

Stafford

Missouri City

Pearland

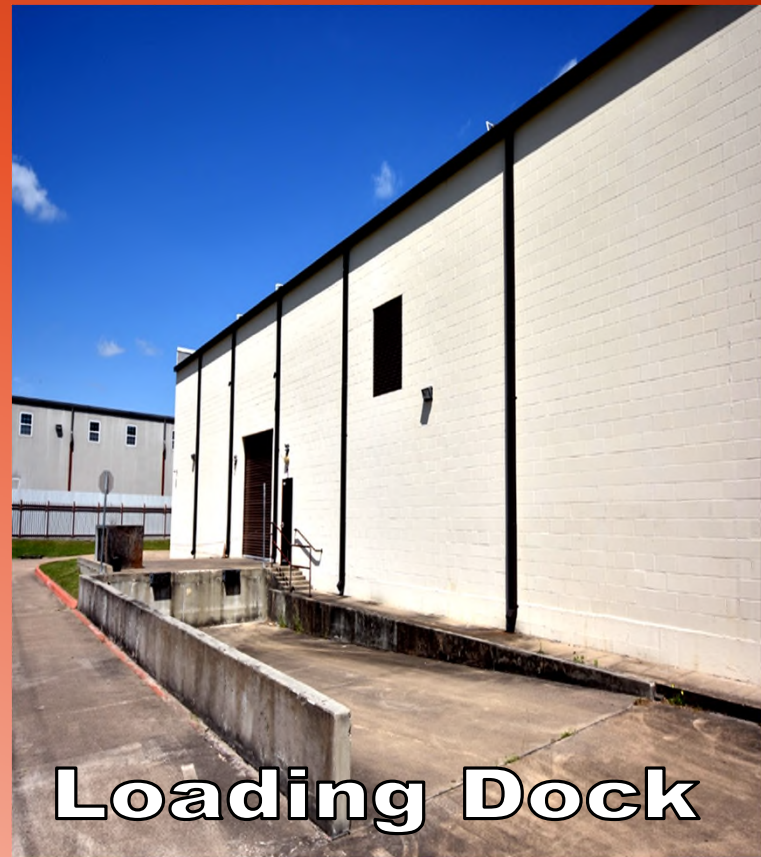


BELTWAY 8

INTERSTATE 69

Bellaire INTERSTATE 610





Loading Dock





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.







