# LAND - FOR SALE

## 6913 Pavilion Dr, Houston, TX 77083


- **Size +/- 15.49 AC**
- **Price: $10,000,000**
- **P/SF: $14.82**
- Frontage:
  - Pavilion Dr +/- 1,201.10'
  - Bellaire Blvd +/- 880.82'
- Approx Miles: 19 (Katy),18.8 (Houston), 10 (Bellaire), 9.8 (Sugar Land), 11.9 (Stafford),14.6 (Missouri City), 0.6 (HWY 6), 4.3 (Westpark Tollway), 5.9 (Beltway 8), 8 (Int 69/Hwy 59), 6.8 (Hwy ALT 90)


**Danny Nguyen, CCIM**
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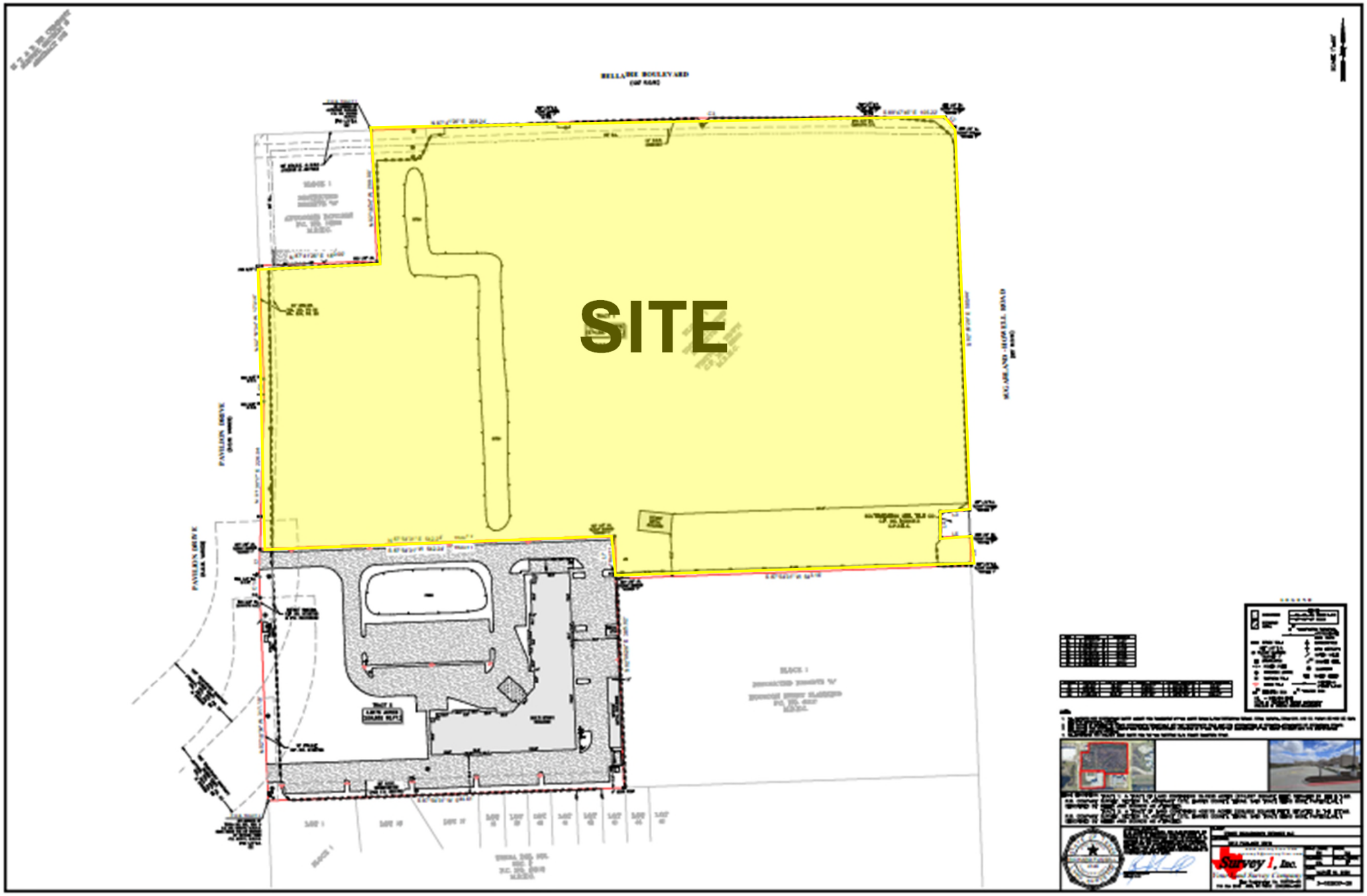
Westheimer Rd
Bellaire Blvd
SITE
6 TEXAS
8 TEXAS
99
INTERSTATE 69
INTERSTATE 610
ALT 90
S Post Oak Rd
WESTPARK TOLLWAY
IHOP
H-E-B
WELLS FARGO
CHASE
DISCOUNT TIRE
H&R BLOCK
AT&T
Little Caesars
Walmart
Chick-fil-A
Cracker Barrel
SPRING CREEK BARBEQUE
DOLLAR FREE
ROSS
SUBWAY
ULTA
PETSMART
TJ maxx
HARBOR FREIGHT
metro by T-Mobile
GNC LIVE WELL
Shipley Do-Nuts
EZPAWN
LESLIE'S
McDonald's
sam's club
DOLLAR TREE
Public Storage
POPEYES
enterprise
Fiesta
DQ
CAMPERO
Jackson Hewitt
CITI TRENDS
KFC
CVS
FITNESS
ULTA
Burlington
TARGET
PROSPERITY BANK
jack in the box
Exxon
CrossFit
Cane's
GameStop
BUFFALO WILD WINGS
CATERDER'S
LOUISIANA KITCHEN
DISCOUNT TIRE
Kroger
ALDI
The UPS Store
Olive Garden
SALTGRASS STEAK HOUSE
BEST BUY
WSS
Church's Chicken
SPEC'S
LOTUS SEAFOOD
Lazy DOG
TEXAS
OUTBACK
HOBBY LOBBY
WORLD MARKET
AMC THEATRES
OLD NAVY
COSTCO
IN-N-OUT BURGER
PAPPADEAUX
WHISKEY
NTB
Starbucks
TACO BELL
SMOOTHIE KING
The Cheesecake Factory
FIRST COLONY MALL
PNC
HomeGoods
SHAKE SHACK
moo's


SITE

# Executive Summary

Everspring Assisted Living

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

| Population | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|---|---|---|---|
| 2020 Population | 19,630 | 159,176 | 229,282 |
| 2020 Male Population | 48.4% | 48.3% | 48.2% |
| 2020 Female Population | 51.6% | 51.7% | 51.8% |
| 2026 Population | 19,280 | 159,339 | 237,558 |
| 2026 Male Population | 48.9% | 48.8% | 48.9% |
| 2026 Female Population | 51.1% | 51.2% | 51.1% |
| 2031 Population | 19,403 | 164,609 | 248,858 |
| 2031 Male Population | 48.8% | 48.6% | 48.8% |
| 2031 Female Population | 51.2% | 51.4% | 51.2% |
| 2010-2020 Annual Rate | 1.70% | 0.62% | 1.55% |
| 2020-2026 Annual Rate | -0.29% | 0.02% | 0.57% |
| 2026-2031 Annual Rate | 0.13% | 0.65% | 0.93% |

