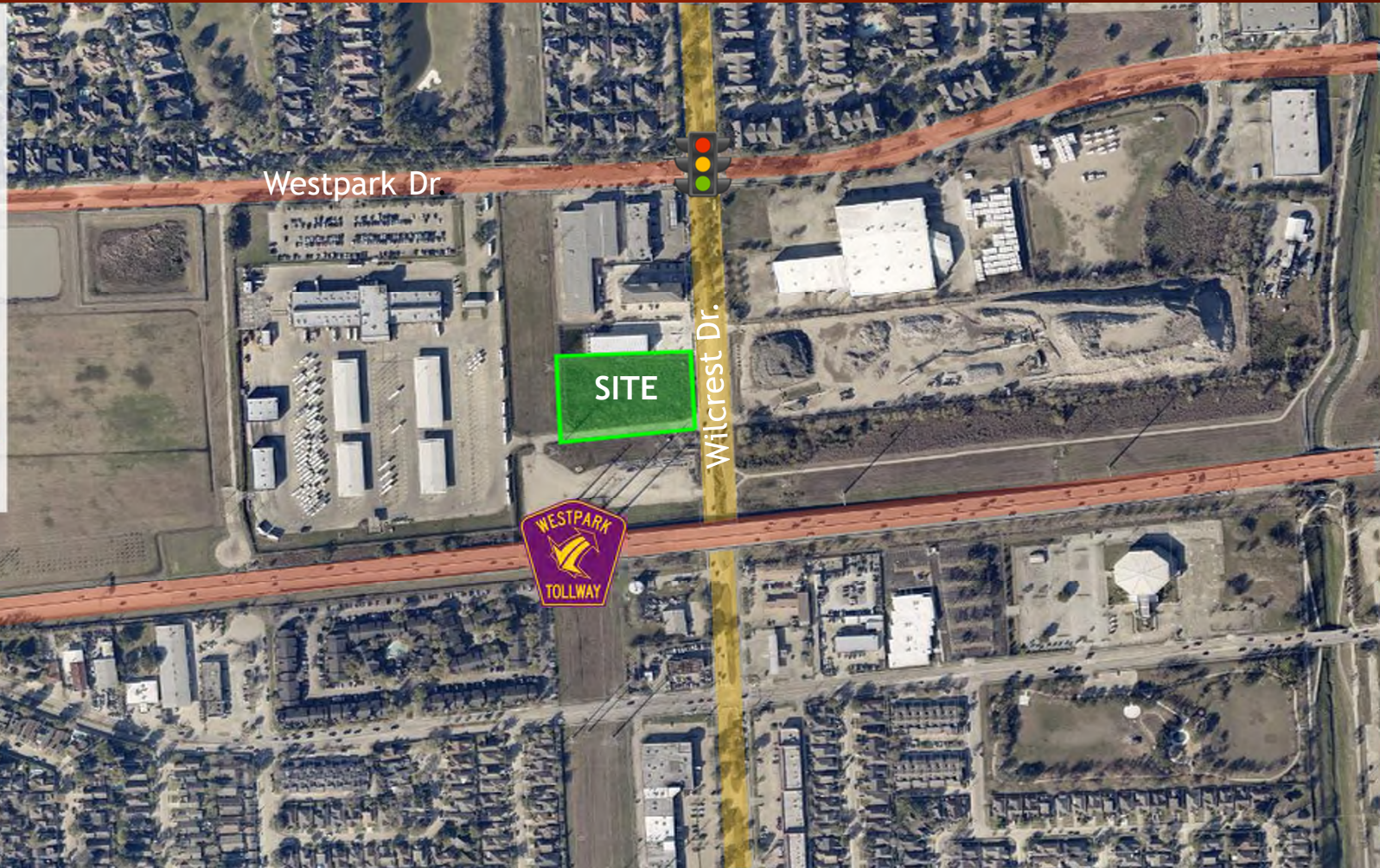


LAND FOR SALE +/- 2.46 AC

3830 Wilcrest Dr., Houston TX 77042

- Lot Size: +/- 2.46 AC
- Price: \$2,142,280
- Price/SF: \$20
- Frontage: +/-250 Ft on Wilcrest Dr.
- Utilities: All utilities available
- Approx. 14.1 miles to NRG Stadium, 19 miles to Downtown Houston, and 13.9 miles to Sugar Land
- Next to Westpark Tollway
- Best Use: Commercial or retail development



