

# FOR LEASE

## Free Standing Bldg, Hard Corner

675 W Rankin Rd, Houston, TX 77067



Ella Blvd

W Rankin Rd



**BASE RENT: \$1.25/SF/MO**  
**NNN: Est. \$0.40/SF/MO**  
**AVAIL: +/- 9,559 SF**

### Divisible

- Suite 1: Child Care +/- 2,600-2,800 SF
- Suite 2: Indoor Gym +/- 4,300 SF – ideal for Cross-Fit, Indoor Games, Pickle Ball, Rehab Space, and more
- Suite 3: Store Front Retail +/- 1,500-2,200 SF

### Has Electronic Gate

- Approx. Miles: 0.7 – I-45, 7 – Beltway 8, 8 – George Bush Intercontinental Airport, 1.3 – United Airlines Reservations North Houston Center, 2 – Amazon Dist. Center, 3 – Dr. Pepper & Sysco Dist. Center

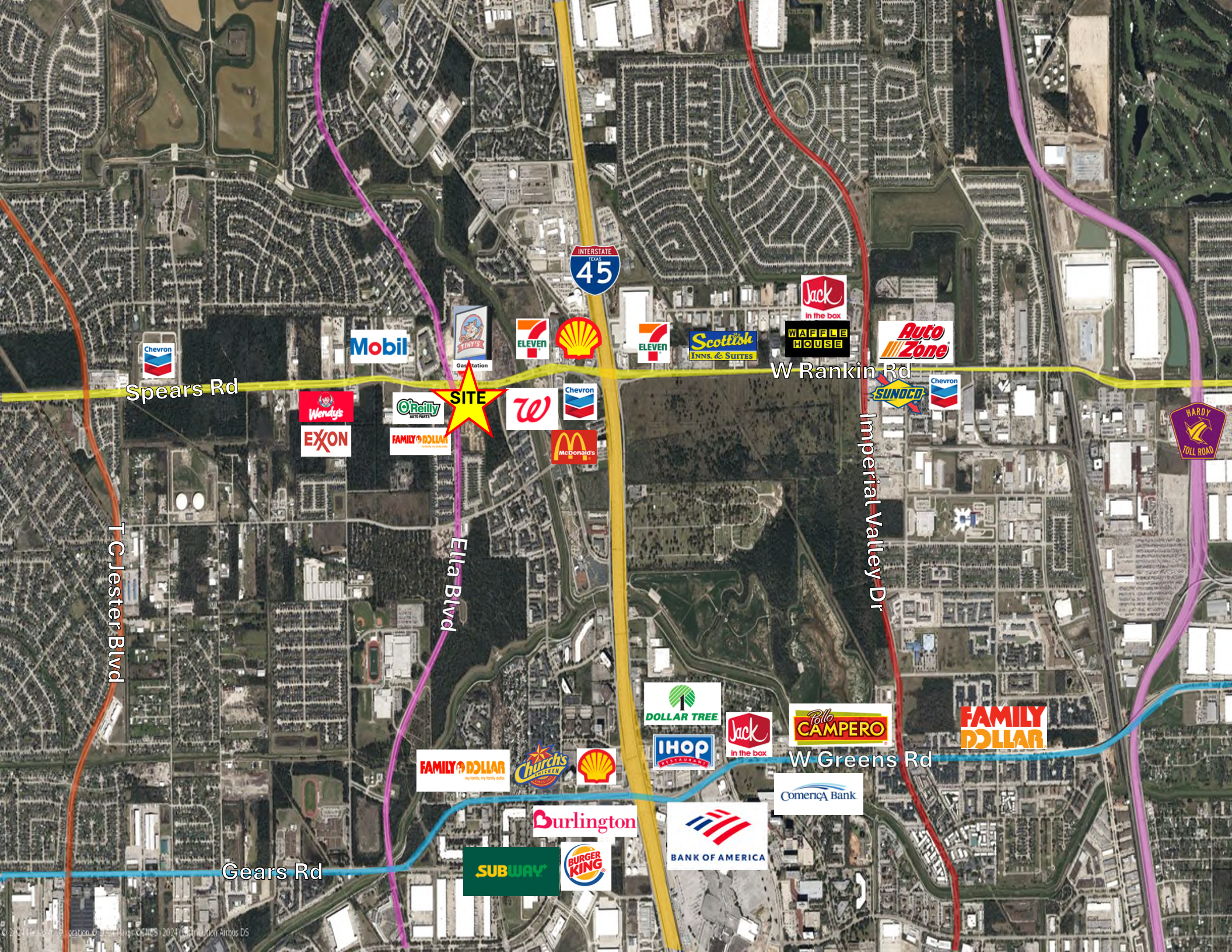
**Ideal for:** Assisted Living, Medical/Health Facilities, Retail Center, Daycare/Trade School, Professional Services/Offices, etc.



**Tammie Vu**  
M - (713) 865-2362  
O - (713) 270-5400  
tammievu@dncommercial.net  
[www.dncommercial.net](http://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.*



