

FOR SALE +/- 13.47 AC

Ella Blvd & Rushcreek Dr, Houston, TX 77067

- Lot Size: +/- 13.47 AC
- Price: \$2,053,636.20
- Price/SF: \$3.50
- Access Rd TBD
- 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.



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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.

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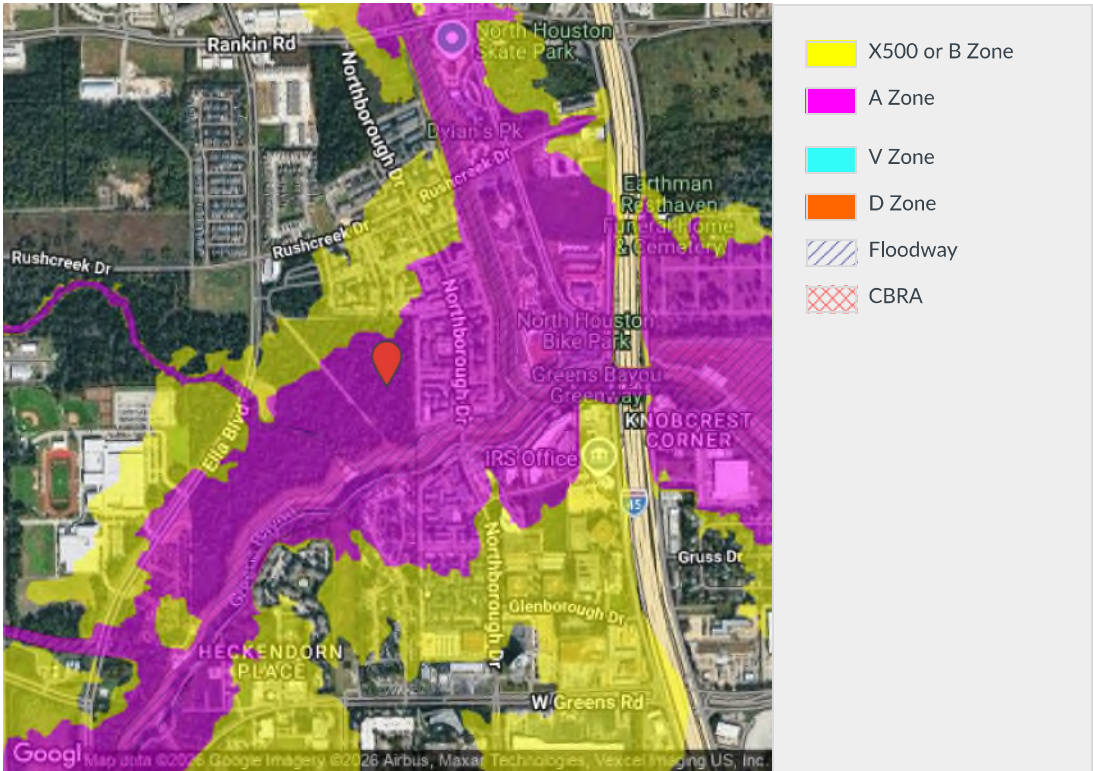
LATITUDE: 29.959932, LONGITUDE: -95.428958

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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	9,876	98,098	151,528
2020 Population	11,335	112,088	172,814
2025 Population	11,789	112,686	173,458
2030 Population	12,222	114,196	176,269
2010-2020 Annual Rate	1.39%	1.34%	1.32%
2020-2025 Annual Rate	0.75%	0.10%	0.07%
2025-2030 Annual Rate	0.72%	0.27%	0.32%

Age			
2025 Median Age	28.6	30.6	32.9
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	10.0%	12.4%	15.8%
Black Alone	39.4%	34.2%	27.3%
American Indian Alone	1.3%	1.7%	1.9%
Asian Alone	1.9%	3.5%	6.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	33.5%	32.1%	31.4%
Two or More Races	13.8%	15.9%	17.0%
Hispanic Origin	54.0%	57.7%	58.2%
Diversity Index	85.1	86.6	88.1

Households			
2010 Total Households	3,471	30,676	46,068
2020 Total Households	4,036	36,161	54,106
2025 Total Households	4,340	37,656	56,082
2030 Total Households	4,542	38,943	58,084
2010-2020 Annual Rate	1.52%	1.66%	1.62%
2020-2025 Annual Rate	1.39%	0.77%	0.69%
2025-2030 Annual Rate	0.91%	0.67%	0.70%
2025 Average Household Size	2.71	2.99	3.08
Wealth Index	24	44	56