In the identified area, the current year population is **237,558**. In 2020, the Census count in the area was **229,282**. The rate of change since 2020 was **0.57%** annually. The five-year projection for the population in the area is **248,858** representing a change of **0.93%** annually from 2026 to 2031. Currently, the population is **48.9%** male and **51.1%** female.

| Median Age | | | |
|---|---|---|---|
| 2026 Median Age | 35.6 | 36.7 | 35.9 |

The median age in this area is **35.9**, compared to U.S. median age of **39.6**.

| Race and Ethnicity | | | |
|---|---|---|---|
| 2026 White Alone | 9.0% | 15.6% | 22.5% |
| 2026 Black Alone | 32.4% | 28.6% | 24.8% |
| 2026 American Indian Alone | 0.8% | 1.2% | 0.9% |
| 2026 Asian Alone | 32.1% | 20.2% | 23.0% |
| 2026 Pacific Islander Alone | 0.0% | 0.1% | 0.1% |
| 2026 Some Other Race Alone | 15.6% | 19.6% | 15.5% |
| 2026 Two or More Races | 10.2% | 14.7% | 13.2% |
| 2026 Hispanic Origin | 30.3% | 39.4% | 31.9% |
| 2026 Diversity Index | 85.5 | 89.2 | 88.3 |

Persons of Hispanic origin represent **31.9%** of the population in the identified area compared to **19.9%** 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 **88.3** in the identified area, compared to **73.0** for the U.S. as a whole.

**Source**: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

| Households | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|---|---|---|---|
| 2026 Wealth Index | 59 | 71 | 82 |
| 2010 Total Households | 4,942 | 48,203 | 73,570 |
| 2020 Total Households | 6,178 | 52,420 | 84,352 |
| 2026 Total Households | 6,361 | 54,396 | 90,012 |
| 2031 Total Households | 6,523 | 57,151 | 95,591 |
| 2010-2020 Annual Rate | 2.26% | 0.84% | 1.38% |
| 2020-2026 Annual Rate | 0.47% | 0.59% | 1.04% |
| 2026-2031 Annual Rate | 0.50% | 0.99% | 1.21% |
| 2026 Average Household Size | 3.02 | 2.92 | 2.62 |

The household count in this area has changed from **84,352** in 2020 to **90,012** in the current year, a change of **1.04%** annually. The five-year projection of households is **95,591**, a change of **1.21%** annually from the current year total. Average household size is currently **2.62**, compared to **2.70** in the year 2020. The number of families in the current year is **59,074** in the specified area.

| Mortgage Income | | | |
|---|---|---|---|
| 2026 Percent of Income for Mortgage | 26.7% | 22.6% | 27.5% |

| Median Household Income | | | |
|---|---|---|---|
| 2026 Median Household Income | $62,119 | $66,509 | $72,799 |
| 2031 Median Household Income | $70,953 | $76,989 | $81,548 |
| 2026-2031 Annual Rate | 2.69% | 2.97% | 2.30% |

| Average Household Income | | | |
|---|---|---|---|
| 2026 Average Household Income | $85,843 | $96,914 | $112,036 |
| 2031 Average Household Income | $99,253 | $111,989 | $126,468 |
| 2026-2031 Annual Rate | 2.95% | 2.93% | 2.45% |

| Per Capita Income | | | |
|---|---|---|---|
| 2026 Per Capita Income | $28,599 | $33,129 | $42,687 |
| 2031 Per Capita Income | $33,655 | $38,927 | $48,832 |
| 2026-2031 Annual Rate | 3.31% | 3.28% | 2.73% |

| Income Equality | | | |
|---|---|---|---|
| 2026 Gini Index | 49.6 | 48.3 | 50.0 |

**Source**: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

## Households by Income

Current median household income is **$72,799** in the area, compared to **$85,893** for all U.S. households. Median household income is projected to be **$81,548** in five years, compared to **$100,053** all U.S. households.

Current average household income is **$112,036** in this area, compared to **$122,692** for all U.S. households. Average household income is projected to be **$126,468** in five years, compared to **$138,579** for all U.S. households.

Current per capita income is **$42,687** in the area, compared to the U.S. per capita income of **$48,241**. The per capita income is projected to be **$48,832** in five years, compared to **$55,073** for all U.S. households.

| Housing Unit Summary | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|---|---|---|---|
| 2026 Housing Affordability Index | 77 | 88 | 73 |
| 2010 Total Housing Units | 5,793 | 52,755 | 80,829 |
| 2010 Owner Occupied | 2,322 | 29,078 | 34,536 |
| 2010 Renter Occupied | 2,620 | 19,125 | 39,035 |
| 2010 Vacant | 851 | 4,552 | 7,259 |
| 2020 Housing Units | 6,612 | 55,740 | 91,598 |
| 2020 Owner Occupied | 2,679 | 28,175 | 38,020 |
| 2020 Renter Occupied | 3,499 | 24,245 | 46,332 |
| 2020 Vacant | 371 | 3,387 | 7,195 |
| 2026 Housing Units | 6,773 | 57,740 | 96,956 |
| 2026 Owner Occupied | 2,824 | 29,155 | 41,525 |
| 2026 Renter Occupied | 3,537 | 25,241 | 48,487 |
| 2026 Vacant | 412 | 3,344 | 6,944 |
| 2031 Total Housing Units | 6,989 | 60,849 | 103,503 |
| 2031 Owner Occupied | 2,926 | 31,068 | 45,157 |
| 2031 Renter Occupied | 3,597 | 26,083 | 50,434 |
| 2031 Vacant | 466 | 3,698 | 7,912 |

| Socioeconomic Status | | | |
|---|---|---|---|
| 2026 Socioeconomic Status Index | 35.8 | 40.2 | 43.7 |

Currently, **41.7%** of the **96,956** housing units in the area are owner occupied; **52.2%** renter occupied; and **6.1%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **91,598** housing units in the area and **371** vacant housing units. The annual rate of change in housing units since 2020 is **0.91%**. Median home value in the area is **$340,625**, compared to a median home value of **$376,272** for the U.S. In five years, median home value is projected to change by **4.50%** annually to **$351,204.**

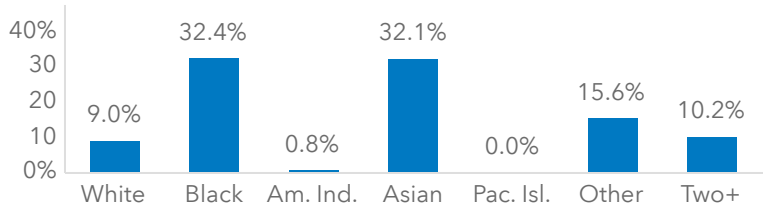
**Source**: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