INTERSTATE TEXAS 45

Spears Rd

W Rankin Rd

**SITE**

Imperial Valley Dr

T C Jester Blvd

Elta Blvd

Gears Rd





W Rankin Rd



Ella Blvd

Allstars Afterschool Club



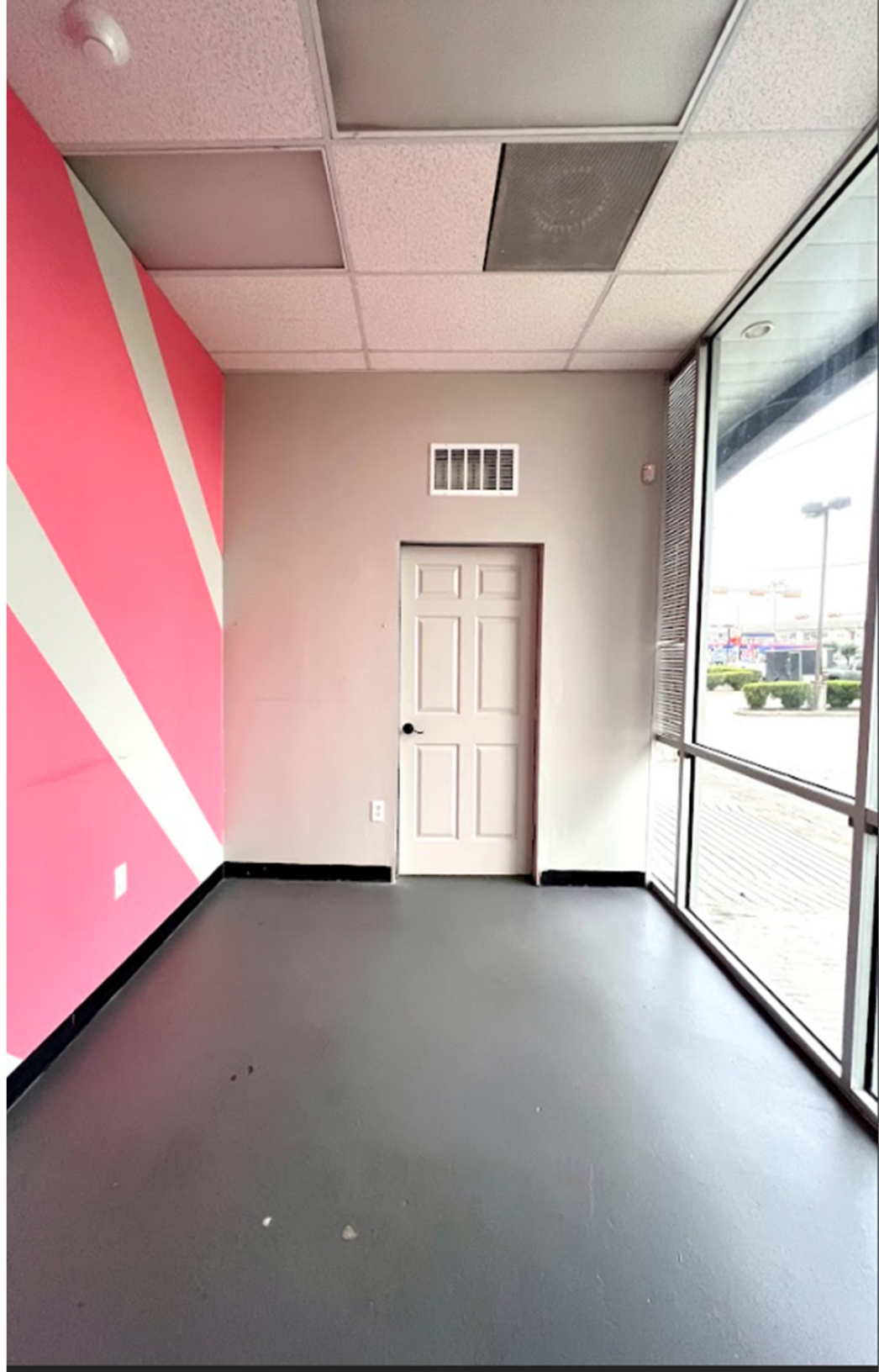
Electronic Gate

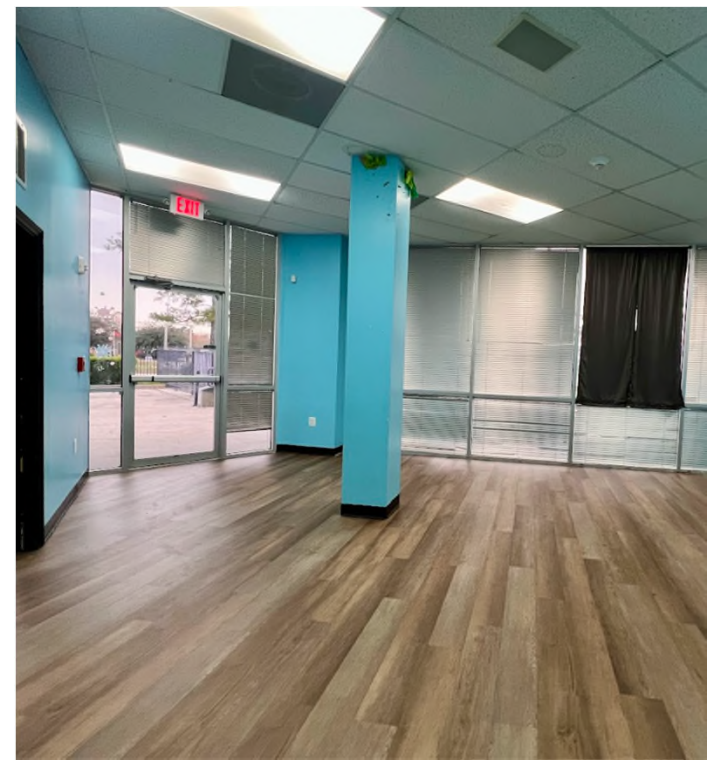
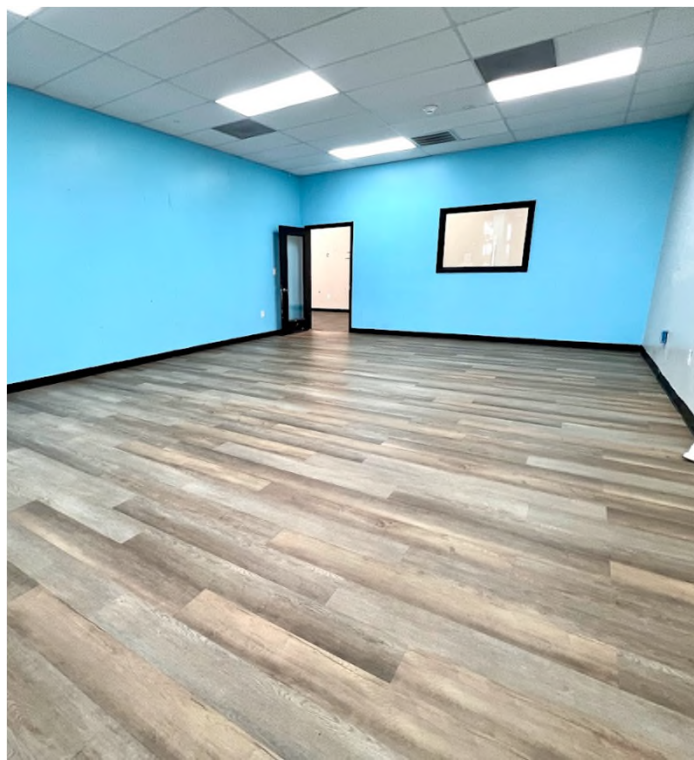
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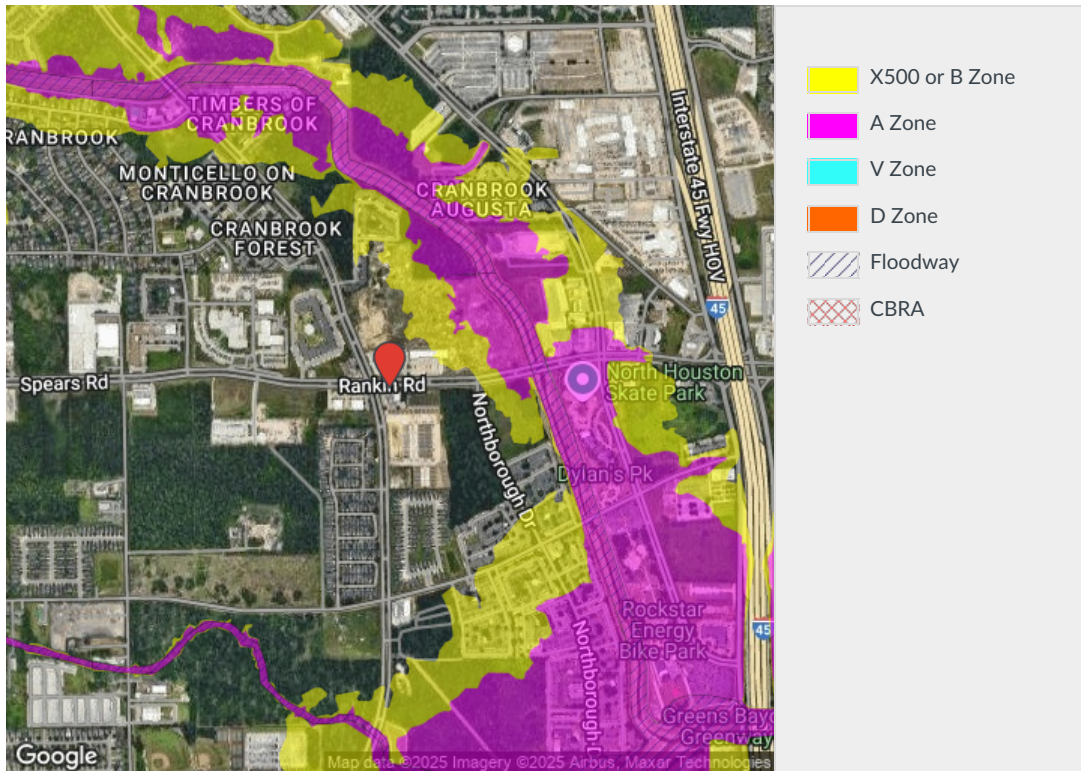
675 W RANKIN RD HOUSTON, TX 77067-1615

LOCATION ACCURACY: Excellent

**Flood Zone Determination Report**

Flood Zone Determination: **OUT**

COMMUNITY	480296	PANEL	0460M
PANEL DATE	October 16, 2013	MAP NUMBER	48201C0460M





# 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)



# Executive Summary

675 W Rankin Rd, Houston, Texas, 77067  
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 29.96516  
 Longitude: -95.42885

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	15,699	90,191	153,581
2020 Population	17,645	106,490	173,464
2024 Population	17,980	107,648	175,952
2029 Population	17,958	108,721	177,114