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

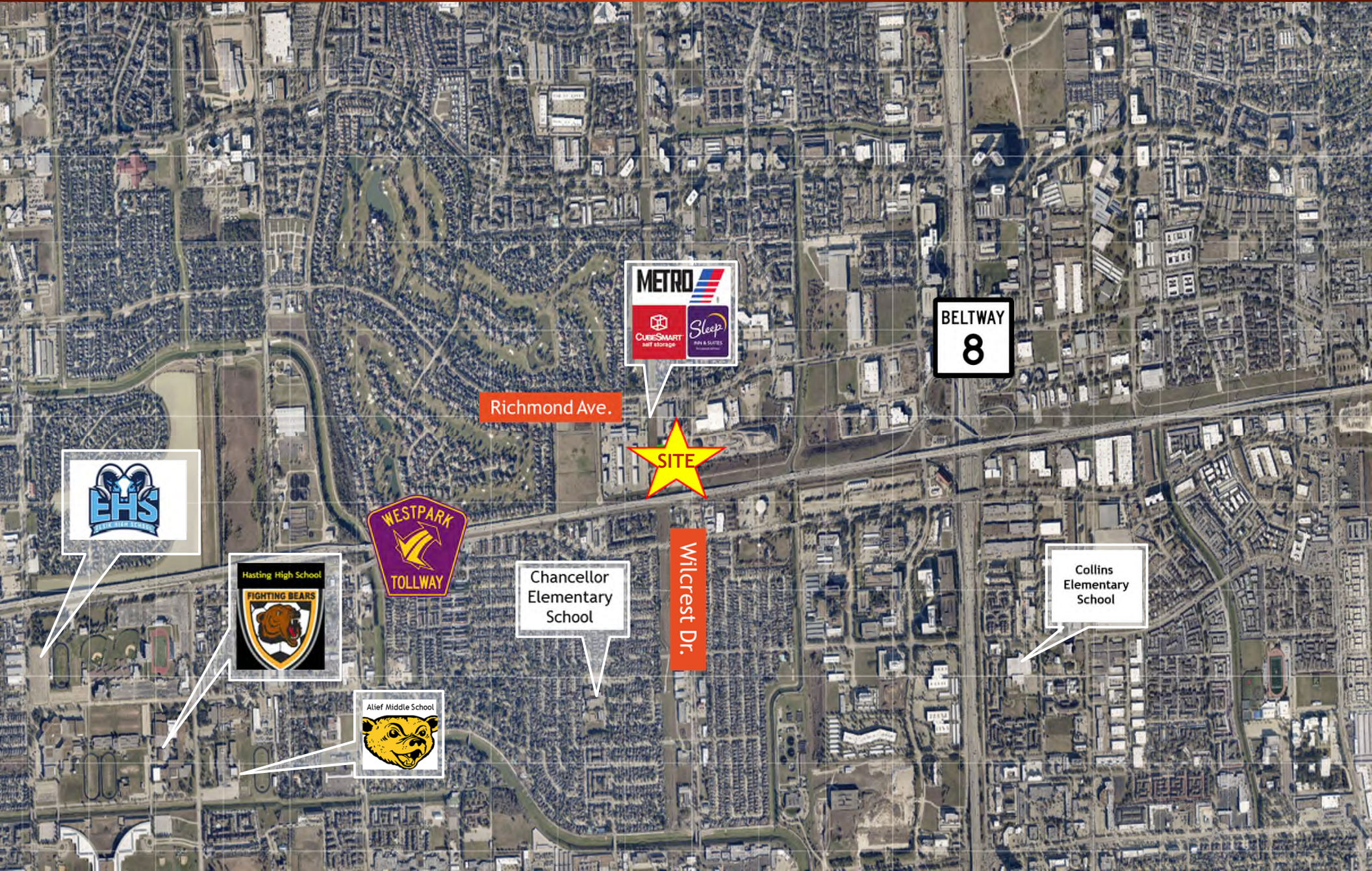
www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to 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.

LAND FOR SALE +/- 2.46 AC

3830 Wilcrest Dr., Houston TX 77042



Richmond Ave.



Wilcrest Dr.



Chancellor Elementary School



Collins Elementary School

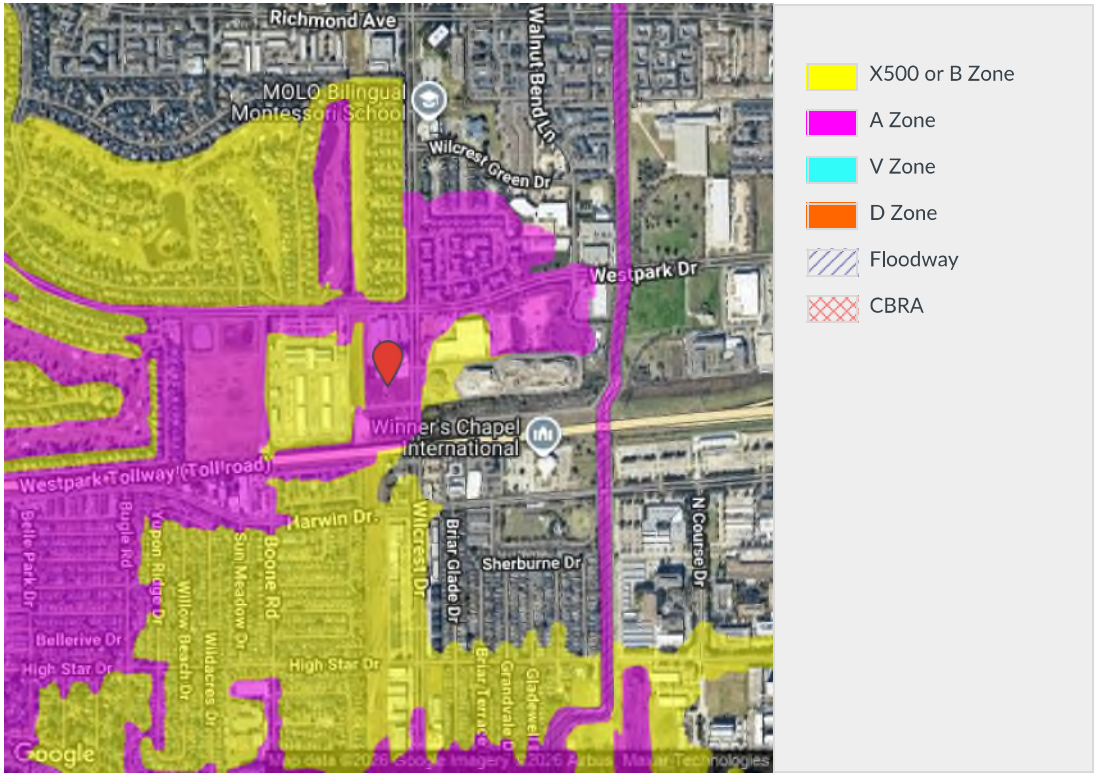
3830 WILCREST DR HOUSTON, TX 77042-6718

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: IN ⚠️

COMMUNITY	480296	PANEL	0830L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0830L





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

3830 Wilcrest Dr, Houston, Texas, 77042



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	19,791	200,349	296,205
2020 Population	21,015	210,012	332,994
2025 Population	20,616	205,623	330,011
2030 Population	20,756	204,899	332,029
2010-2020 Annual Rate	0.60%	0.47%	1.18%
2020-2025 Annual Rate	-0.36%	-0.40%	-0.17%
2025-2030 Annual Rate	0.14%	-0.07%	0.12%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	36.0	35.1	35.3
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	18.5%	22.3%	27.3%
Black Alone	29.6%	23.2%	20.0%
American Indian Alone	1.1%	1.3%	1.4%
Asian Alone	17.5%	13.3%	15.6%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	19.3%	24.4%	20.8%
Two or More Races	14.0%	15.4%	14.9%
Hispanic Origin	38.0%	45.8%	40.7%
Diversity Index	88.9	89.7	89.4

