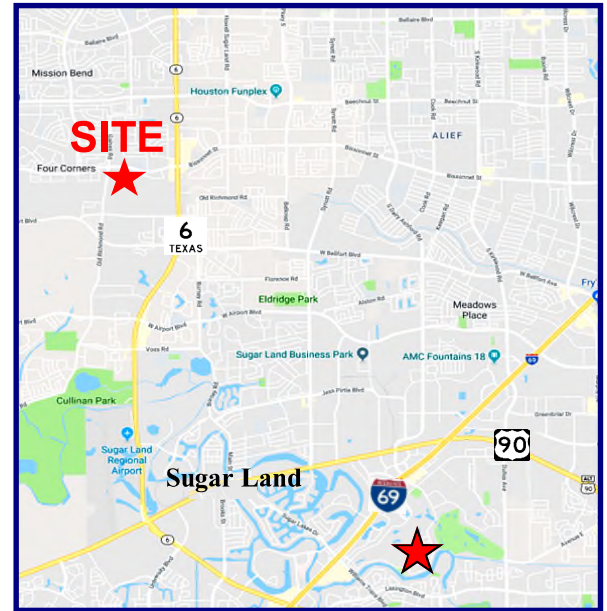
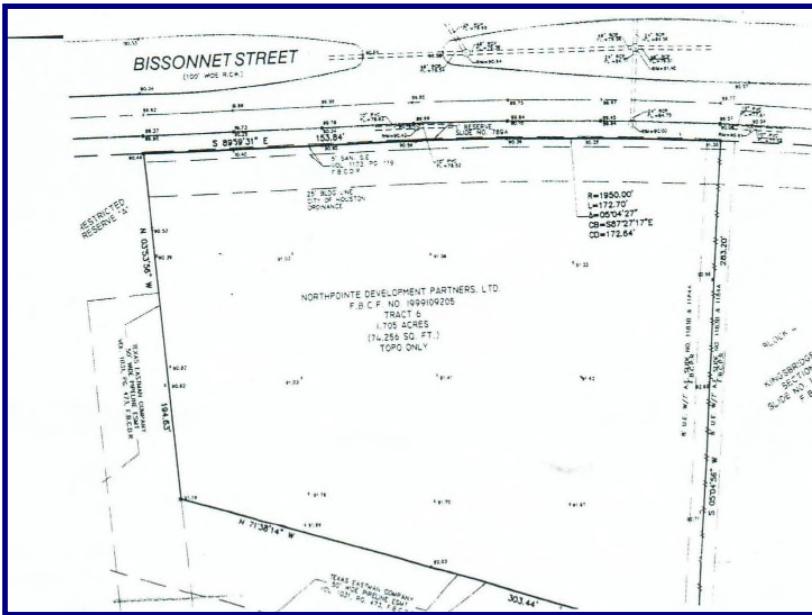


# FOR SALE

## +/-1.71 AC Bissonnet, Sugar Land, TX



### Property Description

- Lot Size: +/- 1.71 AC
- Price: \$ 975,000
- Price/SF: \$ 13.09
- Frontage: +/- 236' on Bissonnet St
- Located in Fort Bend County
- Approx. 0.6 miles to SH 6
- Utilities provided by Kingsbridge MUD
- Great for free standing building such as daycare, medical center, car wash, etc.