Suite B +/- 3,500 SF



Foyer





Warehouse
+/- 15,486 SF

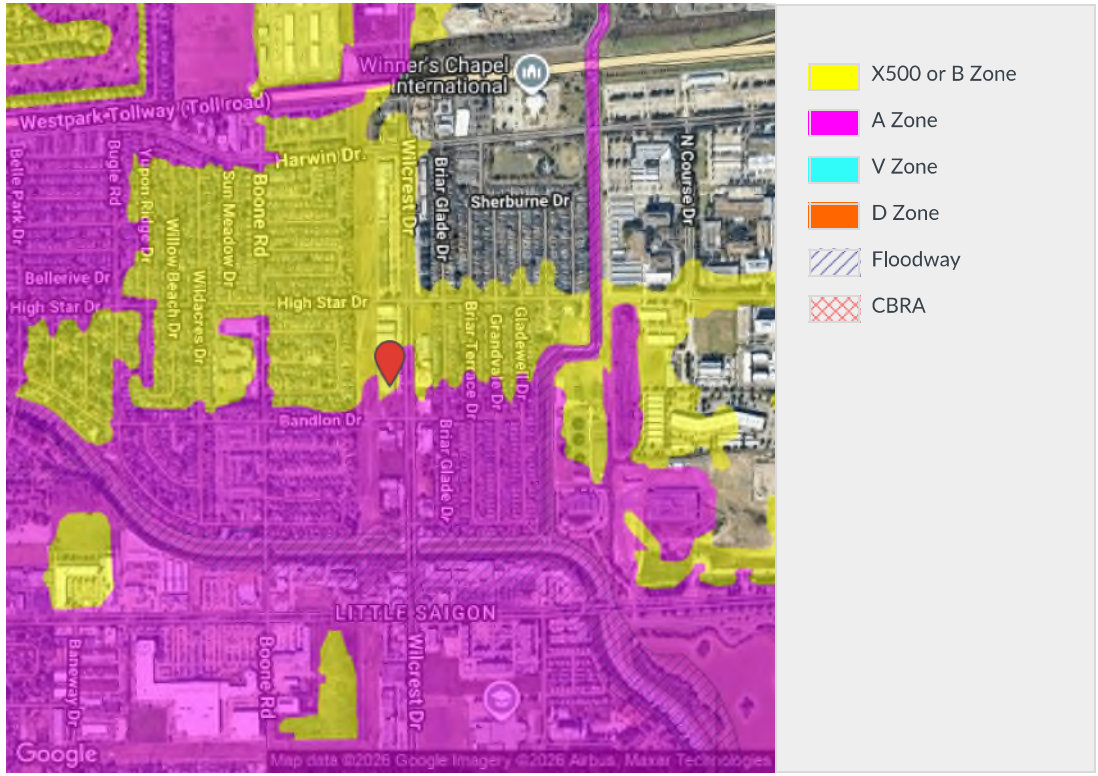
6498 WILCREST DR HOUSTON, TX 77072-1495

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: IN ⚠️

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

Executive Summary

6498 Wilcrest Dr, Houston, Texas, 77072



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	16,327	210,278	293,606
2020 Population	16,572	222,587	323,930
2025 Population	16,193	216,778	322,039
2030 Population	16,348	215,047	325,904
2010-2020 Annual Rate	0.15%	0.57%	0.99%
2020-2025 Annual Rate	-0.44%	-0.50%	-0.11%
2025-2030 Annual Rate	0.19%	-0.16%	0.24%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	37.9	34.4	35.6
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	14.4%	18.3%	27.7%
Black Alone	15.8%	25.6%	20.7%
American Indian Alone	1.6%	1.4%	1.3%
Asian Alone	25.1%	13.4%	15.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	27.3%	26.5%	19.7%
Two or More Races	15.8%	14.9%	15.0%
Hispanic Origin	51.1%	47.6%	39.6%
Diversity Index	89.6	89.5	89.3

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	5,147	78,738	110,083
2020 Total Households	5,391	85,185	122,610
2025 Total Households	5,461	85,830	126,120
2030 Total Households	5,644	86,804	130,003
2010-2020 Annual Rate	0.46%	0.79%	1.08%
2020-2025 Annual Rate	0.25%	0.14%	0.54%
2025-2030 Annual Rate	0.66%	0.23%	0.61%
2025 Average Household Size	2.96	2.52	2.54
Wealth Index	64	49	81

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

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	21.8%	32.5%	32.0%
Median Household Income			
2025 Median Household Income	\$62,172	\$50,835	\$63,323
2030 Median Household Income	\$68,747	\$55,384	\$69,734
2025-2030 Annual Rate	2.03%	1.73%	1.95%
Average Household Income			
2025 Average Household Income	\$88,561	\$73,213	\$103,117
2030 Average Household Income	\$97,613	\$80,436	\$112,588
Per Capita Income			
2025 Per Capita Income	\$30,950	\$28,921	\$40,554
2030 Per Capita Income	\$34,894	\$32,392	\$45,092
2025-2030 Annual Rate	2.43%	2.29%	2.14%
Income Equality			
2025 Gini Index	48.5	49.2	51.1
Socioeconomic Status			
2025 Socioeconomic Status Index	41.7	34.6	40.7
Housing Unit Summary			
Housing Affordability Index	92	62	64
2010 Total Housing Units	5,447	91,520	124,686
2010 Owner Occupied Hus (%)	55.4%	30.7%	44.8%
2010 Renter Occupied Hus (%)	44.6%	69.3%	55.2%
2010 Vacant Housing Units (%)	5.5%	14.0%	11.7%
2020 Housing Units	5,665	94,433	134,803
2020 Owner Occupied HUs (%)	51.5%	27.6%	38.8%
2020 Renter Occupied HUs (%)	48.5%	72.4%	61.2%
Vacant Housing Units	5.6%	9.7%	9.0%
2025 Housing Units	5,792	94,333	137,697
Owner Occupied Housing Units	52.4%	28.3%	39.5%
Renter Occupied Housing Units	47.6%	71.8%	60.5%
Vacant Housing Units	5.7%	9.0%	8.4%
2030 Total Housing Units	5,985	95,951	142,459
2030 Owner Occupied Housing Units	3,014	25,696	53,156
2030 Renter Occupied Housing Units	2,630	61,108	76,847
2030 Vacant Housing Units	341	9,147	12,456