# Graphic Profile

Everspring Assisted Living

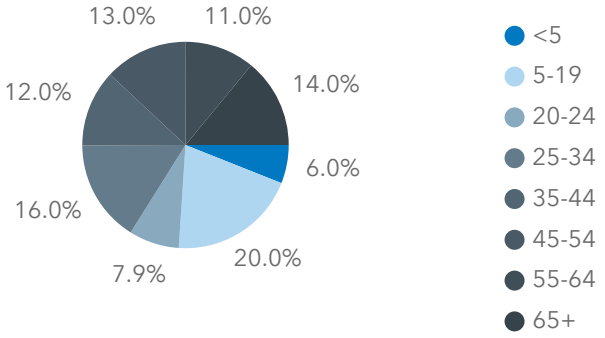
Ring band: 0 - 1 mile radius

## Population by Race

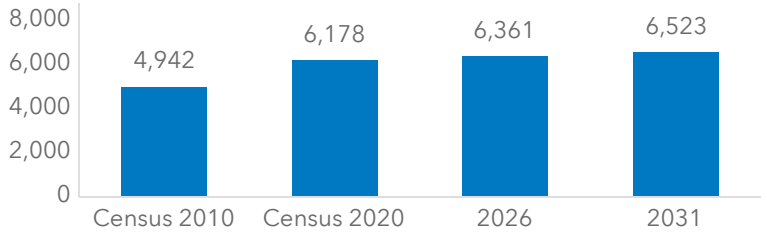



Percent Hispanic Origin: 30.3%

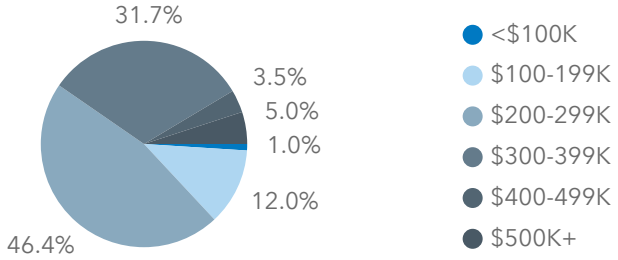
## Population by Age



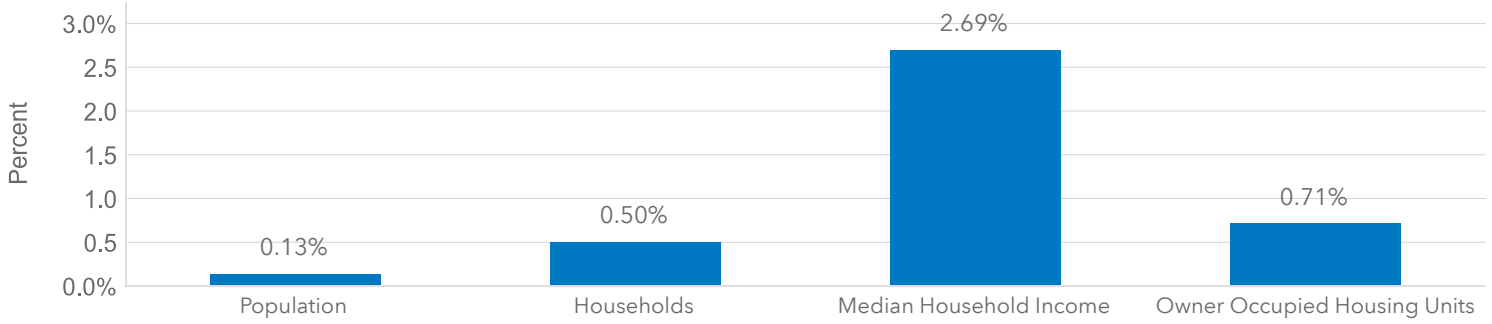

## Households



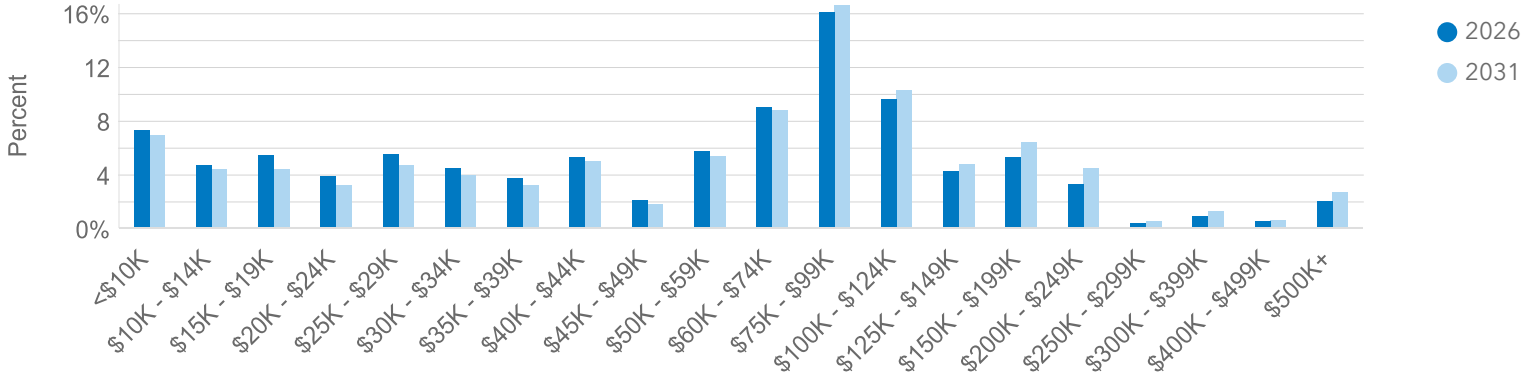

## Home Value




## 2026-2031 Annual Growth Rate




## Household Income



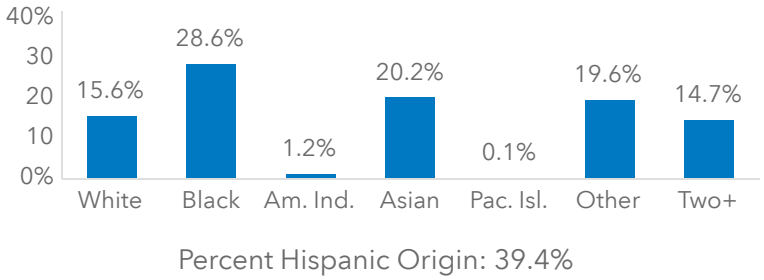