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	7,956	77,363	110,246
2020 Total Households	8,581	82,472	126,172
2025 Total Households	8,658	83,723	129,452
2030 Total Households	8,858	85,120	132,733
2010-2020 Annual Rate	0.76%	0.64%	1.36%
2020-2025 Annual Rate	0.17%	0.29%	0.49%
2025-2030 Annual Rate	0.46%	0.33%	0.50%
2025 Average Household Size	2.37	2.45	2.53
Wealth Index	61	56	80

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	24.6%	34.4%	32.9%
Median Household Income			
2025 Median Household Income	\$64,351	\$53,068	\$62,001
2030 Median Household Income	\$70,359	\$58,062	\$68,292
2025-2030 Annual Rate	1.80%	1.82%	1.95%
Average Household Income			
2025 Average Household Income	\$91,456	\$78,709	\$104,557
2030 Average Household Income	\$98,884	\$86,496	\$114,407
Per Capita Income			
2025 Per Capita Income	\$38,947	\$31,991	\$41,018
2030 Per Capita Income	\$42,807	\$35,866	\$45,719
2025-2030 Annual Rate	1.91%	2.31%	2.19%
Income Equality			
2025 Gini Index	47.2	50.3	51.8
Socioeconomic Status			
2025 Socioeconomic Status Index	42.4	36.7	39.7
Housing Unit Summary			
Housing Affordability Index	82	59	62
2010 Total Housing Units	8,736	88,872	125,778
2010 Owner Occupied Hus (%)	32.9%	33.8%	42.6%
2010 Renter Occupied Hus (%)	67.1%	66.2%	57.4%
2010 Vacant Housing Units (%)	8.9%	12.9%	12.3%
2020 Housing Units	9,314	91,489	139,046
2020 Owner Occupied HUs (%)	30.8%	30.4%	36.5%
2020 Renter Occupied HUs (%)	69.3%	69.6%	63.5%
Vacant Housing Units	8.1%	9.8%	9.2%
2025 Housing Units	9,426	92,069	141,542
Owner Occupied Housing Units	31.6%	31.0%	37.2%
Renter Occupied Housing Units	68.4%	69.0%	62.8%
Vacant Housing Units	8.2%	9.1%	8.5%
2030 Total Housing Units	9,663	94,082	145,510
2030 Owner Occupied Housing Units	2,906	27,542	51,409
2030 Renter Occupied Housing Units	5,952	57,578	81,324
2030 Vacant Housing Units	805	8,962	12,777