**Danny Nguyen, CCIM**

**Broker**

**M - (713) 478-2972**

**O - (713) 270-5400**

**dannynguyen@dncommercial.net**

**[www.dncommercial.net](http://www.dncommercial.net)**

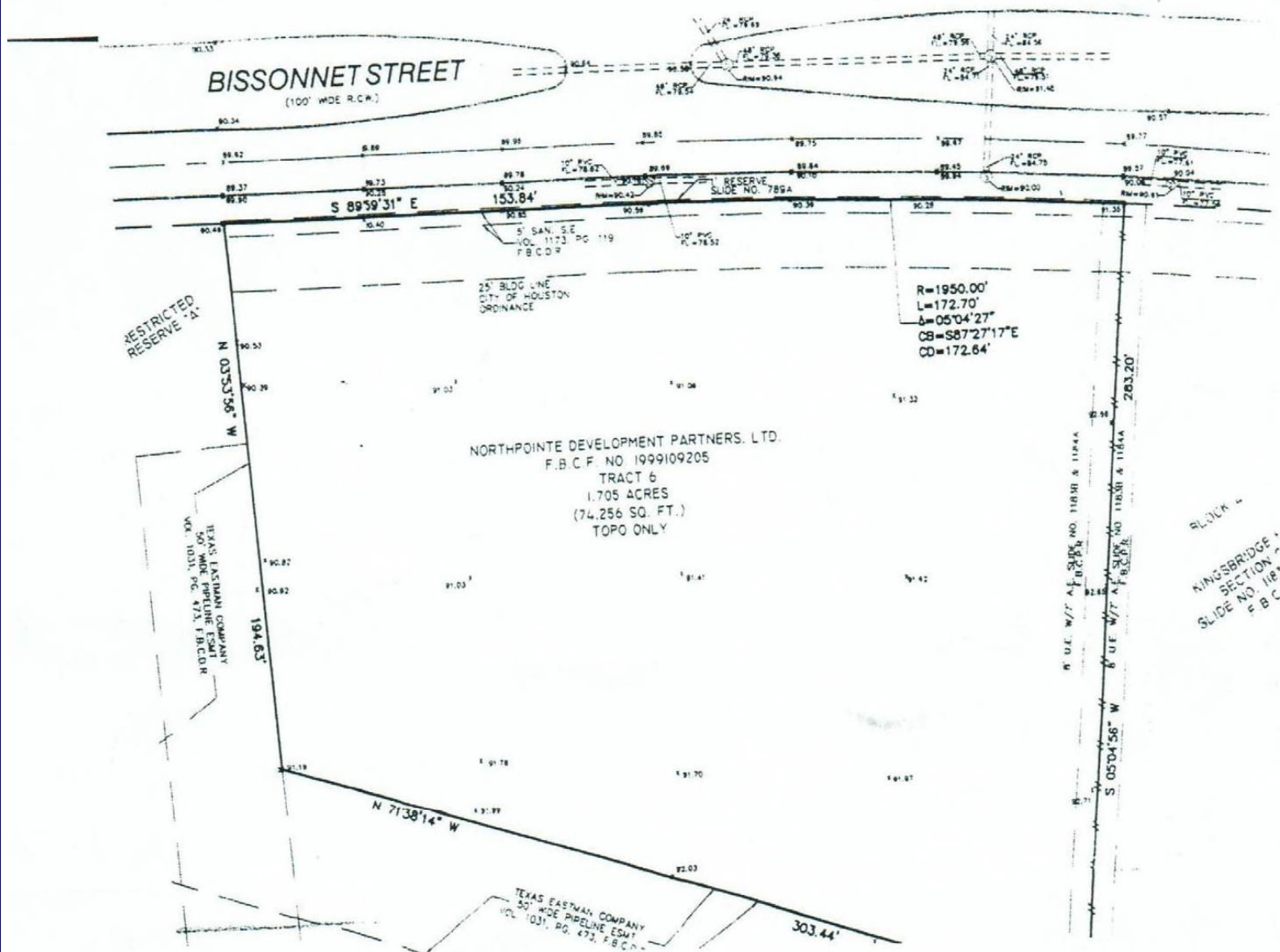


The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



# Survey

+/-1.71 AC Bissonnet, Sugar Land, TX



## For Additional Information



**Danny Nguyen, CCIM**

Broker

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

[www.dncommercial.net](http://www.dncommercial.net)



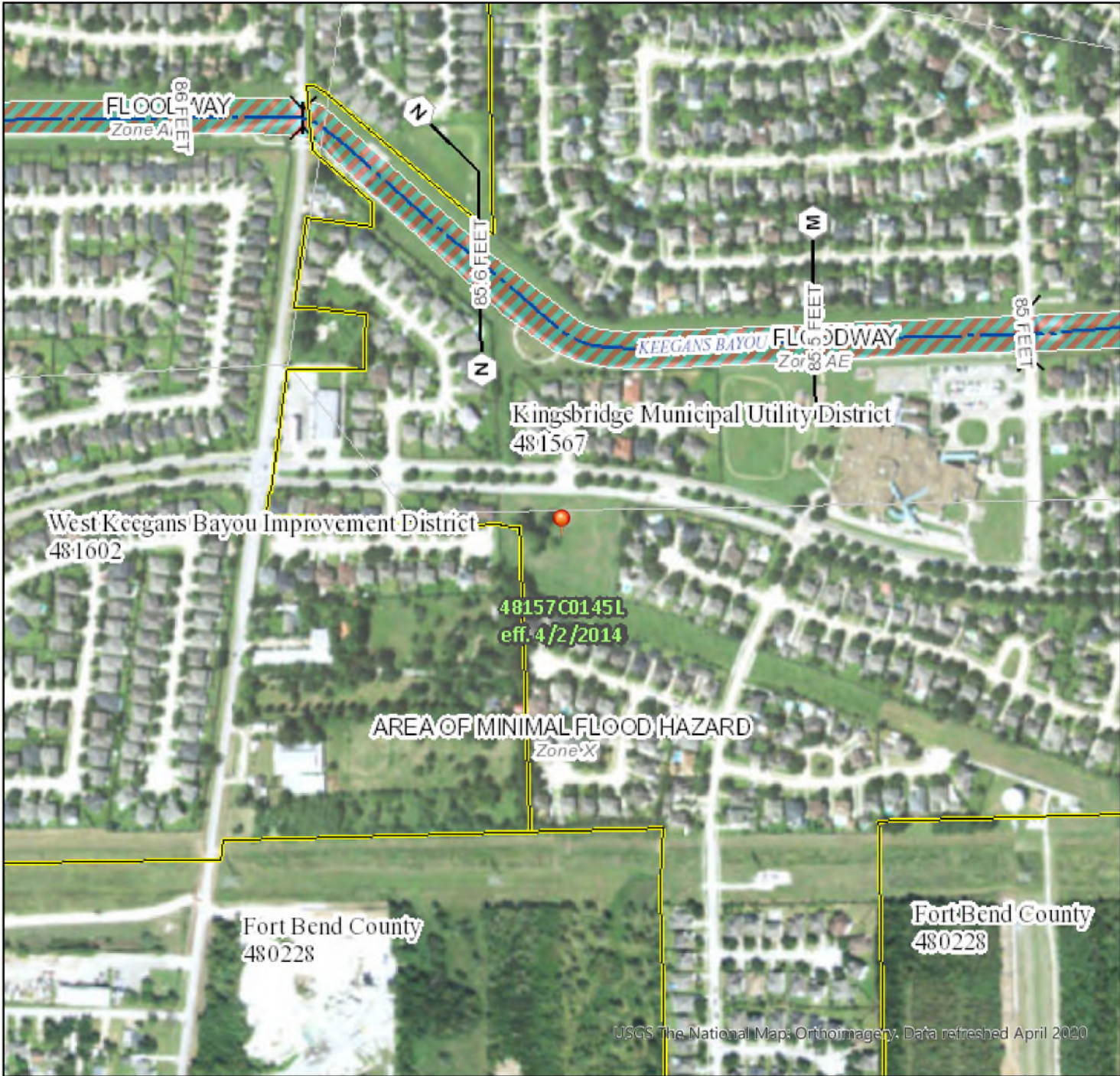
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



# National Flood Hazard Layer FIRMette



95°39'32"W 29°40'51"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/5/2020 at 3:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderated areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

95°38'54"W 29°40'20"N





## 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.

<u>Danny Nguyen, CCIM</u>	<u>456765</u>	<u>dannynguyen@dncommercial.net</u>	<u>(713)270-5400</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Danny Nguyen Commercial</u>			
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](http://www.trec.texas.gov)