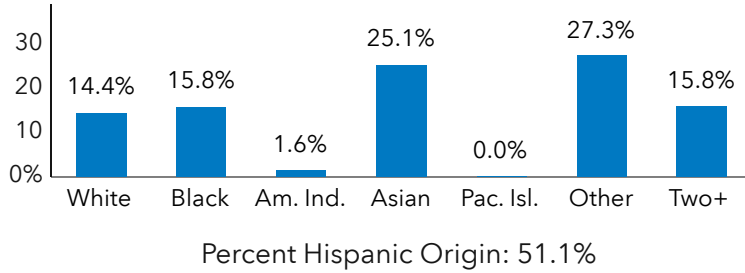
Graphic Profile

6498 Wilcrest Dr, Houston, Texas, 77072

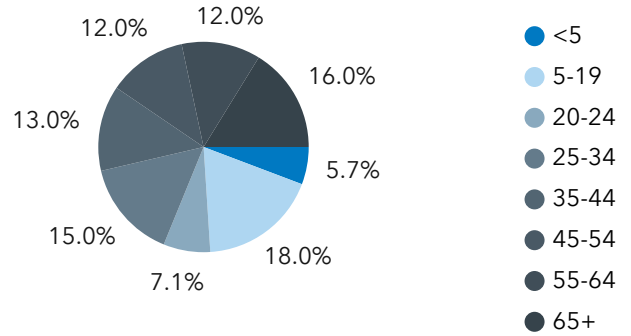


Ring band: 0 - 1 mile radius

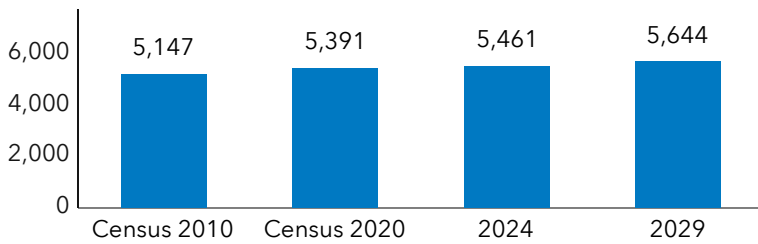
Population by Race



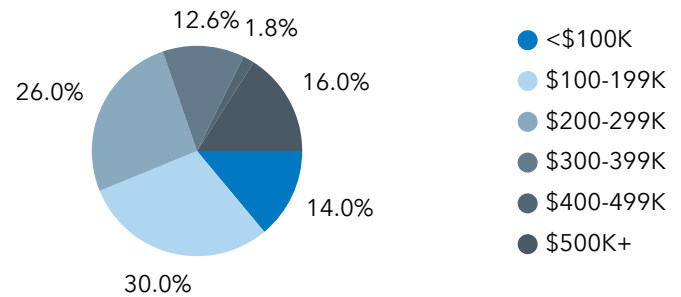
Population by Age



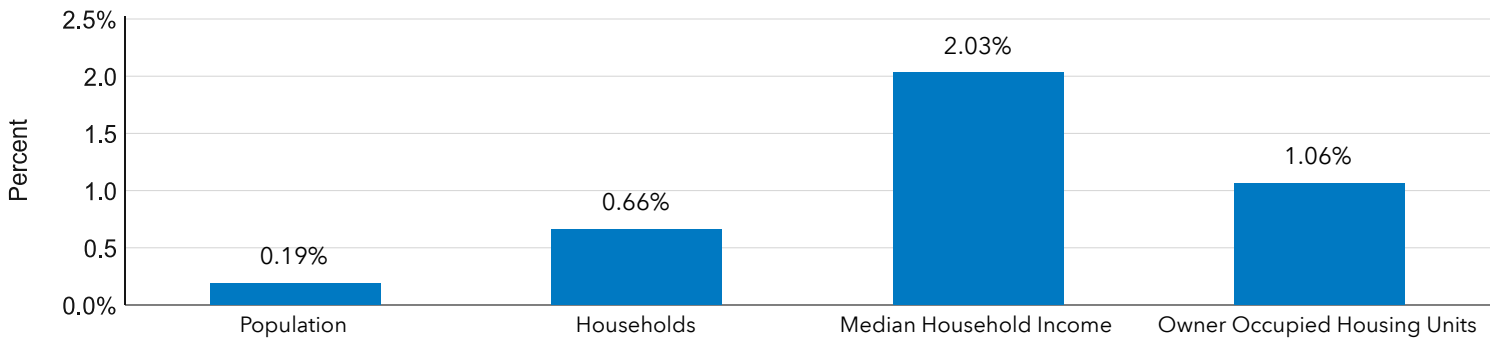
Households



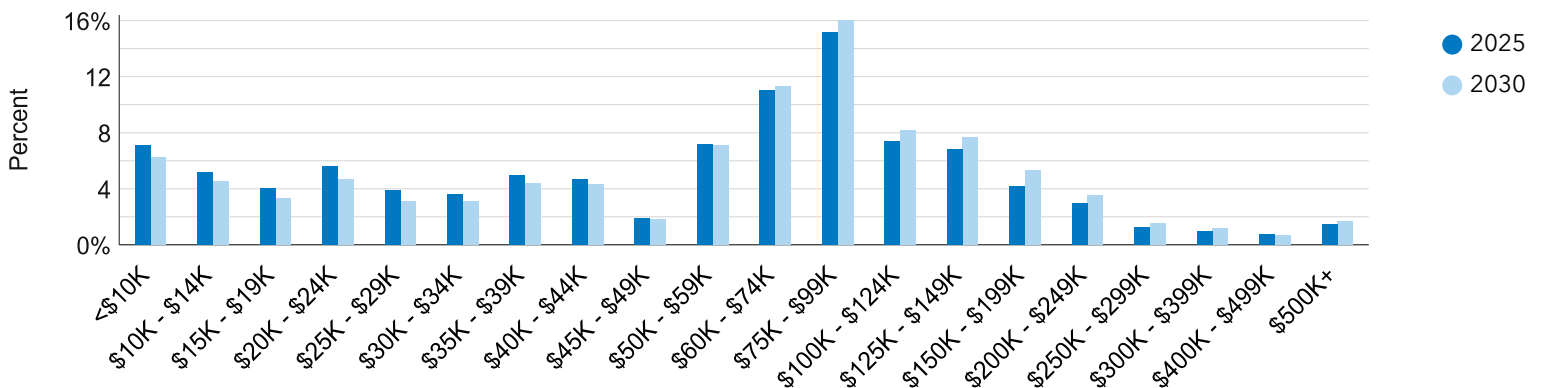
Home Value



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.