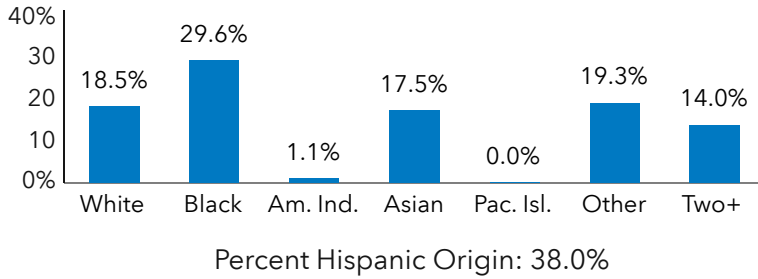
Graphic Profile

3830 Wilcrest Dr, Houston, Texas, 77042

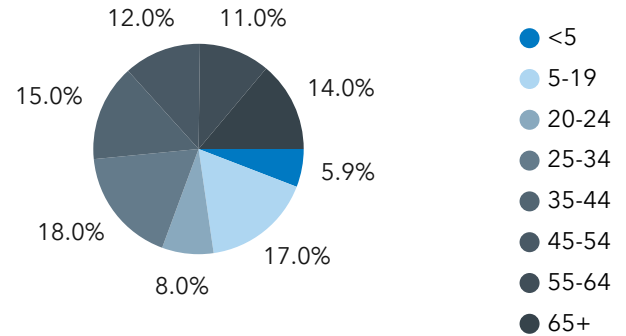


Ring band: 0 - 1 mile radius

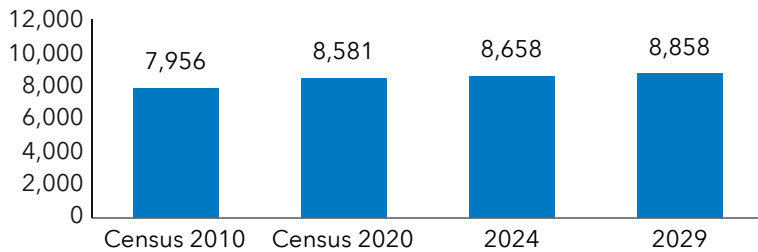
Population by Race



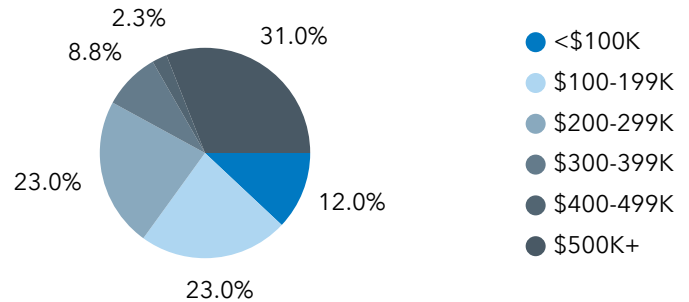
Population by Age



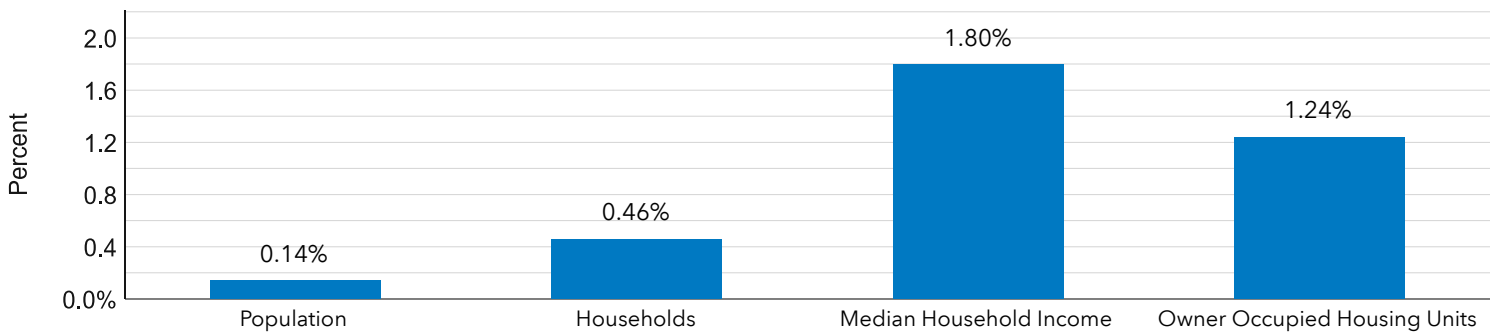
Households



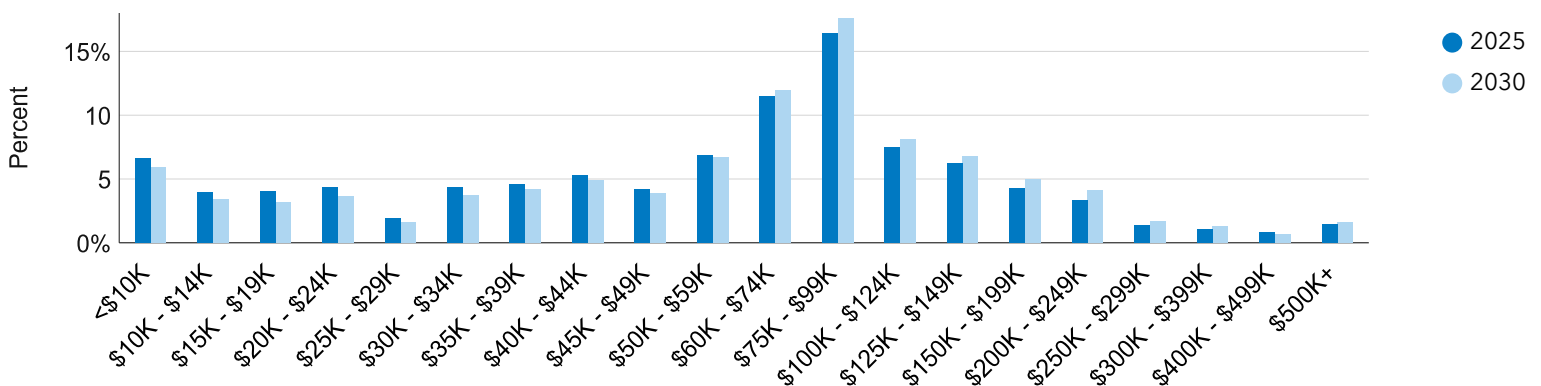
Home Value



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. U.S. Census Bureau 2020 decennial Census data.

