## FOR SALE +/- 23.49 AC

## Ella Blvd \& Rushcreek Dr, Houston, TX 77067

- Lot Size: +/- 23.49 AC
- Price: $\$ 4,605,115.50$
- Price/SF: \$4.50
- Frontage: Ella Blvd +/-1056 Ft. Approx. 2 miles to Amazon, 3 miles to Dr Pepper \& Sysco Dist. Centers.
Approx. 10 miles to Houston Intercontinental Airport \& 1.3 miles to United Airlines North Houston Center
Ideal for residential development, gas station, strip center, retail office, distribution warehouse, Industrial retail office, etc.



## Danny Nguyen, CCIM

## M - (713) 478-2972

0 - (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 and omissions and is not, in any way,

## FOR SALE +/- 23.49 AC

## Ella Blvd \& Rushcreek Dr, Houston, TX 77067



## Overview Map



## LATITUDE: 29.959932, LONGITUDE: -95.428958

LOCATION ACCURACY: User-defined location

Flood Zone Determination Report

Flood Zone Determination: IN A


CoreLogic

## 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 <br> in any given year. Because detailed hydraulic analyses have not been <br> 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 <br> in any given year. Base flood elevations are shown as derived from <br> detailed hydraulic analyses (Zone AE is used on new and revised maps <br> in place of Zones A1-A30). |
| AH | Areas subject to a one percent or greater annual chance of shallow <br> flooding in any given year. Flooding is usually in the form of ponding <br> with average depths between one and three feet. Base flood elevations <br> are shown as derived from detailed hydraulic analyses. |
| AO | Areas subject to a one percent or greater annual chance of shallow <br> flooding in any given year. Flooding is usually in the form of sheet flow <br> with average depths between one and three feet. Average flood depths <br> are shown as derived from detailed hydraulic analyses. |
| AR | Areas subject to a one percent or greater annual chance of flooding in <br> any given year due to a temporary increase in flood hazard from a flood <br> 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 <br> any given year, but will ultimately be protected by a flood protection <br> system under construction. No base flood elevations or flood depths <br> are shown. |
| V | Areas along coasts subject to a one percent or greater annual chance of <br> flooding in any given year that also have additional hazards associated <br> with velocity wave action. Because detailed hydraulic analyses have not <br> 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 <br> chance of flooding in any given year that include additional hazards <br> associated with velocity wave action. Base flood elevations are shown <br> as derived from detailed hydraulic analyses. (Zone VE is used on new <br> and revised maps in place of Zones V1-V30.) |

CoreLogic ${ }^{\text {® }}$ 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 <br> determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used <br> on new and revised maps in place of Zone C.) |
| X (Shaded), <br> X500, B | Areas of moderate flood hazard from the principal source of flood in the area, <br> determined to be within the limits of one percent and 0.2 percent annual chance <br> 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 <br> FIRMs, the future flood zone shown on the new map indicates the areas which the <br> community believes will become the one percent annual chance floodplain (or the <br> 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 <br> Map or Flood Hazard Boundary Map, where flooding is possible. |

## Executive Summary

Ella Blvd \& Rushcreek Dr, Houston, Texas, 77067
Prepared by Esri
Drive time bands: $0-5,5-10,10-15$ minute radii
Latitude: 29.95990 Longitude: -95.42916

|  | $0-5$ minute | $5-10$ minute | $10-15$ minute |
| :--- | ---: | ---: | ---: |
| Population |  | 166,571 | 293,986 |
| 2010 Population | 32,261 | 36,610 | 189,255 |
| 2020 Population | 36,929 | 190,690 | 341,750 |
| 2023 Population | 37,159 | 191,748 | 348,310 |
| 2028 Population | $1.27 \%$ | $1.28 \%$ | $1.21 \%$ |
| $2010-2020$ Annual Rate | $0.27 \%$ | $0.93 \%$ |  |
| $2020-2023$ Annual Rate | $0.12 \%$ | $0.38 \%$ |  |
| $2023-2028$ Annual Rate | $47.8 \%$ | $4.11 \%$ | $4.0 \%$ |
| 2020 Male Population | $52.2 \%$ | $49.0 \%$ | $51.0 \%$ |
| 2020 Female Population | 29.0 | $51.0 \%$ | 33.7 |
| 2020 Median Age | $48.3 \%$ | 30.8 | $49.5 \%$ |
| 2023 Male Population | $51.7 \%$ | $49.9 \%$ | $50.5 \%$ |
| 2023 Female Population | 28.5 | $50.1 \%$ | 33.6 |
| 2023 Median Age | 29.9 |  |  |