2010-2020 Annual Rate	1.18%	1.68%	1.22%
2020-2024 Annual Rate	0.44%	0.25%	0.34%
2024-2029 Annual Rate	-0.02%	0.20%	0.13%
2020 Male Population	47.3%	49.0%	48.8%
2020 Female Population	52.7%	51.0%	51.2%
2020 Median Age	28.0	30.0	32.1
2024 Male Population	48.1%	49.5%	49.4%
2024 Female Population	51.9%	50.5%	50.6%
2024 Median Age	28.6	30.8	33.1

In the identified area, the current year population is 175,952. In 2020, the Census count in the area was 173,464. The rate of change since 2020 was 0.34% annually. The five-year projection for the population in the area is 177,114 representing a change of 0.13% annually from 2024 to 2029. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 33.1, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	9.2%	12.0%	17.8%
2024 Black Alone	50.3%	35.8%	27.4%
2024 American Indian/Alaska Native Alone	1.2%	1.7%	1.7%
2024 Asian Alone	1.6%	4.1%	6.2%
2024 Pacific Islander Alone	0.2%	0.1%	0.1%
2024 Other Race	25.9%	30.7%	29.8%
2024 Two or More Races	11.7%	15.4%	16.9%
2024 Hispanic Origin (Any Race)	43.6%	55.0%	55.9%