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	45.6%	27.3%	23.4%
Median Household Income			
2025 Median Household Income	\$31,710	\$50,646	\$60,510
2030 Median Household Income	\$36,501	\$55,592	\$68,098
2025-2030 Annual Rate	2.85%	1.88%	2.39%
Average Household Income			
2025 Average Household Income	\$45,437	\$70,157	\$81,809
2030 Average Household Income	\$50,846	\$78,531	\$91,046
Per Capita Income			
2025 Per Capita Income	\$16,541	\$23,558	\$26,384
2030 Per Capita Income	\$18,656	\$26,915	\$29,914
2025-2030 Annual Rate	2.44%	2.70%	2.54%
Income Equality			
2025 Gini Index	49.0	45.7	44.5
Socioeconomic Status			
2025 Socioeconomic Status Index	32.5	36.0	38.0
Housing Unit Summary			
Housing Affordability Index	45	75	86
2010 Total Housing Units	4,403	36,134	51,200
2010 Owner Occupied Hus (%)	23.0%	38.6%	57.1%
2010 Renter Occupied Hus (%)	77.1%	61.4%	42.9%
2010 Vacant Housing Units (%)	21.2%	15.1%	10.0%
2020 Housing Units	4,720	39,250	57,979
2020 Owner Occupied HUs (%)	16.8%	37.6%	53.0%
2020 Renter Occupied HUs (%)	83.2%	62.4%	47.0%
Vacant Housing Units	14.4%	7.8%	6.6%
2025 Housing Units	5,010	40,663	59,907
Owner Occupied Housing Units	21.5%	38.7%	53.8%
Renter Occupied Housing Units	78.5%	61.3%	46.3%
Vacant Housing Units	13.4%	7.4%	6.4%
2030 Total Housing Units	5,244	42,180	62,071
2030 Owner Occupied Housing Units	1,054	15,549	32,397
2030 Renter Occupied Housing Units	3,488	23,394	25,688
2030 Vacant Housing Units	702	3,237	3,987