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

# Graphic Profile

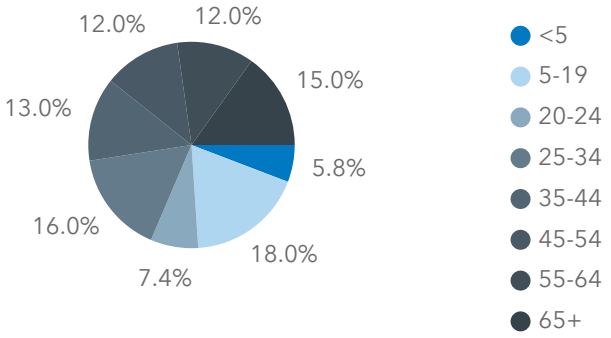
Everspring Assisted Living

Ring band: 1 - 3 mile radius

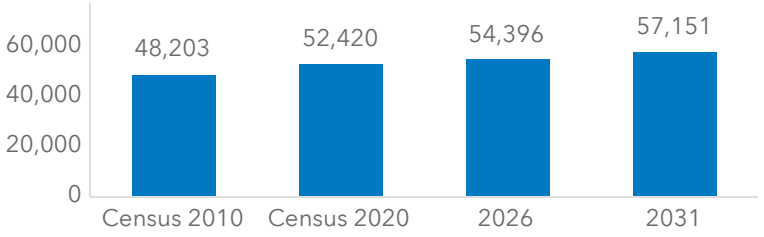
## Population by Race



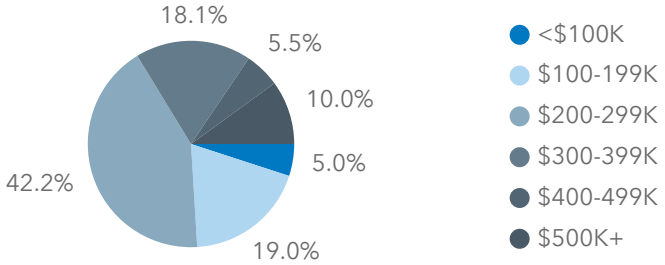

## Population by Age




## Households




## Home Value

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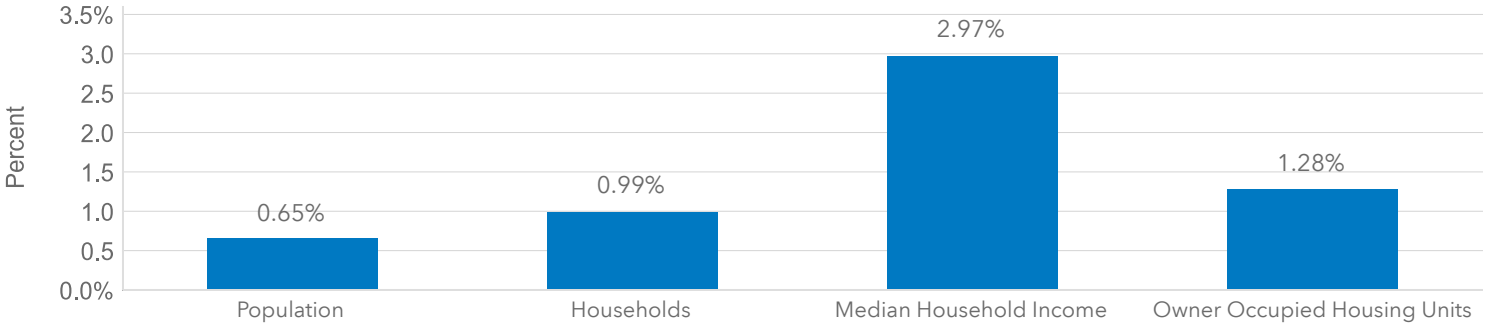
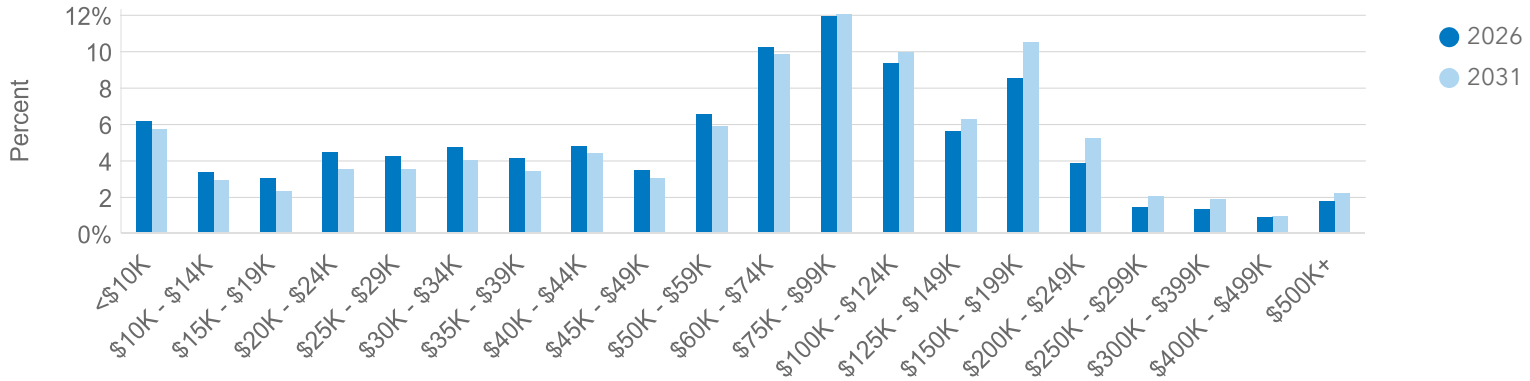



