

MULTI-FAMILY FOR SALE

7507 Long Point Rd, Houston, TX 77055



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Price: \$2,500,000

➤ **Lot Size: +/- 0.83 AC**

- Outstanding Spring Branch submarket location offering maximum visibility and high traffic exposure on Long Point
- 24 – unit multi-family (12 two-bedroom, 12 one-bedroom)
- Strong tenant retention with multiple long-term occupants (4 + years)
- Consistent rental history with stable income performance
- Currently **92% Occupied**
- Approx. Miles: 1.8 (SH-290), 5.8 (Loop 610), 2 (I-10), 10.4 (I-45)



Tammie Vu

M - (713) 865-2362

O - (713) 270-5400

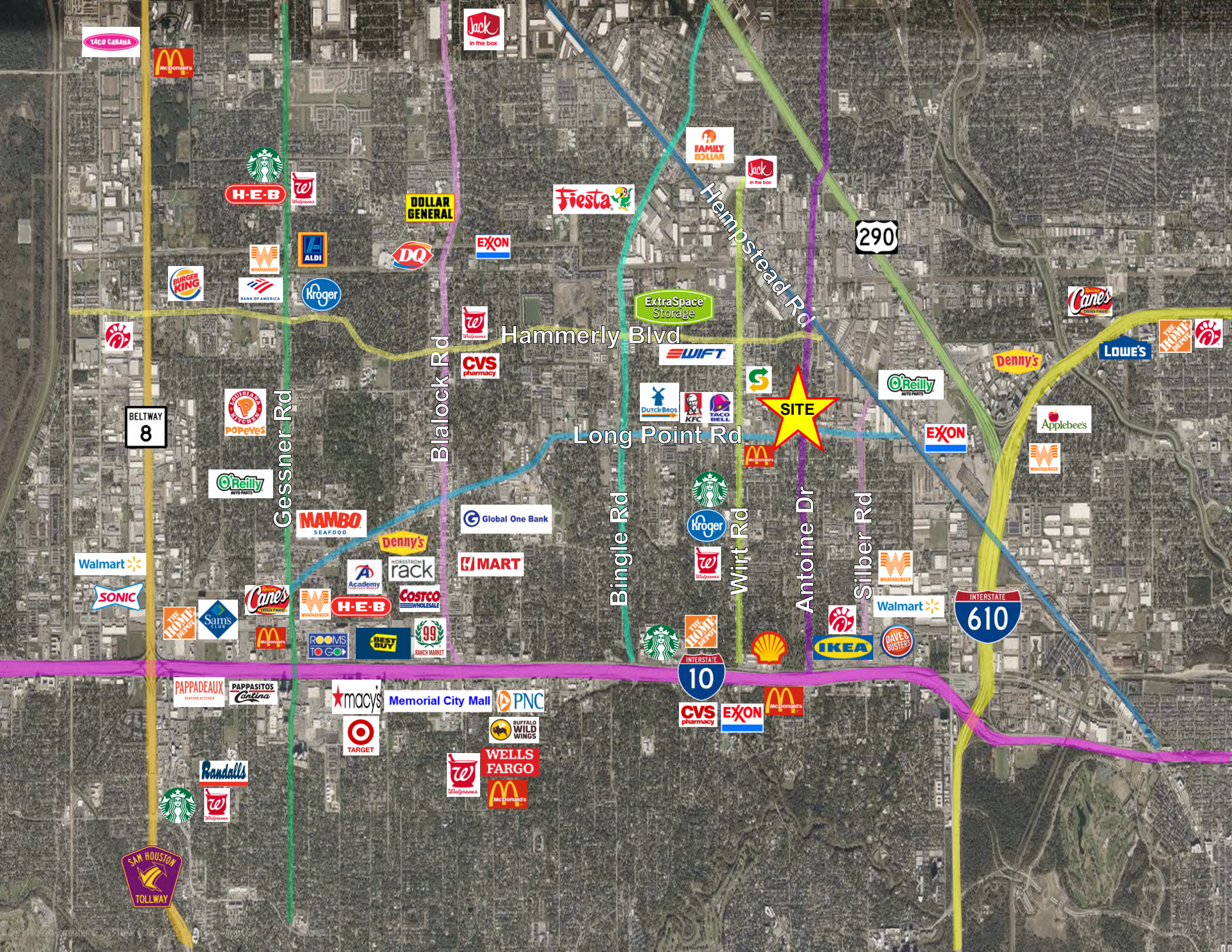
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Commercial



