

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 +/- 667.97 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

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www.dncommercial.net



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FOR SALE +/- 23.49 AC

Ella Blvd & Rushcreek Dr, Houston, TX 77067



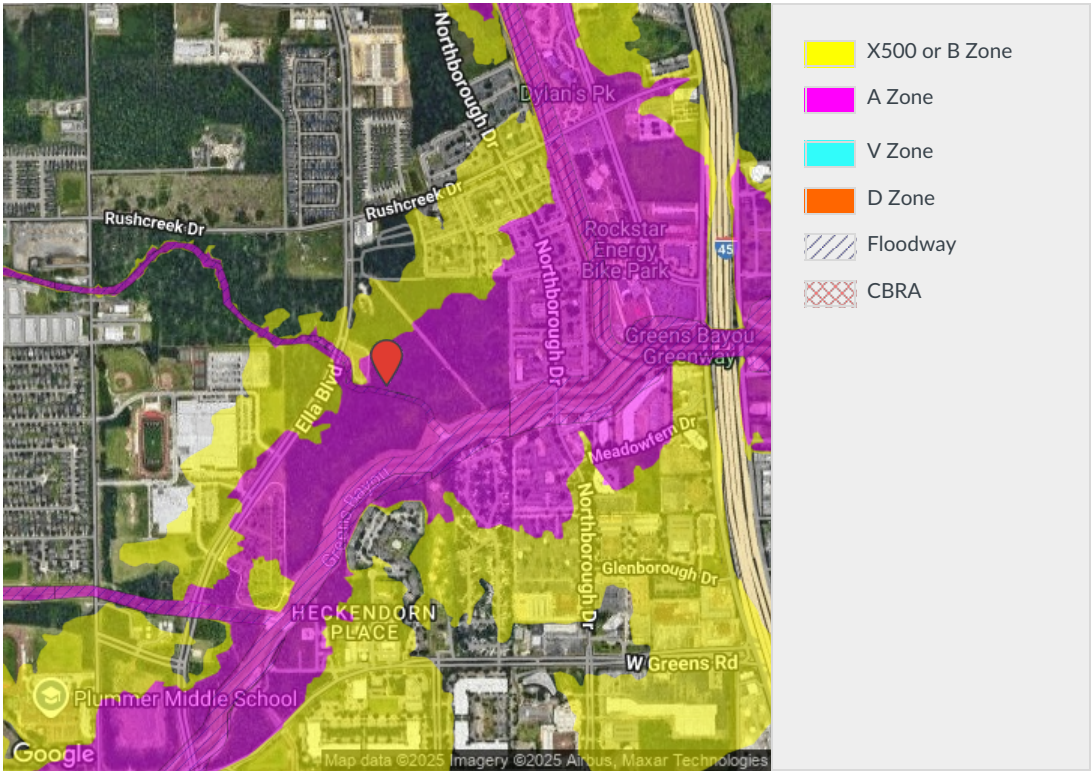
LATITUDE: 29.959932, LONGITUDE: -95.428958

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: IN 

COMMUNITY	480287	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



Executive Summary

77067, Houston, Texas
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.95652
Longitude: -95.42792

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	10,082	101,134	154,564
2020 Population	11,574	117,185	174,708
2024 Population	11,915	117,662	176,341
2029 Population	12,156	117,852	178,057
2010-2020 Annual Rate	1.39%	1.48%	1.23%
2020-2024 Annual Rate	0.69%	0.10%	0.22%
2024-2029 Annual Rate	0.40%	0.03%	0.19%
2020 Male Population	48.4%	49.0%	48.9%
2020 Female Population	51.6%	51.0%	51.1%
2020 Median Age	27.7	29.8	32.2
2024 Male Population	49.2%	49.5%	49.5%
2024 Female Population	50.8%	50.5%	50.5%
2024 Median Age	28.6	30.7	33.2

In the identified area, the current year population is 176,341. In 2020, the Census count in the area was 174,708. The rate of change since 2020 was 0.22% annually. The five-year projection for the population in the area is 178,057 representing a change of 0.19% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 33.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	9.6%	12.3%	16.8%
2024 Black Alone	39.9%	34.0%	27.4%
2024 American Indian/Alaska Native Alone	1.2%	1.6%	1.8%
2024 Asian Alone	2.2%	4.2%	6.1%
2024 Pacific Islander Alone	0.2%	0.1%	0.1%
2024 Other Race	33.4%	32.0%	30.7%
2024 Two or More Races	13.6%	15.8%	17.1%
2024 Hispanic Origin (Any Race)	53.5%	57.2%	57.4%

Persons of Hispanic origin represent 57.4% 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 88.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	24	44	55
2010 Households	3,531	31,656	47,578
2020 Households	4,109	37,726	55,203
2024 Households	4,262	38,278	56,213
2029 Households	4,395	38,959	57,660
2010-2020 Annual Rate	1.53%	1.77%	1.50%
2020-2024 Annual Rate	0.86%	0.34%	0.43%
2024-2029 Annual Rate	0.62%	0.35%	0.51%
2024 Average Household Size	2.79	3.07	3.12

The household count in this area has changed from 55,203 in 2020 to 56,213 in the current year, a change of 0.43% annually. The five-year projection of households is 57,660, a change of 0.51% annually from the current year total. Average household size is currently 3.12, compared to 3.15 in the year 2020. The number of families in the current year is 41,002 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.