IABS 1-0 Date

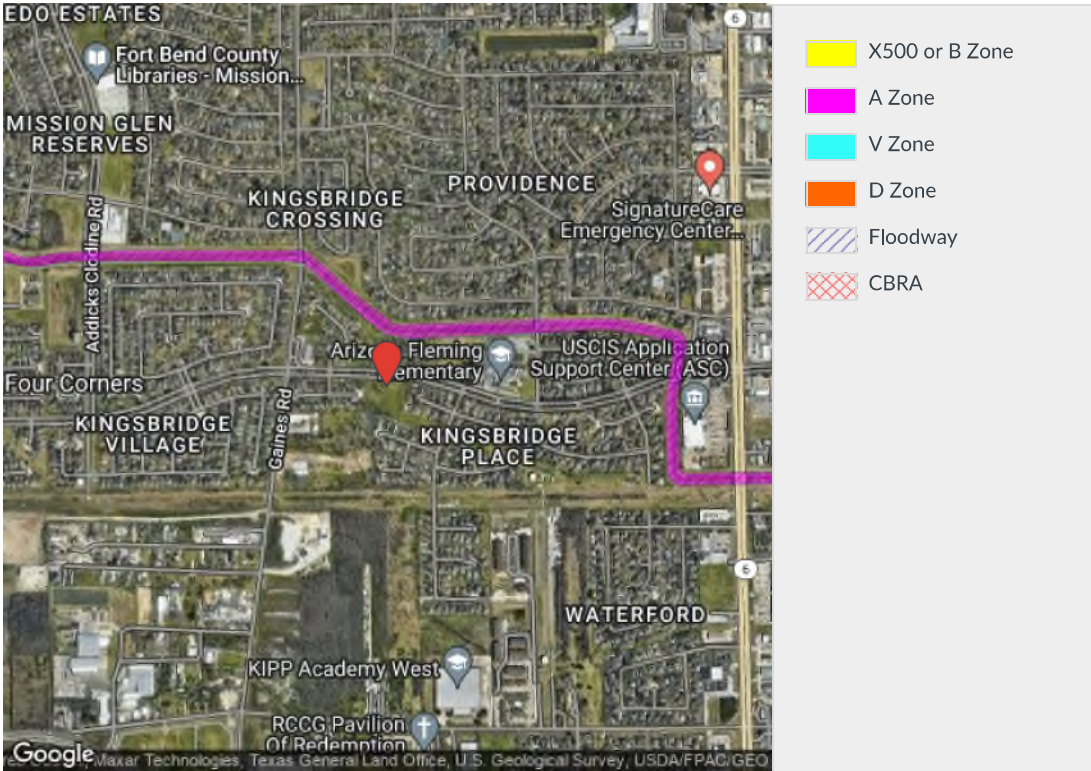
15002 TURPHIN WAY SUGAR LAND, TX 77498-7400

LOCATION ACCURACY: User-defined location

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	481567	PANEL	0145L
PANEL DATE	April 02, 2014	MAP NUMBER	48157C0145L





## Executive Summary

Bissonnet St, Houston, Texas, 77083  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.67697  
Longitude: -95.65349

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Population</b>			
2010 Population	41,458	137,710	206,526
2020 Population	42,131	162,835	261,976
2023 Population	42,565	165,678	275,779
2028 Population	43,407	168,183	292,960
2010-2020 Annual Rate	0.16%	1.69%	2.41%
2020-2023 Annual Rate	0.32%	0.53%	1.59%
2023-2028 Annual Rate	0.39%	0.30%	1.22%
2023 Male Population	48.8%	48.7%	49.5%
2023 Female Population	51.2%	51.3%	50.5%
2023 Median Age	33.8	33.9	34.8

In the identified area, the current year population is 275,779. In 2020, the Census count in the area was 261,976. The rate of change since 2020 was 1.59% annually. The five-year projection for the population in the area is 292,960 representing a change of 1.22% 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 34.8, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	14.2%	17.4%	24.3%
2023 Black Alone	26.6%	25.4%	22.0%
2023 American Indian/Alaska Native Alone	0.9%	0.9%	0.8%
2023 Asian Alone	28.2%	27.9%	25.9%
2023 Pacific Islander Alone	0.0%	0.0%	0.1%
2023 Other Race	16.8%	15.3%	14.5%
2023 Two or More Races	13.3%	12.9%	12.5%
2023 Hispanic Origin (Any Race)	34.5%	32.0%	29.3%

Persons of Hispanic origin represent 29.3% 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 87.6 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	69	72	91
2010 Households	11,863	42,765	71,417
2020 Households	12,631	50,822	91,254
2023 Households	12,827	51,911	96,119
2028 Households	13,200	53,049	102,422
2010-2020 Annual Rate	0.63%	1.74%	2.48%
2020-2023 Annual Rate	0.47%	0.65%	1.61%
2023-2028 Annual Rate	0.57%	0.43%	1.28%
2023 Average Household Size	3.32	3.19	2.83

The household count in this area has changed from 91,254 in 2020 to 96,119 in the current year, a change of 1.61% annually. The five-year projection of households is 102,422, a change of 1.28% annually from the current year total. Average household size is currently 2.83, compared to 2.83 in the year 2020. The number of families in the current year is 67,608 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 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

October 16, 2023



## Executive Summary

Bissonnet St, Houston, Texas, 77083  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.67697  
Longitude: -95.65349