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TACO CABANA



290



BELTWAY 8



Blalock Rd

Hammerly Blvd

Hempstead Rd



Long Point Rd



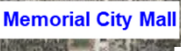
Antoine Dr



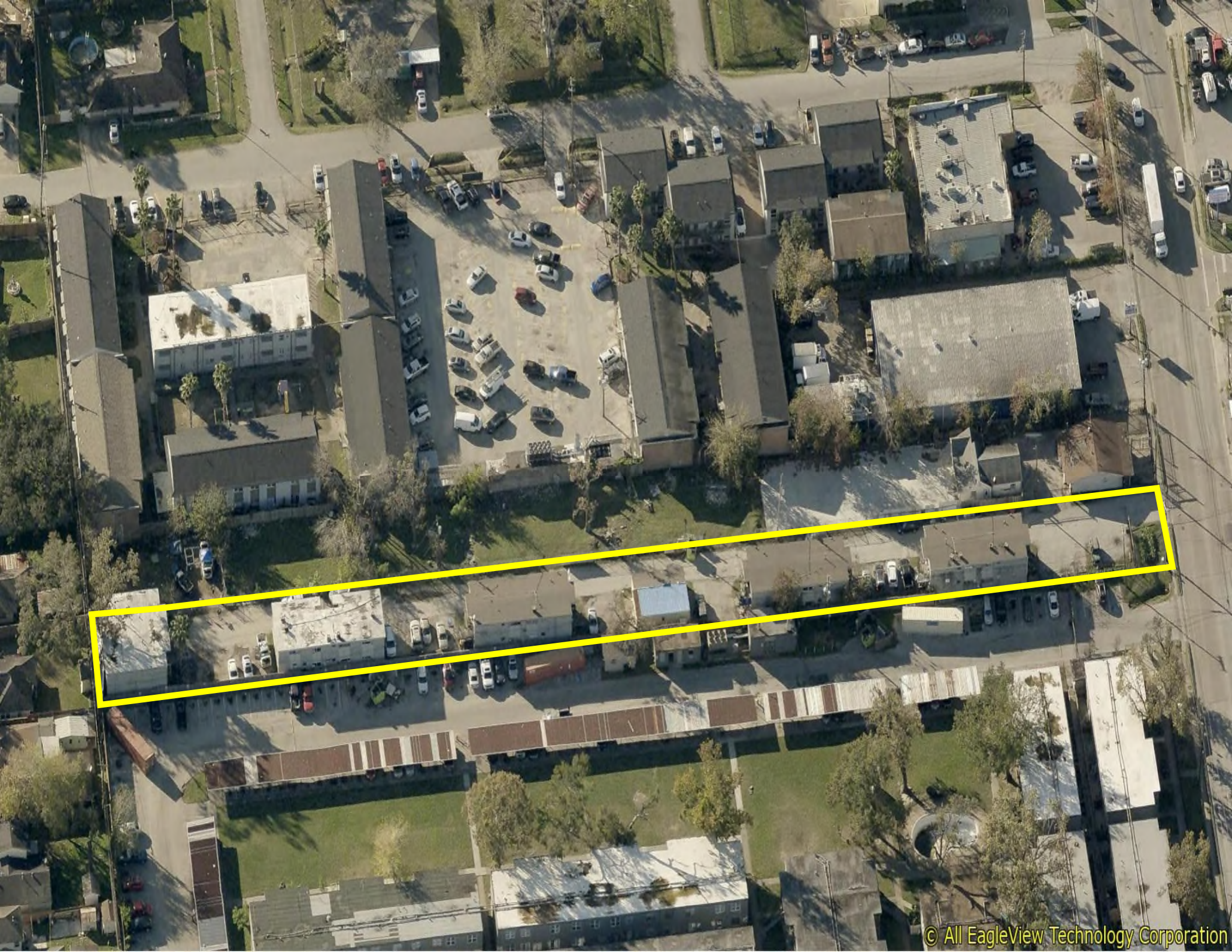
INTERSTATE 10



INTERSTATE 610







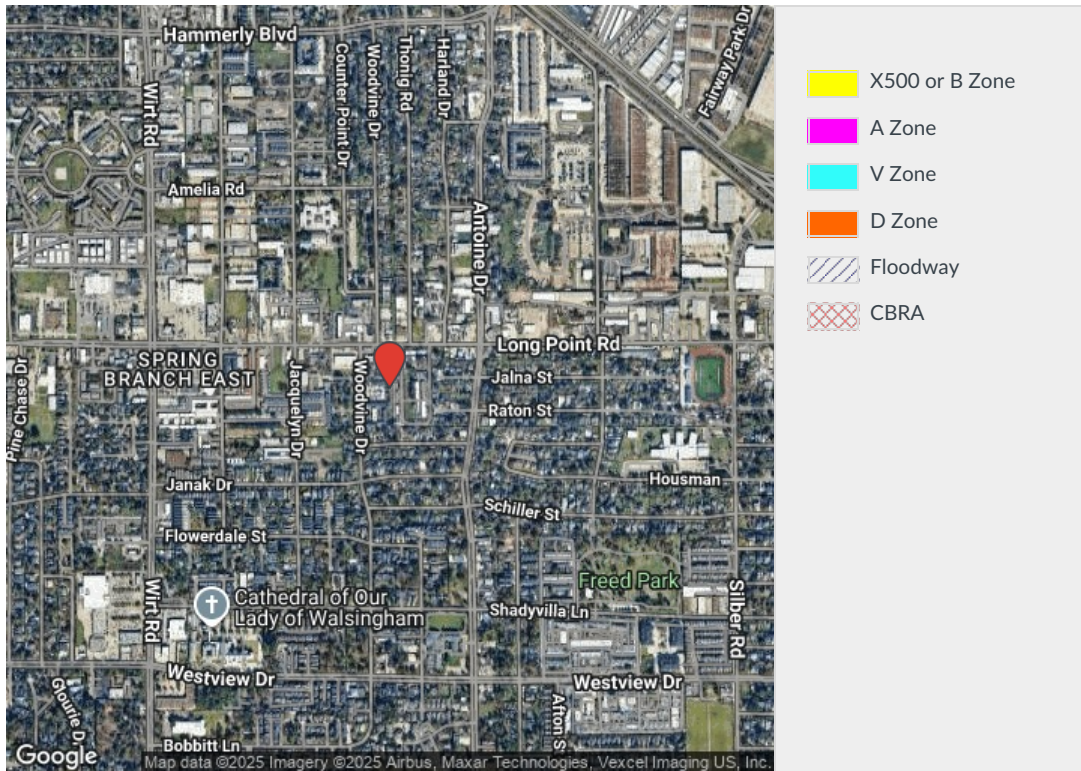
7511 LONG POINT RD HOUSTON, TX 77055-3703

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480296	PANEL	0665M
PANEL DATE	June 09, 2014	MAP NUMBER	48201C0665M