Persons of Hispanic origin represent 55.9% of the population in the identified area compared to 19.6% 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 88.4 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	29	45	58
2010 Households	6,035	28,416	48,433
2020 Households	6,715	34,469	55,659
2024 Households	6,798	35,298	56,870
2029 Households	6,870	36,198	58,099
2010-2020 Annual Rate	1.07%	1.95%	1.40%
2020-2024 Annual Rate	0.29%	0.56%	0.51%
2024-2029 Annual Rate	0.21%	0.50%	0.43%
2024 Average Household Size	2.64	3.05	3.08

The household count in this area has changed from 55,659 in 2020 to 56,870 in the current year, a change of 0.51% annually. The five-year projection of households is 58,099, a change of 0.43% annually from the current year total. Average household size is currently 3.08, compared to 3.10 in the year 2020. The number of families in the current year is 40,979 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



# Executive Summary

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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	37.8%	25.6%	24.3%
<b>Median Household Income</b>			
2024 Median Household Income	\$36,255	\$50,102	\$56,722
2029 Median Household Income	\$39,158	\$55,533	\$65,338
2024-2029 Annual Rate	1.55%	2.08%	2.87%
<b>Average Household Income</b>			
2024 Average Household Income	\$50,806	\$68,816	\$80,206
2029 Average Household Income	\$58,742	\$79,912	\$94,508
2024-2029 Annual Rate	2.95%	3.03%	3.34%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$18,846	\$22,574	\$26,003
2029 Per Capita Income	\$22,061	\$26,618	\$31,090
2024-2029 Annual Rate	3.20%	3.35%	3.64%
<b>GINI Index</b>			
2024 Gini Index	45.1	42.3	41.7

### Households by Income

Current median household income is \$56,722 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$65,338 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$80,206 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$94,508 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$26,003 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$31,090 in five years, compared to \$51,203 for all U.S. households.

### Housing

2024 Housing Affordability Index	59	87	92
2010 Total Housing Units	7,621	33,344	54,591
2010 Owner Occupied Housing Units	1,136	11,728	26,178
2010 Renter Occupied Housing Units	4,898	16,689	22,255
2010 Vacant Housing Units	1,586	4,928	6,158
2020 Total Housing Units	7,778	37,439	60,113
2020 Owner Occupied Housing Units	986	13,948	27,821
2020 Renter Occupied Housing Units	5,729	20,521	27,838
2020 Vacant Housing Units	1,105	2,906	4,436
2024 Total Housing Units	7,895	38,543	61,716
2024 Owner Occupied Housing Units	1,109	14,695	29,292
2024 Renter Occupied Housing Units	5,689	20,603	27,578
2024 Vacant Housing Units	1,097	3,245	4,846
2029 Total Housing Units	8,005	39,575	63,233
2029 Owner Occupied Housing Units	1,183	15,552	31,104
2029 Renter Occupied Housing Units	5,687	20,646	26,995
2029 Vacant Housing Units	1,135	3,377	5,134

### Socioeconomic Status Index

2024 Socioeconomic Status Index	34.3	36.8	39.2
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Currently, 47.5% of the 61,716 housing units in the area are owner occupied; 44.7%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 60,113 housing units in the area and 7.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.62%. Median home value in the area is \$220,496, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.99% annually to \$294,944.

**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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

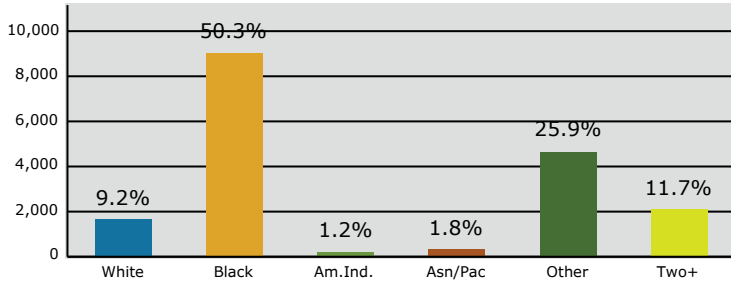


# Graphic Profile

675 W Rankin Rd, Houston, Texas, 77067  
 Ring band: 0 - 1 mile radius

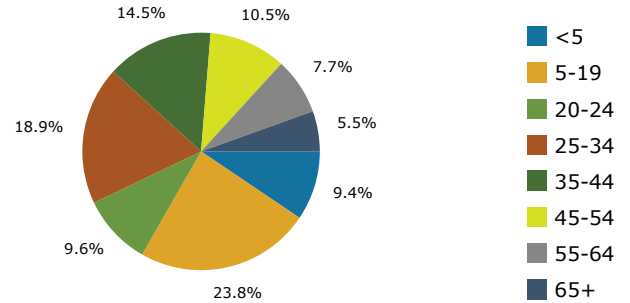
Prepared by Esri  
 Latitude: 29.96516  
 Longitude: -95.42885