## Household Income



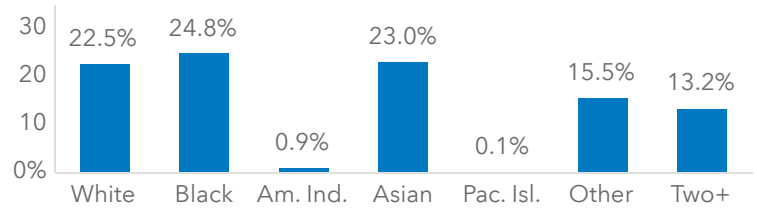

**Source**: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

# Graphic Profile

Everspring Assisted Living

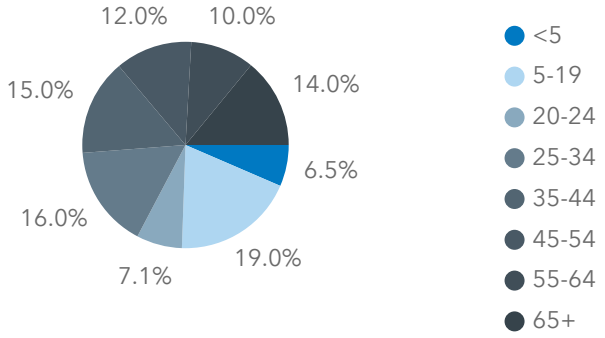
Ring band: 3 - 5 mile radius

## Population by Race

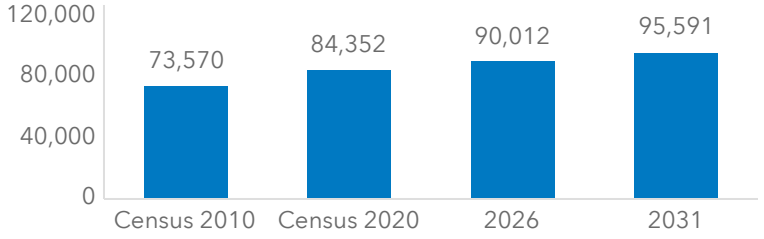



Percent Hispanic Origin: 31.9%

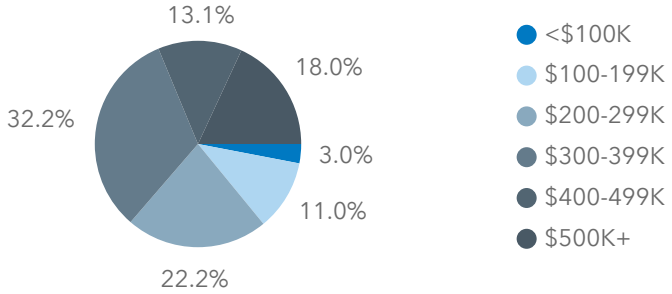
## Population by Age




## Households




## Home Value

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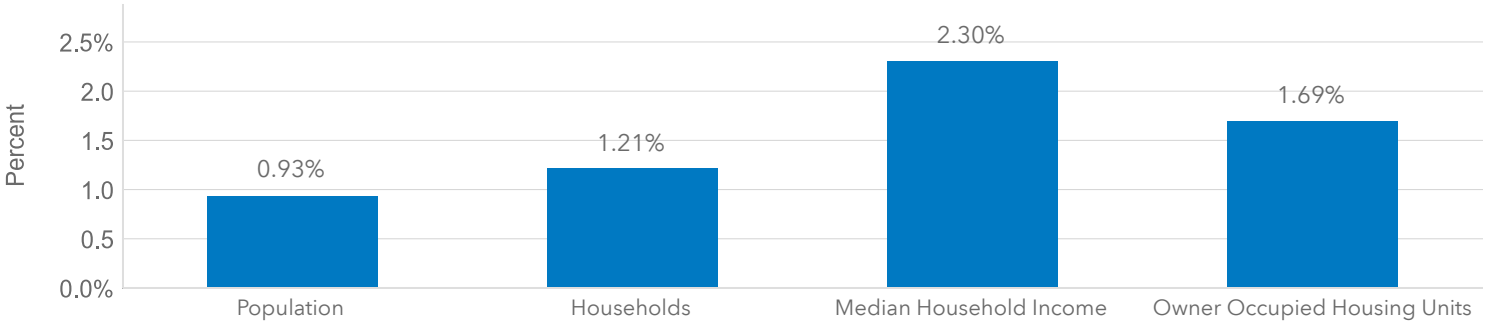
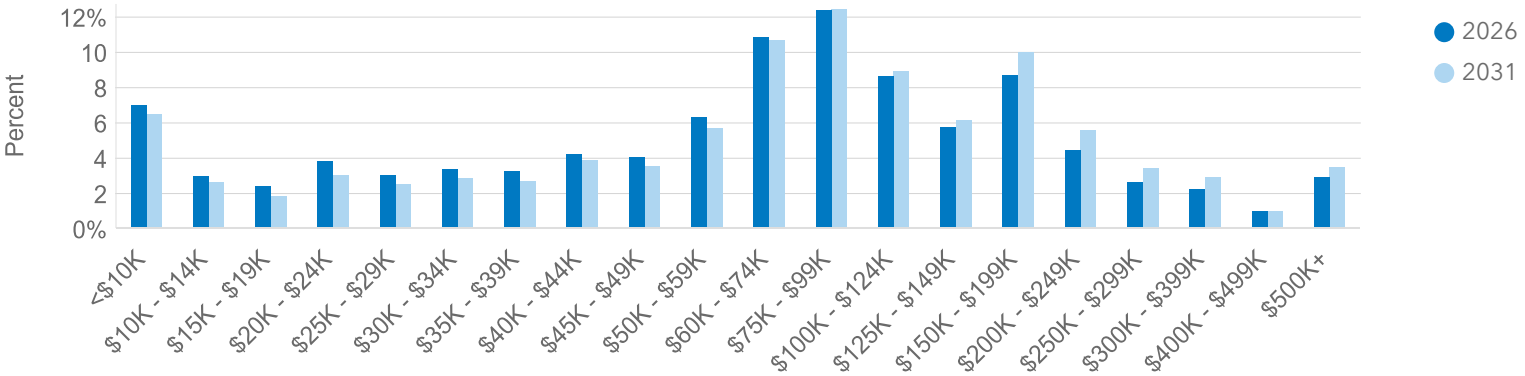



## Household Income




Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

# 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 _____


# 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


DS_Flood_FEMA Defs_1012_01

CoreLogic®

corelogic.com

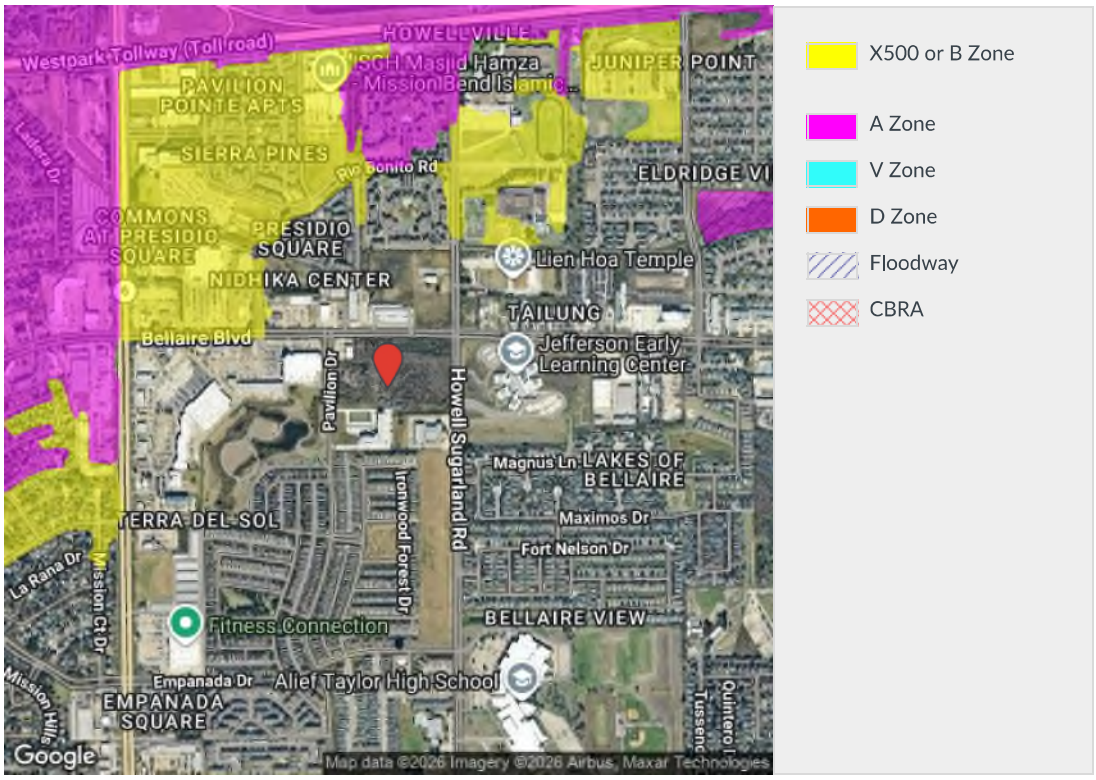
# 6913 PAVILION DR HOUSTON, TX 77083-6949