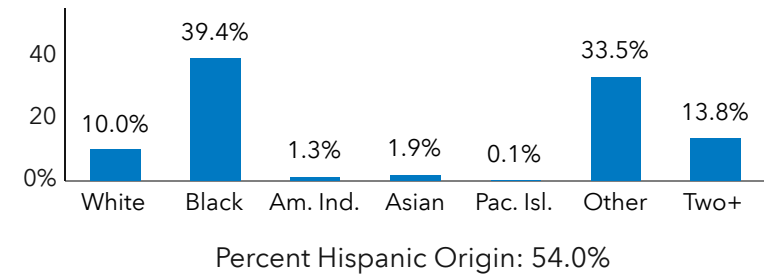
Graphic Profile

77067, Houston, Texas

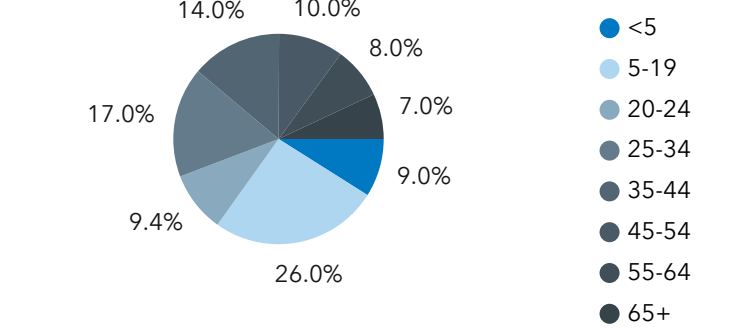


Ring band: 0 - 1 mile radius

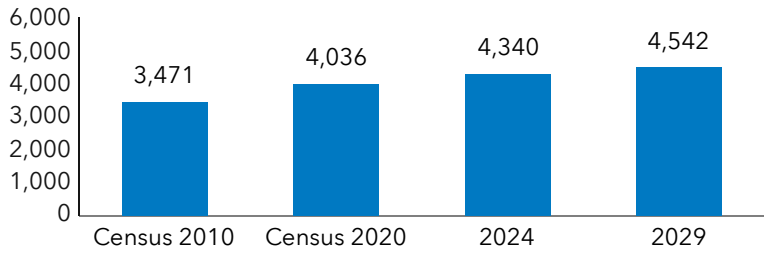
Population by Race



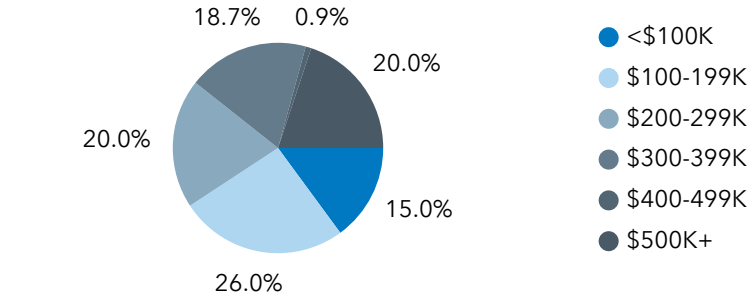
Population by Age



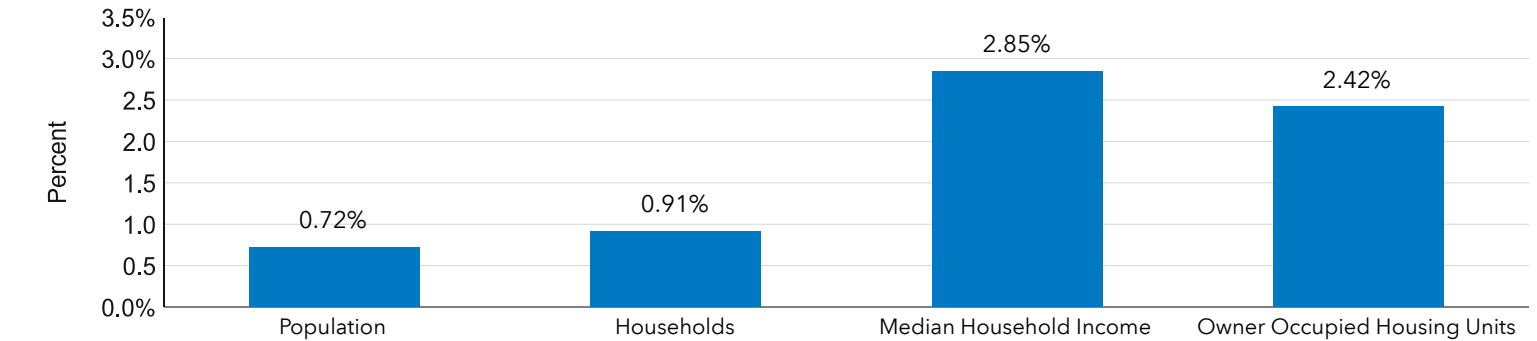
Households