## 2024 Population by Race

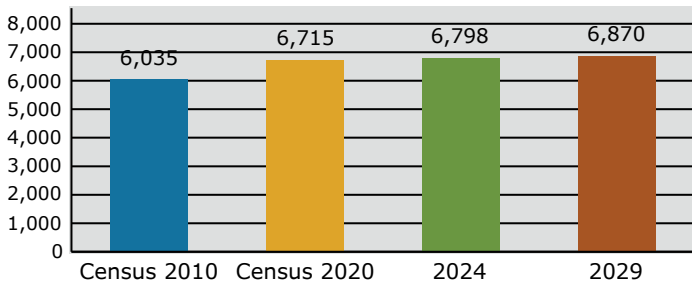


2024 Percent Hispanic Origin: 43.6%

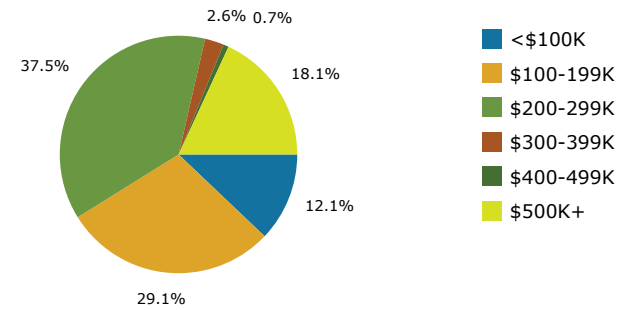
## 2024 Population by Age



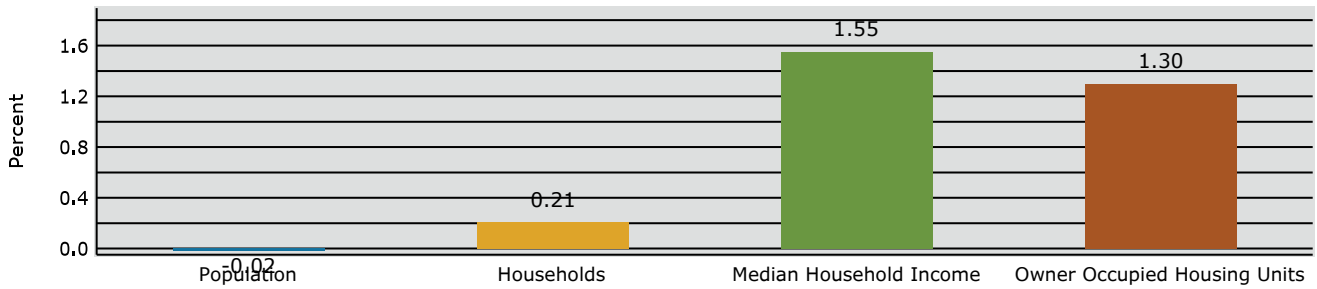
## Households



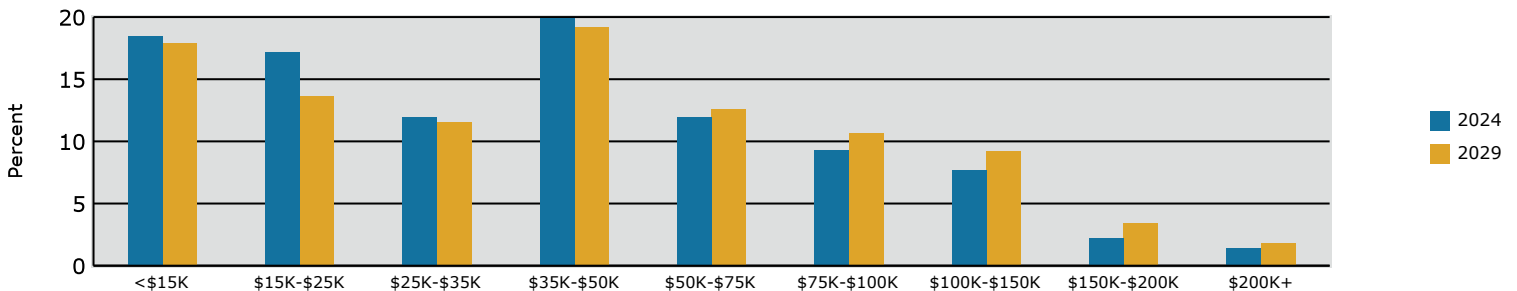
## 2024 Home Value



## 2024-2029 Annual Growth Rate

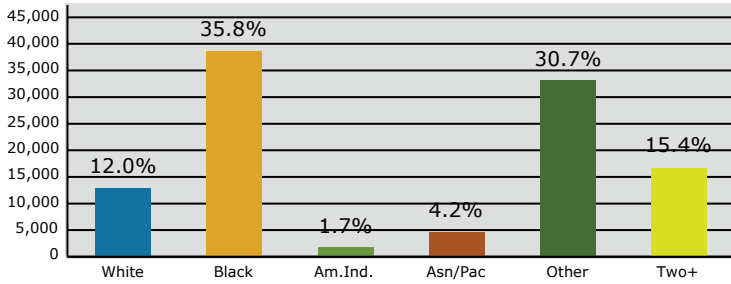


## Household Income



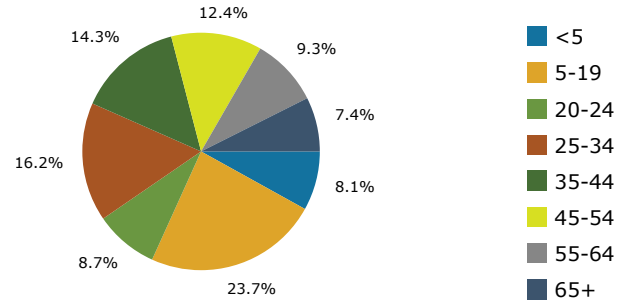
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