May 01, 2025



Executive Summary

77067, Houston, Texas
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.95652
Longitude: -95.42792

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	40.2%	27.4%	23.3%
Median Household Income			
2024 Median Household Income	\$30,638	\$47,817	\$56,719
2029 Median Household Income	\$35,608	\$53,726	\$65,428
2024-2029 Annual Rate	3.05%	2.36%	2.90%
Average Household Income			
2024 Average Household Income	\$44,277	\$67,318	\$78,547
2029 Average Household Income	\$51,994	\$78,449	\$92,376
2024-2029 Annual Rate	3.27%	3.11%	3.30%
Per Capita Income			
2024 Per Capita Income	\$15,657	\$21,937	\$25,078
2029 Per Capita Income	\$18,566	\$25,979	\$29,952
2024-2029 Annual Rate	3.47%	3.44%	3.62%
GINI Index			
2024 Gini Index	45.6	42.9	41.5
Households by Income			

Current median household income is \$56,719 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$65,428 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$78,547 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$92,376 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$25,078 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$29,952 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	55	82	96
2010 Total Housing Units	4,465	37,205	52,954
2010 Owner Occupied Housing Units	826	12,305	26,852
2010 Renter Occupied Housing Units	2,705	19,351	20,727
2010 Vacant Housing Units	934	5,549	5,376
2020 Total Housing Units	4,793	40,867	59,254
2020 Owner Occupied Housing Units	713	14,517	28,780
2020 Renter Occupied Housing Units	3,396	23,209	26,423
2020 Vacant Housing Units	679	3,153	4,014
2024 Total Housing Units	4,975	41,689	60,844
2024 Owner Occupied Housing Units	852	15,178	29,986
2024 Renter Occupied Housing Units	3,410	23,100	26,227
2024 Vacant Housing Units	713	3,411	4,631
2029 Total Housing Units	5,120	42,542	62,549
2029 Owner Occupied Housing Units	945	15,953	31,761
2029 Renter Occupied Housing Units	3,451	23,006	25,899
2029 Vacant Housing Units	725	3,583	4,889
Socioeconomic Status Index			
2024 Socioeconomic Status Index	32.5	35.9	38.7

Currently, 49.3% of the 60,844 housing units in the area are owner occupied; 43.1%, renter occupied; and 7.6% 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 59,254 housing units in the area and 6.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.63%. Median home value in the area is \$211,538, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.84% annually to \$280,991.

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.

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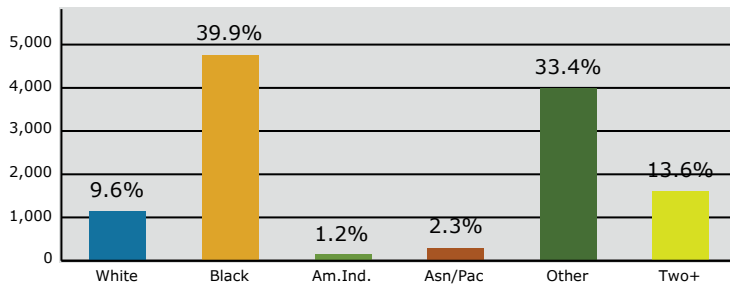


Graphic Profile

77067, Houston, Texas
Ring band: 0 - 1 mile radius

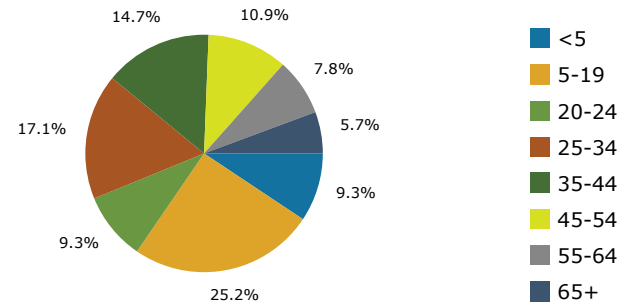
Prepared by Esri
Latitude: 29.95652
Longitude: -95.42792