**LOCATION ACCURACY:** Excellent

## Flood Zone Determination Report

### Flood Zone Determination: OUT

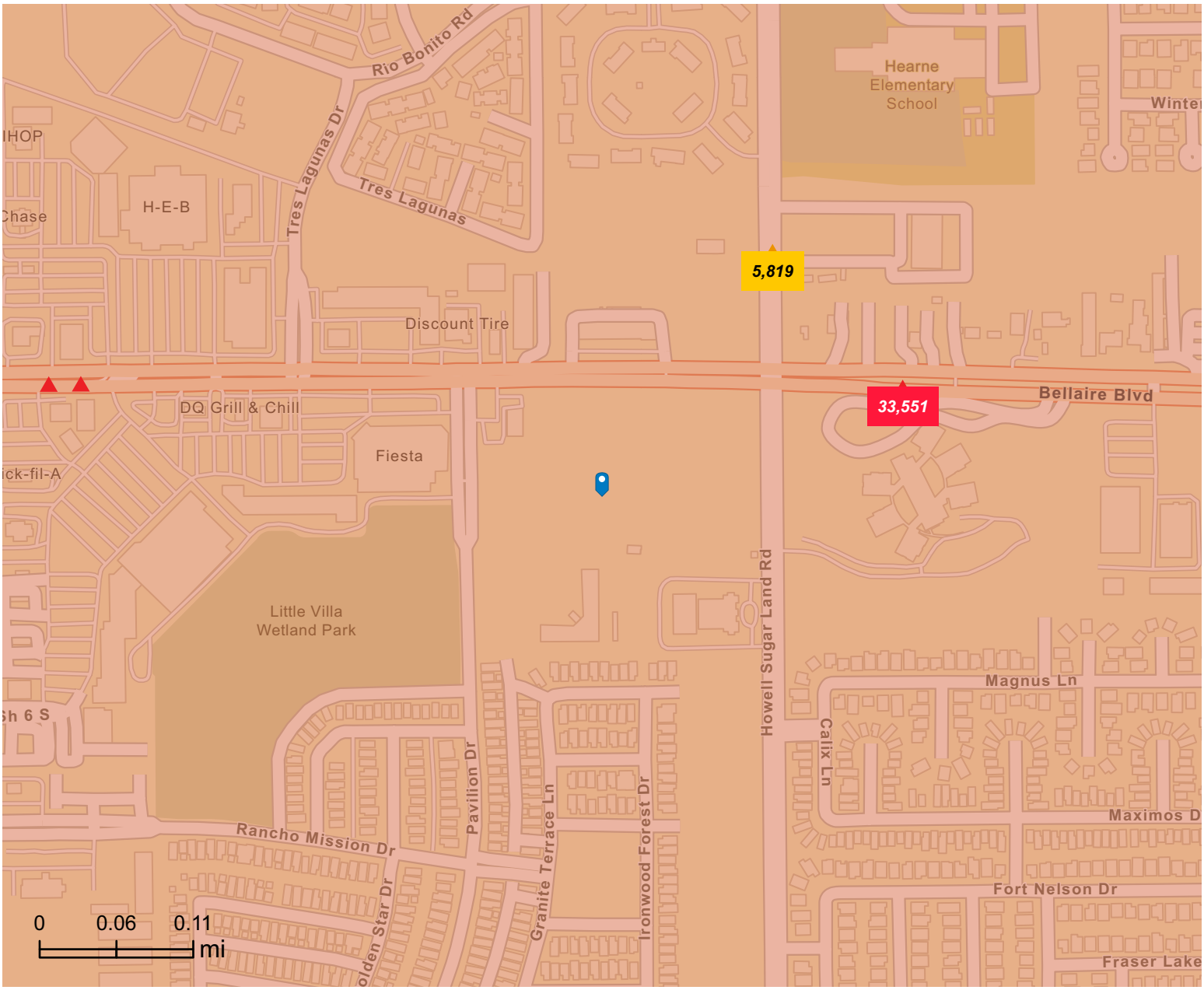
| | | | |
|---|---|---|---|
| COMMUNITY | 480287 | PANEL | 0810L |
| PANEL DATE | June 18, 2007 | MAP NUMBER | 48201C0810L |

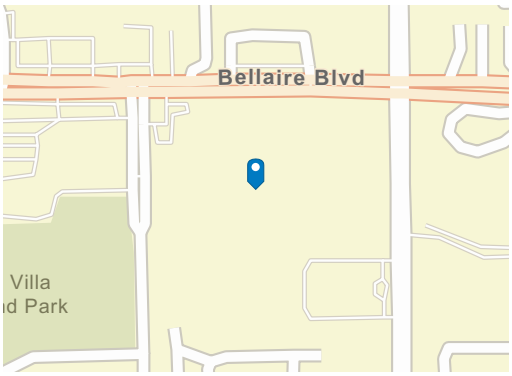


# Traffic Count Map - Close Up

Everspring Assisted Living

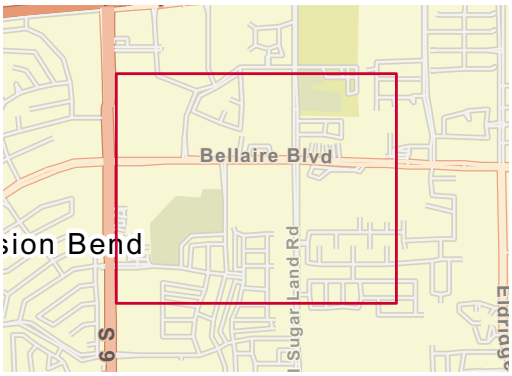
Ring bands: 0-1, 1-3, 3-5 mile radii




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

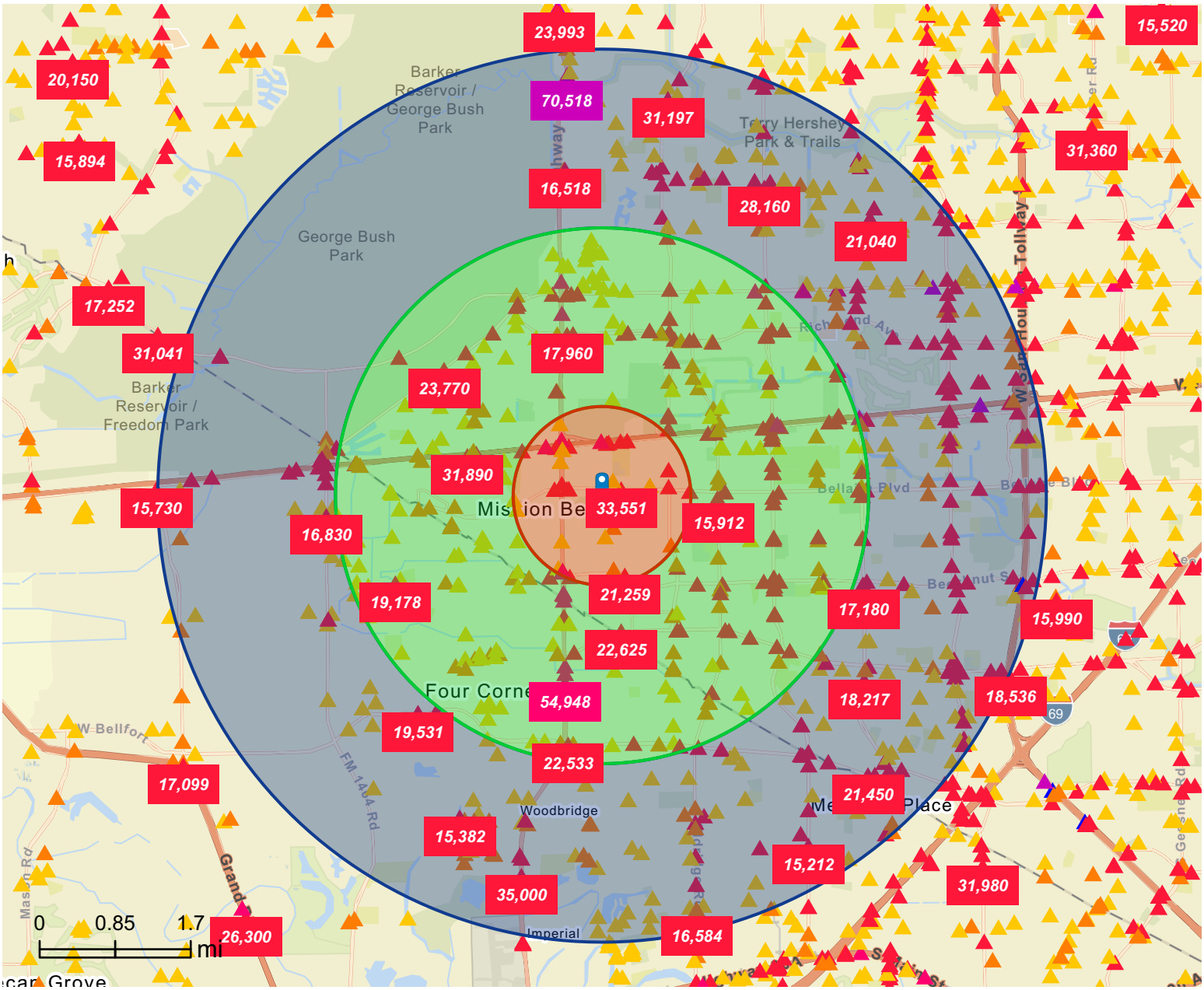


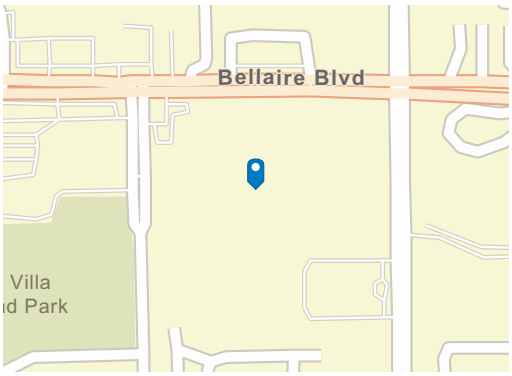

Source: Traffic Counts (2026)