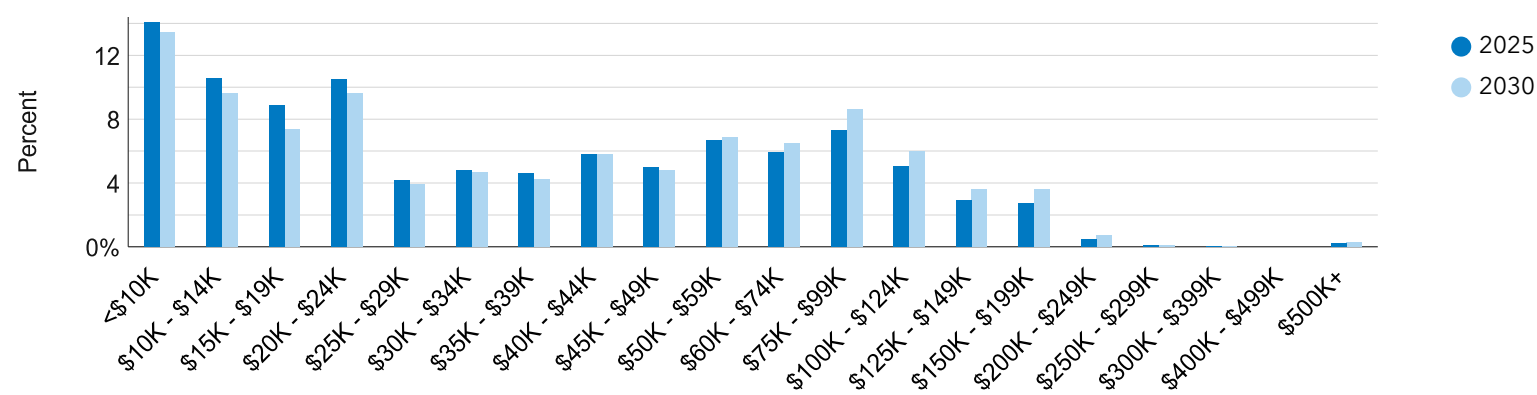
Home Value



2024-2029 Annual Growth Rate



Household Income



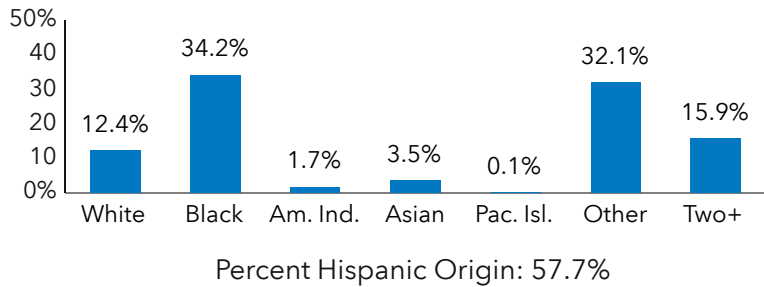
Graphic Profile

77067, Houston, Texas

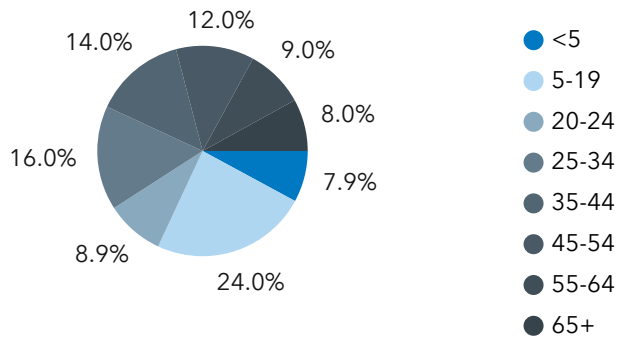


Ring band: 1 - 3 mile radius

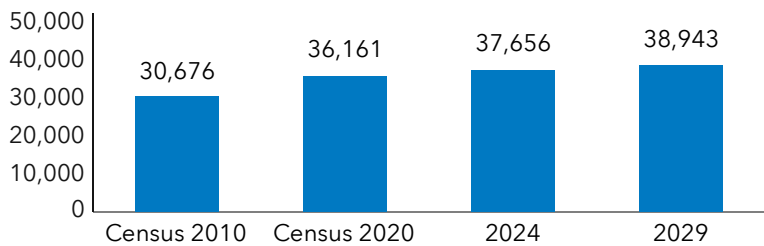
Population by Race