In the identified area, the current year population is 341,750 . In 2020, the Census count in the area was 331,587 . The rate of change since 2020 was $0.93 \%$ annually. The five-year projection for the population in the area is 348,310 representing a change of $0.38 \%$ annually from 2023 to 2028. Currently, the population is $49.5 \%$ male and $50.5 \%$ female.

## Median Age

The median age in this area is 33.6 , compared to U.S. median age of 39.1 .

| Race and Ethnicity |  |  |
| :--- | ---: | ---: |
| 2023 White Alone | $9.8 \%$ | $14.6 \%$ |
| 2023 Black Alone | $48.0 \%$ | $30.9 \%$ |
| 2023 American Indian/Alaska Native Alone | $1.2 \%$ | $1.7 \%$ |
| 2023 Asian Alone | $3.3 \%$ | $4.9 \%$ |
| 2023 Pacific Islander Alone | $0.2 \%$ | $0.1 \%$ |
| 2023 Other Race | $25.5 \%$ | $31.2 \%$ |
| 2023 Two or More Races | $1.5 \%$ |  |
| 2023 Hispanic Origin (Any Race) | $4.9 \%$ | $16.6 \%$ |

Persons of Hispanic origin represent $49.6 \%$ 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 | 31 | 42 | 68 |
| :--- | ---: | ---: | ---: |
| 2010 Households | 11,500 | 51,685 | 96,226 |
| 2020 Households | 13,029 | 60,345 | 111,349 |
| 2023 Households | 13,131 | 61,282 | 118,394 |
| 2028 Households | 13,318 | 62,148 | $1.47 \%$ |
| $2010-2020$ Annual Rate | $1.26 \%$ | $1.56 \%$ | $1.10 \%$ |
| $2020-2023$ Annual Rate | $0.24 \%$ | $0.48 \%$ | $0.59 \%$ |
| $2023-2028$ Annual Rate | $0.28 \%$ | $0.28 \%$ | 2.94 |
| 2023 Average Household Size | 2.81 | 3.10 | 2.0 |

The household count in this area has changed from 111,349 in 2020 to 115,394 in the current year, a change of $1.10 \%$ annually. The fiveyear projection of households is 118,815 , a change of $0.59 \%$ annually from the current year total. Average household size is currently 2.94, compared to 2.96 in the year 2020. The number of families in the current year is 82,356 in the specified area.

COMMERCIAL

## Executive Summary

Ella Blvd \& Rushcreek Dr, Houston, Texas, 77067
Prepared by Esri
Drive time bands: 0-5,5-10, 10-15 minute radii
Latitude: 29.95990 Longitude: -95.42916

|  | 0-5 minute | 5-10 minute | 10-15 minute |
| :---: | :---: | :---: | :---: |
| Mortgage Income |  |  |  |
| 2023 Percent of Income for Mortgage | 28.7\% | 23.5\% | 23.2\% |
| Median Household Income |  |  |  |
| 2023 Median Household Income | \$37,444 | \$45,670 | \$56,069 |
| 2028 Median Household Income | \$40,504 | \$51,200 | \$63,797 |
| 2023-2028 Annual Rate | 1.58\% | 2.31\% | 2.62\% |
| Average Household Income |  |  |  |
| 2023 Average Household Income | \$54,830 | \$66,363 | \$83,288 |
| 2028 Average Household Income | \$61,659 | \$75,631 | \$95,191 |
| 2023-2028 Annual Rate | 2.38\% | 2.65\% | 2.71\% |
| Per Capita Income |  |  |  |
| 2023 Per Capita Income | \$19,451 | \$21,397 | \$28,111 |
| 2028 Per Capita Income | \$22,055 | \$24,593 | \$32,449 |
| 2023-2028 Annual Rate | 2.54\% | 2.82\% | 2.91\% |
| GINI Index |  |  |  |
| 2023 Gini Index | 43.9 | 43.1 | 43.8 |
| Households by Income |  |  |  |