# Traffic Count Map

Everspring Assisted Living

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

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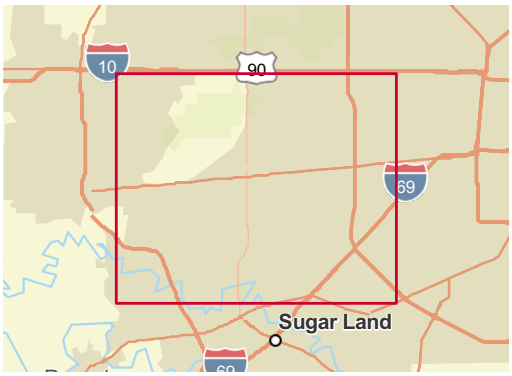


Source: Traffic Counts (2026)

# Traffic Count Profile

Everspring Assisted Living

Ring band: 0 - 1 mile radius

| Dist (mi) | Street | Nearest Cross Steet | Year of Count | Traffic Count |
|---|---|---|---|---|
| 0.20 | Sugarland Howell Rd | Bellaire Blvd | 2012 | 5,819 |
| 0.20 | Bellaire Blvd | Sugarland Howell Rd | 2014 | 33,551 |
| 0.40 | Sugarland Howell Rd | Empanada Dr | 2012 | 10,739 |
| 0.40 | Bellaire Blvd | Addicks Howell Rd | 2011 | 23,460 |
| 0.40 | | Addicks Howell Rd | 2022 | 21,066 |
| 0.50 | Empanada Dr | Sugarland Howell Rd | 2011 | 2,940 |
| 0.50 | Addicks Howell Rd | Bellaire Blvd | 2006 | 46,580 |
| 0.50 | Bellaire Blvd | Addicks Howell Rd | 2014 | 26,130 |
| 0.60 | Metro Blvd | Bellaire Blvd | 2011 | 2,140 |
| 0.60 | Alief Clodine Road | Howell Sugar Land Rd | 2019 | 24,164 |
| 0.60 | Alief Clodine Rd | Sugarland Howell Rd | 2011 | 32,650 |
| 0.60 | | Hwy 6 Access Rd | 2021 | 6,161 |
| 0.60 | | Hwy 6 Access Rd | 2022 | 5,611 |
| 0.60 | WPT | Howell Sugar Land Rd | 2021 | 39,732 |
| 0.60 | WPT | Howell Sugar Land Rd | 2022 | 53,031 |
| 0.60 | Alief Clodine Road | Howell Sugar Land Rd | 2019 | 28,753 |
| 0.70 | Alief Clodine Rd | Sierra Blanca Dr | 2011 | 31,890 |
| 0.70 | Empanada Dr | Addicks Howell Rd | 2011 | 4,600 |
| 0.70 | Alief Clodine Rd | Westhollow Pkwy | 2011 | 23,650 |
| 0.70 | | Alief Clodine Rd | 2021 | 7,776 |
| 0.70 | | Alief Clodine Rd | 2022 | 7,393 |
| 0.80 | Alief Clodine Rd | Addicks Howell Rd | 2011 | 31,890 |
| 0.80 | Eldridge Pkwy | Bellaire Blvd | 2011 | 16,550 |
| 0.80 | Hwy 6 S | | 2006 | 54,890 |
| 0.80 | Eldridge Pkwy | Verbena Ln | 2015 | 20,118 |
| 0.80 | Sugarland Howell Rd | Beechnut St | 2011 | 10,740 |
| 0.80 | WPT | Estrada Dr | 2021 | 38,755 |
| 0.80 | WPT | Estrada Dr | 2022 | 53,108 |

*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.

**Source**: Esri

| Dist (mi) | Street | Nearest Cross Steet | Year of Count | Traffic Count |
|---|---|---|---|---|
| 0.90 | Beechnut St | Sugarland Howell Rd | 2014 | 21,259 |
| 0.90 | | W Bend Dr | 2021 | 7,811 |
| 0.90 | | W Bend Dr | 2022 | 7,631 |
| 0.90 | Lindita Dr | Addicks Howell Rd | 2011 | 2,810 |
| 0.90 | Addicks Howell Rd | Lindita Dr | 2019 | 50,505 |
| 0.90 | Eldridge Pkwy | San Martin Ln | 2003 | 13,952 |
| 1.00 | Addicks Howell Rd | Lindita Dr | 2006 | 56,460 |
| 1.00 | Winkleman Rd | Bellaire Blvd | 2011 | 5,910 |
| 1.00 | Beechnut St | Addicks Howell Rd | 2011 | 19,400 |
| 1.00 | Bellaire Blvd | Puerta Vista Ln | 2014 | 37,455 |
| 1.00 | Winkleman Rd | Bellaire Blvd | 2011 | 4,270 |

# Traffic Count Profile

Everspring Assisted Living

Ring band: 1 - 3 mile radius

| Dist (mi) | Street | Nearest Cross Steet | Year of Count | Traffic Count |
|---|---|---|---|---|
| 1.00 | Alief Clodine Rd | Estrada Dr | 2010 | 15,512 |
| 1.10 | Eldridge Pkwy | Ashford Point Dr | 2011 | 18,660 |
| 1.10 | Winkleman Rd | Gran Vista Dr | 2000 | 6,983 |
| 1.10 | Beechnut St | Addicks Howell Rd | 2014 | 20,146 |
| 1.10 | Schiller Rd | Dalry Maple Dr | 2011 | 260 |
| 1.10 | Winkleman Rd | la Paloma Dr | 2004 | 5,438 |
| 1.10 | Eldridge Parkway | Beech Ridge Ln | 2022 | 14,539 |
| 1.10 | Gaby Virbo Dr | Caddo Lake Ln | 2011 | 620 |
| 1.20 | Eldridge Parkway | Chipman Glen Dr | 2019 | 21,497 |
| 1.20 | Beech Ridge Ln | | 2014 | 17,240 |
| 1.20 | TX 45;RM 620 | Kaldis | 2020 | 55,309 |
| 1.20 | Winkleman Rd | Paladora Dr | 2006 | 3,600 |
| 1.20 | Eldridge Pkwy | Chipman Glen Dr | 2014 | 21,866 |
| 1.20 | TX 6 | Kaldis | 2022 | 52,751 |
| 1.20 | Sugarland Howell Rd | Sand Canyon Dr | 2012 | 6,780 |
| 1.20 | | Kaldis | 2019 | 62,916 |
| 1.20 | Beechnut Street | | 2005 | 9,846 |
| 1.20 | Addicks-Howell Rd | Berrington Dr | 2013 | 50,285 |
| 1.30 | Winkleman Dr | Beechnut St | 2005 | 2,683 |
| 1.30 | Westpark Dr | Addicks Howell Rd | 2012 | 14,901 |
| 1.30 | Westpark Drive | Addicks Howell Rd | 2019 | 15,417 |
| 1.30 | Synott Rd | Robinglen Dr | 2013 | 17,549 |
| 1.30 | Synott Road;Nguyen Van Long | Leader St | 2022 | 15,912 |
| 1.30 | Synott Road | Bellaire Blvd | 2019 | 11,663 |
| 1.30 | Synott Rd | Clarewood Dr | 2013 | 12,004 |
| 1.40 | Beechnut St | Winkleman Dr | 2011 | 13,350 |
| 1.40 | Bellaire Blvd | Synott Rd | 2013 | 40,931 |
| 1.40 | Gaines Rd | Winkleman Dr | 2011 | 4,600 |

*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.

