LAND FOR SALE +/- 0.817 AC

7511 Long Point Rd, Houston, TX 77055



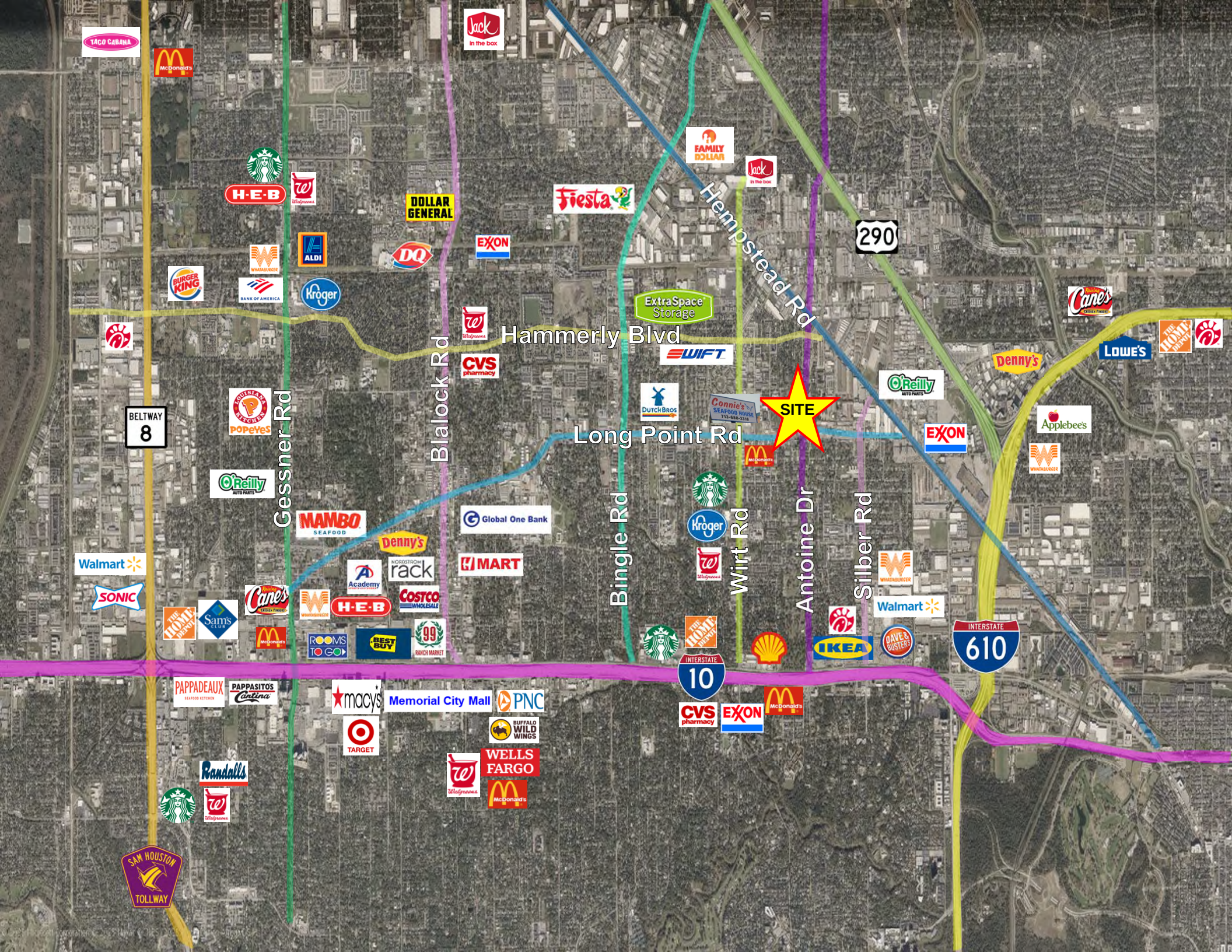
- **Price: $1,000,000**
- **Lot Size: +/- 0.817 AC**
- Priced at Land Value
- Outstanding Spring Branch submarket location offering maximum visibility and high-traffic exposure on Long Point Road.
- Approx. Miles: 1.8 (SH-290), 5.8 (Loop 610), 2 (I-10), 10.4 (I-45)



Tammie Vu
M - (713) 865-2362
O - (713) 270-5400
tammievu@dncommercial.net
www.dncommercial.net

Commercial REALTOR

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.