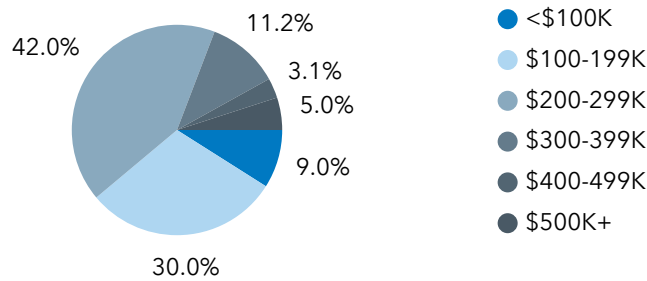
Population by Age



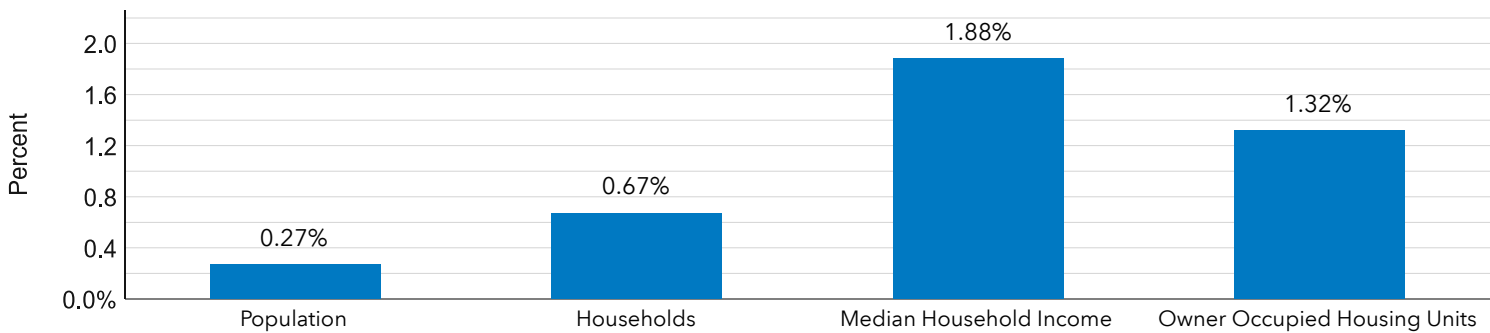
Households



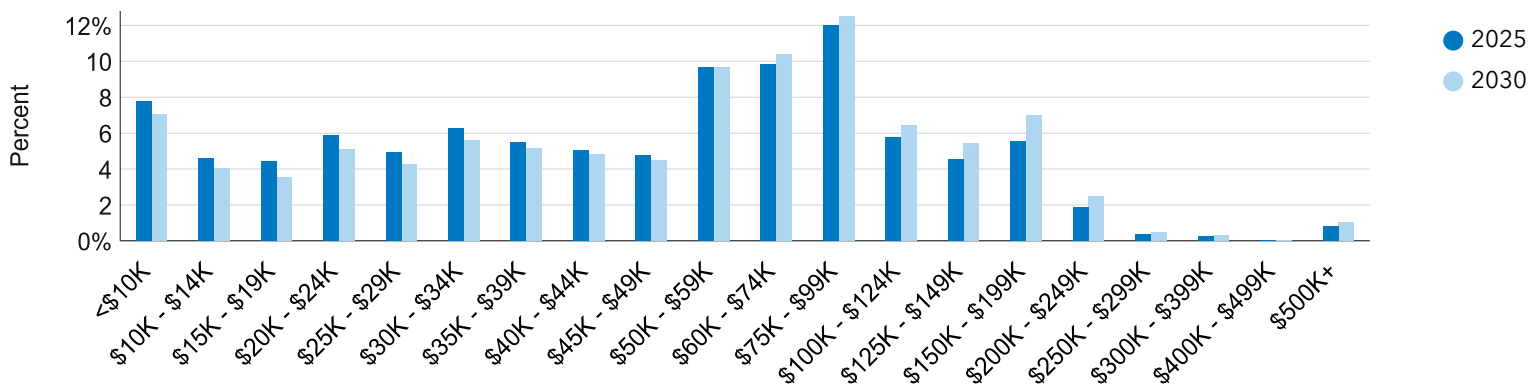
Home Value



2024-2029 Annual Growth Rate



Household Income



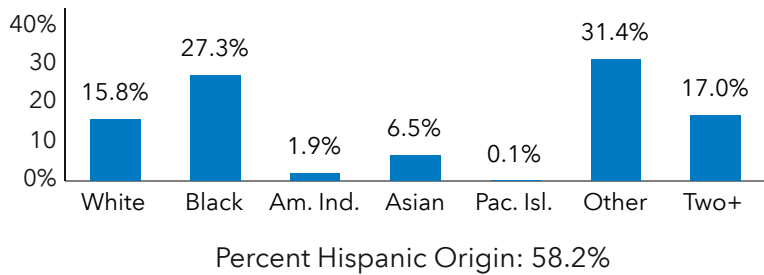
Graphic Profile

77067, Houston, Texas

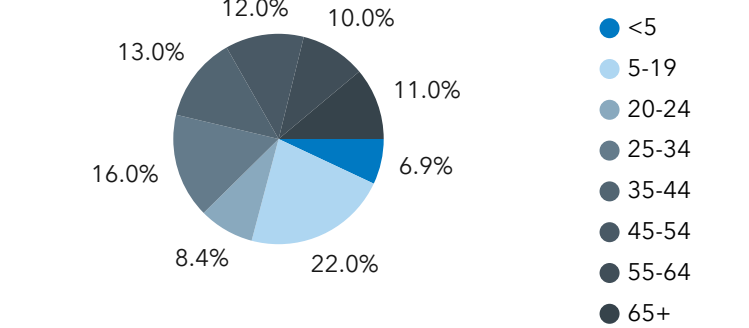