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	19.7%	22.1%	28.1%
<b>Median Household Income</b>			
2023 Median Household Income	\$68,264	\$65,086	\$67,385
2028 Median Household Income	\$77,589	\$74,746	\$78,389
2023-2028 Annual Rate	2.59%	2.81%	3.07%
<b>Average Household Income</b>			
2023 Average Household Income	\$89,731	\$91,614	\$103,308
2028 Average Household Income	\$101,140	\$103,782	\$117,019
2023-2028 Annual Rate	2.42%	2.53%	2.52%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$27,032	\$28,694	\$36,144
2028 Per Capita Income	\$30,732	\$32,720	\$41,051
2023-2028 Annual Rate	2.60%	2.66%	2.58%
<b>GINI Index</b>			
2023 Gini Index	38.0	40.1	43.0
<b>Households by Income</b>			

Current median household income is \$67,385 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$78,389 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$103,308 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$117,019 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$36,144 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$41,051 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	107	96	77
2010 Total Housing Units	12,391	46,614	78,843
2010 Owner Occupied Housing Units	9,300	28,304	38,303
2010 Renter Occupied Housing Units	2,565	14,465	33,108
2010 Vacant Housing Units	528	3,849	7,426
2020 Total Housing Units	13,165	53,456	98,608
2020 Vacant Housing Units	534	2,634	7,354
2023 Total Housing Units	13,303	54,543	104,010
2023 Owner Occupied Housing Units	9,284	32,980	52,034
2023 Renter Occupied Housing Units	3,543	18,931	44,085
2023 Vacant Housing Units	476	2,632	7,891
2028 Total Housing Units	13,619	55,616	110,080
2028 Owner Occupied Housing Units	9,630	33,980	55,764
2028 Renter Occupied Housing Units	3,571	19,069	46,658
2028 Vacant Housing Units	419	2,567	7,658
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	46.1	43.0	44.4

Currently, 50.0% of the 104,010 housing units in the area are owner occupied; 42.4%, renter occupied; and 7.6% 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 98,608 housing units in the area and 7.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.65%. Median home value in the area is \$315,149, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.88% annually to \$345,934.

**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 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

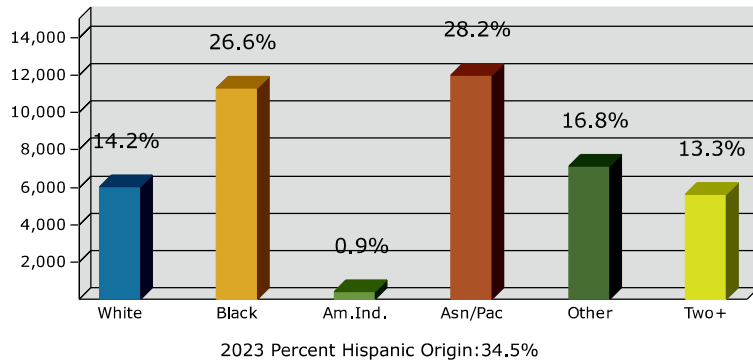


## Graphic Profile

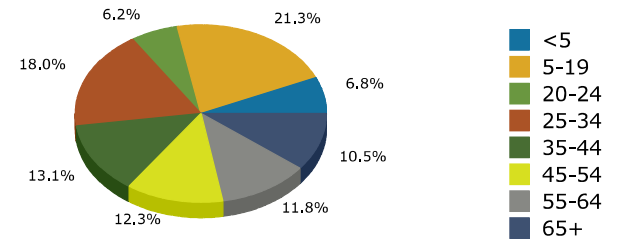
Bissonnet St, Houston, Texas, 77083  
Drive time band: 0 - 5 minute radius