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

7511 Long Point Rd, Houston, Texas, 77055



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	18,284	102,279	222,031
2020 Population	17,661	106,254	260,598
2025 Population	17,564	113,395	276,389
2030 Population	18,329	119,135	288,404
2010-2020 Annual Rate	-0.35%	0.38%	1.61%
2020-2025 Annual Rate	-0.10%	1.25%	1.13%
2025-2030 Annual Rate	0.86%	0.99%	0.85%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	36.2	36.7	36.8
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	37.1%	44.6%	46.2%
Black Alone	6.7%	6.2%	12.9%
American Indian Alone	1.9%	1.5%	1.1%
Asian Alone	5.8%	5.3%	8.4%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	27.4%	23.8%	15.5%
Two or More Races	20.9%	18.6%	15.8%
Hispanic Origin	57.6%	49.3%	35.4%
Diversity Index	86.4	85.2	84.5

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	6,108	39,070	97,141
2020 Total Households	6,529	42,450	116,110
2025 Total Households	6,922	46,757	127,190
2030 Total Households	7,404	50,199	135,389
2010-2020 Annual Rate	0.67%	0.83%	1.80%
2020-2025 Annual Rate	1.12%	1.86%	1.75%
2025-2030 Annual Rate	1.36%	1.43%	1.26%
2025 Average Household Size	2.52	2.41	2.16
Wealth Index	92	121	121

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	48.5%	37.5%	32.0%
Median Household Income			
2025 Median Household Income	\$65,708	\$81,065	\$92,333
2030 Median Household Income	\$72,281	\$91,356	\$102,166
2025-2030 Annual Rate	1.93%	2.42%	2.04%
Average Household Income			
2025 Average Household Income	\$123,360	\$146,939	\$158,710
2030 Average Household Income	\$136,369	\$159,684	\$169,672
Per Capita Income			
2025 Per Capita Income	\$48,914	\$60,624	\$73,063
2030 Per Capita Income	\$55,509	\$67,286	\$79,682
2025-2030 Annual Rate	2.56%	2.11%	1.75%
Income Equality			
2025 Gini Index	52.6	51.7	51.2
Socioeconomic Status			
2025 Socioeconomic Status Index	39.2	44.6	49.1
Housing Unit Summary			
Housing Affordability Index	44	56	66
2010 Total Housing Units	6,937	43,869	111,597
2010 Owner Occupied Hus (%)	41.4%	49.7%	49.4%
2010 Renter Occupied Hus (%)	58.6%	50.3%	50.6%
2010 Vacant Housing Units (%)	11.9%	10.9%	12.9%
2020 Housing Units	7,589	47,132	129,487
2020 Owner Occupied HUs (%)	41.5%	47.9%	45.4%
2020 Renter Occupied HUs (%)	58.5%	52.1%	54.6%
Vacant Housing Units	13.8%	9.8%	10.4%
2025 Housing Units	7,913	51,503	140,890
Owner Occupied Housing Units	43.9%	48.5%	45.3%
Renter Occupied Housing Units	56.1%	51.5%	54.7%
Vacant Housing Units	12.5%	9.2%	9.7%
2030 Total Housing Units	8,427	55,001	148,956
2030 Owner Occupied Housing Units	3,281	24,600	62,627
2030 Renter Occupied Housing Units	4,124	25,599	72,762
2030 Vacant Housing Units	1,023	4,802	13,567