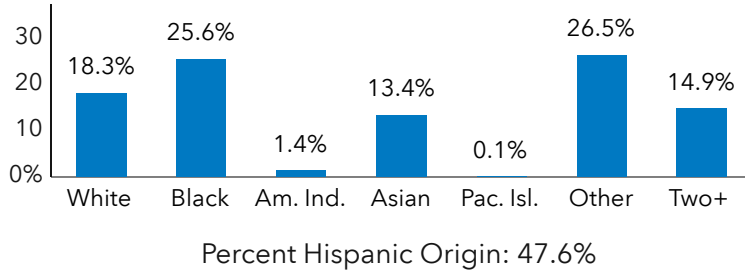
Graphic Profile

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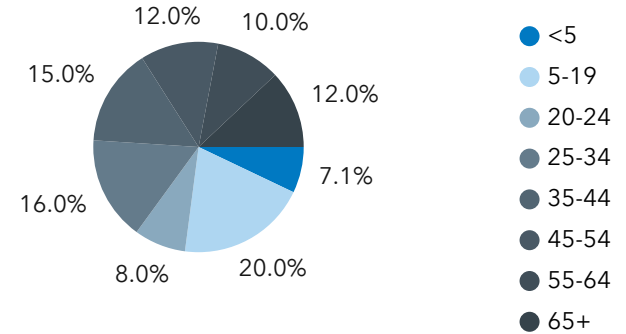


Ring band: 1 - 3 mile radius

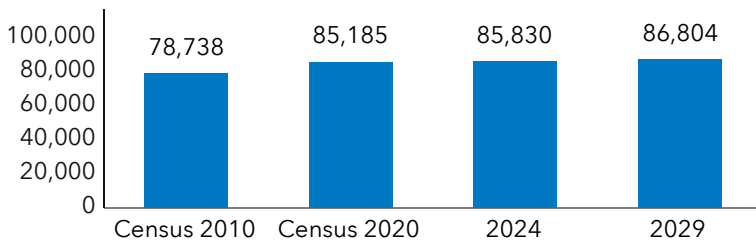
Population by Race



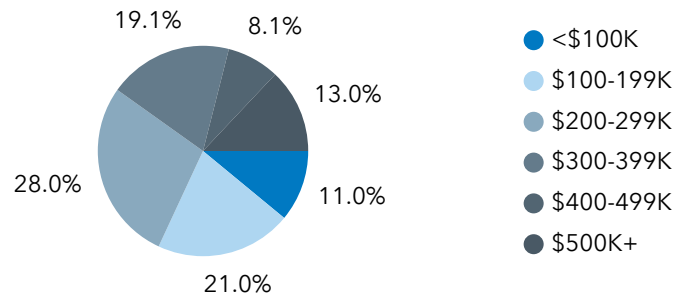
Population by Age



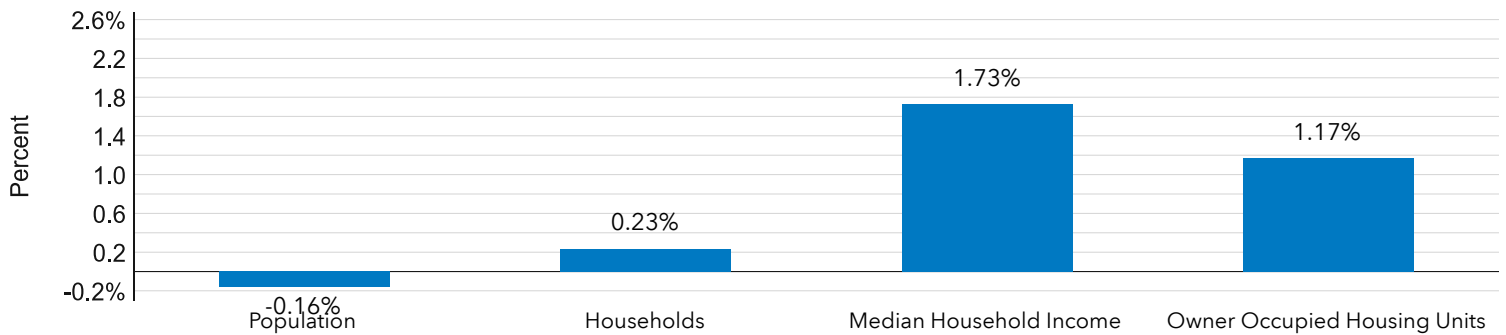
Households



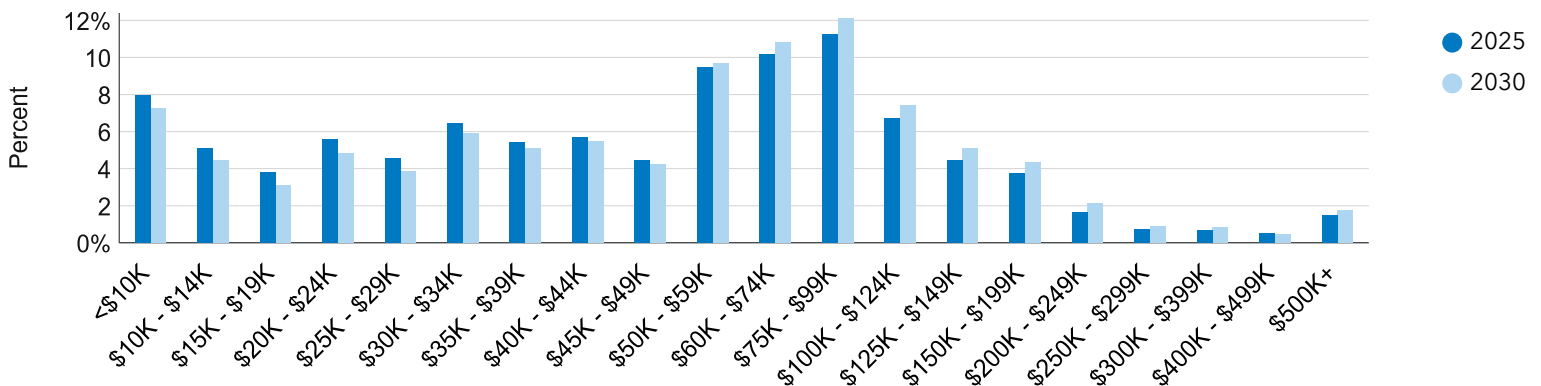
Home Value



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.