Prepared by Esri  
Latitude: 29.67697  
Longitude: -95.65349

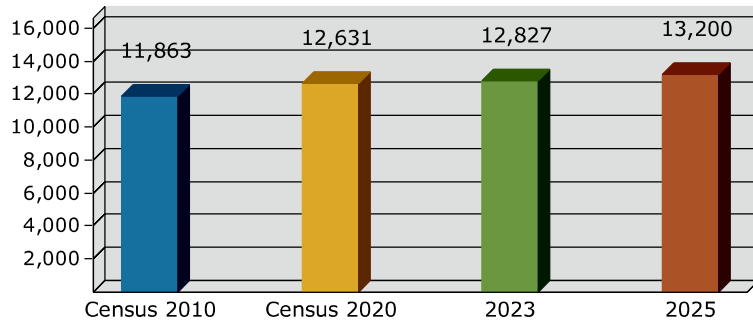
### 2023 Population by Race



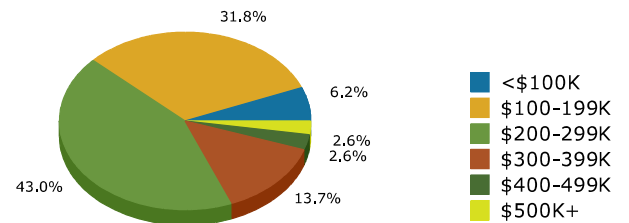
### 2023 Population by Age



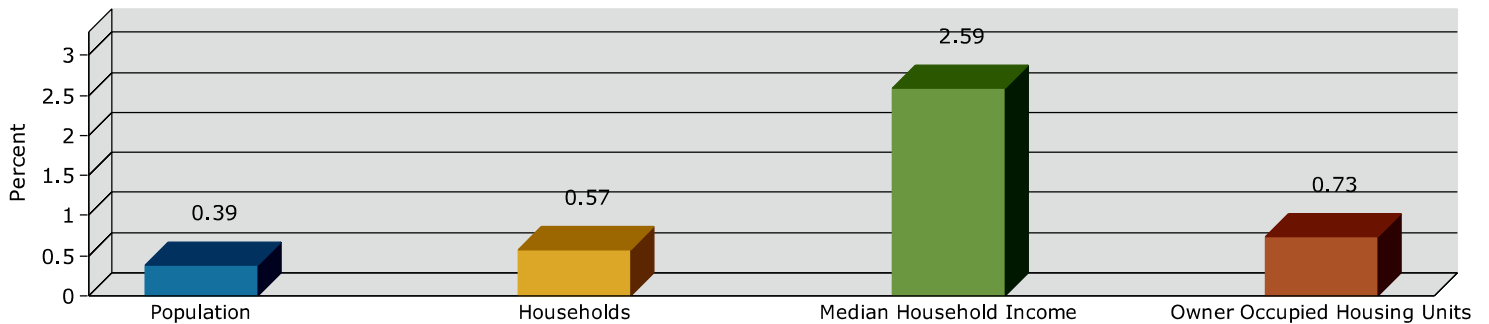
### Households



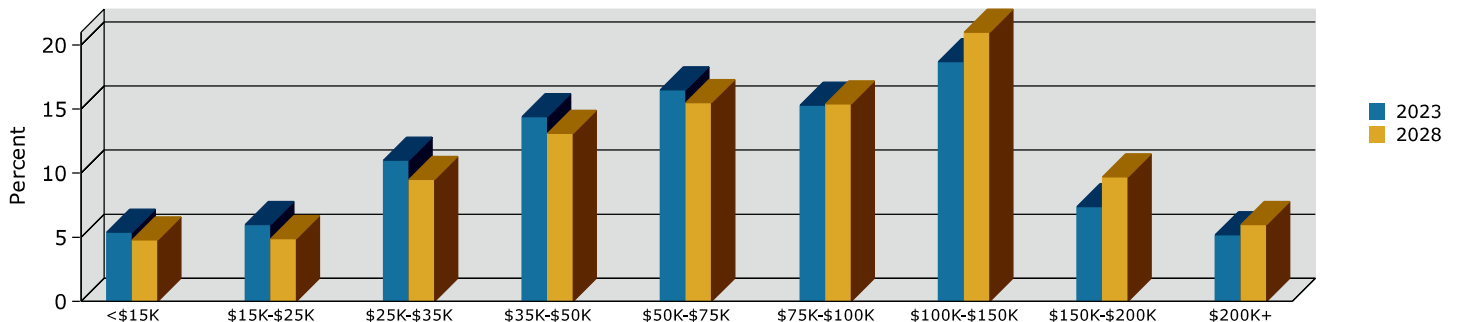
### 2023 Home Value



### 2023-2028 Annual Growth Rate



### Household Income



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

October 16, 2023



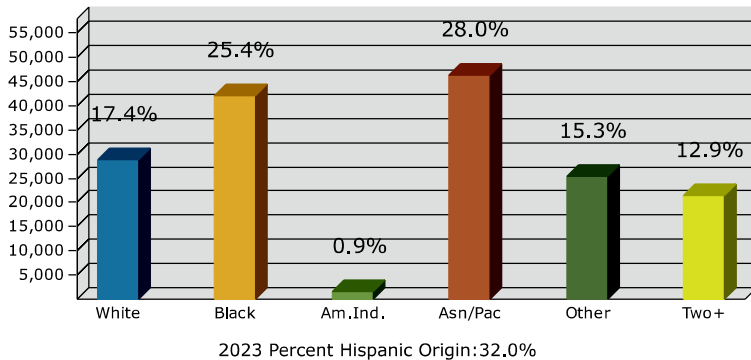


## Graphic Profile

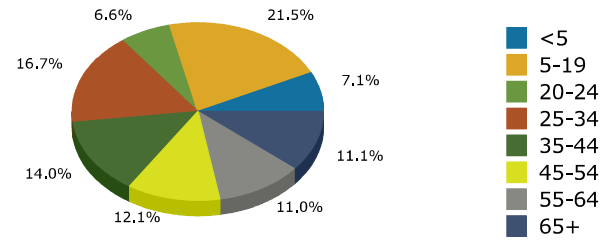
Bissonnet St, Houston, Texas, 77083  
Drive time band: 5 - 10 minute radius