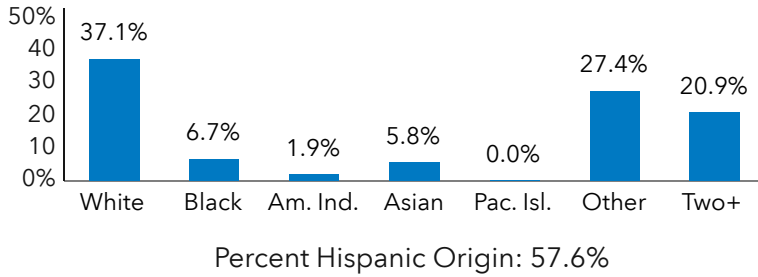
Graphic Profile

7511 Long Point Rd, Houston, Texas, 77055

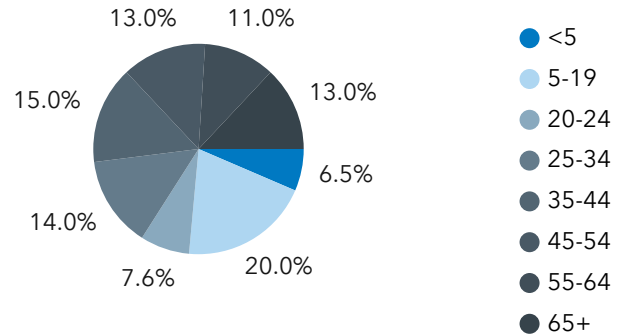


Ring band: 0 - 1 mile radius

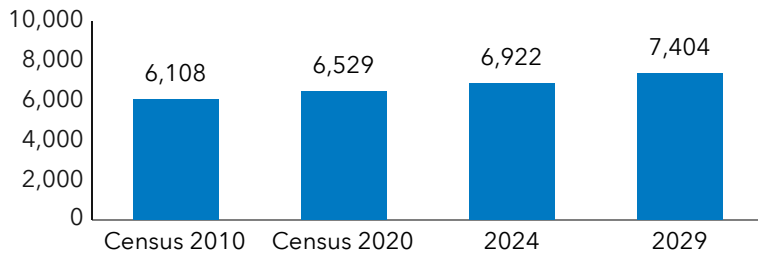
Population by Race



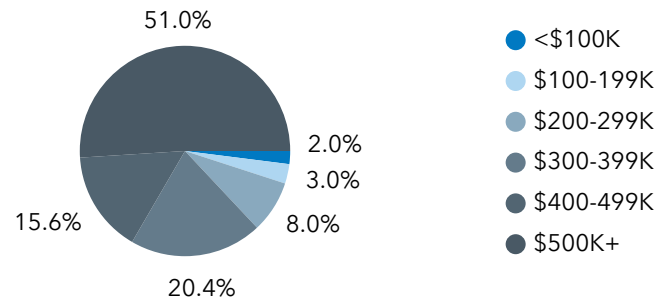
Population by Age



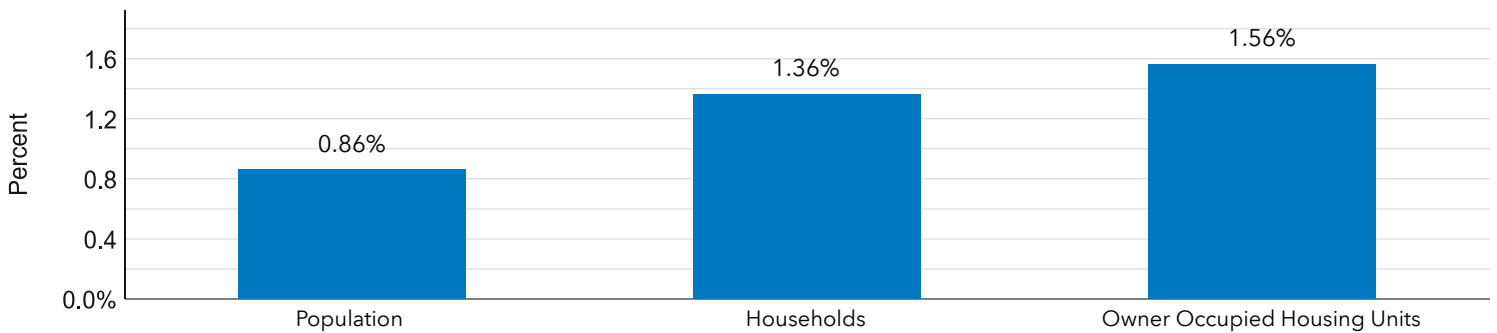
Households



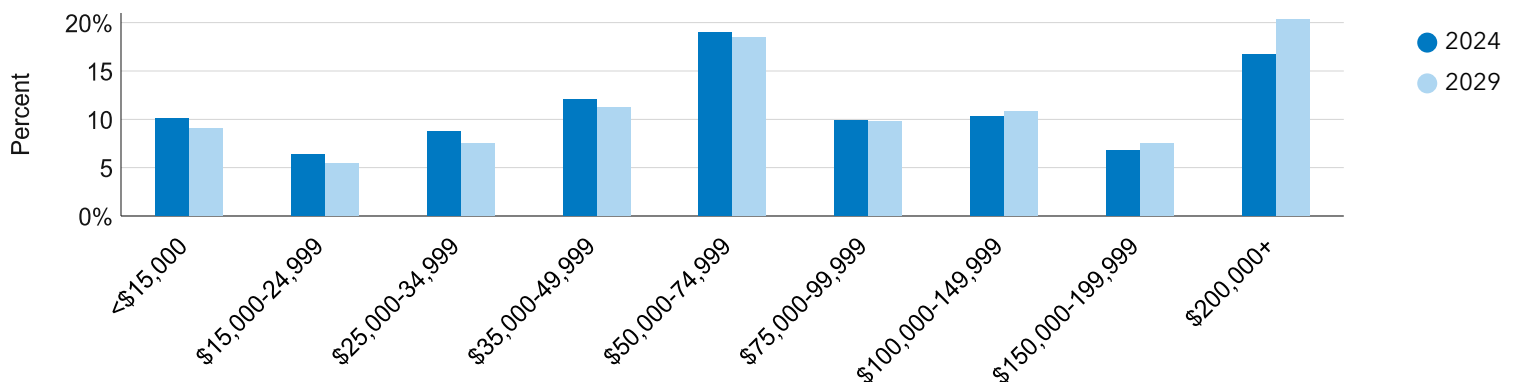
Home Value



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.

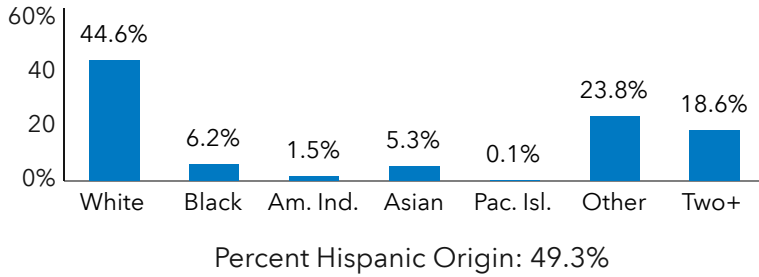
Graphic Profile

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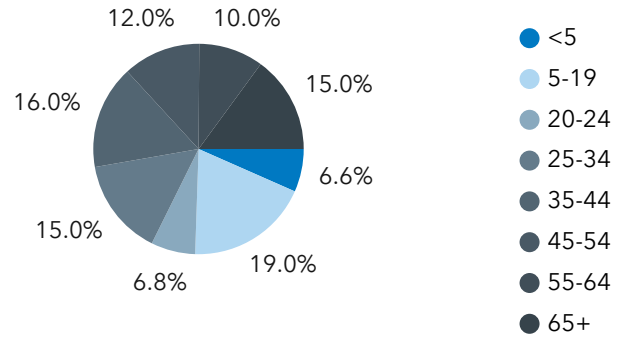