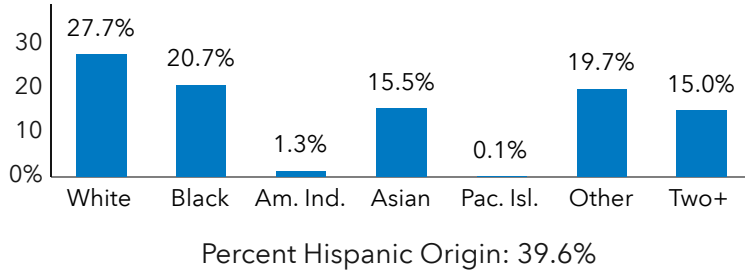
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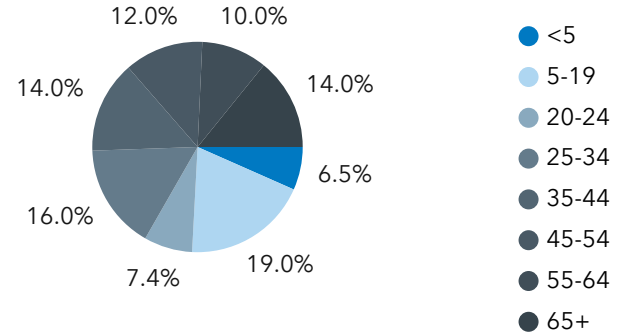