Ring band: 3 - 5 mile radius

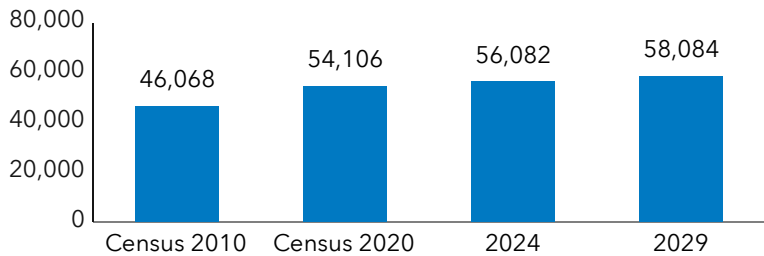
Population by Race



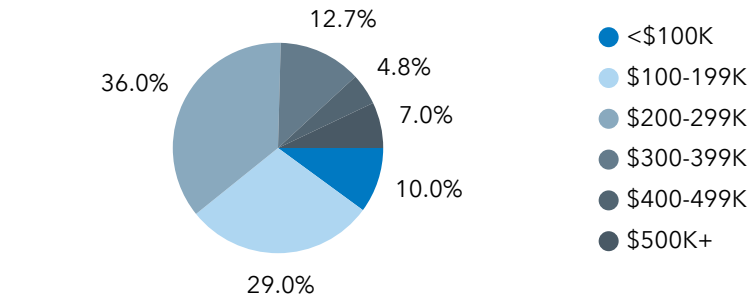
Population by Age



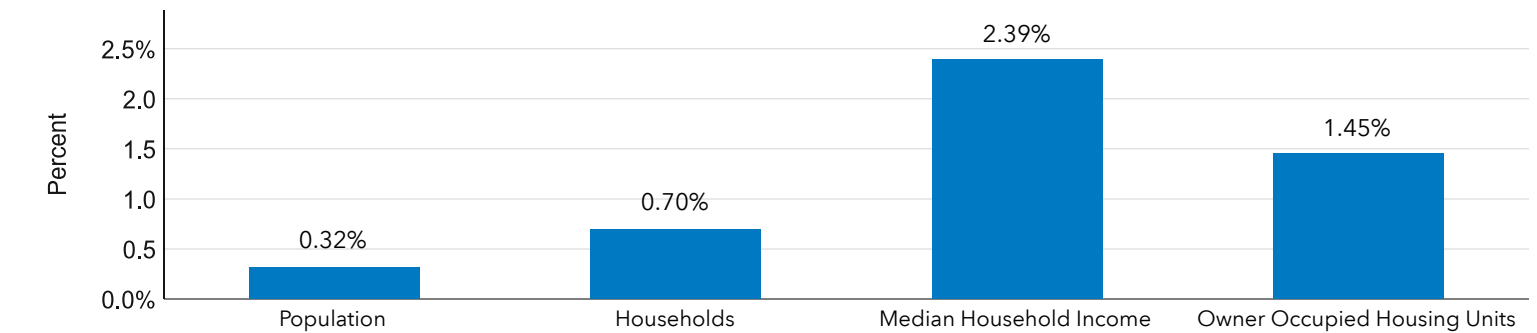
Households



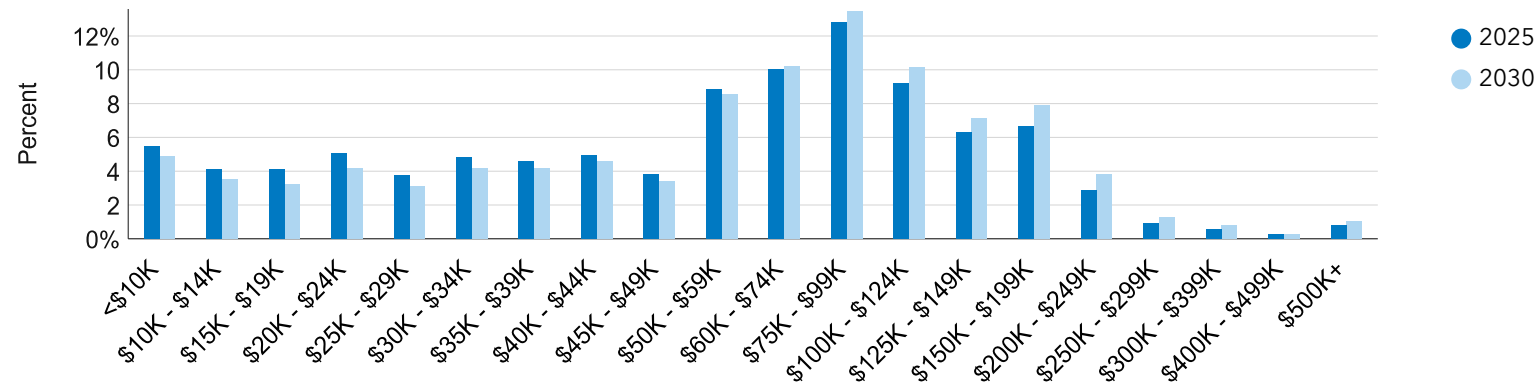
Home Value



2024-2029 Annual Growth Rate



Household Income