Ring band: 1 - 3 mile radius

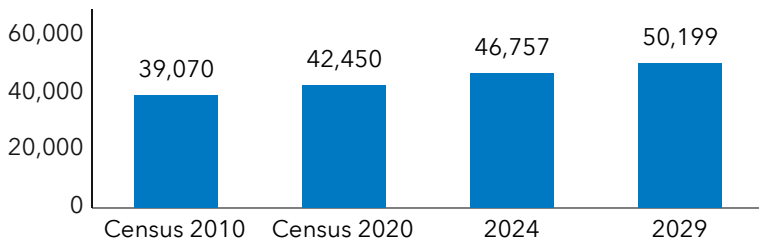
Population by Race



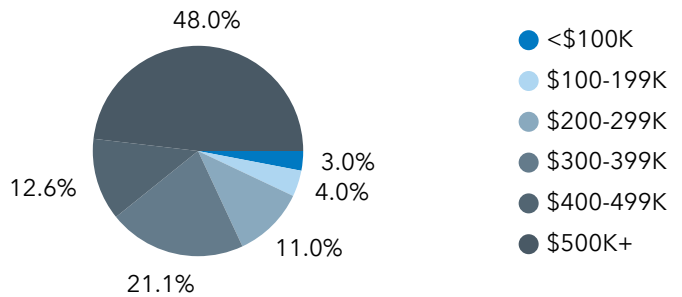
Population by Age



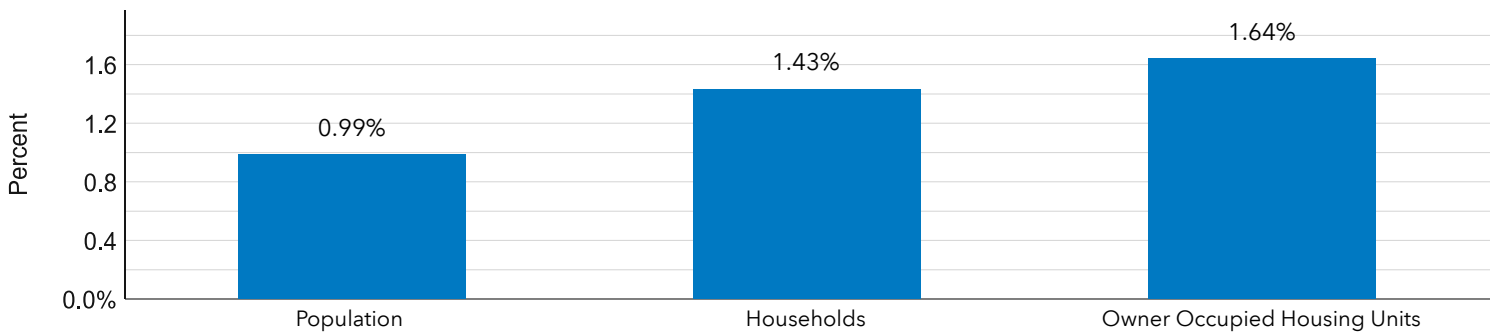
Households



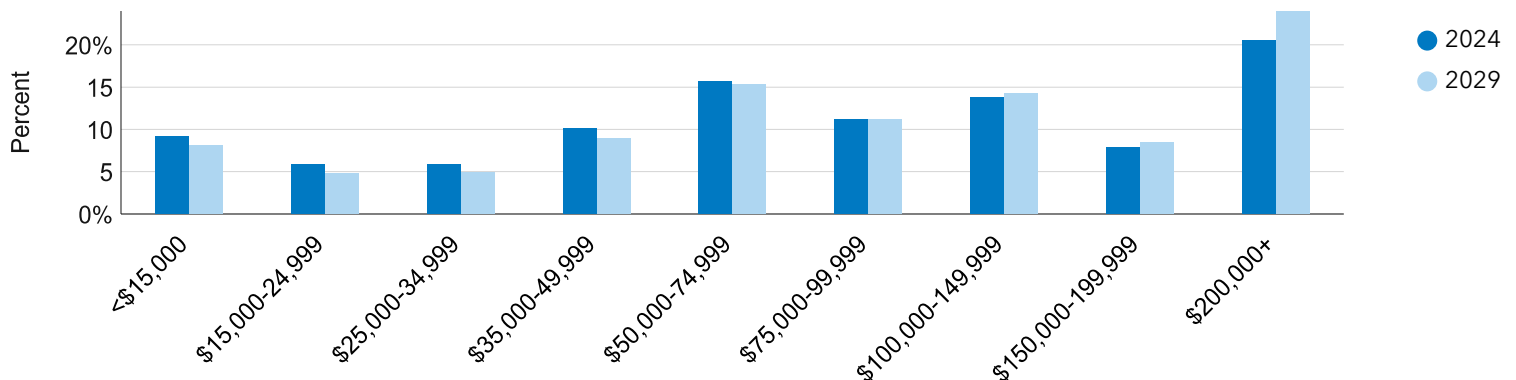
Home Value



2024-2029 Annual Growth Rate



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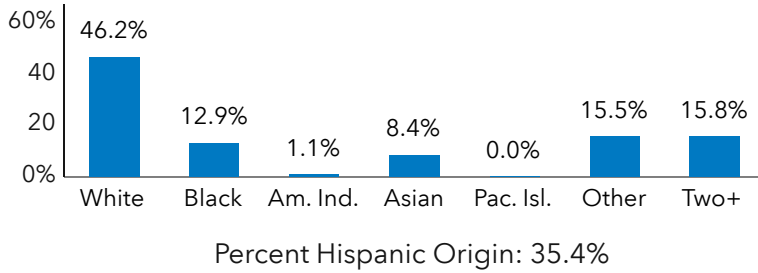
Graphic Profile

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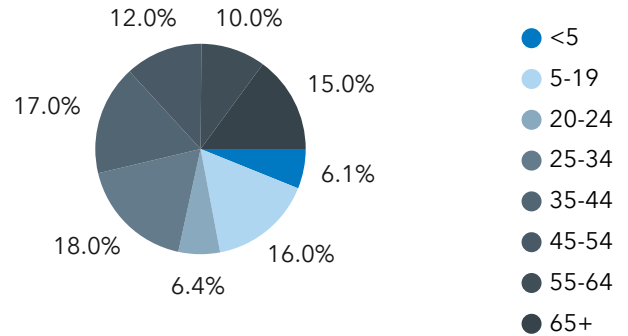