Hammerly Blvd
Long Point Rd
Gessner Rd
Blalock Rd
Bingle Rd
Wirt Rd
Antoine Dr
Silber Rd
Hempstead Rd
SITE
290
BELTWAY 8
INTERSTATE 10
INTERSTATE 610
SAM HOUSTON TOLLWAY
Memorial City Mall
TACO CABANA
Jack in the box
FAMILY DOLLAR
Fiesta
DOLLAR GENERAL
EXXON
DQ
ALDI
Kroger
BURGER KING
WHATABURGER
BANK OF AMERICA
ExtraSpace Storage
SWIFT
CVS pharmacy
Denny's
Lowe's
O'Reilly AUTO PARTS
Applebee's
Raising Cane's
DUTCH BROS
Connie's SEAFOOD HOUSE
Global One Bank
MAMBO SEAFOOD
Walmart
SONIC
Academy
NORDSTROM rack
COSTCO WHOLESALE
H-E-B
Sam's CLUB
ROOMS TO GO
BEST BUY
99 RANCH MARKET
IKEA
DAVE & BUSTER'S
PAPPADEAUX SEAFOOD KITCHEN
PAPPASITOS Cantina
macy's
TARGET
PNC
BUFFALO WILD WINGS
WELLS FARGO
Randalls


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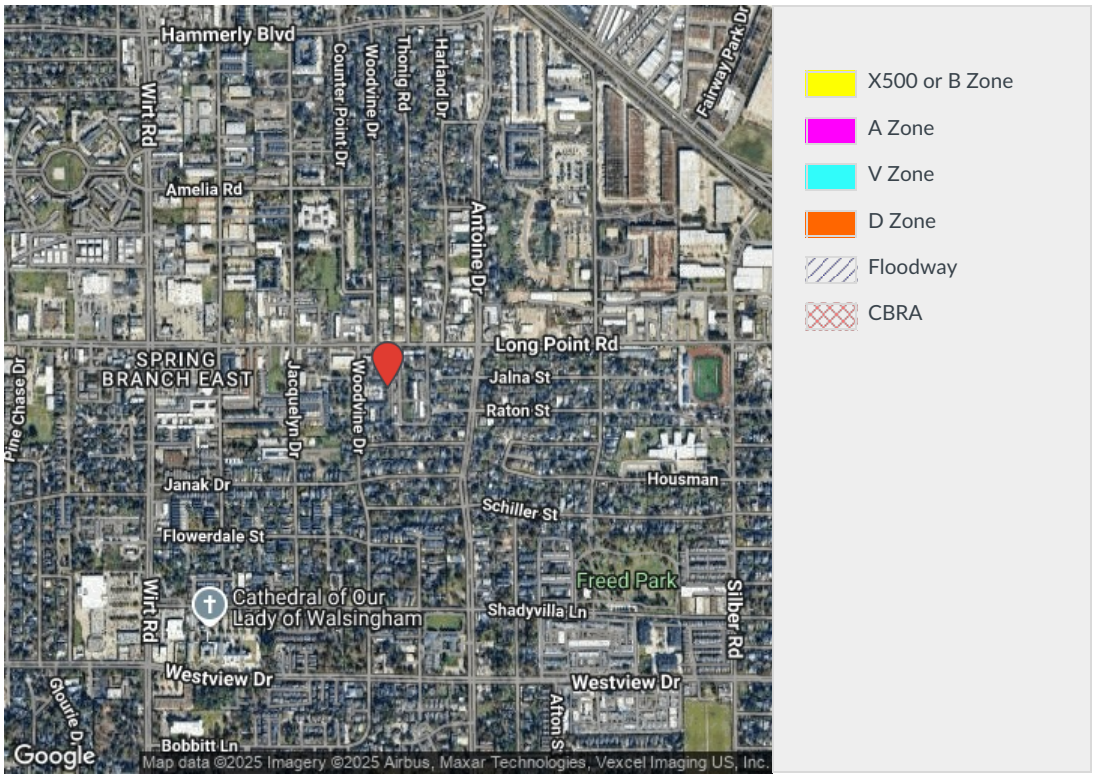
7511 LONG POINT RD HOUSTON, TX 77055-3703

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

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



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CoreLogic®



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

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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			
2025 Median Age	36.2	36.7	36.8
U.S. median age is 39.1			
Race and Ethnicity			
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			
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

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

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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

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

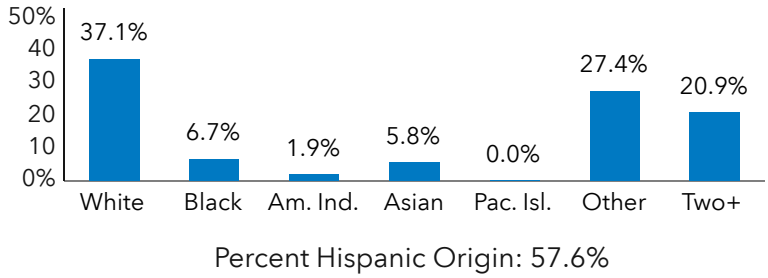
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Graphic Profile