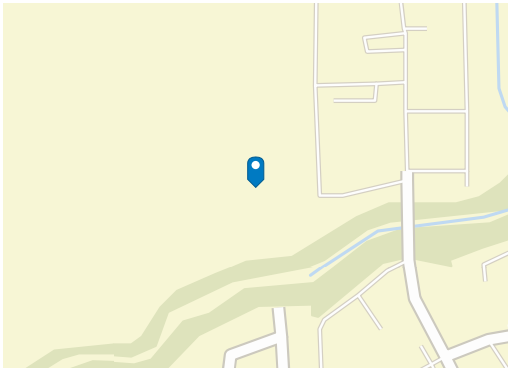


Traffic Count Map - Close Up

77067, Houston, Texas

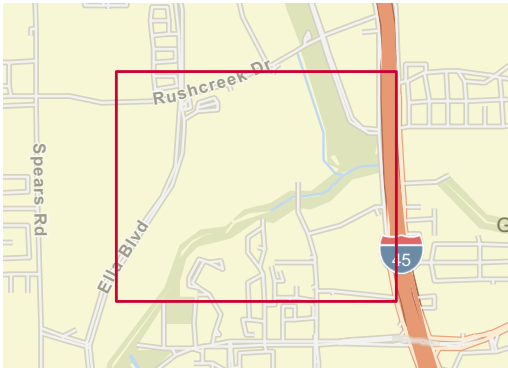


Ring bands: 0-1, 1-3, 3-5 mile radii



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



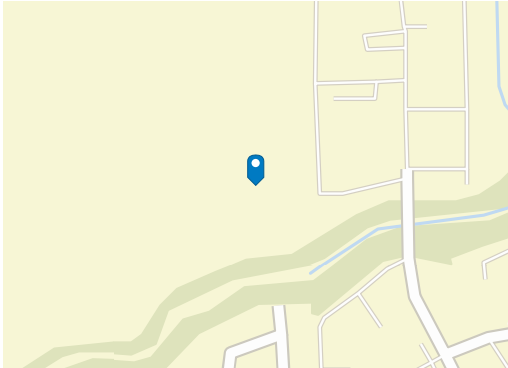
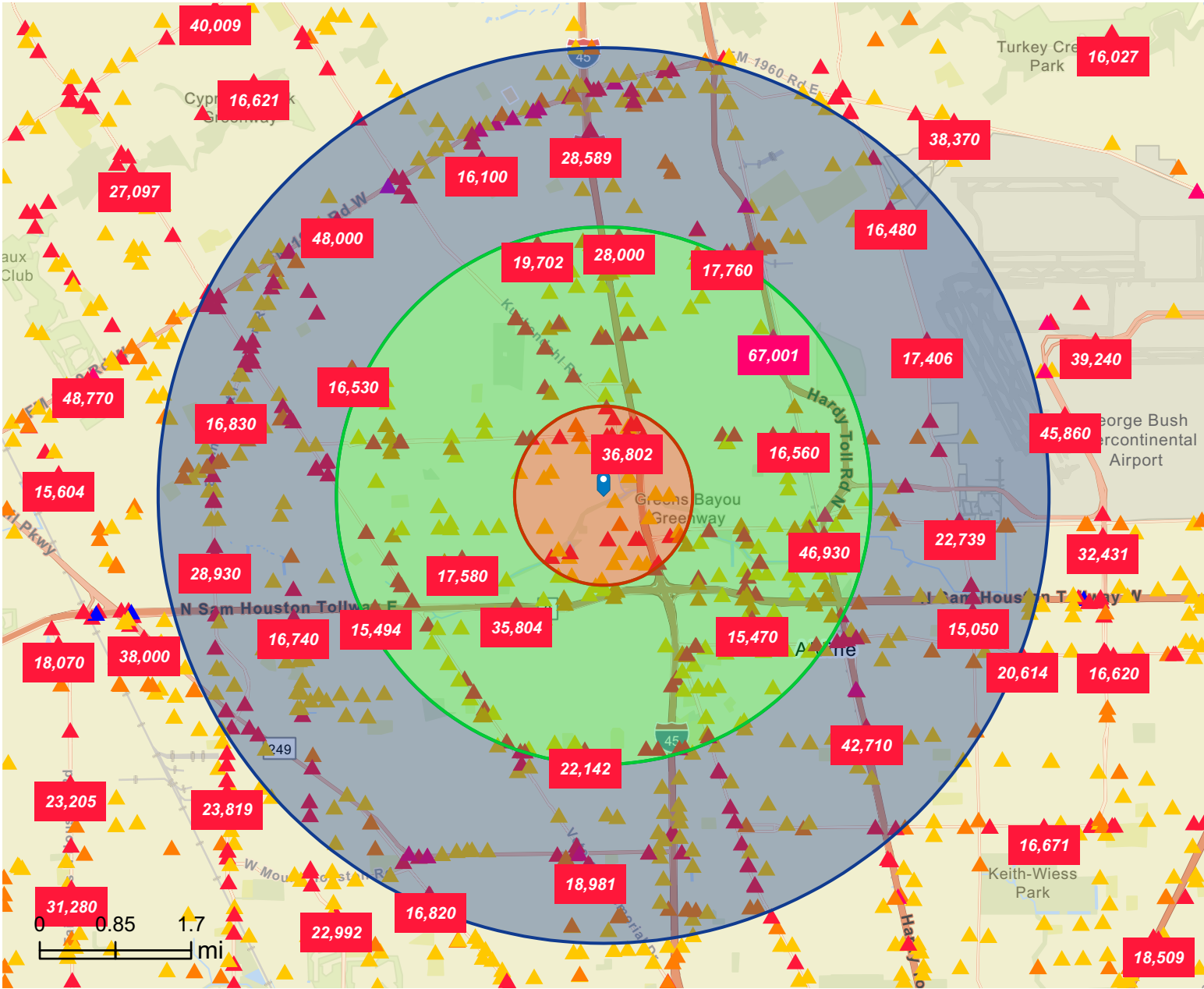
Source: Traffic Counts (2025)