Ring band: 3 - 5 mile radius

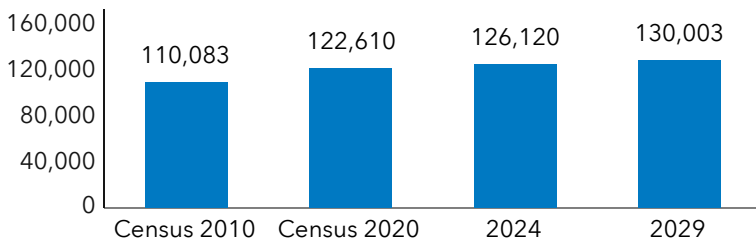
Population by Race



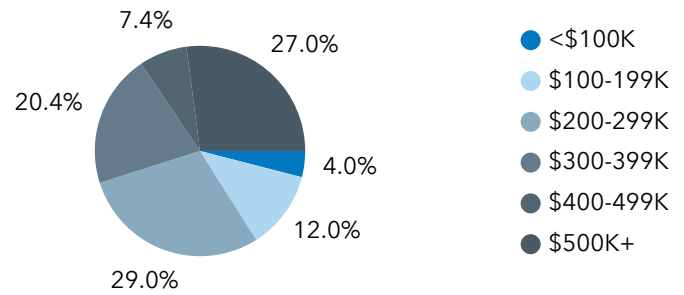
Population by Age



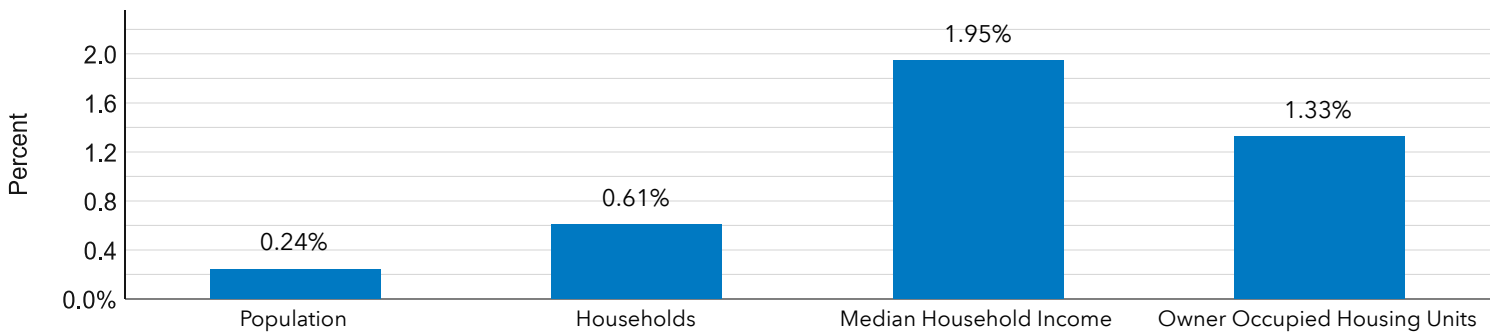
Households



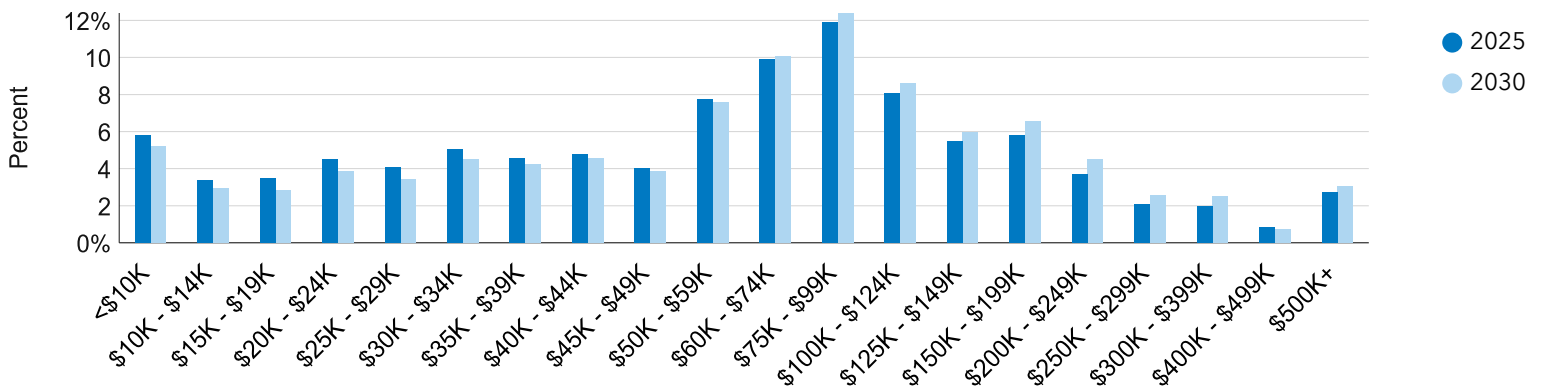
Home Value



2024-2029 Annual Growth Rate



Household Income



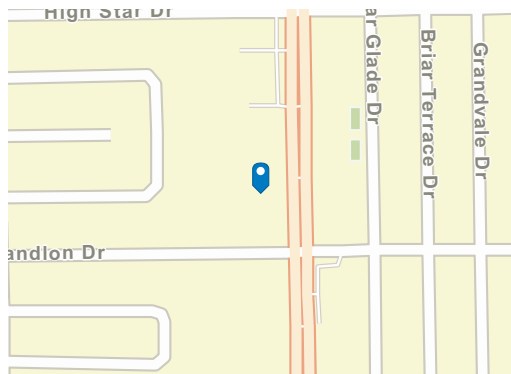
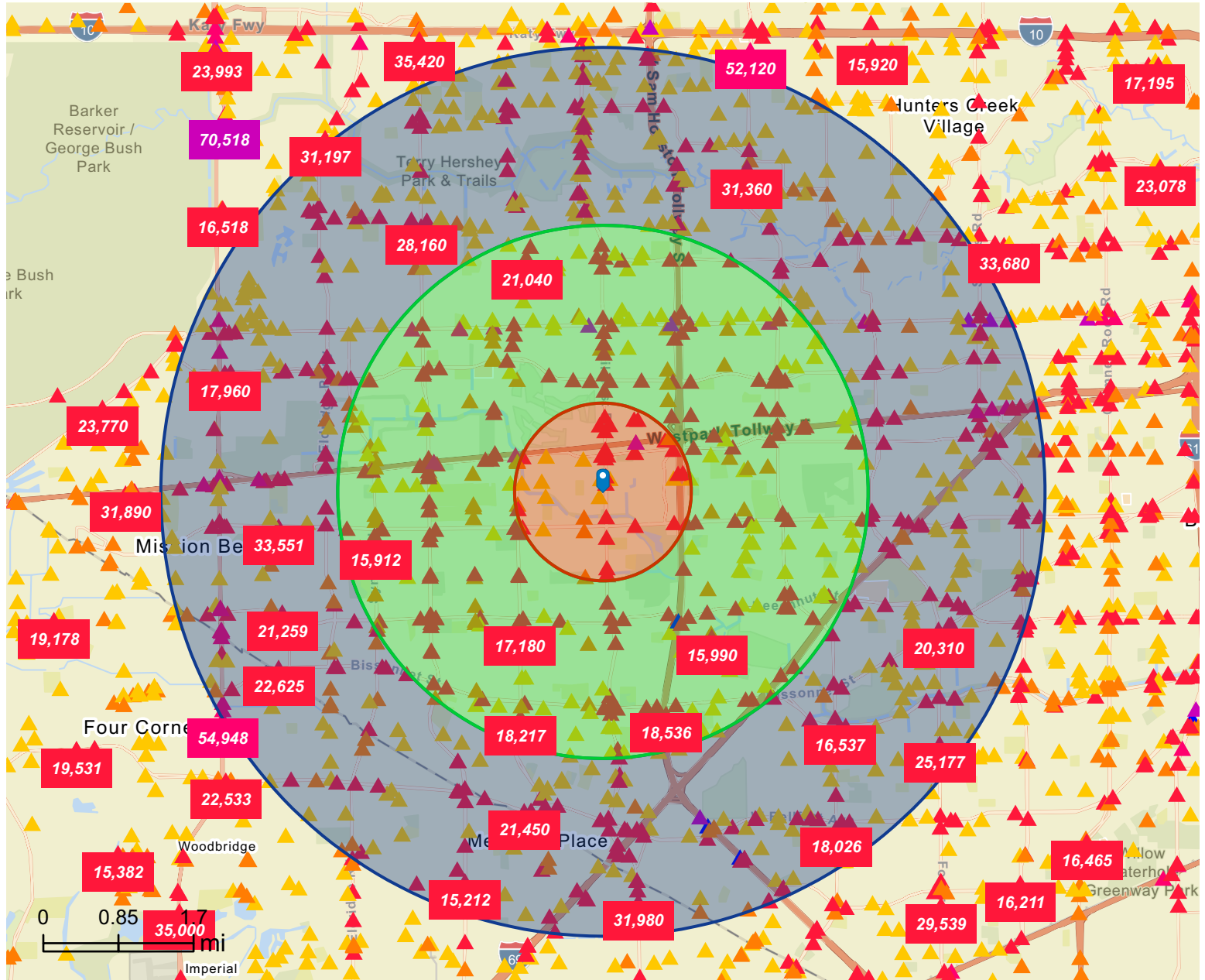
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