7511 Long Point Rd, Houston, Texas, 77055

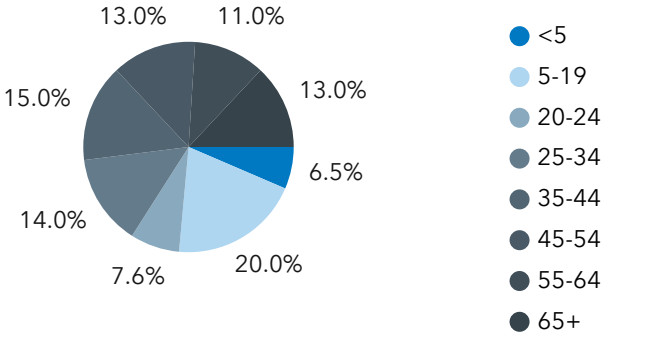
Ring band: 0 - 1 mile radius

Population by Race

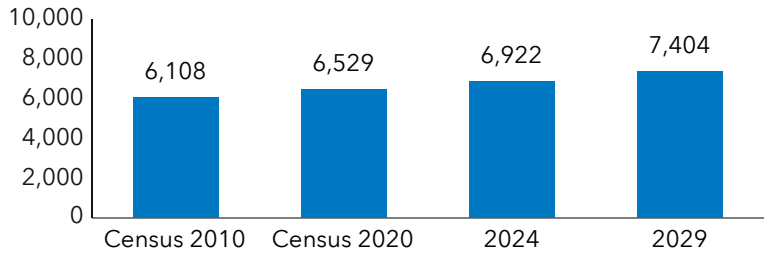


Percent Hispanic Origin: 57.6%

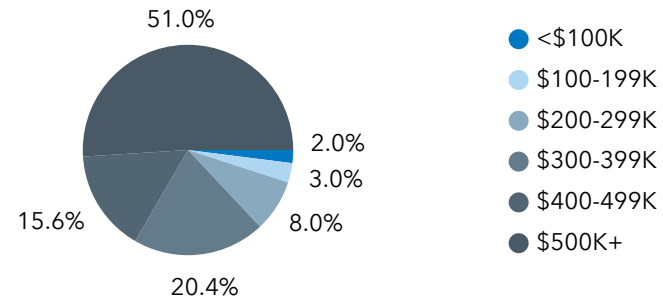
Population by Age



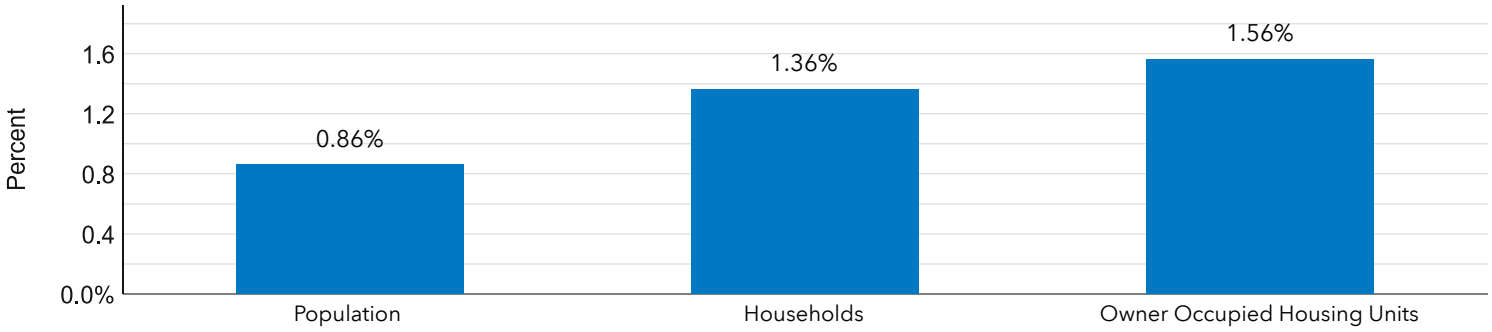
Households



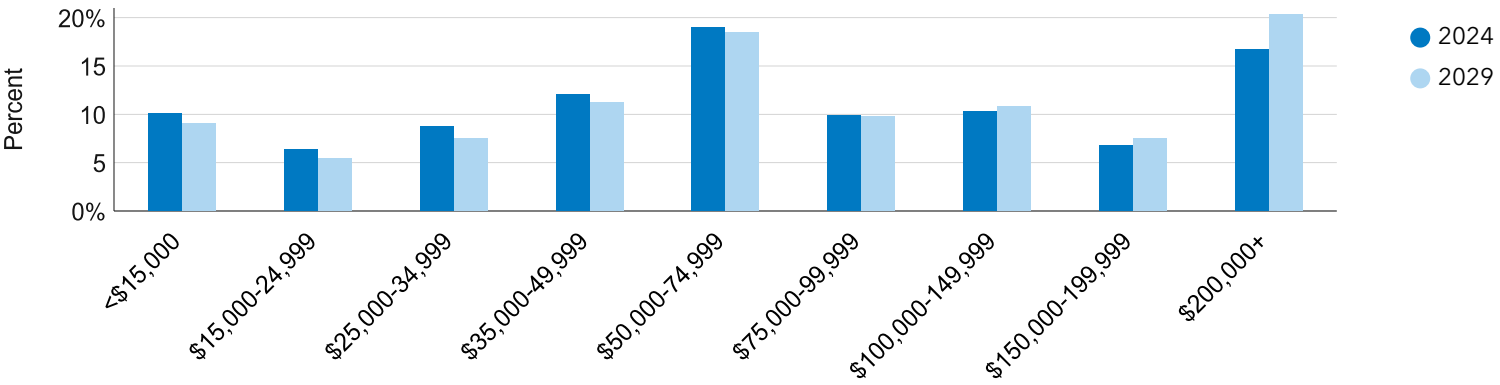
Home Value



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.