## 2024 Population by Race

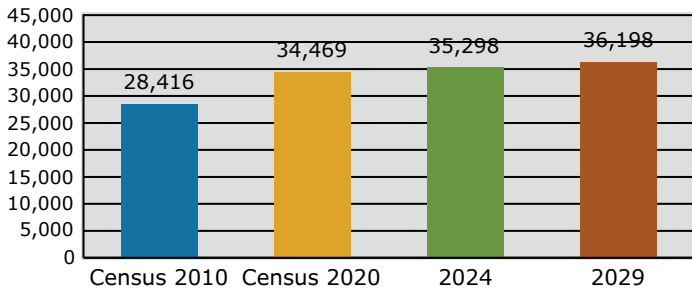


2024 Percent Hispanic Origin: 55.0%

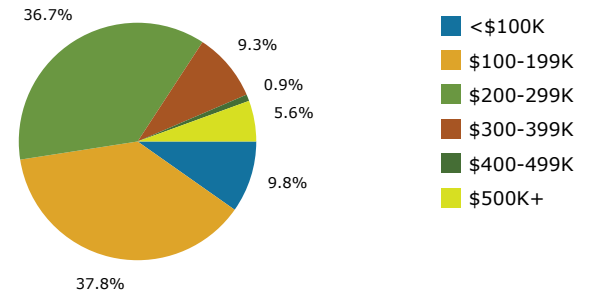
## 2024 Population by Age



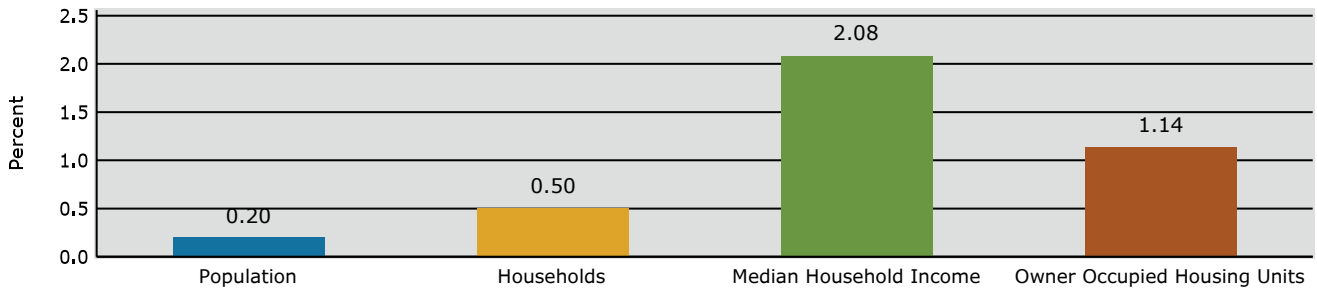
## Households



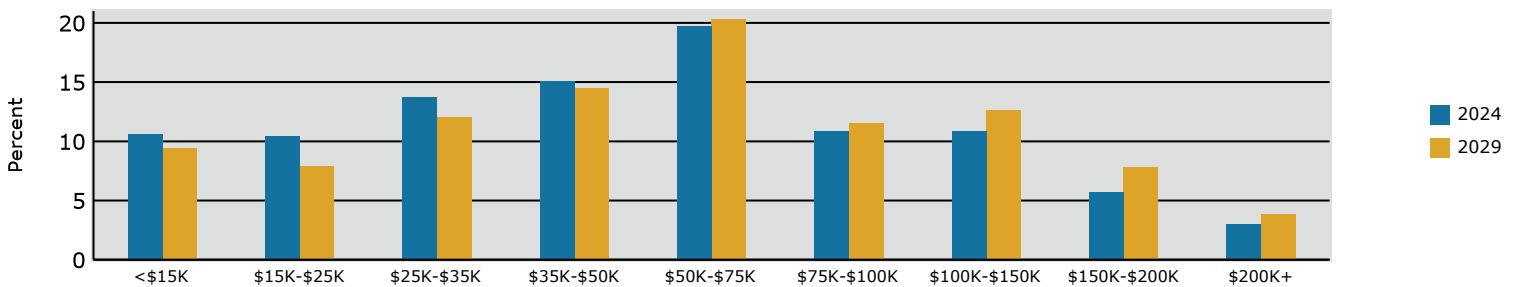
## 2024 Home Value



## 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.

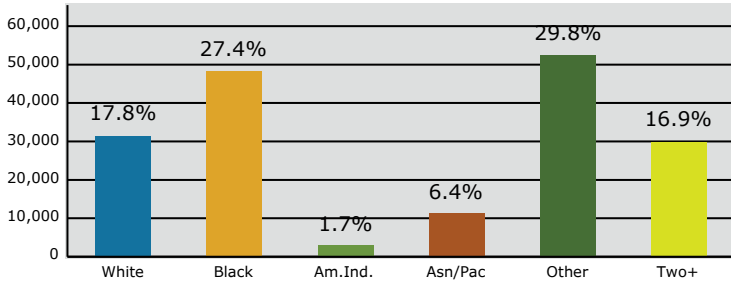


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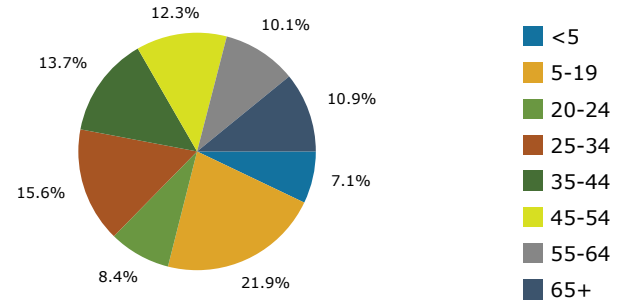
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## 2024 Population by Race