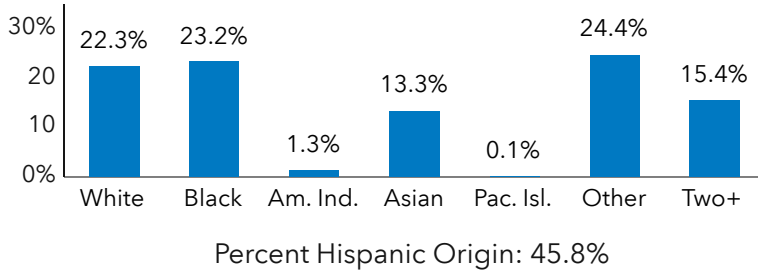
Graphic Profile

3830 Wilcrest Dr, Houston, Texas, 77042

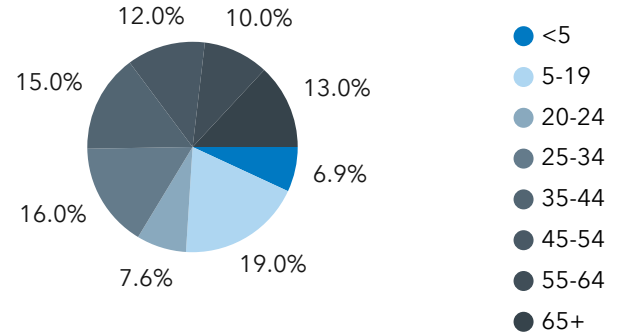


Ring band: 1 - 3 mile radius

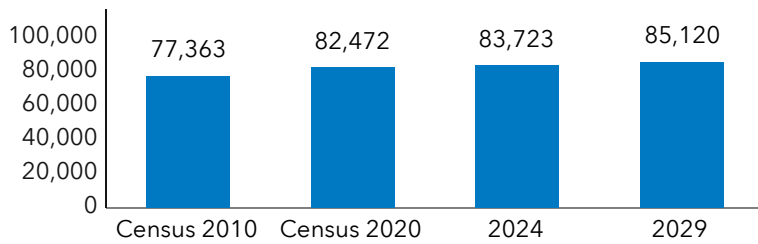
Population by Race



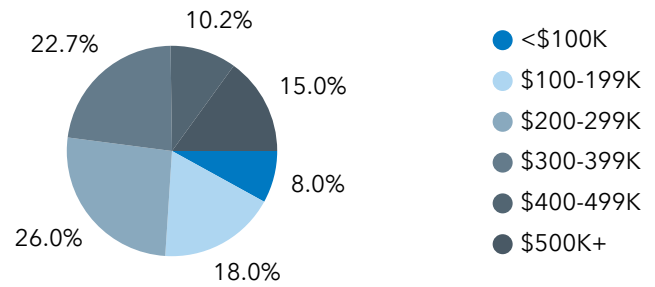
Population by Age



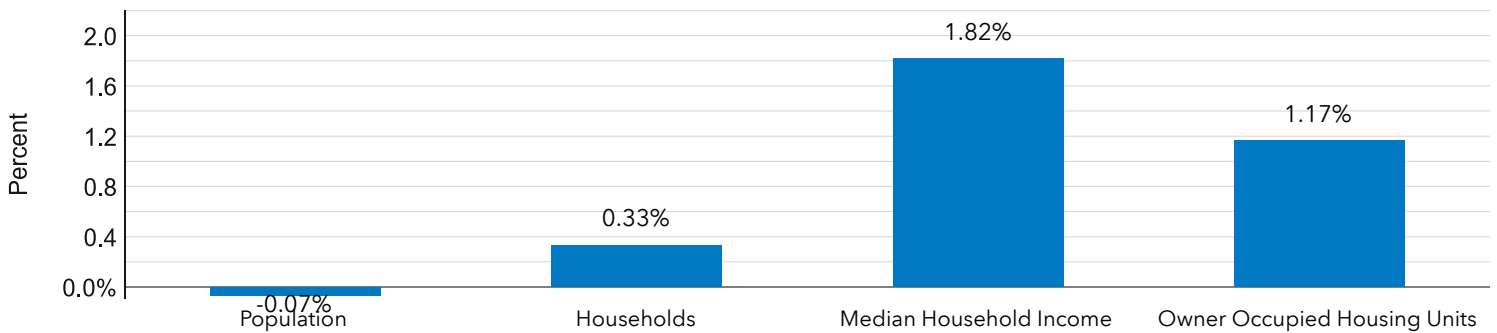
Households



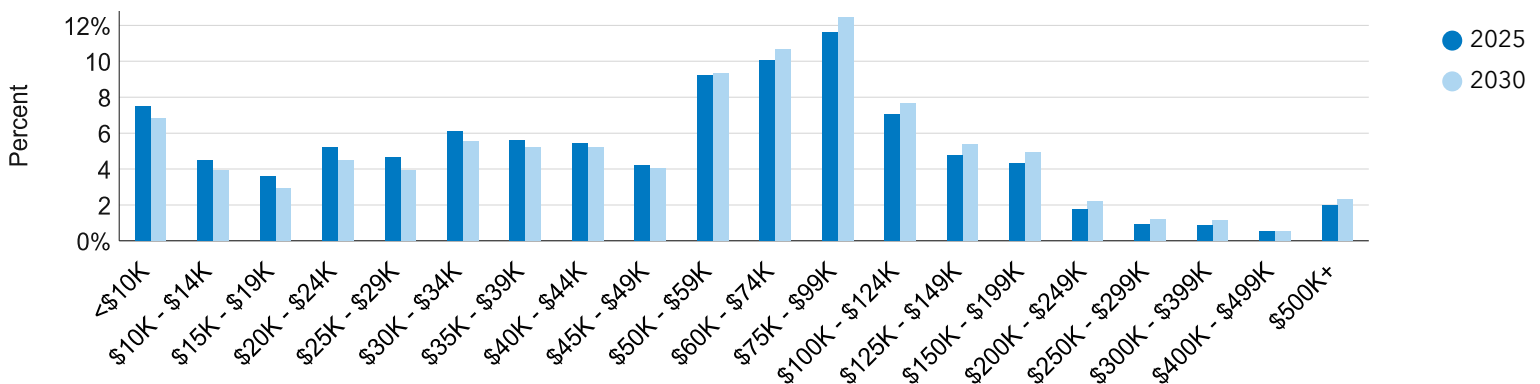
Home Value



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. U.S. Census Bureau 2020 decennial Census data.