Prepared by Esri  
Latitude: 29.67697  
Longitude: -95.65349

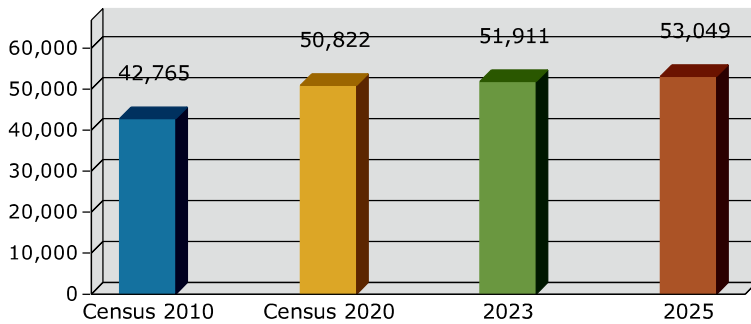
### 2023 Population by Race



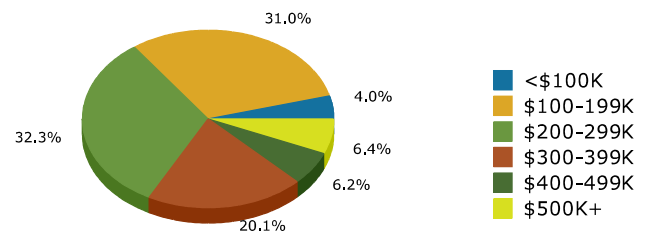
### 2023 Population by Age



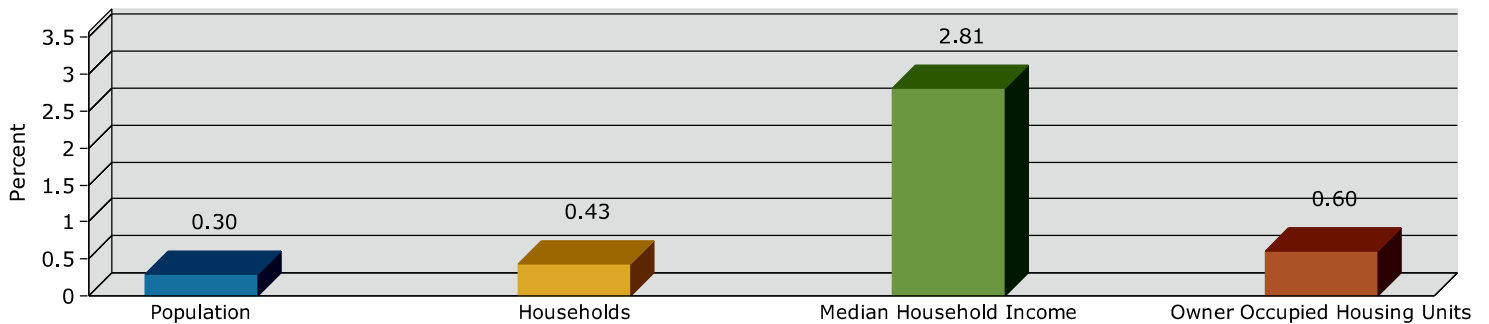
### Households



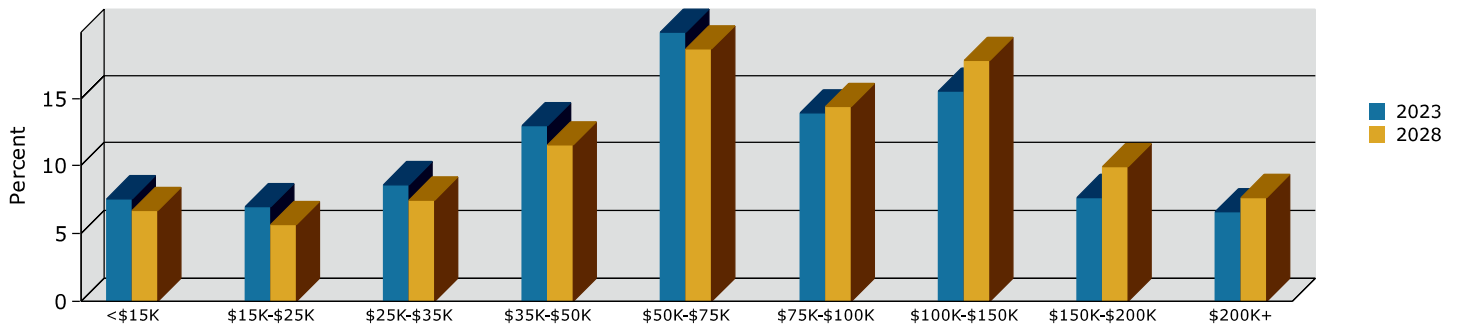
### 2023 Home Value



### 2023-2028 Annual Growth Rate



### Household Income



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

October 16, 2023

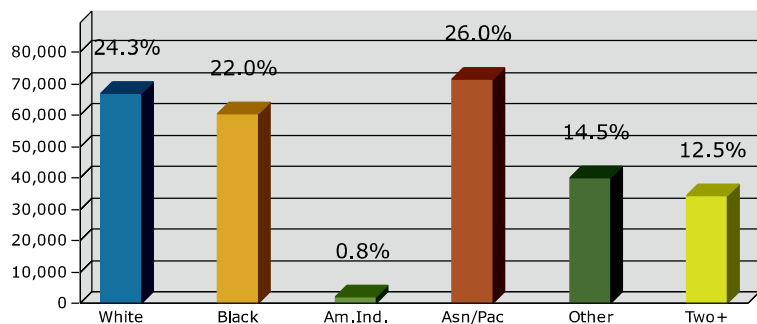


## Graphic Profile

Bissonnet St, Houston, Texas, 77083  
Drive time band: 10 - 15 minute radius

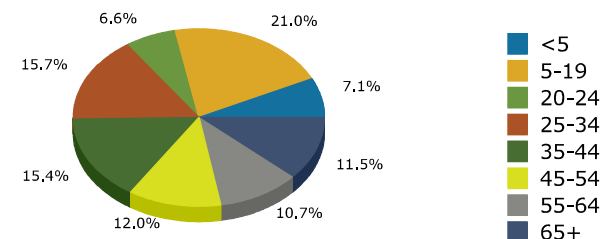
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Latitude: 29.67697  
Longitude: -95.65349