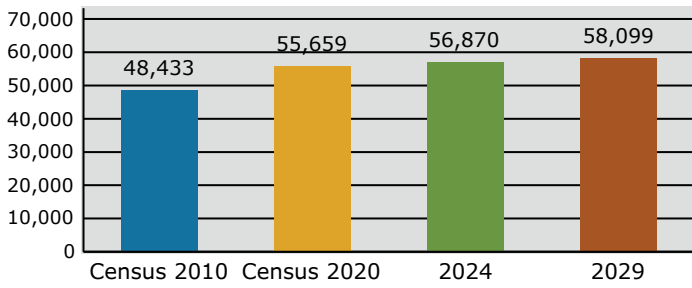


2024 Percent Hispanic Origin: 55.9%

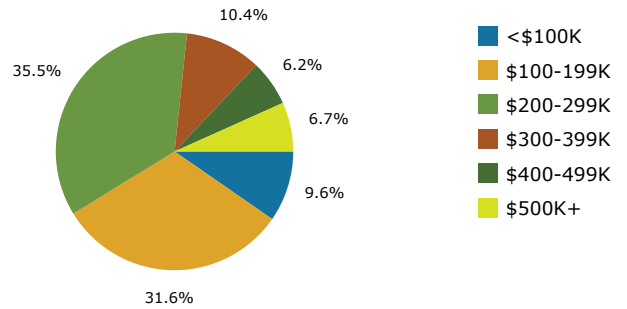
## 2024 Population by Age



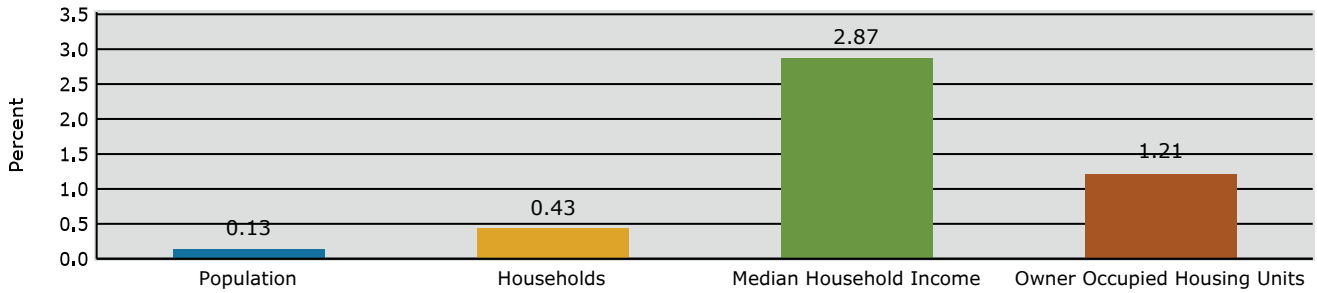
## Households



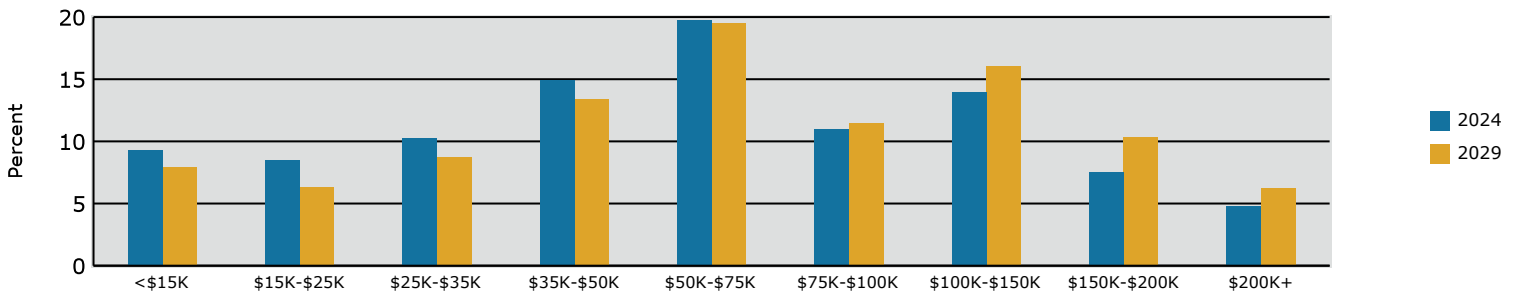
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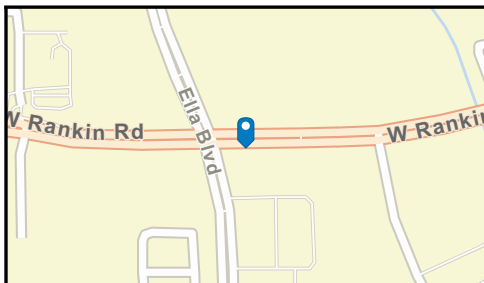
## 2024-2029 Annual Growth Rate