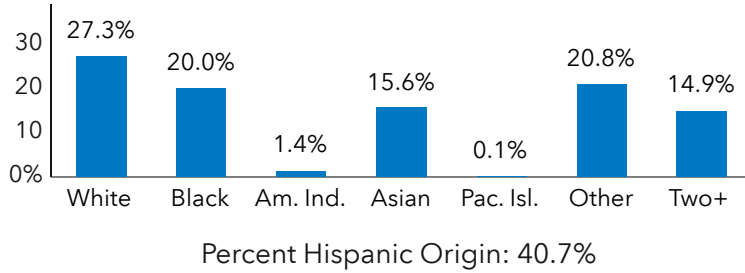
Graphic Profile

3830 Wilcrest Dr, Houston, Texas, 77042

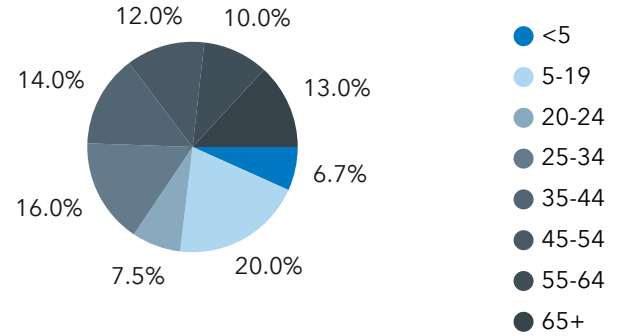


Ring band: 3 - 5 mile radius

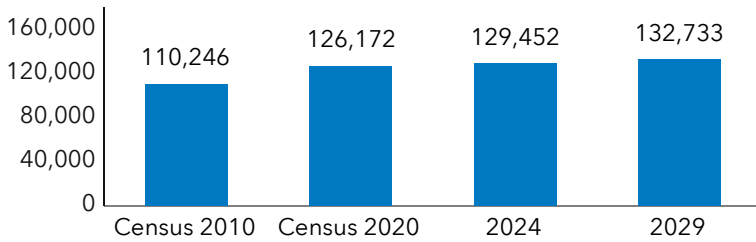
Population by Race



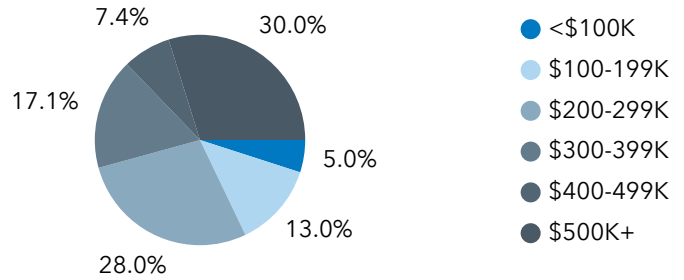
Population by Age



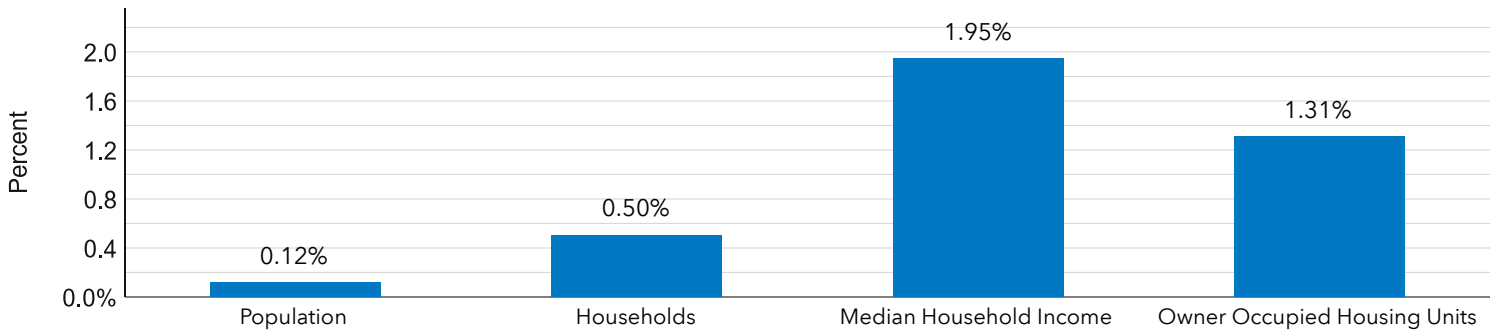
Households



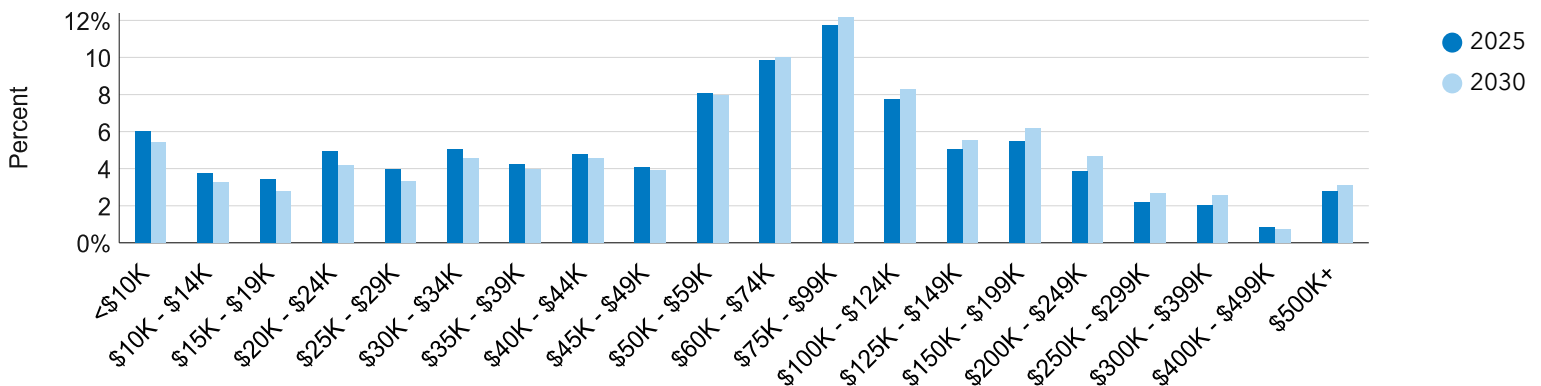
Home Value



2024-2029 Annual Growth Rate



Household Income