2024 Population by Race

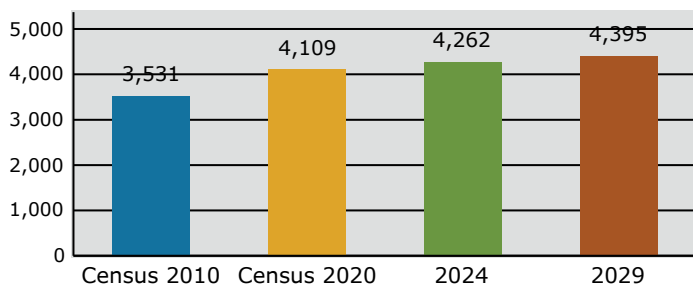


2024 Percent Hispanic Origin: 53.5%

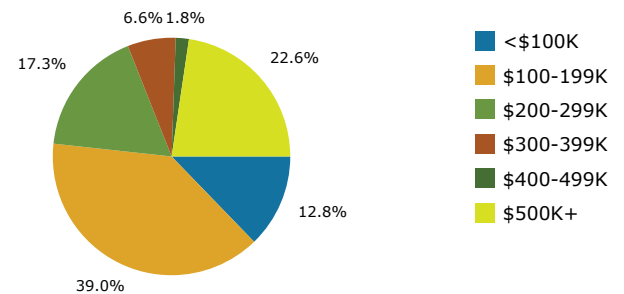
2024 Population by Age



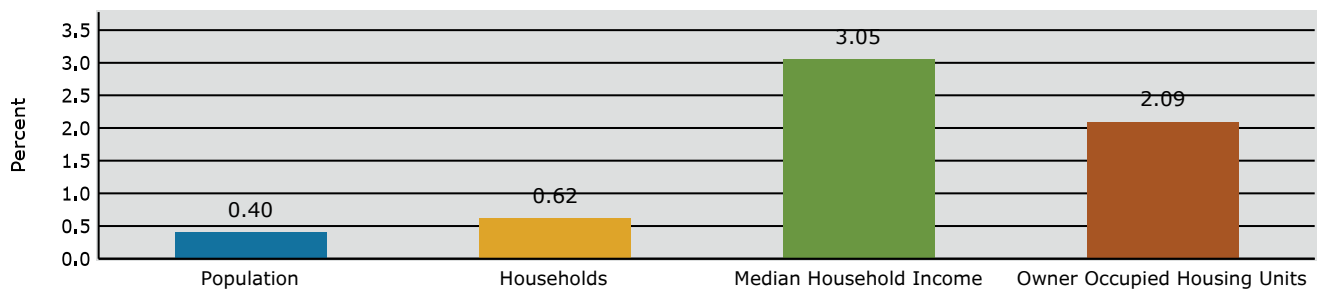
Households



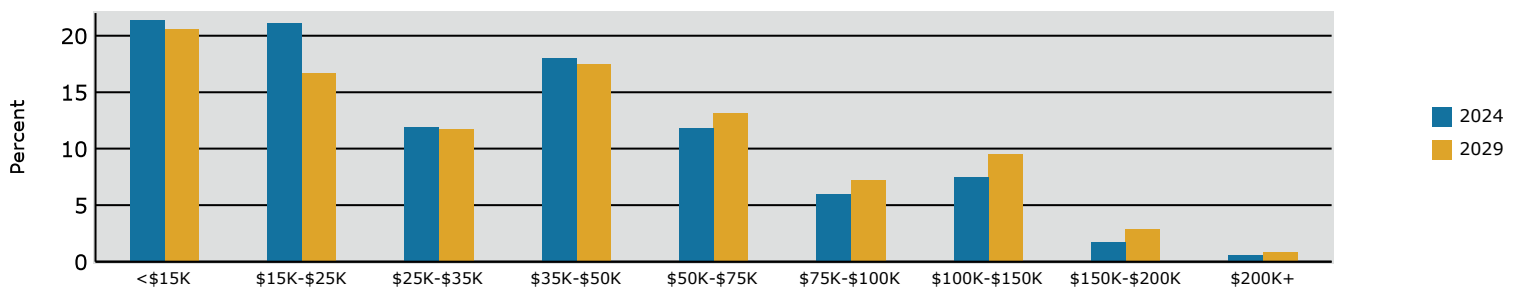
2024 Home Value



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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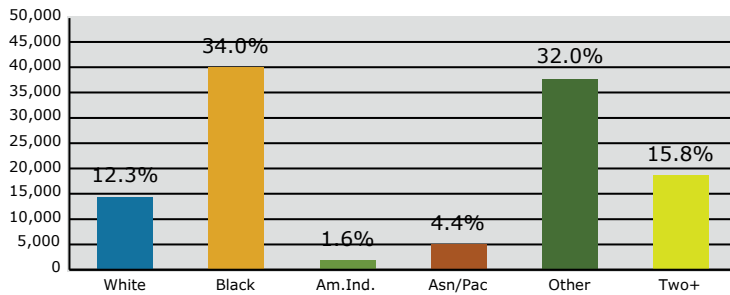