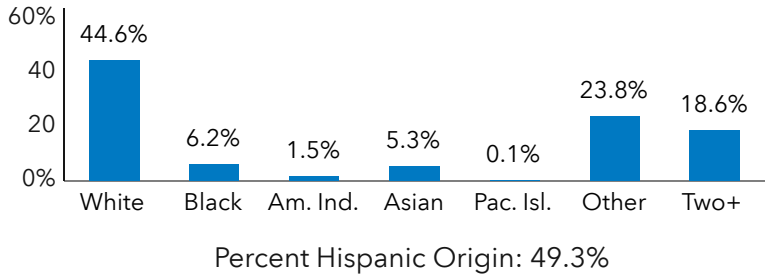
© 2025 Esri

Graphic Profile

7511 Long Point Rd, Houston, Texas, 77055

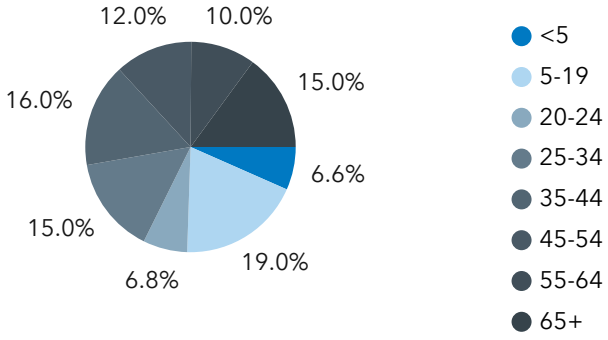
Ring band: 1 - 3 mile radius

Population by Race

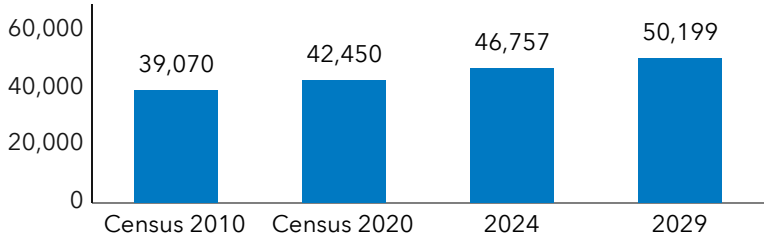


Percent Hispanic Origin: 49.3%

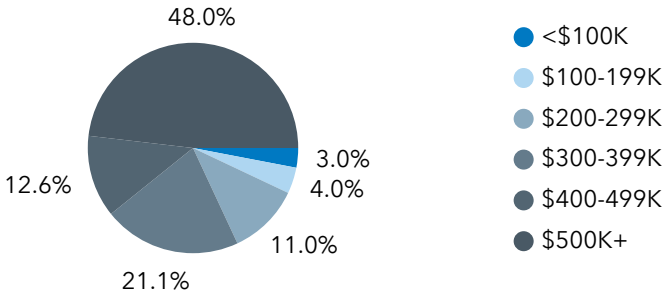