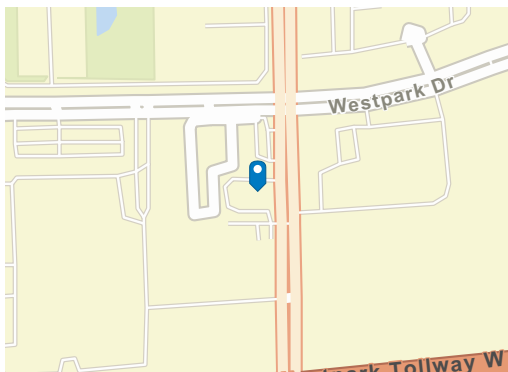
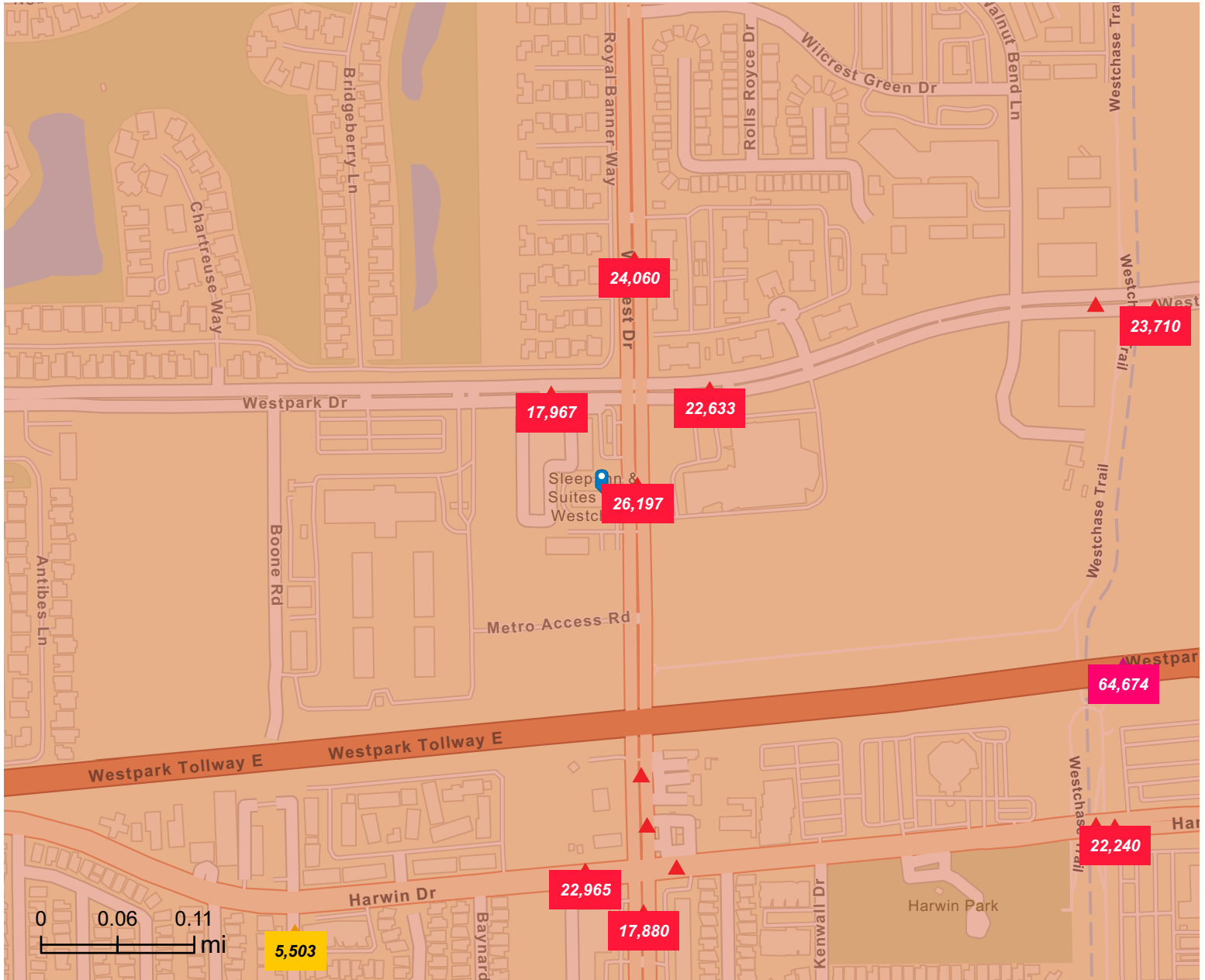
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map - Close Up

3830 Wilcrest Dr, Houston, Texas, 77042

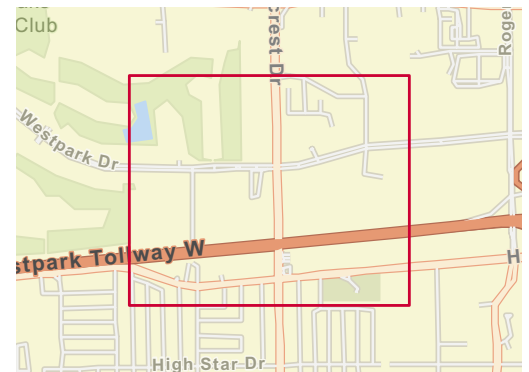


Ring bands: 0-1, 1-3, 3-5 mile radii



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



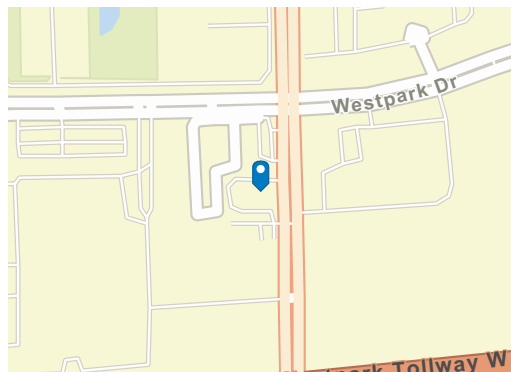
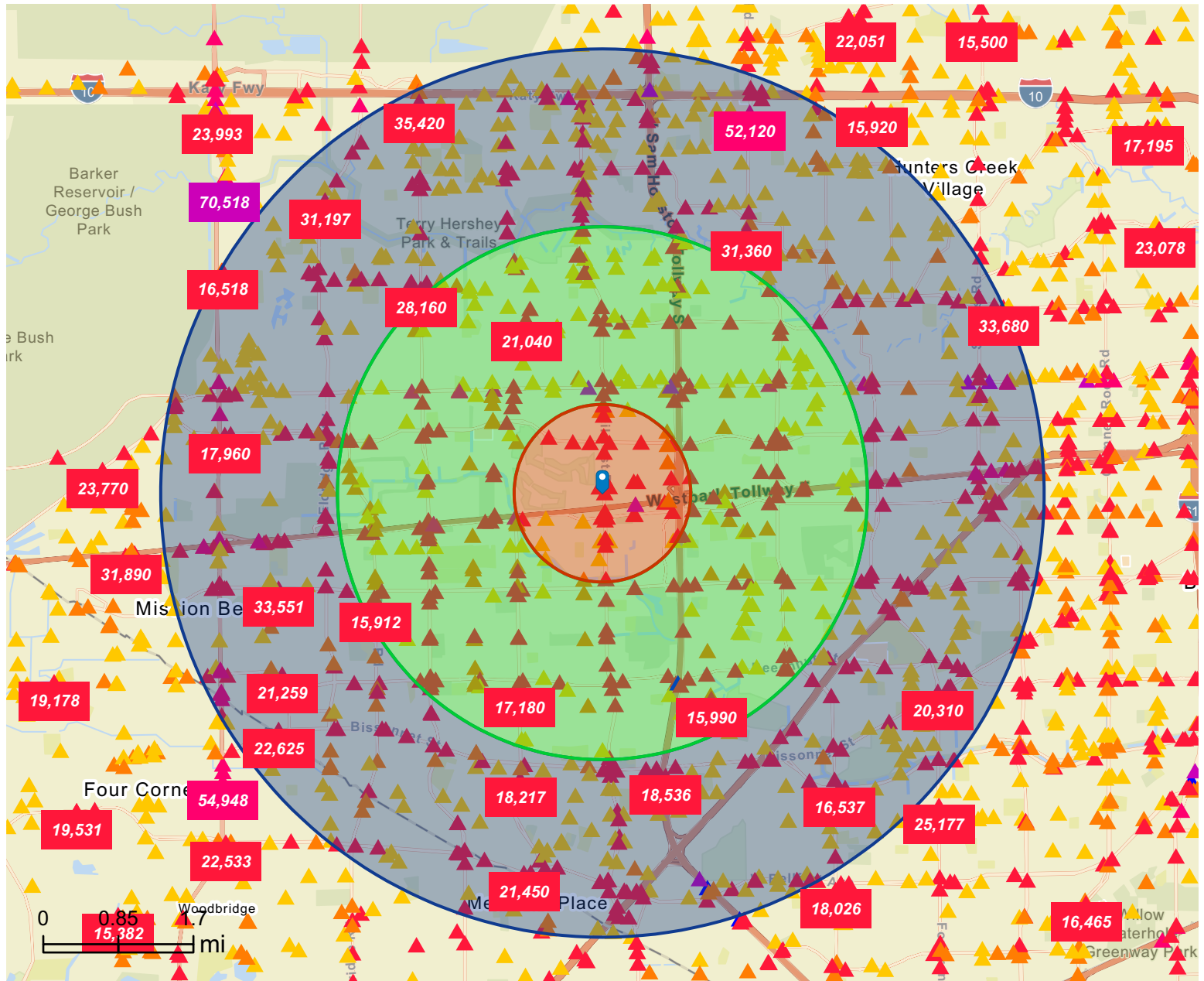
Source: Traffic Counts (2025)