Graphic Profile

77067, Houston, Texas
Ring band: 1 - 3 mile radius

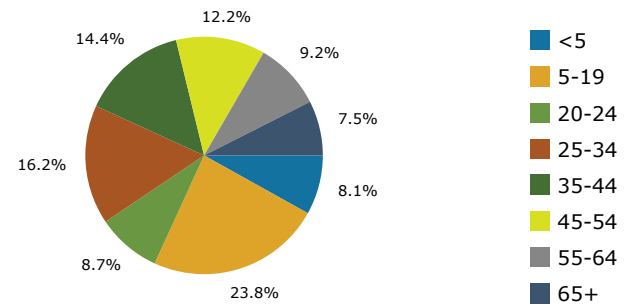
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2024 Population by Race

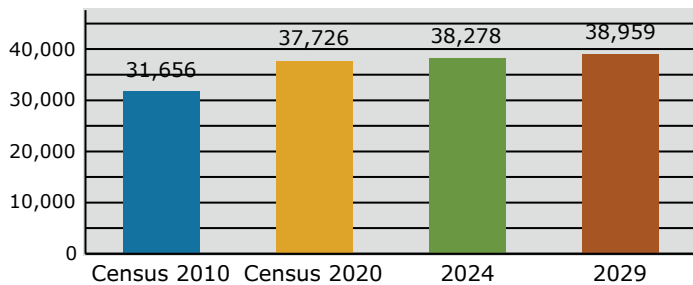


2024 Percent Hispanic Origin: 57.2%

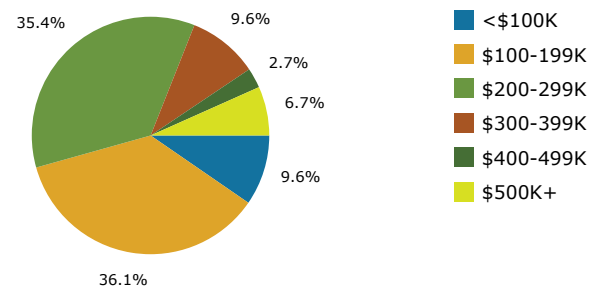
2024 Population by Age



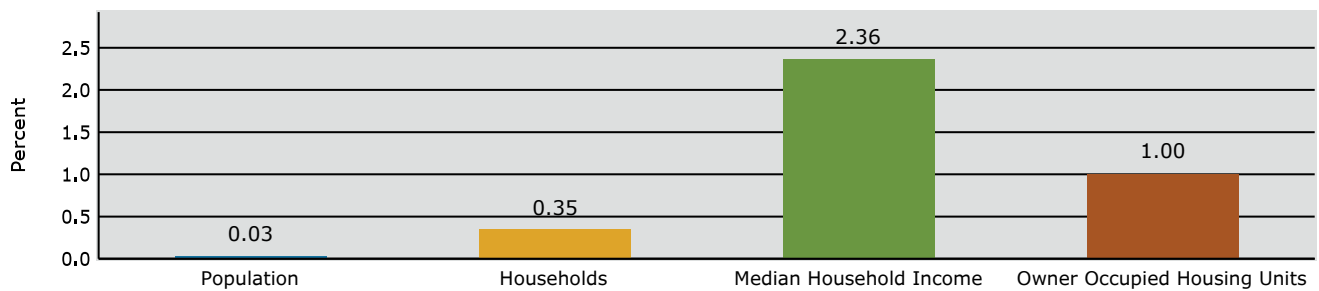
Households



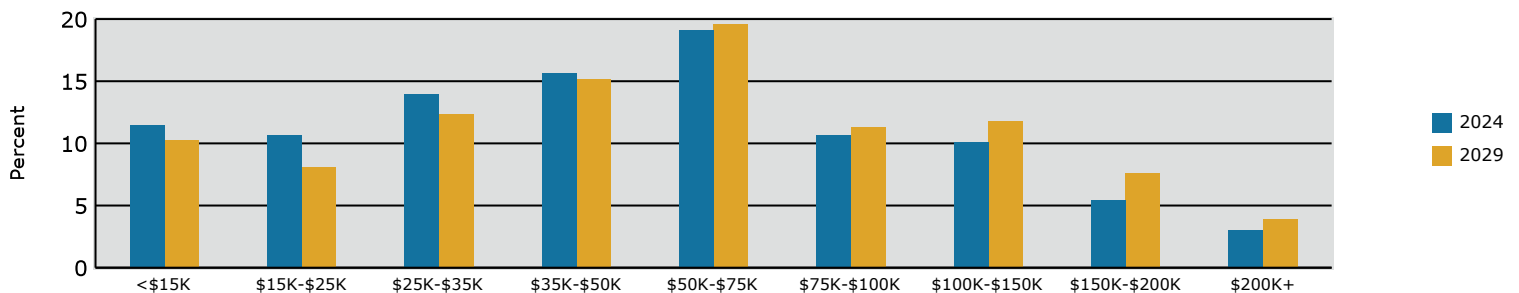
2024 Home Value



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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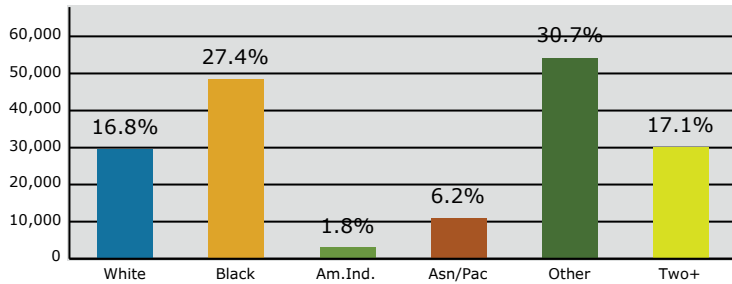


Graphic Profile

77067, Houston, Texas
Ring band: 3 - 5 mile radius

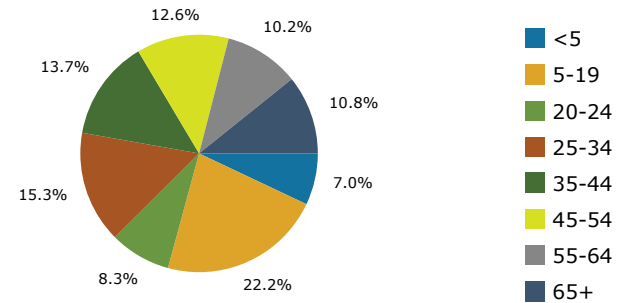
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2024 Population by Race