Ring band: 3 - 5 mile radius

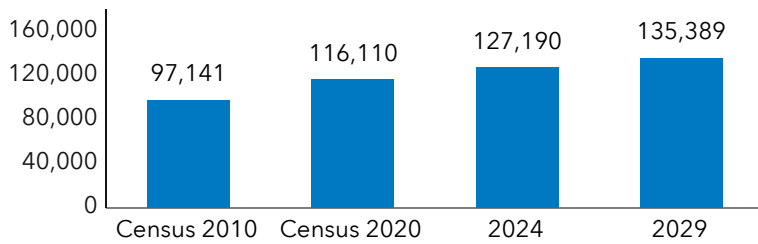
Population by Race



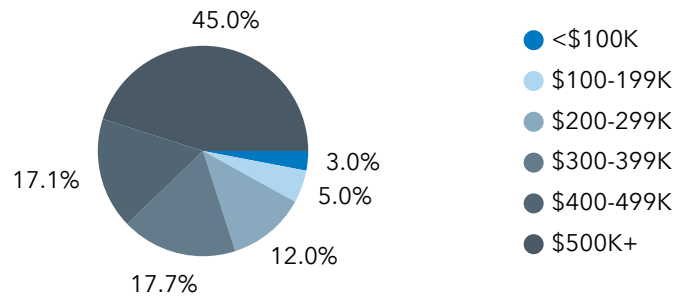
Population by Age



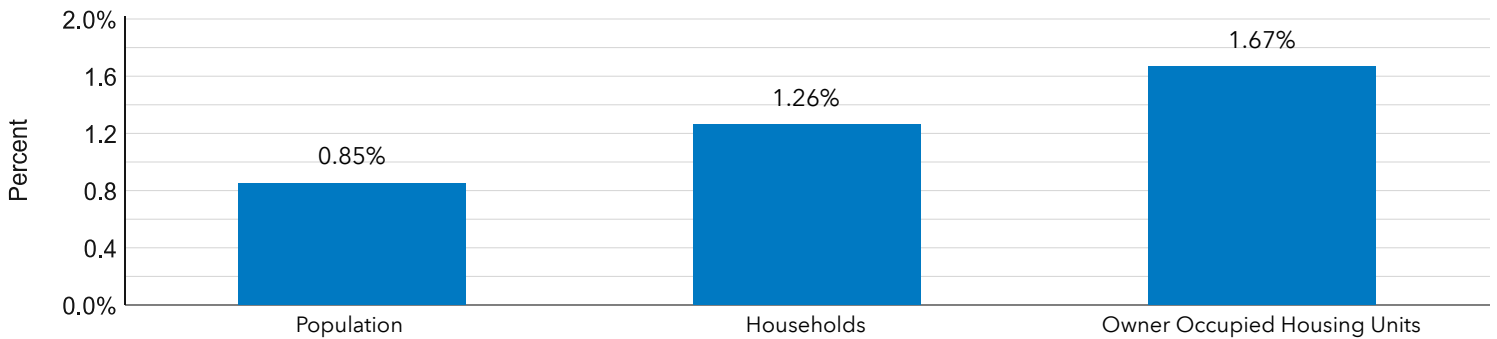
Households



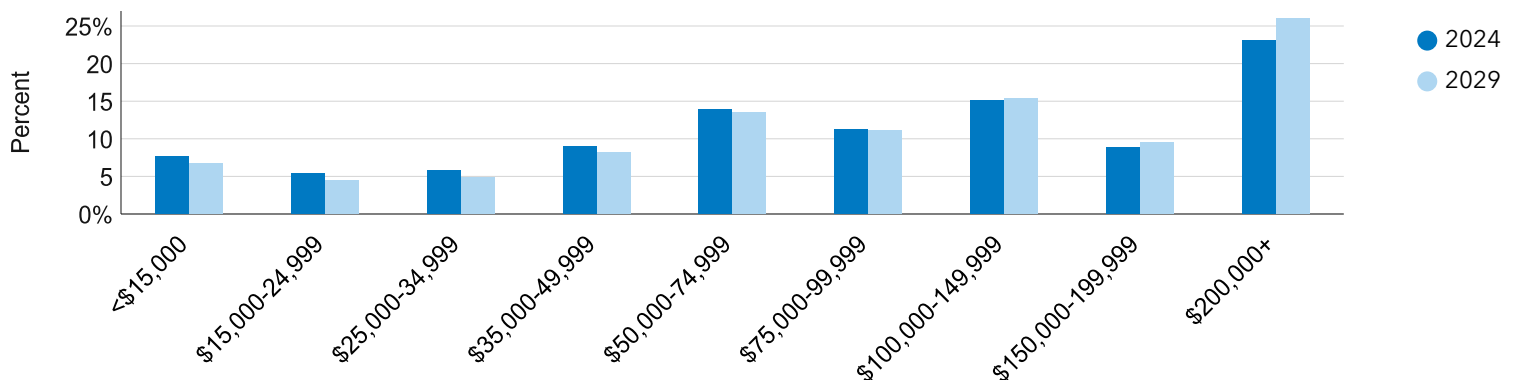
Home Value