6498 Wilcrest Dr, Houston, Texas, 77072

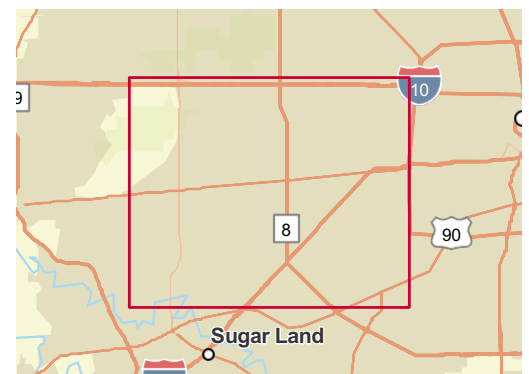


Ring bands: 0-1, 1-3, 3-5 mile radii



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



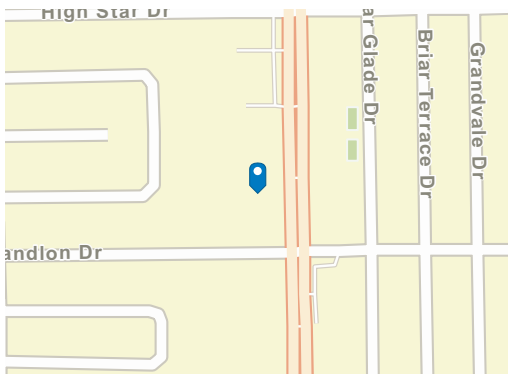
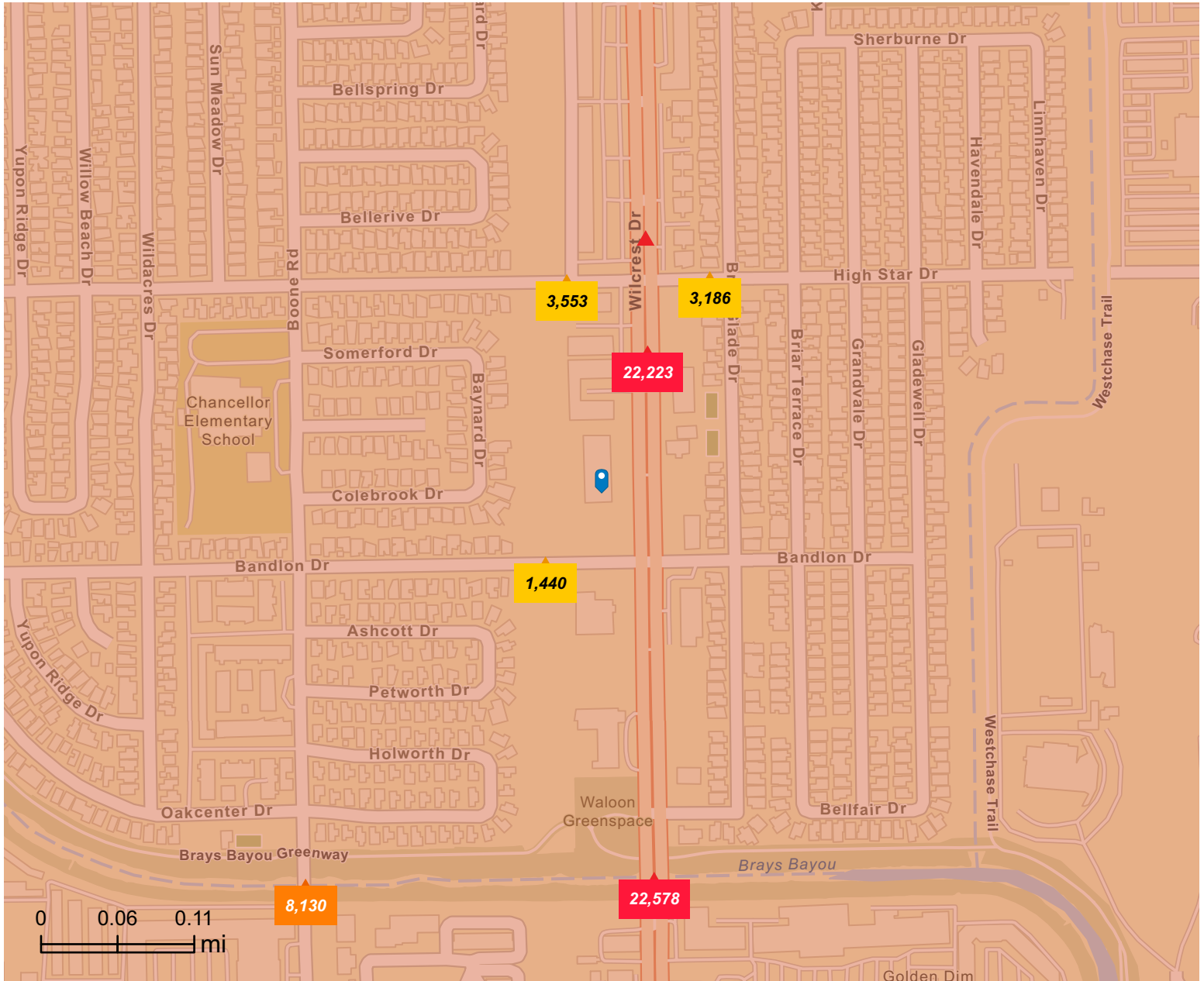
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