Current median household income is $\$ 56,069$ in the area, compared to $\$ 72,603$ for all U.S. households. Median household income is projected to be $\$ 63,797$ in five years, compared to $\$ 82,410$ for all U.S. households

Current average household income is $\$ 83,288$ in this area, compared to $\$ 107,008$ for all U.S. households. Average household income is projected to be $\$ 95,191$ in five years, compared to $\$ 122,048$ for all U.S. households

Current per capita income is $\$ 28,111$ in the area, compared to the U.S. per capita income of $\$ 41,310$. The per capita income is projected to be $\$ 32,449$ in five years, compared to $\$ 47,525$ for all U.S. households

| Housing |  |  |  |
| :---: | :---: | :---: | :---: |
| 2023 Housing Affordability Index | 81 | 96 | 95 |
| 2010 Total Housing Units | 14,207 | 59,374 | 105,593 |
| 2010 Owner Occupied Housing Units | 3,374 | 23,663 | 57,157 |
| 2010 Renter Occupied Housing Units | 8,134 | 28,016 | 39,055 |
| 2010 Vacant Housing Units | 2,707 | 7,689 | 9,367 |
| 2020 Total Housing Units | 14,571 | 65,460 | 120,098 |
| 2020 Owner Occupied Housing Units | 3,320 | 26,168 | 60,111 |
| 2020 Renter Occupied Housing Units | 9,709 | 34,177 | 51,238 |
| 2020 Vacant Housing Units | 1,512 | 5,058 | 8,671 |
| 2023 Total Housing Units | 14,700 | 66,792 | 125,091 |
| 2023 Owner Occupied Housing Units | 3,508 | 26,709 | 65,242 |
| 2023 Renter Occupied Housing Units | 9,623 | 34,573 | 50,152 |
| 2023 Vacant Housing Units | 1,569 | 5,510 | 9,697 |
| 2028 Total Housing Units | 14,903 | 67,819 | 128,660 |
| 2028 Owner Occupied Housing Units | 3,646 | 27,677 | 68,121 |
| 2028 Renter Occupied Housing Units | 9,673 | 34,470 | 50,695 |
| 2028 Vacant Housing Units | 1,585 | 5,671 | 9,845 |
| Socioeconomic Status Index |  |  |  |
| 2023 Socioeconomic Status Index | 36.9 | 36.6 | 40.1 |

Currently, $52.2 \%$ of the 125,091 housing units in the area are owner occupied; $40.1 \%$, renter occupied; and $7.8 \%$ 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 120,098 housing units in the area and $7.2 \%$ vacant housing units. The annual rate of change in housing units since 2020 is $1.26 \%$. Median home value in the area is $\$ 216,412$, compared to a median home value of $\$ 308,943$ for the U.S. In five years, median value is projected to change by $4.08 \%$ annually to $\$ 264,320$.

## Graphic Profile

Ella Blvd \& Rushcreek Dr, Houston, Texas, 77067
Prepared by Esri
Drive time band: 0-5 minute radius
Latitude: 29.95990 Longitude: -95.42916


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

## Graphic Profile

Ella Blvd \& Rushcreek Dr, Houston, Texas, 77067
Prepared by Esri Drive time band: 5-10 minute radius

Latitude: 29.95990 Longitude: -95.42916


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography Graphic Profile
COMMERCIAL
Ella Blvd \& Rushcreek Dr, Houston, Texas, 77067
Prepared by Esri Drive time band: 10-15 minute radius


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

## Traffic Count Map

Ella Blvd \& Rushcreek Dr, Houston, Texas, 77067
Prepared by Esri
Drive time bands: 0-5,5-10, 10-15 minute radii


Average Daily Traffic Volume
$\triangle$ Up to 6,000 vehicles per day
-6,001-15,000
-15,001-30,000

- 30,001-50,000
$\triangle 50,001$ - 100,000
©More than 100,000 per day


Source: ©2023 Kalibrate Technologies (Q3 2023).