2024-2029 Annual Growth Rate



Household Income

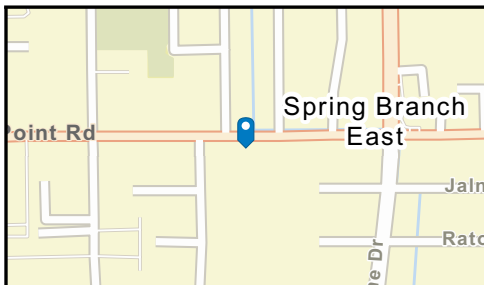
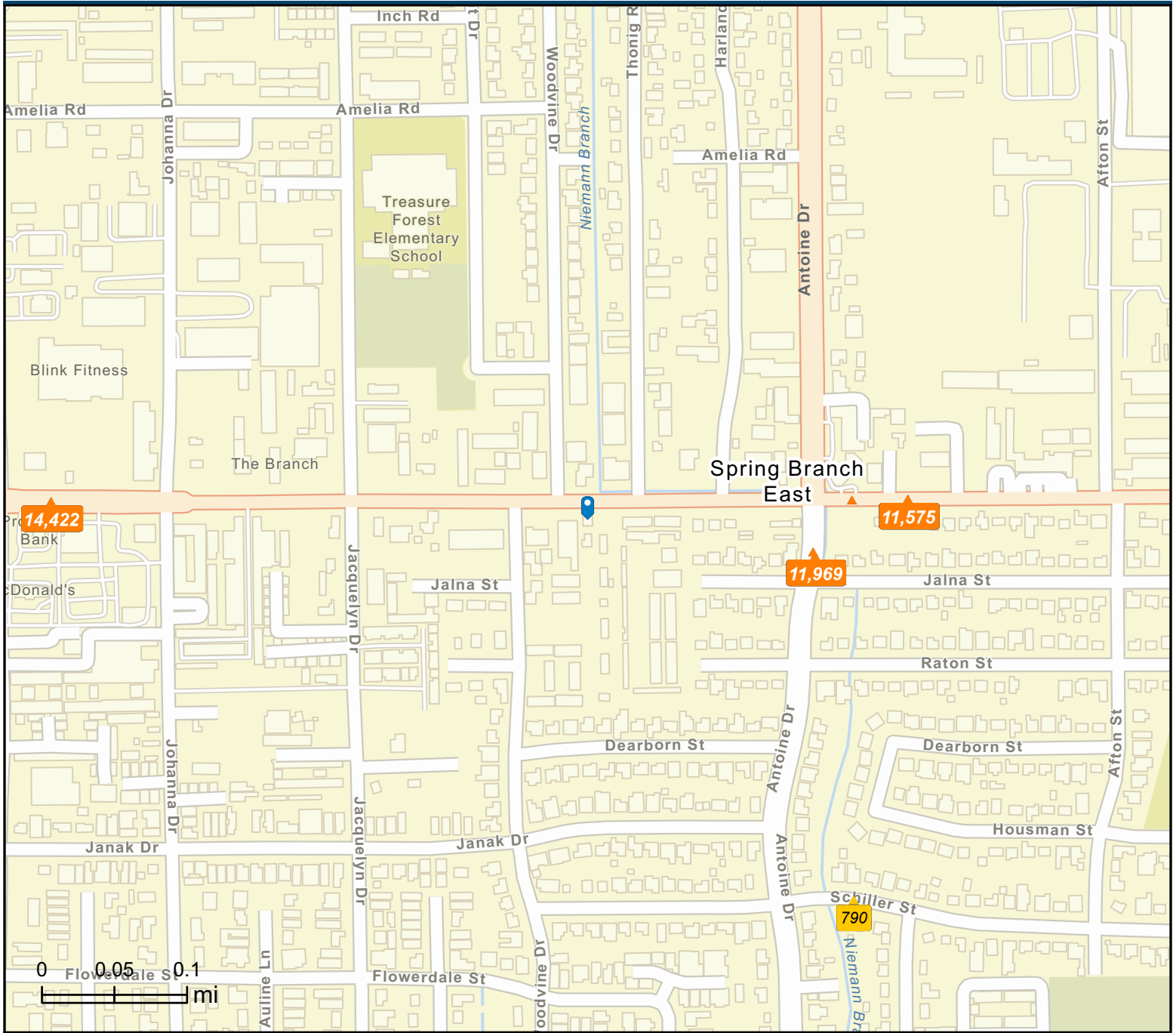


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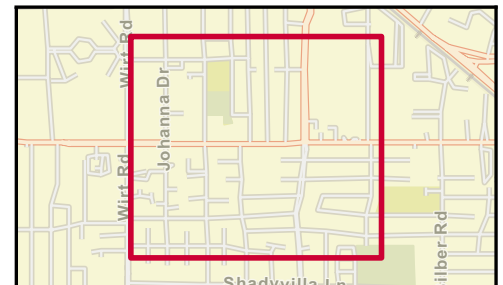
Traffic Count Map - Close Up