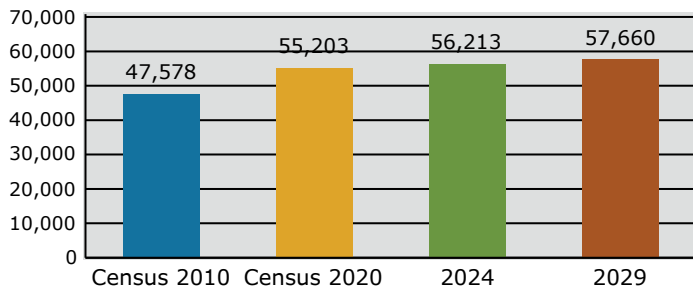


2024 Percent Hispanic Origin: 57.4%

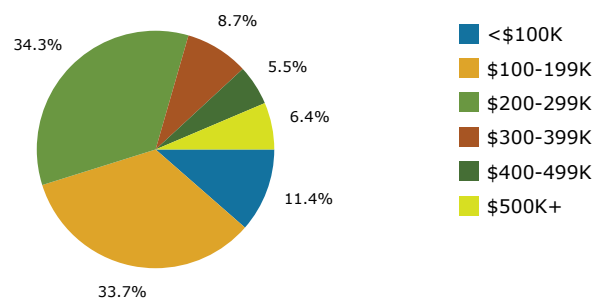
2024 Population by Age



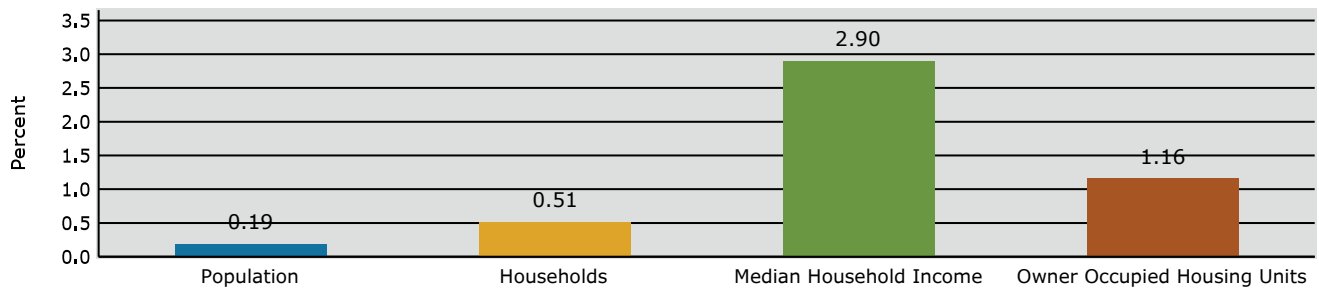