Population by Age



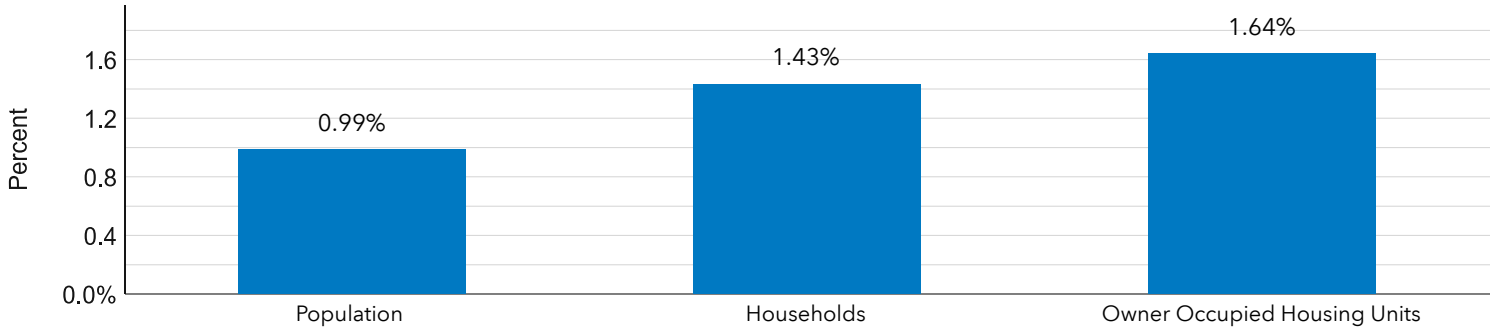
Households



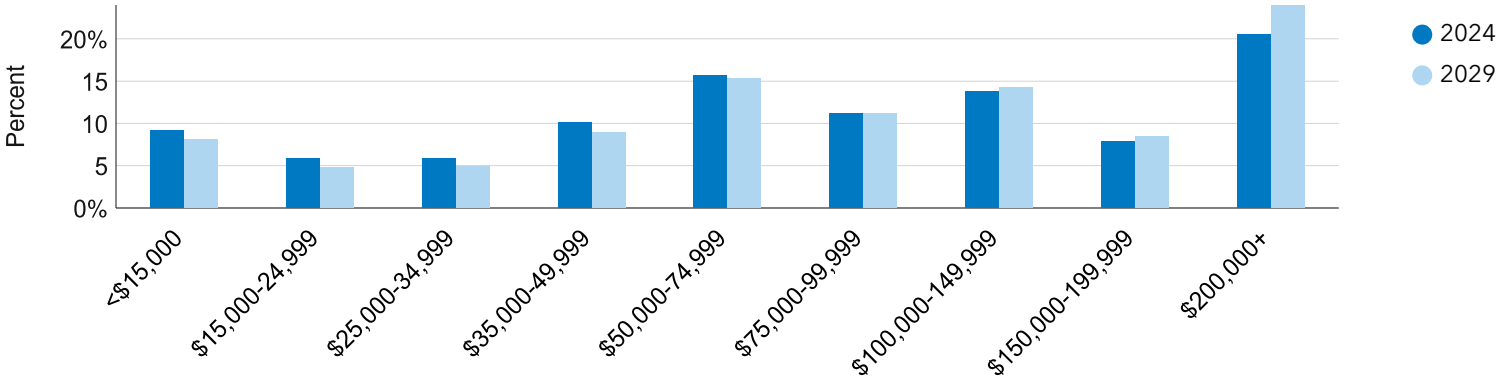
Home Value



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.

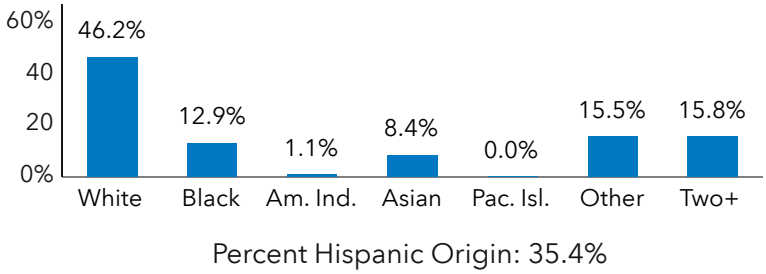
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Graphic Profile