## Household Income



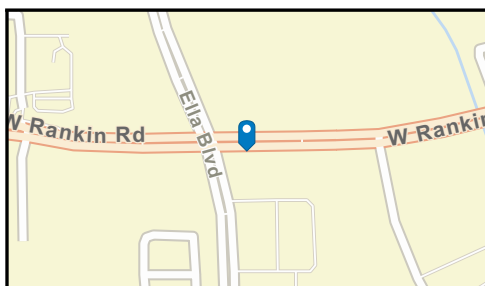
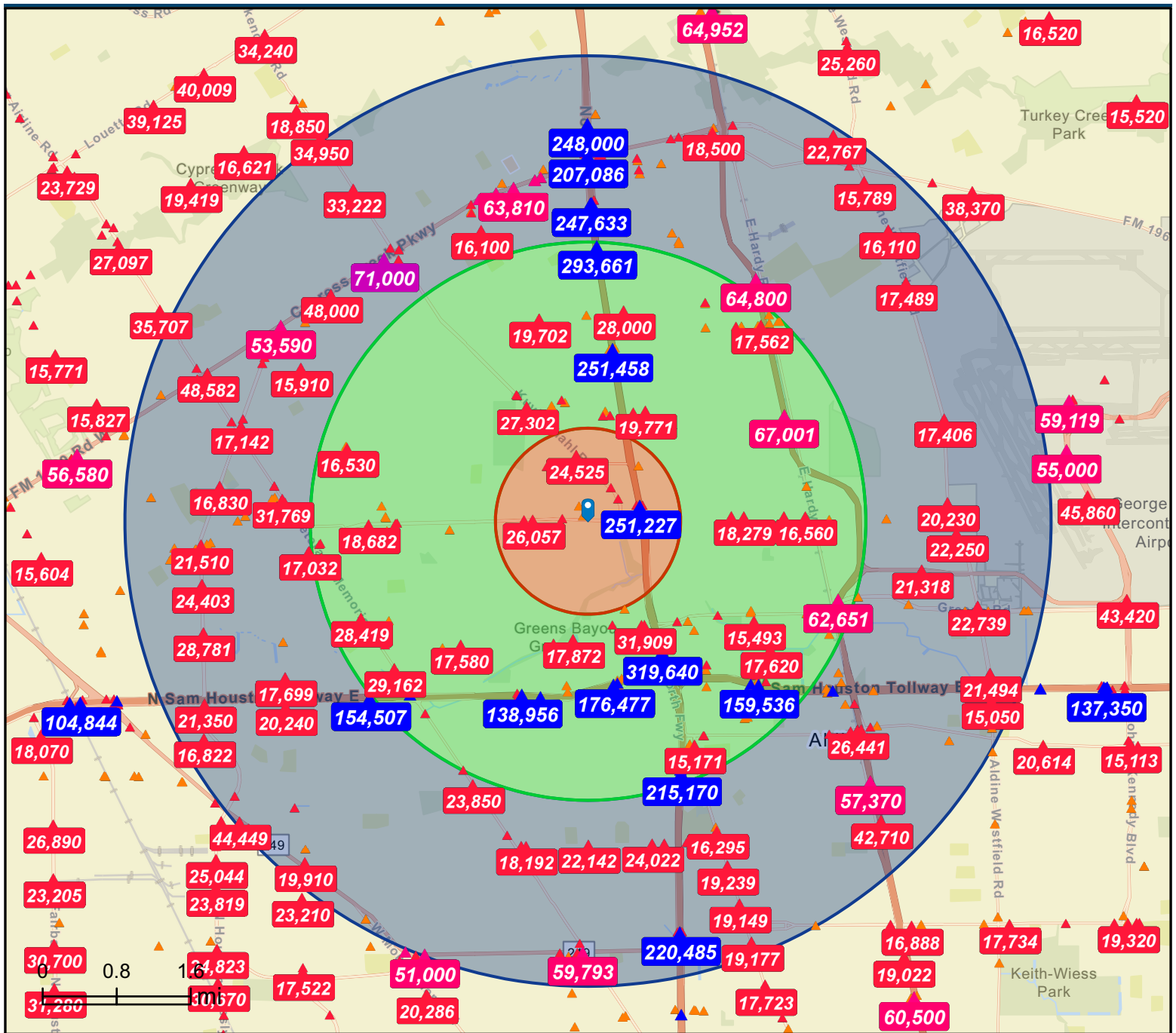
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



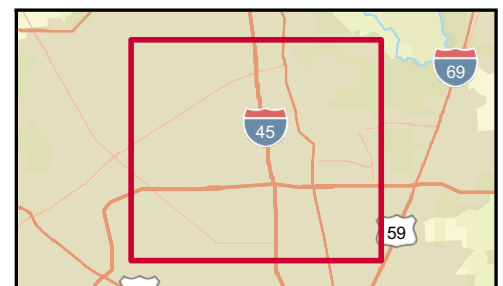
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).



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Source: ©2024 Kalibrate Technologies (Q3 2024).



# Traffic Count Profile

675 W Rankin Rd, Houston, Texas, 77067  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.96516  
Longitude: -95.42885

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	Ella Boulevard	W Rankin Rd (0.05 miles S)	2019	13437
0.09	Ella Blvd	W Rankin Rd (0.1 miles N)	2013	4028
0.18	Ella Blvd	W Rankin Rd (0.16 miles SE)	2013	12870
0.26	West Rankin Road	Kuykendahl Rd (0.1 miles E)	2019	26427
0.28	W Rankin Rd	Greenlow Dr (0.04 miles E)	2010	26909
0.31	W Rankin Rd	Kuykendahl Rd (0.05 miles E)	2011	27070
0.40	Kuykendahl Rd	W Rankin Rd (0.18 miles S)	2013	22814
0.42	Rushcreek Dr	Kuykendahl Rd (0.07 miles NE)	2011	4950
0.44		Demontrond St (0.15 miles NW)	2022	18500
0.47	Spears Rd	W Rankin Rd (0.11 miles N)	2011	2360
0.48	Rankin Road	W Rankin Rd (0.04 miles W)	2019	36802
0.48		Kuykendahl Rd (0.06 miles W)	2022	36265
0.51	Kuykendahl Rd	N FwySvc Rd (0.06 miles SE)	2011	380
0.52	Rankin Rd	North Fwy (0.04 miles E)	2013	44923
0.52	Rushcreek Dr	Spears Rd (0.08 miles W)	2011	3740
0.54	Rushcreek Dr	Kuykendahl Rd (0.11 miles SW)	2011	3500
0.55	North Freeway Frontage Road	Kuykendahl Rd (0.17 miles S)	2022	19500
0.55	Demontrond St	Kuykendahl Rd (0.11 miles SW)	2011	2500
0.58	North Freeway	Rankin Rd (0.18 miles S)	2022	251227
0.60	Spears Road	W Rankin Rd (0.13 miles E)	2019	26057
0.61		Kuykendahl Rd (0.08 miles SW)	2021	23010
0.61		Kuykendahl Rd (0.08 miles SW)	2022	16690
0.63	Spears Rd	Rushcreek Dr (0.07 miles N)	2011	2480
0.64	Ella Boulevard	Rushworth Dr (0.06 miles SE)	2019	14672
0.64	Kuykendahl Rd	North Fwy (0.11 miles SE)	2011	1340
0.66	Rankin Rd	N FwySvc Rd (0.04 miles W)	2011	28350
0.69	Spears Rd	W Rankin Rd (0.23 miles E)	2011	26020
0.72	Kuykendahl Rd	Stonefield Dr (0.05 miles SE)	2002	24525
0.74	Ella Blvd	Greenwell Dr (0.09 miles NW)	2011	15370
0.77	Dominion Park Dr	Blue Ash Dr (0.03 miles W)	2011	3490

**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 2024 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:** ©2024 Kalibrate Technologies (Q3 2024).



## 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>dannynguyen@dncommercial.net</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>dannynguyen@dncommercial.net</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

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036  
Doan Nguyen

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

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