Households



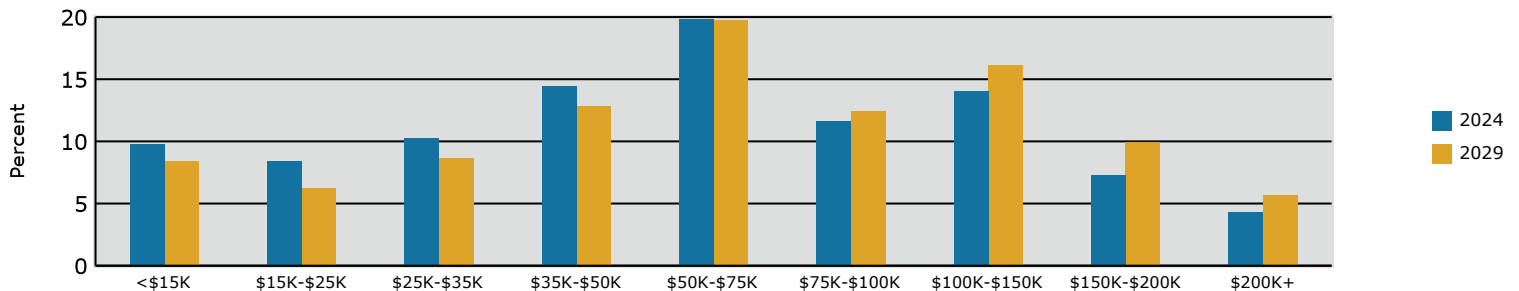
2024 Home Value



2024-2029 Annual Growth Rate

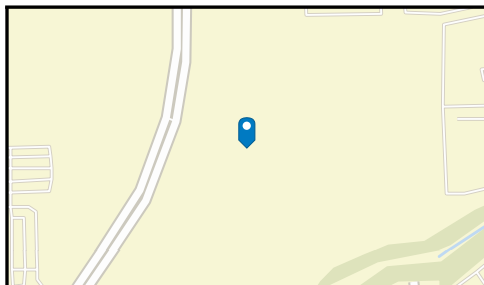
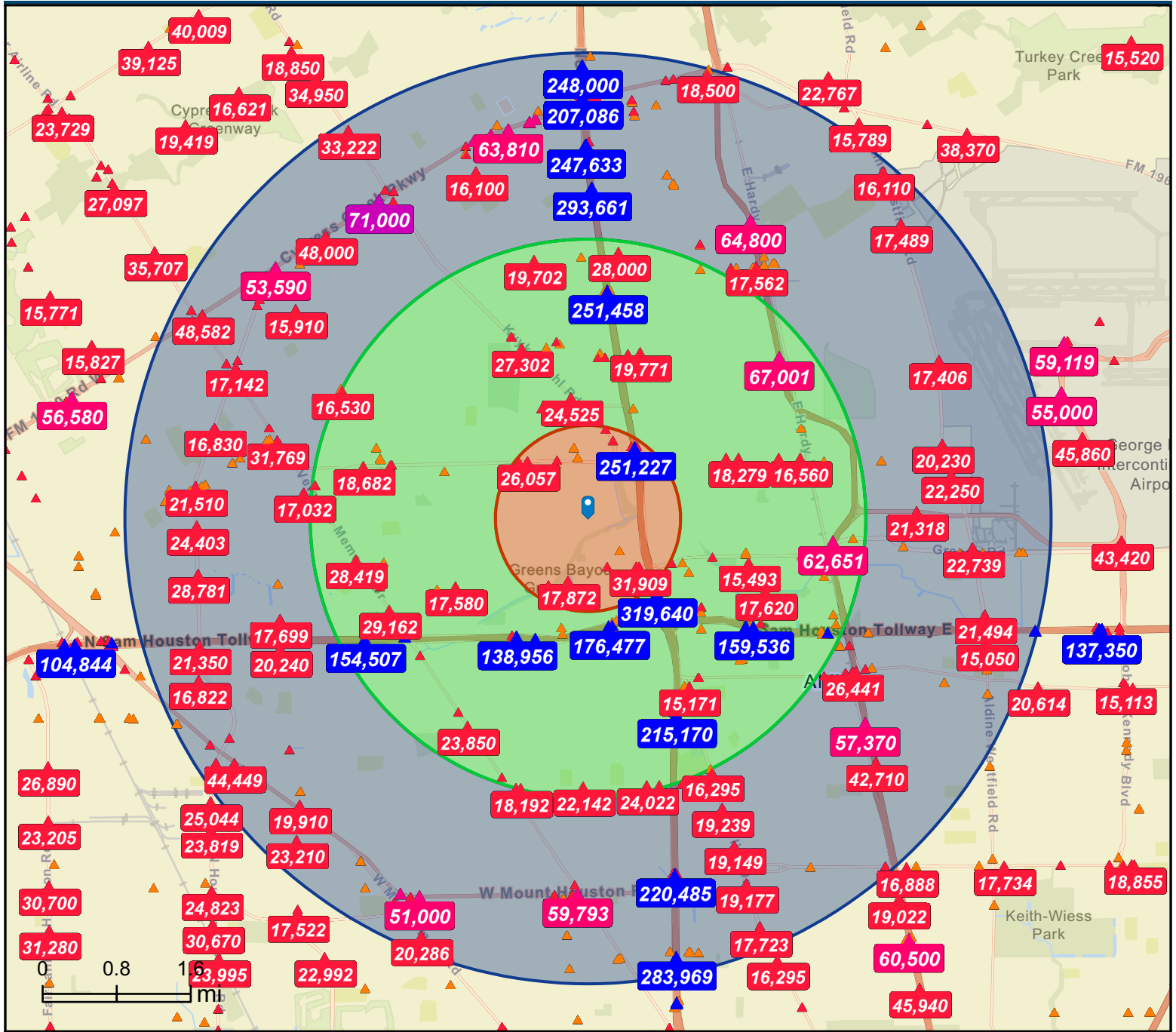