7511 Long Point Rd, Houston, Texas, 77055

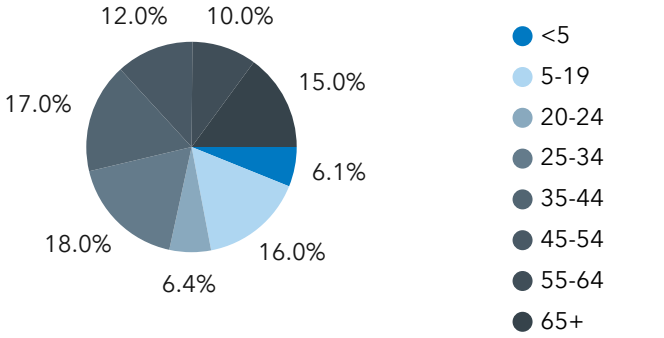
Ring band: 3 - 5 mile radius

Population by Race

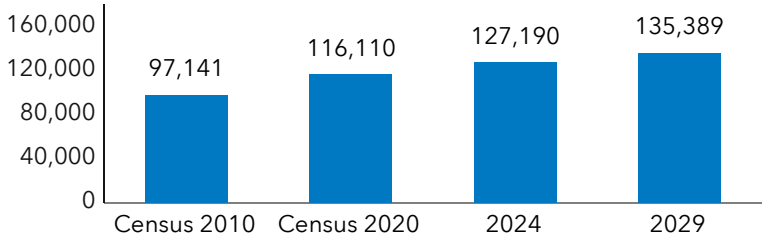


Percent Hispanic Origin: 35.4%

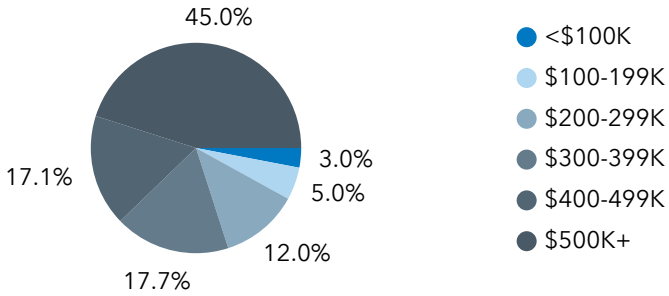
Population by Age



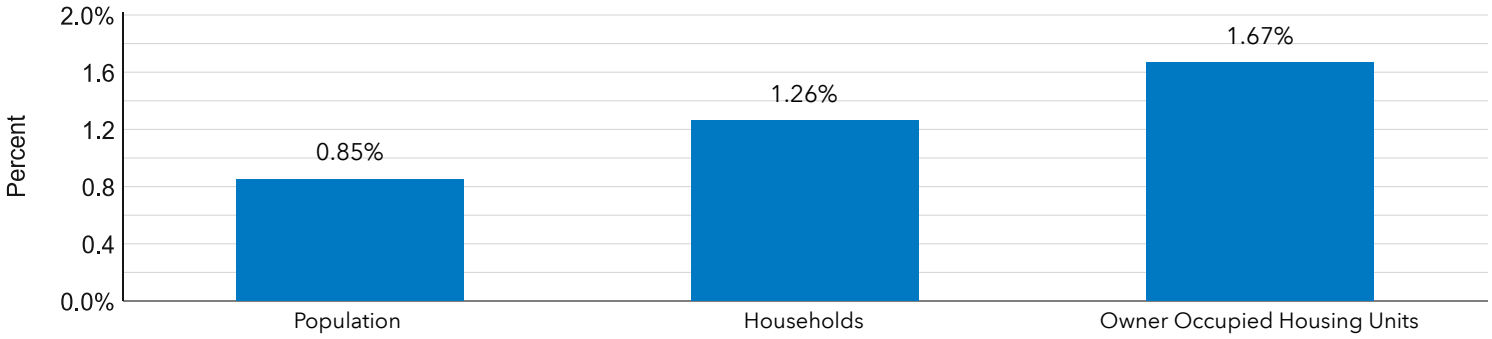
Households



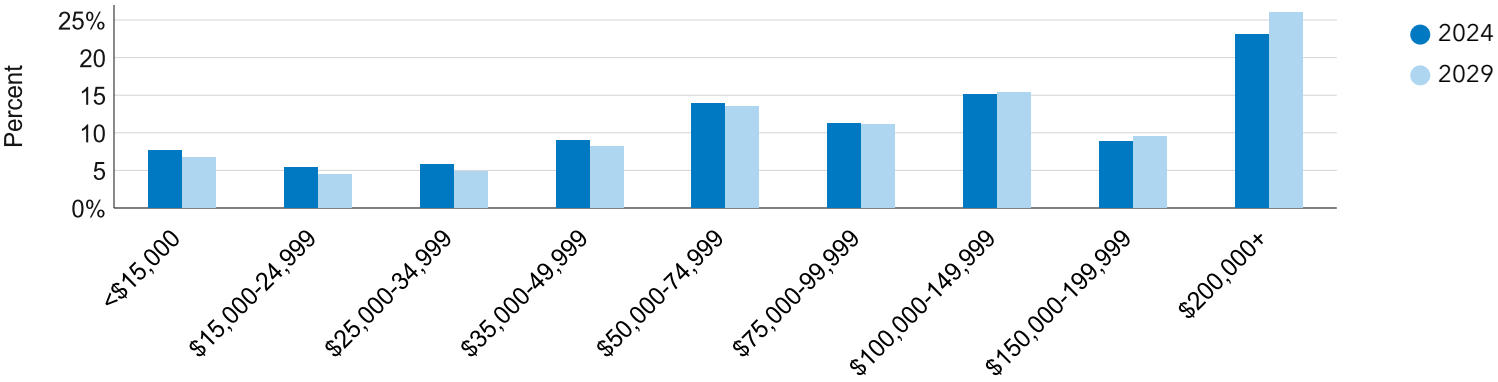
Home Value



2024-2029 Annual Growth Rate



Household Income