7511 Long Point Rd, Houston, Texas, 77055
 Ring bands: 0-1, 1-3, 3-5 mile radii

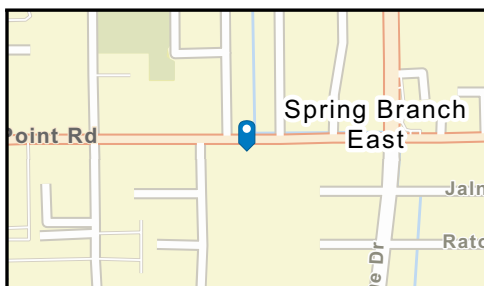
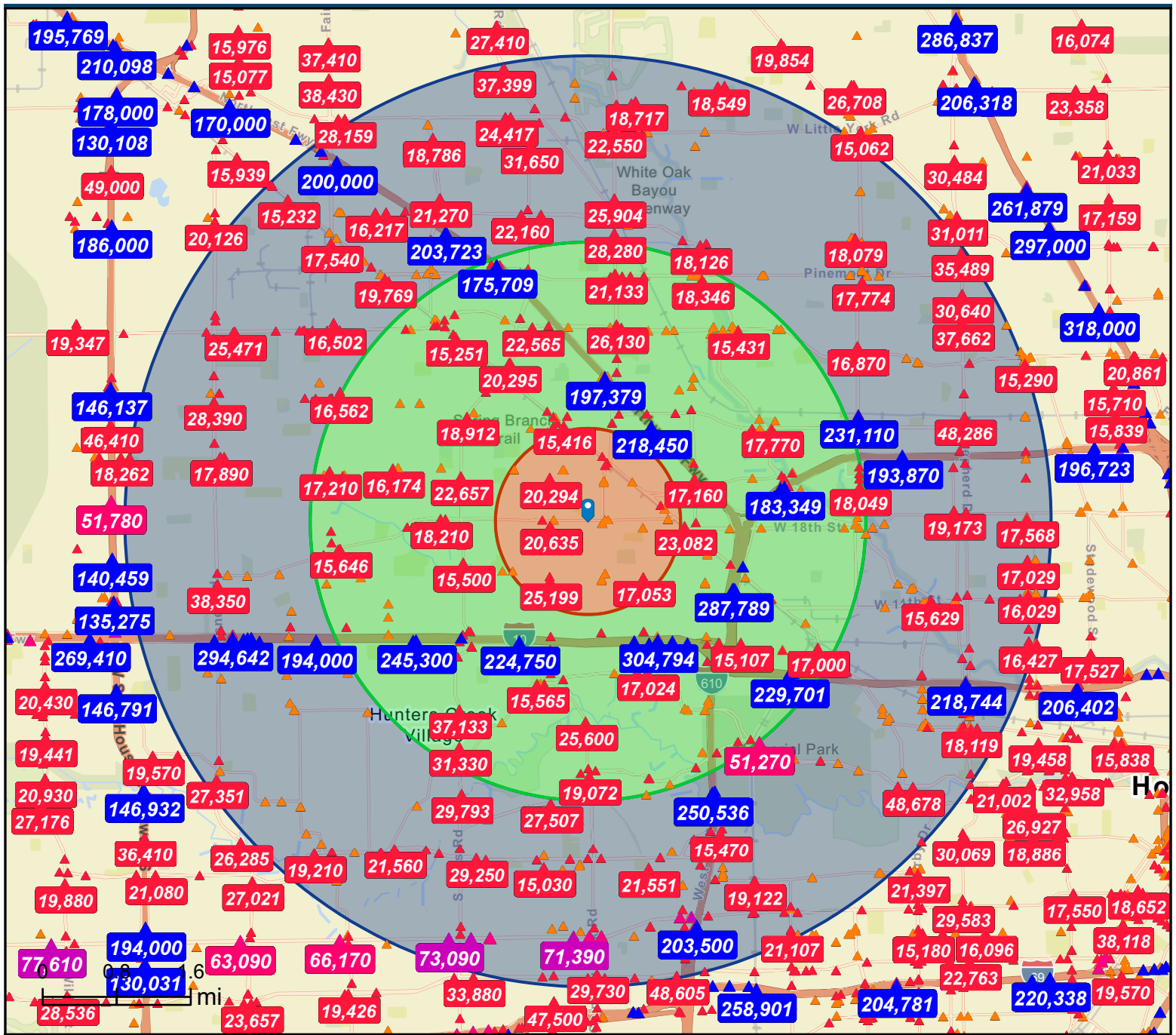
Prepared by Esri
 Latitude: 29.80267
 Longitude: -95.47807



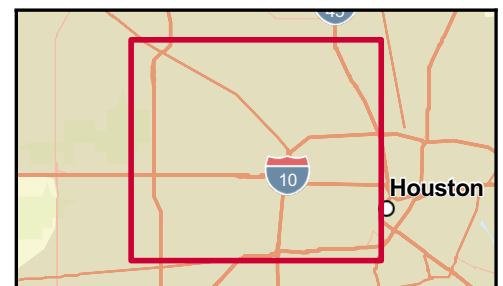
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).



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Traffic Count Profile

7511 Long Point Rd, Houston, Texas, 77055
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.80267
Longitude: -95.47807

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.16	Antoine Dr	Jalna St (0.02 miles S)	2011	10350
0.16	Antoine Drive	Jalna St (0.02 miles S)	2019	11969
0.18	Long Point Rd	Antoine Dr (0.03 miles W)	2013	10226
0.22	Long Point Road	Antoine Dr (0.03 miles W)	2019	11575
0.32	Schiller St	Caywood Ln (0.04 miles E)	2011	790
0.37	Long Point Rd	Wirt Rd (0.04 miles W)	2013	14422
0.41	Wirt Rd	Long Point Rd (0.06 miles N)	2013	20635
0.45	Antoine Drive	Cyr (0.04 miles S)	2019	12640
0.45	Shadyvilla Ln	Antoine Dr (0.04 miles E)	2011	1520
0.47	Antoine Dr	Cyr (0.04 miles S)	2011	10650
0.47	Raton St	Afton St (0.09 miles W)	2011	200
0.49	Long Point Rd	French Village Cir (0.05 miles S)	2013	17725
0.59	Westview Dr	Caywood Ln (0.04 miles E)	2011	8230
0.60	Silber Rd	Maybank Dr (0.02 miles S)	2013	8392
0.61	Todd St	Afton St (0.08 miles SE)	2011	1890
0.61	Hammerly Boulevard	Johanna Dr (0.02 miles W)	2019	10006
0.61	Hammerly Blvd	Johanna Dr (0.02 miles W)	2013	8495
0.61	Wirt Road	Longridge Dr (0.02 miles S)	2019	20294
0.62	Westview Dr	E Hunters Ct Dr (0.09 miles W)	2013	7375
0.63	Wirt Rd	Longridge Dr (0.02 miles S)	2013	18727
0.63	Antoine Dr	Todd St (0.02 miles NE)	2006	24610
0.64	Hempstead Road	Fairway PkDr (0.06 miles SE)	2022	11471
0.64	Antoine Drive	Janet St (0.05 miles S)	2019	14280
0.66	Antoine Drive	Todd St (0.02 miles SW)	2019	9311
0.66	Antoine Dr	Todd St (0.02 miles SW)	2011	17790
0.66	Antoine Dr	Janet St (0.05 miles S)	2011	11150
0.67	Afton St	Westview Dr (0.04 miles N)	2011	650
0.71	Hempstead Rd	Hempstead Hwy (0.07 miles NW)	2013	16017
0.72	Wirt Rd	Westview Dr (0.06 miles N)	2013	24595
0.75	Wirt Road	Westview Dr (0.06 miles N)	2019	25199

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: ©2025 Kalibrate Technologies (Q1 2025).