6498 Wilcrest Dr, Houston, Texas, 77072

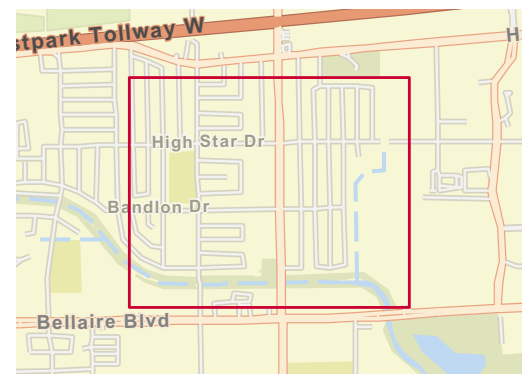


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

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



Source: Traffic Counts (2025)

Traffic Count Profile

6498 Wilcrest Dr, Houston, Texas, 77072



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

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	Bandlon Dr	Wilcrest Dr	2011	1,440
0.10	Wilcrest Dr	High Star Dr	2014	22,223
0.20	High Star Dr	Wilcrest Dr	2014	3,553
0.20	High Star Dr	Briar Glade Dr	2014	3,186
0.20	Wilcrest Dr	High Star Dr	2014	21,510
0.30	Wilcrest Dr	Briar Glade Dr	2014	22,578
0.40	Boone Rd	Oakcenter Dr	2006	8,130
0.40	Wilcrest Dr	Harwin Dr	2011	17,880
0.40	Harwin Drive	Wilcrest Dr	2019	22,965
0.40	Harwin Dr	Wilcrest Dr	2014	30,345
0.40	Boone Rd	Harwin Dr	2010	5,503
0.40	Wilcrest Drive	Harwin Dr	2019	22,019
0.50	Boone Road	Bellaire Blvd	2019	13,123
0.50	Wilcrest Dr	Harwin Dr	2011	22,490
0.50	Wilcrest Dr	Bellaire Blvd	2014	24,415
0.50	Bellaire Blvd	Turtlewood Dr	2013	42,434
0.60	Harwin Drive	Linnhaven Dr	2019	21,464
0.60	Harwin Dr	Kenwall Dr	2011	22,240
0.60	Belle Park Dr	Moonmist Dr	2006	2,990
0.70	WPT	N Course Dr	2021	64,674
0.70	WPT	N Course Dr	2022	74,989
0.70	Wilcrest Dr	Westpark Dr	2014	26,197
0.70	Carnelian Dr	High Star Dr	2011	3,530
0.80	Belle Park Dr	Chesswood Dr	2011	2,410
0.80	Westpark Dr	Wilcrest Dr	2014	17,967
0.80	Westpark Dr	Wilcrest Dr	2014	22,633
0.80	Belle Park Dr	Bellaire Blvd	2011	1,920
0.80	Town Park Dr	Sam Houston Pkwy	2011	2,790

Closest locations 1-28, Table 1 of 2

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.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.90	Wilcrest Dr	Westpark Dr	2014	24,060
0.90	Wilcrest Dr	Carvel Ln	2014	21,125
0.90	BW 8	Town Park Dr	2022	17,596
0.90	Bellaire Boulevard;i L Sàign	Sam Houston Pkwy	2022	40,885
0.90	Westpark Dr	Walnut Bend Ln	2011	22,153
0.90	Westpark Drive	Walnut Bend Ln	2019	23,710
0.90	Westpark Tollway	Rogerdale Rd	2020	40,174
0.90	Wilcrest Dr	Carvel Ln	2015	22,908
0.90	Beltway 8	Harwin Dr	2011	164,050
0.90	High Star Dr	S Kirkwood Rd	2006	2,750
0.90	Harwin Drive	Rogerdale Rd	2022	17,800
0.90	BW 8	Town Park Dr	2022	19,596
0.90	Wilcrest Drive	Carvel Ln	2019	19,361
1.00	Rogerdale Rd	Harwin Dr	2011	8,390
1.00	Rodgerdale Road	Harwin Dr	2019	10,404
1.00	S Kirkwood Rd	Dashwood Dr	2013	14,201
1.00	Boone Rd	Carvel Ln	2011	12,420
1.00	South Kirkwood Road	Dashwood Dr	2019	15,399
1.00	Alief Clodine Dr		2011	23,470
1.00	Bellaire Boulevard;i L Sàign	Belle Glen Dr	2022	36,492
1.00	Town Park Dr	Sovereign Dr	2011	6,712
1.00		W Sam Houston Pkwy S	2022	45,512



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

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

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