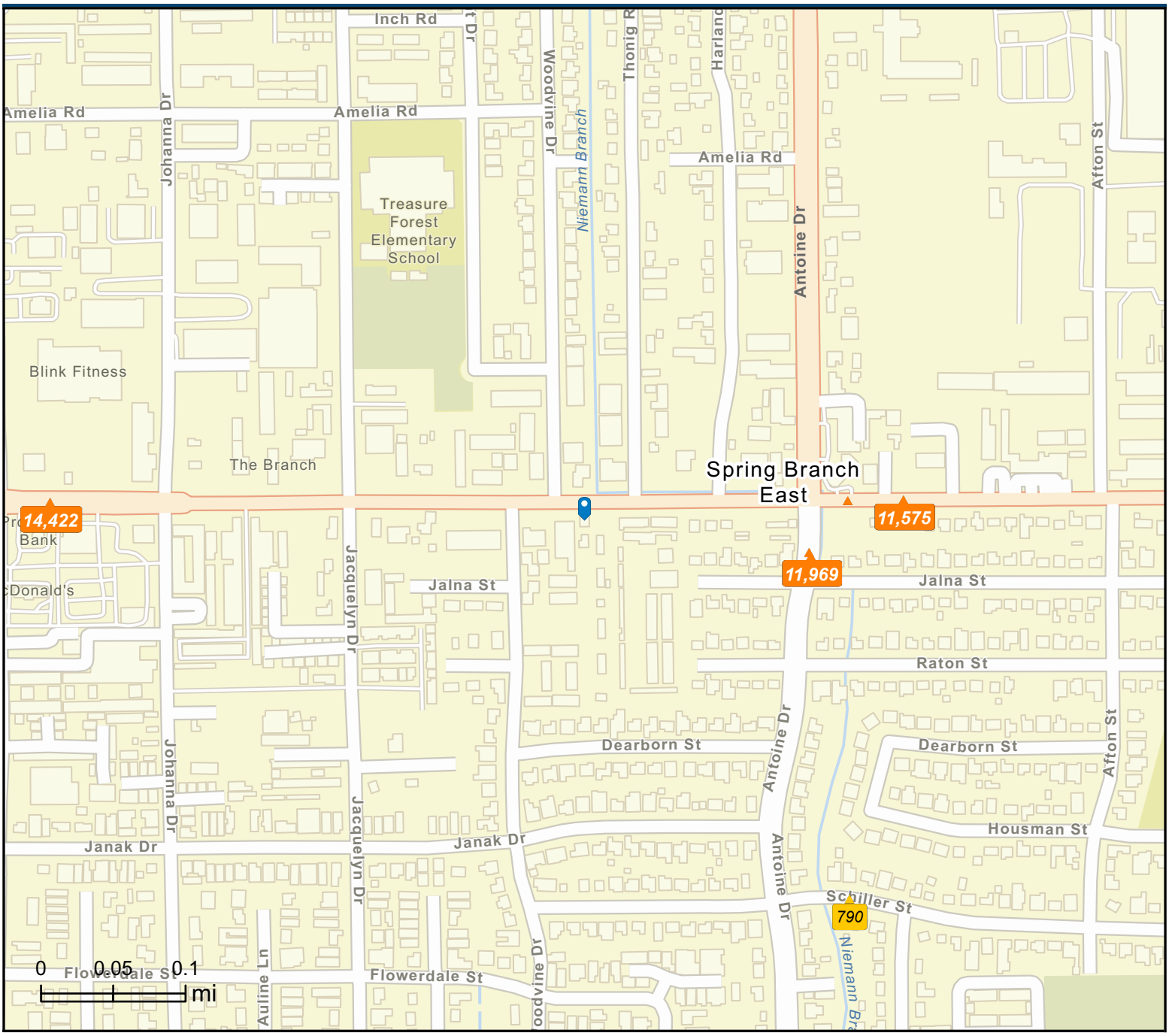
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

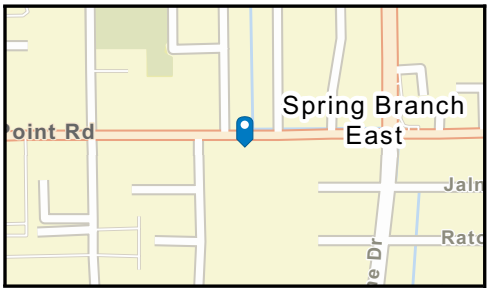
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Traffic Count Map - Close Up

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

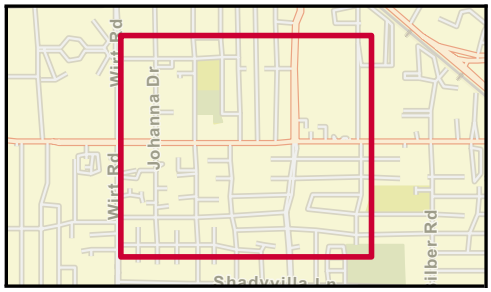
Prepared by Esri
Latitude: 29.80267
Longitude: -95.47807





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).