Traffic Count Map

3830 Wilcrest Dr, Houston, Texas, 77042

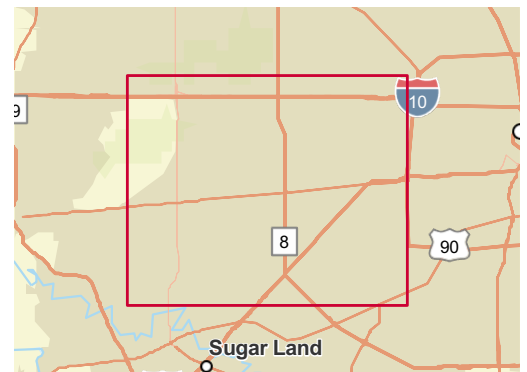


Ring bands: 0-1, 1-3, 3-5 mile radii



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 Profile

3830 Wilcrest Dr, Houston, Texas, 77042



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

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.00	Wilcrest Dr	Westpark Dr	2014	26,197
0.10	Westpark Dr	Wilcrest Dr	2014	17,967
0.10	Westpark Dr	Wilcrest Dr	2014	22,633
0.20	Wilcrest Dr	Westpark Dr	2014	24,060
0.20	Wilcrest Dr	Harwin Dr	2011	22,490
0.20	Wilcrest Drive	Harwin Dr	2019	22,019
0.30	Harwin Drive	Wilcrest Dr	2019	22,965
0.30	Harwin Dr	Wilcrest Dr	2014	30,345
0.30	Wilcrest Dr	Harwin Dr	2011	17,880
0.40	Westpark Dr	Walnut Bend Ln	2011	22,153
0.40	Boone Rd	Harwin Dr	2010	5,503
0.40	WPT	N Course Dr	2021	64,674
0.40	WPT	N Course Dr	2022	74,989
0.40	Westpark Drive	Walnut Bend Ln	2019	23,710
0.40	Harwin Drive	Linnhaven Dr	2019	21,464
0.40	Harwin Dr	Kenwall Dr	2011	22,240
0.50	Wilcrest Dr	Richmond Ave	2015	23,789
0.50	Wilcrest Dr	High Star Dr	2014	21,510
0.50	High Star Dr	Wilcrest Dr	2014	3,553
0.50	High Star Dr	Briar Glade Dr	2014	3,186
0.60	Richmond Ave	Wilcrest Dr	2011	28,343
0.60	Wilcrest Dr	High Star Dr	2014	22,223
0.60	Richmond Ave	Hayes Rd	2014	26,955
0.60	Wilcrest Dr	Richmond Ave	2014	28,536
0.70	Richmond Ave	Breezewood Dr	2009	28,408
0.70	Belle Park Dr	Chesswood Dr	2011	2,410
0.70	Westpark Tollway	Rogerdale Rd	2020	40,174
0.70	Richmond Ave	Walnut Bend Ln	2011	25,830

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
0.70	Bandlon Dr	Wilcrest Dr	2011	1,440
0.70	Rogerdale Rd	Harwin Dr	2011	8,390
0.70	Rodgerdale Road	Harwin Dr	2019	10,404
0.80	Westpark Dr	Rogerdale Rd	2011	18,440
0.80	Rogerdale Rd	Westpark Dr	2011	8,189
0.80	Harwin Drive	Rogerdale Rd	2022	17,800
0.90	Richmond Ave	Woodland PkDr	2011	23,425
0.90	Wilcrest Dr	Meadowglen Ln	2014	22,565
0.90	Carnelian Dr	High Star Dr	2011	3,530
0.90	Rogerdale Rd	Richmond Ave	2011	9,100
0.90	Meadowglen Ln	Wilcrest Dr	2014	8,540
0.90	Meadowglen Ln	Wilcrest Dr	2014	8,339
0.90	Alief Clodine Dr		2011	23,470
1.00	Town Park Dr	Sam Houston Pkwy	2011	2,790
1.00	Wilcrest Dr	Briar Glade Dr	2014	22,578
1.00	Richmond Ave	Sam Houston Pkwy	2011	32,000
1.00	Beltway 8	Harwin Dr	2011	164,050
1.00	BW 8	Town Park Dr	2022	17,596
1.00	Belle Park Dr	Moonmist Dr	2006	2,990
1.00	Walnut Bend Ln	Meadowglen Ln	2011	7,210
1.00	Boone Rd	Oakcenter Dr	2006	8,130
1.00	Wilcrest Dr	Meadowglen Ln	2014	21,580



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

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

Information available at 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