## Traffic Count Map - Close Up

Ella Blvd \& Rushcreek Dr, Houston, Texas, 77067


Average Daily Traffic Volume
$\triangle$ Up to 6,000 vehicles per day
-6,001-15,000
-15,001-30,000

- 30,001-50,000
-50,001-100,000
AMore than 100,000 per day


Source: ©2023 Kalibrate Technologies (Q3 2023).

## Traffic Count Profile

Ella Blvd \& Rushcreek Dr, Houston, Texas, 77067

| Distance: | Street: | Closest Cross-street: | Year of Count: | Count: |
| :---: | :---: | :---: | :---: | :---: |
| 0.28 | Ella Blvd | W Rankin Rd ( 0.1 miles N ) | 2013 | 4,028 |
| 0.36 | Rushcreek Dr | Spears Rd (0.08 miles W) | 2011 | 3,740 |
| 0.41 | Rushcreek Dr | Kuykendahl Rd ( 0.07 miles NE) | 2011 | 4,950 |
| 0.42 | Ella Boulevard | W Rankin Rd (0.05 miles S ) | 2019 | 13,437 |
| 0.44 | Spears Rd | Rushcreek Dr ( 0.07 miles N ) | 2011 | 2,480 |
| 0.47 | W Rankin Rd | Greenlow $\operatorname{Dr}$ ( 0.04 miles E) | 2010 | 26,909 |
| 0.49 | Northborough Dr | Meadowfern $\operatorname{Dr}$ ( 0.1 miles S) | 2011 | 7,290 |
| 0.49 | West Rankin Road | Kuykendahl Rd ( 0.1 miles E) | 2019 | 26,427 |
| 0.52 | Kuykendahl Rd | North Fwy ( 0.11 miles SE) | 2011 | 1,340 |
| 0.52 | Spears Rd | W Rankin Rd ( 0.11 miles N ) | 2011 | 2,360 |
| 0.53 | Ella Blvd | W Rankin Rd ( 0.16 miles SE) | 2013 | 12,870 |
| 0.53 | W Rankin Rd | Kuykendahl Rd (0.05 miles E) | 2011 | 27,070 |
| 0.58 | Rushcreek Dr | Kuykendahl Rd ( 0.11 miles SW) | 2011 | 3,500 |
| 0.64 | Rankin Road | W Rankin Rd ( 0.04 miles W) | 2019 | 36,802 |
| 0.68 | Rankin Rd | North Fwy ( 0.04 miles E) | 2013 | 44,923 |
| 0.69 | Spears Road | W Rankin Rd ( 0.13 miles E) | 2019 | 26,057 |
| 0.69 | Kuykendahl Rd | W Rankin Rd ( 0.18 miles S) | 2013 | 22,814 |
| 0.71 | Hugh Rd | Trickey Rd (0.24 miles W) | 2011 | 3,420 |
| 0.72 | Northborough Dr | Glenborough Dr ( 0.01 miles S) | 2001 | 13,240 |
| 0.72 | Kuykendahl Rd | N FwySvc Rd ( 0.06 miles SE) | 2011 | 380 |
| 0.74 | Spears Rd | Coppermeade $\operatorname{Dr}$ ( 0.07 miles N ) | 2006 | 5,560 |
| 0.75 | Spears Rd | Coppermeade $\operatorname{Dr}$ ( 0.08 miles N ) | 2011 | 4,000 |
| 0.76 | North Freeway Frontage Road | North Fwy ( 0.02 miles N) | 2021 | 28,200 |
| 0.77 | Spears Rd | W Rankin Rd ( 0.23 miles E) | 2011 | 26,020 |
| 0.79 | Rankin Rd | N FwySvc Rd (0.04 miles W) | 2011 | 28,350 |
| 0.81 | North Freeway Frontage Road | E Airtex Dr (0.05 miles N) | 2021 | 23,010 |
| 0.81 | Gears Loop | Greens Crossing Blvd ( 0.12 miles W) | 2013 | 17,820 |
| 0.85 | Knobcrest Dr | Folkway Dr (0.12 miles E) | 2006 | 130 |
| 0.90 | Demontrond St | Kuykendahl Rd ( 0.11 miles SW) | 2011 | 2,500 |
| 0.90 | Gruss Dr | Abney $\operatorname{Dr}$ ( 0.03 miles E) | 2011 | 1,200 |

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).