### 2023 Population by Race

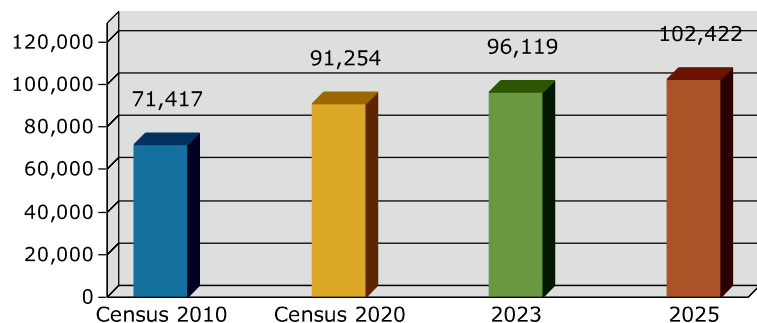


2023 Percent Hispanic Origin: 29.3%

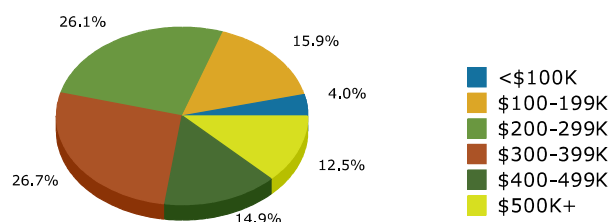
### 2023 Population by Age



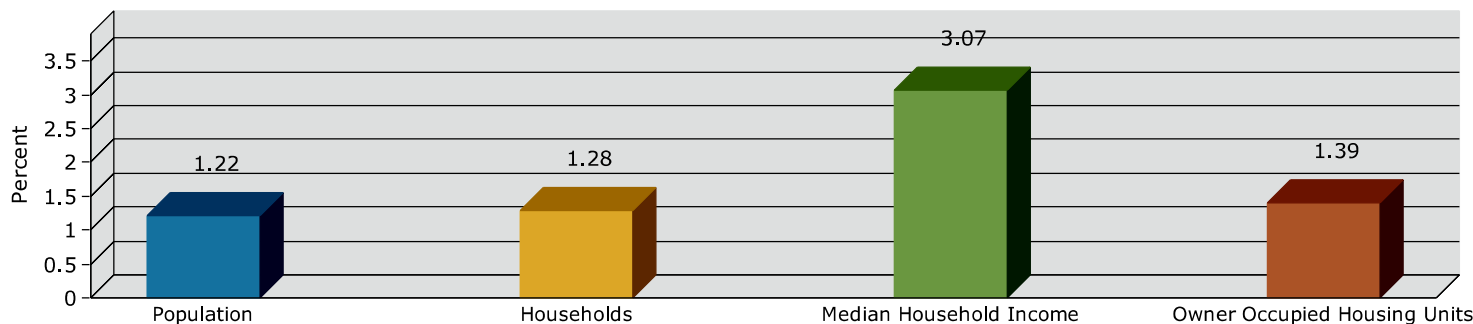
### Households



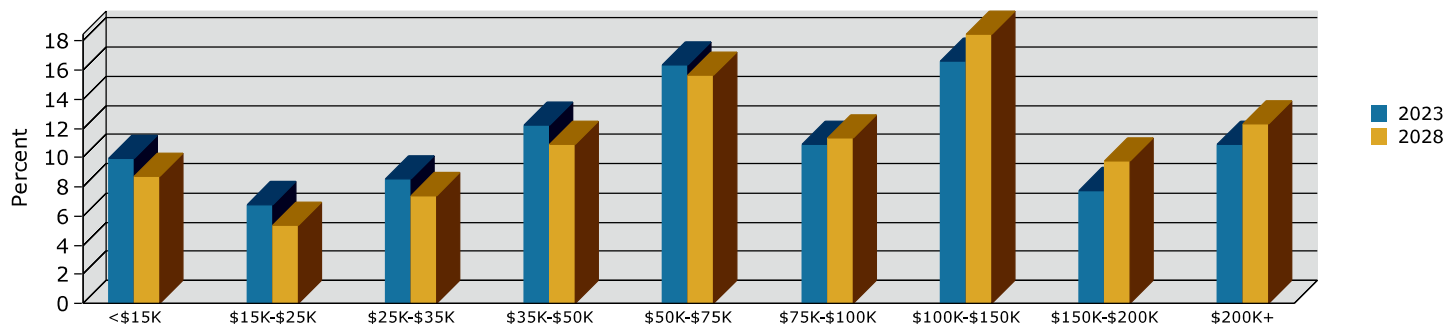
### 2023 Home Value



### 2023-2028 Annual Growth Rate



### Household Income



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

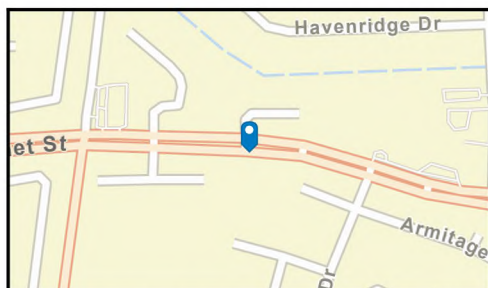
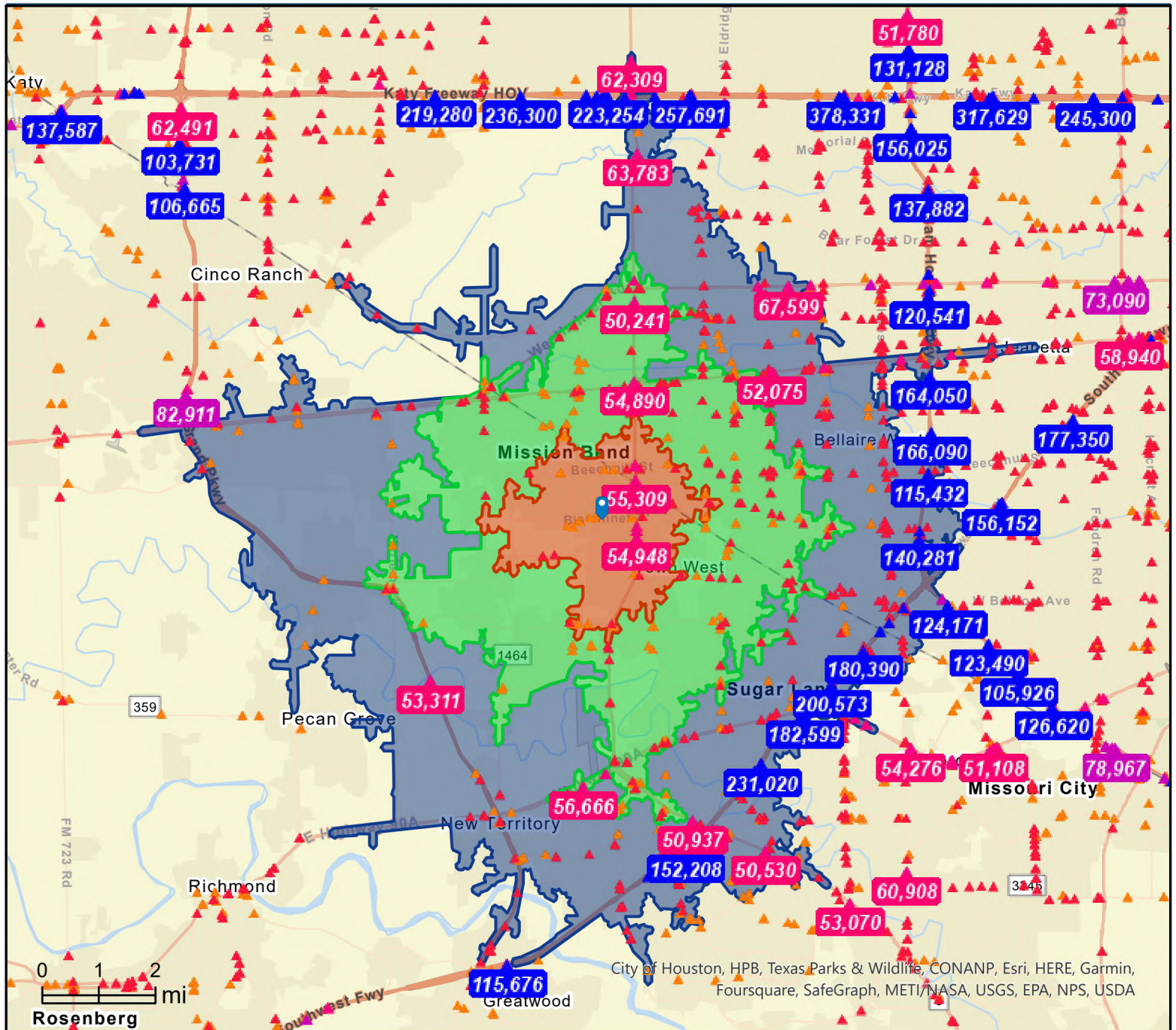
October 16, 2023