Traffic Count Map

77067, Houston, Texas

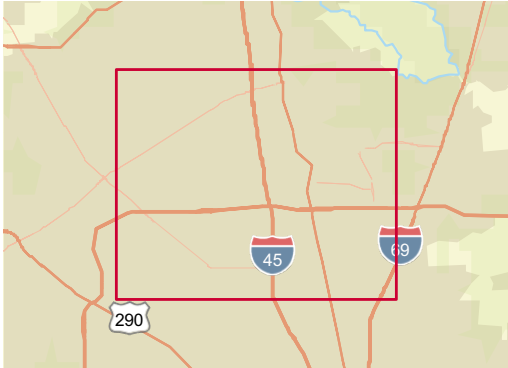


Ring bands: 0-1, 1-3, 3-5 mile radii



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- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Traffic Count Profile

77067, Houston, Texas



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

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	Northborough Dr	Meadowfern Dr	2011	7,290
0.40	Northborough Dr	Glenborough Dr	2001	13,240
0.40	Kuykendahl Rd	North Fwy	2011	1,340
0.50	Rushcreek Dr	Kuykendahl Rd	2011	4,950
0.50	Gears Loop	Greens Crossing Blvd	2013	17,820
0.60	Gruss Dr	Abney Dr	2011	1,200
0.60	Knobcrest Dr	Folkway Dr	2006	130
0.60	Rushcreek Dr	Kuykendahl Rd	2011	3,500
0.60	Gears Loop	N FwySvc Rd	2001	28,780
0.60	Ella Blvd	W Rankin Rd	2013	4,028
0.60	Gears Loop	N FwySvc Rd	2013	31,909
0.70	Rushcreek Dr	Spears Rd	2011	3,740
0.70	Greens Pkwy	Gears Rd	2013	4,604
0.70	West Rankin Road	Kuykendahl Rd	2019	26,427
0.70	W Rankin Rd	Kuykendahl Rd	2011	27,070
0.70	Spears Rd	Rushcreek Dr	2011	2,480
0.70	Rankin Road	W Rankin Rd	2019	36,802
0.70	W Greens Rd	Gears Loop	2013	17,872
0.70	Knobcrest Dr	Knobcrest Ct	2001	640
0.70	Spears Rd	Coppermeade Dr	2006	5,560
0.70		Kuykendahl Rd	2022	36,265
0.70	Ella Boulevard	W Rankin Rd	2019	13,437
0.70	Spears Rd	Coppermeade Dr	2011	4,000
0.70	Rankin Rd	North Fwy	2013	44,923
0.80	Greens Pkwy	Gears Rd	2013	4,361
0.80	Gears Rd	W Greens Rd	2011	1,630
0.80	Ella Boulevard	Gears Rd	2022	7,491
0.80	Rankin Rd	N FwySvc Rd	2011	28,350

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
0.80	W Rankin Rd	Greenlow Dr	2010	26,909
0.80	Kuykendahl Rd	N FwySvc Rd	2011	380
0.80	Gears Rd	N FwySvc Rd	2001	3,790
0.90	Ella Blvd	W Rankin Rd	2013	12,870
0.90	North Freeway Frontage Road	Kuykendahl Rd	2022	19,500
0.90	Spears Rd	W Rankin Rd	2011	2,360
0.90	Greens Rd	Greenspoint Dr	2011	32,660
0.90	North Freeway	Rankin Rd	2022	251,227
0.90	Kuykendahl Rd	W Rankin Rd	2013	22,814
0.90		Kuykendahl Rd	2021	23,010
0.90		Kuykendahl Rd	2022	16,690
0.90	Gears Rd	Spears Rd	2011	18,300
0.90	Gears Rd	N FwySvc Rd	2011	2,850
0.90	Greenspoint Dr	Greens Rd	2011	1,430
0.90	Greens Crossing Blvd	Greens Pkwy	2013	1,425
1.00	Greens Pkwy	Ella Blvd	2013	3,155
1.00	I- 45	Sam Houston Pkwy	2013	319,640
1.00	North Freeway Frontage Road	North Fwy	2022	15,950
1.00	Greenspoint Dr	Greens Rd	2011	11,510
1.00	North Freeway	Sam Houston Pkwy	2022	271,905
1.00	Hugh Rd	Trickey Rd	2011	3,420
1.00		Gears Rd	2022	23,908



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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Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

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Independence Blvd

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