**Source**: Esri

| Dist (mi) | Street | Nearest Cross Steet | Year of Count | Traffic Count |
|---|---|---|---|---|
| 1.40 | Alief Clodine Rd | Synott Rd | 2011 | 36,410 |
| 1.40 | | Synott Rd | 2022 | 30,017 |
| 1.40 | Green Crest Dr | Cedar Gardens Dr | 2011 | 2,810 |
| 1.40 | Camino del Sol Dr | Mar Vista Dr | 2001 | 480 |
| 1.40 | Addicks-Howell Rd | Berrington Dr | 2002 | 40,000 |
| 1.40 | Empanada Dr | la Mesa Dr | 2001 | 240 |
| 1.40 | Westpark Dr | Eldridge Pkwy | 2001 | 2,460 |
| 1.40 | S Bayou Knoll Dr | High Star Dr | 2001 | 4,030 |
| 1.50 | Alief Clodine Road | Synott Rd | 2019 | 22,055 |
| 1.50 | High Star Dr | S Bayou Knoll Dr | 2011 | 2,700 |
| 1.50 | Beechnut St | Mystic Grove Ln | 2014 | 22,017 |
| 1.50 | Camino del Sol Dr | la Mesa Dr | 2011 | 510 |
| 1.50 | Synott Rd | Wilde Glen Ln | 2000 | 11,200 |
| 1.50 | Parkesgate Dr | Charlmont Dr | 2011 | 1,050 |
| 1.50 | Addicks Clodine Rd | Amapola Dr | 2011 | 11,380 |
| 1.50 | Westpark Tollway | | 2011 | 31,890 |
| 1.50 | Eldridge Pkwy | Westpark Dr | 2001 | 14,470 |
| 1.50 | Synott Road | Ashford Point Dr | 2019 | 10,291 |
| 1.50 | Addicks Clodine Road | Alief Clodine Rd | 2019 | 11,922 |
| 1.50 | Charlmont Dr | Woodleigh Dr | 2011 | 2,890 |
| 1.50 | Ashford Point Dr | Synott Rd | 2014 | 2,125 |
| 1.50 | Addicks Clodine Rd | Alief Clodine Rd | 2011 | 11,380 |

# Traffic Count Profile

Everspring Assisted Living

Ring band: 3 - 5 mile radius

| Dist (mi) | Street | Nearest Cross Steet | Year of Count | Traffic Count |
|---|---|---|---|---|
| 3.00 | W Houston Center Blvd | | 2011 | 17,160 |
| 3.00 | High Star Dr | S Kirkwood Rd | 2006 | 2,750 |
| 3.00 | Old Richmond Rd | Martinez St | 2010 | 4,184 |
| 3.00 | S Kirkwood Rd | Alief Rd | 2011 | 9,810 |
| 3.00 | South Kirkwood Road | Alief Rd | 2019 | 11,752 |
| 3.00 | Westpark Tollway | | 2013 | 50,250 |
| 3.00 | Cook Road | Bissonnet St | 2019 | 10,169 |
| 3.00 | Cook Rd | Bissonnet St | 2011 | 9,220 |
| 3.00 | W Bellfort Ave | Synott Rd | 2011 | 24,720 |
| 3.00 | Bellaire Blvd | Clodine Rd | 2008 | 2,201 |
| 3.00 | Westheimer Road | Westheimer Pkwy | 2018 | 23,648 |
| 3.00 | Westheimer Road | Bridge Crest Blvd | 2022 | 28,047 |
| 3.10 | West Bellfort Street | Sam Brookins St | 2020 | 17,022 |
| 3.10 | Huntington Place Dr | Longbrook Dr | 2011 | 1,430 |
| 3.10 | South Kirkwood Road | Troulon Dr | 2019 | 19,880 |
| 3.10 | Alief Clodine Dr | | 2011 | 23,470 |
| 3.10 | S Kirkwood Rd | Troulon Dr | 2013 | 18,455 |
| 3.10 | FM 1464 Rd | | 2011 | 16,830 |
| 3.10 | FM 1464 Rd | | 2010 | 18,200 |
| 3.10 | Clodine-Reddick Rd | Clodine Rd | 2010 | 7,220 |
| 3.10 | Whittington Court South | Whittington Dr | 2019 | 5,716 |
| 3.10 | FM 1464 Rd | | 2001 | 17,450 |
| 3.10 | Burney Rd | Parish Mill Ln | 2011 | 6,740 |
| 3.10 | | Alief Clodine Rd | 2022 | 32,339 |
| 3.10 | Cook Rd | South Dr | 2011 | 4,460 |
| 3.10 | S Kirkwood Rd | Tanager St | 2001 | 17,180 |
| 3.10 | Beechnut Street | S Kirkwood Rd | 2019 | 38,198 |
| 3.10 | Adelfina St | Old Richmond Rd | 2011 | 360 |

*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.

**Source**: Esri

| Dist (mi) | Street | Nearest Cross Steet | Year of Count | Traffic Count |
|---|---|---|---|---|
| 3.10 | O Brian | FM 1093 Rd | 2011 | 6,620 |
| 3.10 | Bissonnet St | Coventry Square Dr | 2013 | 37,539 |
| 3.10 | South Barker Cypress Road | FM 1093 Rd | 2019 | 10,018 |
| 3.10 | W Bellfort Ave | Huntington Estates Dr | 2011 | 20,340 |
| 3.10 | Bellaire Boulevard | | 2008 | 1,786 |
| 3.20 | Barker-Clodine Rd | Westheimer Pkwy | 2001 | 5,490 |
| 3.20 | Barker-Clodine Rd | Westheimer Pkwy | 2014 | 11,898 |
| 3.20 | Westheimer Road | FM 1464 | 2022 | 25,796 |
| 3.20 | FM 1093 Rd | O Brian | 2018 | 20,155 |
| 3.20 | Whittington Dr | Westella Dr | 2015 | 1,796 |
| 3.20 | | Romtex Dr | 2021 | 19,531 |
| 3.20 | | Romtex Dr | 2022 | 19,633 |
| 3.20 | WPT | Holloway Square Ln | 2022 | 40,242 |
| 3.20 | Belle Park Dr | Bellaire Blvd | 2011 | 1,920 |
| 3.20 | Eldridge Pkwy | Briarbrook Ln | 2014 | 32,157 |
| 3.20 | Florence Rd | Mason Dr | 2006 | 7,401 |
| 3.20 | Westheimer Road | Shadowbriar Dr | 2018 | 67,599 |
| 3.20 | Westheimer Road | Shadow View Ln | 2022 | 49,395 |
| 3.20 | Carnelian Dr | High Star Dr | 2011 | 3,530 |
| 3.20 | Burney Rd | Florence Rd | 2007 | 6,078 |
| 3.30 | Barrington Place Dr | Hadley Cir | 2012 | 3,629 |
| 3.30 | Belle Park Dr | Moonmist Dr | 2006 | 2,990 |