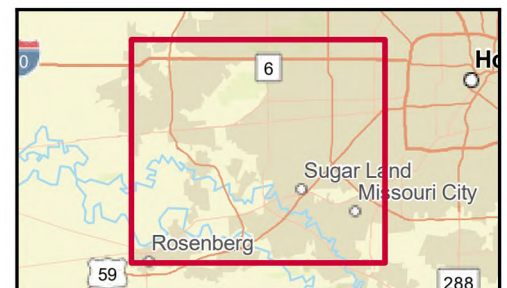
# Traffic Count Map

Bissonnet St, Houston, Texas, 77083  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 29.67697  
 Longitude: -95.65349



- 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: ©2023 Kalibrate Technologies (Q2 2023).

October 16, 2023



# Traffic Count Map - Close Up

Bissonnet St, Houston, Texas, 77083

Drive time bands: 0-5, 5-10, 10-15 minute radii

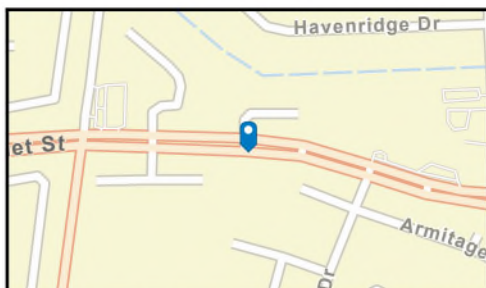
Prepared by Esri

Latitude: 29.67697

Longitude: -95.65349



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## 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: ©2023 Kalibrate Technologies (Q2 2023).

October 16, 2023





## Traffic Count Profile

Bissonnet St, Houston, Texas, 77083  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.67697  
Longitude: -95.65349

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.14	Bissonnet St	Gaines Rd (0.04 miles W)	2006	13,030
0.18	Gaines Rd	Bissonnet St (0.05 miles S)	2006	5,785
0.18	Gaines Rd	Bissonnet St (0.04 miles N)	2006	3,871
0.23	Bissonnet St	Gaines Rd (0.06 miles E)	2006	14,064
0.33	Dora Meadows Dr	(0.0 miles )	2006	2,389
0.35	Mission Oak Dr	(0.0 miles )	2006	3,914
0.41	Bissonnet St	Gaines Rd (0.24 miles E)	2006	11,818
0.49	Stanbridge Dr	Woodleigh Dr (0.02 miles E)	2011	480
0.52	Addicks Clodine Rd	Riverside Grove Dr (0.35 miles N)	2006	2,561
0.52	Bissonnet St	Addicks-Howell Rd (0.08 miles E)	2011	14,420
0.54	Addicks Clodine Rd	Riverside Grove Dr (0.46 miles N)	2006	12,155
0.56	Addicks Clodine Rd	Riverside Grove Dr (0.07 miles N)	2006	2,341
0.59	Gaines Rd	Ennis Rd (0.09 miles N)	2011	4,340
0.60	Old Richmond Rd	Boss Gaston Rd (0.13 miles W)	2003	7,143
0.62	Addicks-Howell Rd	Atterbury Dr (0.13 miles S)	2013	53,922
0.62	Old Richmond Rd	Boss Gaston Rd (0.02 miles W)	2003	6,091
0.63	Birdnest Trl	(0.0 miles )	2006	11,176
0.64	Highway 6 South	Stanbridge Dr (0.03 miles S)	2021	51,347
0.64	TX 45;RM 620	Atterbury Dr (0.0 miles )	2020	50,319
0.65	Charlmont Dr	Woodleigh Dr (0.05 miles W)	2011	2,890
0.67	Boss Gaston Rd	Old Richmond Rd (0.09 miles E)	2011	2,540
0.68	Delamere Drive	Delamere Dr (0.0 miles E)	2019	54,948
0.71	Bissonnet St	Addicks-Howell Rd (0.1 miles W)	2011	17,040
0.74	Addicks-Howell Rd	Berrington Dr (0.05 miles N)	2002	40,000
0.74	Parkesgate Dr	Charlmont Dr (0.05 miles W)	2011	1,050
0.76	Old Richmond Rd	Boss Gaston Rd (0.14 miles N)	2011	3,070
0.77	Old Richmond Rd	Addicks-Howell Rd (0.13 miles E)	2006	7,760
0.78	Gaines Rd	Winkleman Dr (0.13 miles SW)	2011	4,600
0.86	Addicks-Howell Rd	Berrington Dr (0.13 miles S)	2013	50,285
0.87	Beechnut St	Winkleman Dr (0.05 miles E)	2011	13,350

**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 2023 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 (Q2 2023).