Household Income



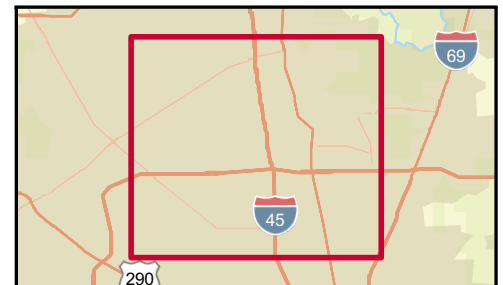
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

May 01, 2025



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

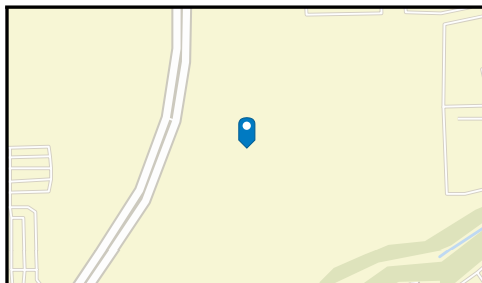
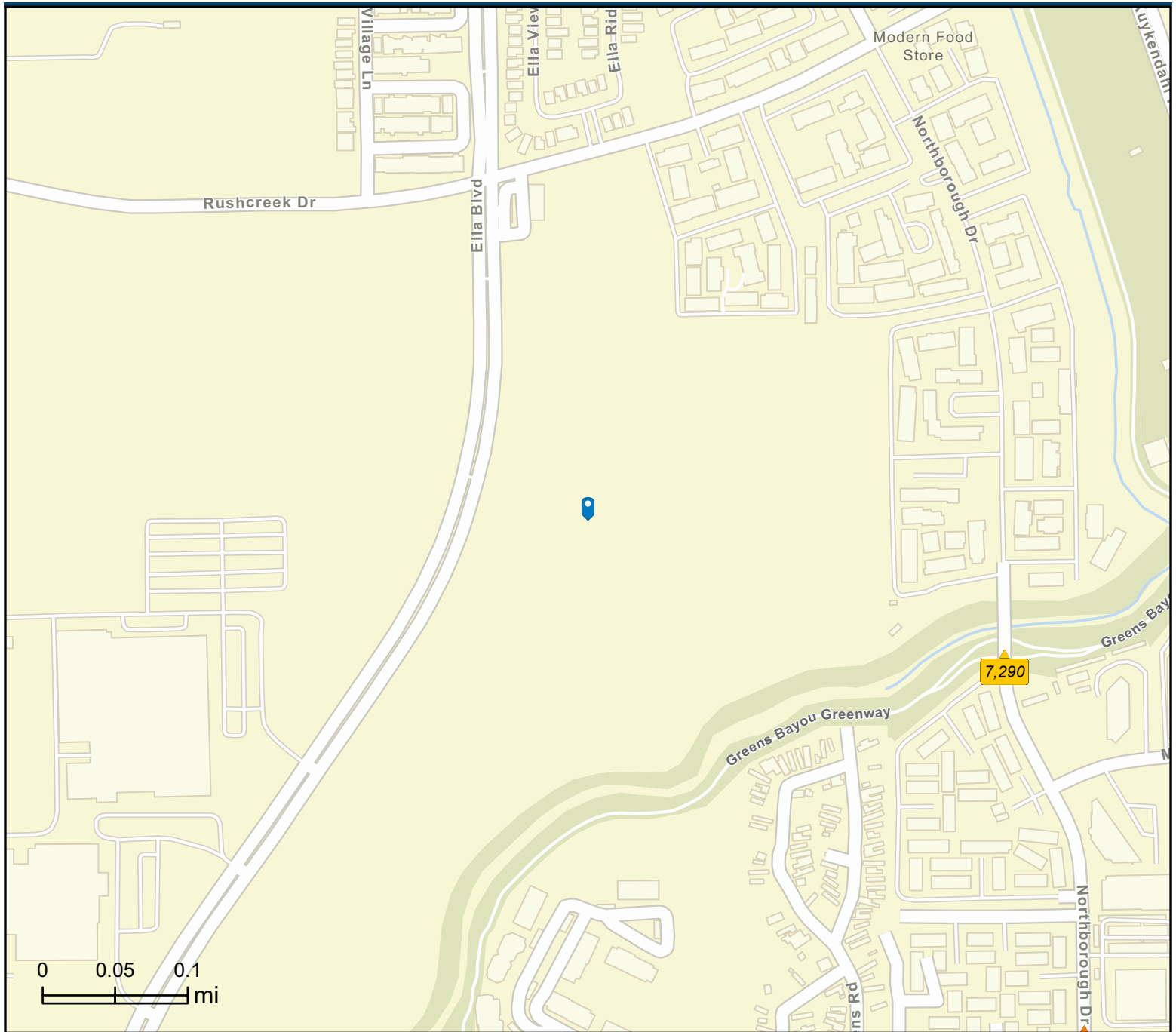