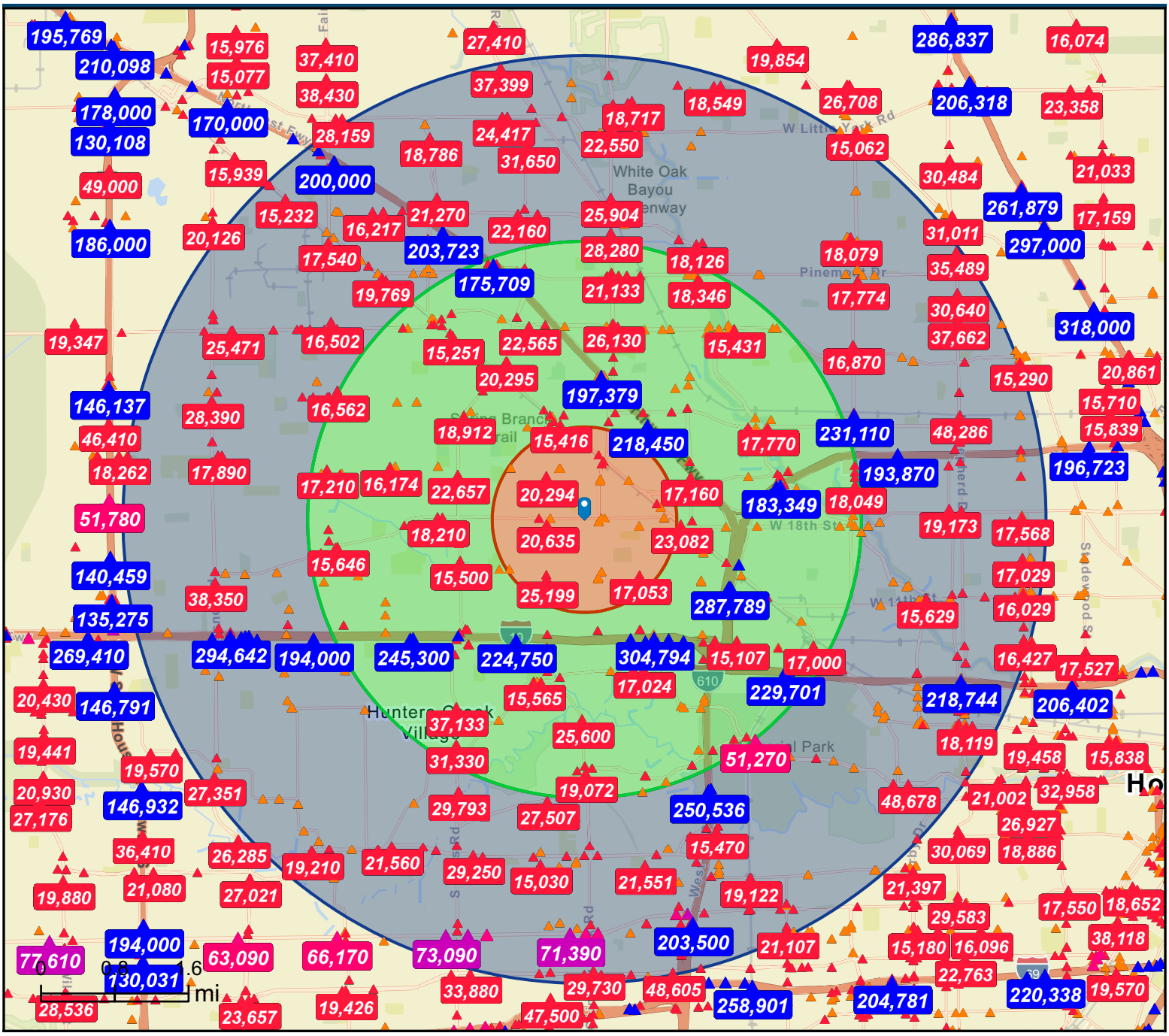
September 24, 2025

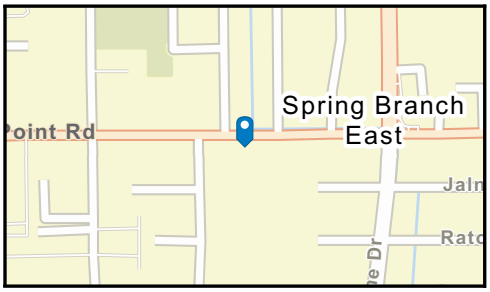
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Traffic Count Map

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

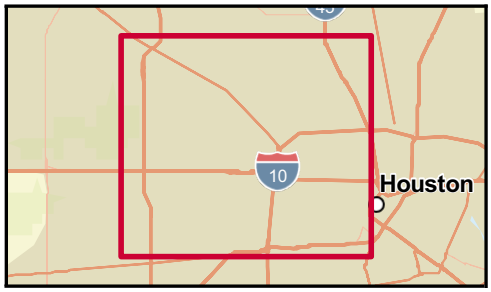
Prepared by Esri
Latitude: 29.80267
Longitude: -95.47807





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).

September 24, 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).

September 24, 2025

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EQUAL HOUSING OPPORTUNITY

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.

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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 _____