Traffic Count Map - Close Up

77067, Houston, Texas
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.95652
Longitude: -95.42792



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
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Source: ©2024 Kalibrate Technologies (Q4 2024).

May 01, 2025



Traffic Count Profile

77067, Houston, Texas
Ring bands: 0-1, 1-3, 3-5 mile radii

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Latitude: 29.95652
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.30	Northborough Dr	Meadowfern Dr (0.1 miles S)	2011	7290
0.48	Kuykendahl Rd	North Fwy (0.11 miles SE)	2011	1340
0.49	Northborough Dr	Glenborough Dr (0.01 miles S)	2001	13240
0.49	Rushcreek Dr	Spears Rd (0.08 miles W)	2011	3740
0.49	Rushcreek Dr	Kuykendahl Rd (0.07 miles NE)	2011	4950
0.52	Ella Blvd	W Rankin Rd (0.1 miles N)	2013	4028
0.53	Spears Rd	Rushcreek Dr (0.07 miles N)	2011	2480
0.56	Gears Loop	Greens Crossing Blvd (0.12 miles W)	2013	17820
0.62	Spears Rd	Coppermeade Dr (0.07 miles N)	2006	5560
0.63	Spears Rd	Coppermeade Dr (0.08 miles N)	2011	4000
0.65	Rushcreek Dr	Kuykendahl Rd (0.11 miles SW)	2011	3500
0.66	Ella Boulevard	W Rankin Rd (0.05 miles S)	2019	13437
0.67	West Rankin Road	Kuykendahl Rd (0.1 miles E)	2019	26427
0.69	W Rankin Rd	Kuykendahl Rd (0.05 miles E)	2011	27070
0.70	W Greens Rd	Gears Loop (0.06 miles NE)	2013	17872
0.71	W Rankin Rd	Greenlow Dr (0.04 miles E)	2010	26909
0.72	Spears Rd	W Rankin Rd (0.11 miles N)	2011	2360
0.72	Gruss Dr	Abney Dr (0.03 miles E)	2011	1200
0.72	Ella Boulevard	Gears Rd (0.08 miles S)	2022	7491
0.73	Gears Loop	N FwySvc Rd (0.11 miles E)	2001	28780
0.74	Knobcrest Dr	Folkway Dr (0.12 miles E)	2006	130
0.75	Gears Rd	W Greens Rd (0.1 miles W)	2011	1630
0.76	Greens Pkwy	Gears Rd (0.04 miles S)	2013	4604
0.76	Gears Loop	N FwySvc Rd (0.08 miles E)	2013	31909
0.76	Rankin Road	W Rankin Rd (0.04 miles W)	2019	36802
0.77	Ella Blvd	W Rankin Rd (0.16 miles SE)	2013	12870
0.77		Kuykendahl Rd (0.06 miles W)	2022	36265
0.79	Rankin Rd	North Fwy (0.04 miles E)	2013	44923
0.82	Hugh Rd	Trickey Rd (0.24 miles W)	2011	3420
0.83	Greens Pkwy	Gears Rd (0.08 miles N)	2013	4361

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 (Q4 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.

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

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