

LAND - FOR SALE

6913 Pavilion Dr, Houston, TX 77083



- **Size +/- 15.49 AC**
- **Price: \$15,000,000**
- **P/SF: \$22.23**

- **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

6
TEXAS

Logos: IHOP, H-E-B, Wells Fargo, Chase, Discount Tire, H&R Block, AT&T, Little Caesars



Logos: CVS, TJ-maxx, Fitness, Dunkin', Ulta, Burlington

Logos: Target, Prosperity Bank, Jack in the Box, Exxon

Bellaire Blvd



8
TEXAS

Logos: Chick-fil-A, Fiesta, DO, McDonald's, Camper, Jackson Hewitt, KFC, Citi Trends

Logos: Sam's Club, Walmart, Cane's, CrossFit



Logos: Olive Garden, Saltgrass, Harbor Freight, Best Buy, WSS, Chirps, Specs

Logo: Lotus Seafood

S Post Oak Rd

ALT
90

Logos: NTE, Shipley, Shell, Starbucks, DO

Logos: Hobby Lobby, Ross, Sam's Club, World Market, AMC Theatres, Old Navy, Burlington, Cookies

Logos: Costco, Pappadeaux, In-N-Out, Target, Lazy Dog, IHOP, Outback, Walmart

Logos: Shake Shack, Mooy's, CVS, PNC, First Colony

Logos: Taco Bell, Smoothie King

Logos: Lazy Dog, Target, Cane's, Olive Garden, Outback, HEB

Logos: Kroger, Chase, Aldi, McDonald's, Wells Fargo, Jack in the Box, The UPS Store

Logos: Public Storage, Popeyes, Subway, Enterprise

Logo: Dollar Tree

Logo: Sam's Club

Logo: Popeyes

Logo: Discount Tire

Logos: Public Storage, Popeyes, Subway, Enterprise

Logos: Walmart, GameStop, Wild Ones, Caveness

Logos: Walmart, Chick-fil-A, Catano's, Spring Creek, Ross, Subway, Ulta, PetSmart, TJ-maxx



NAME (Print)
SSN

[illegible]

1. STANDARD CONTRACT TERMS, CONDITIONS AND AGREEMENT



1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.



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
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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.

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

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
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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**.

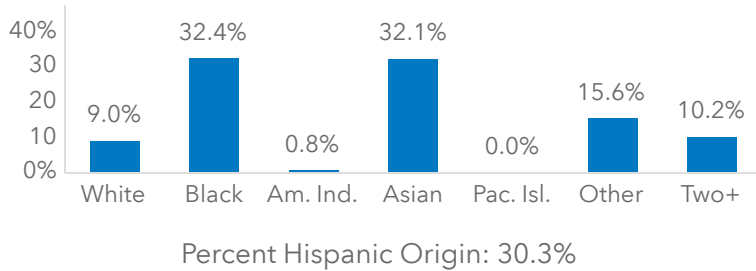
Graphic Profile

Everspring Assisted Living

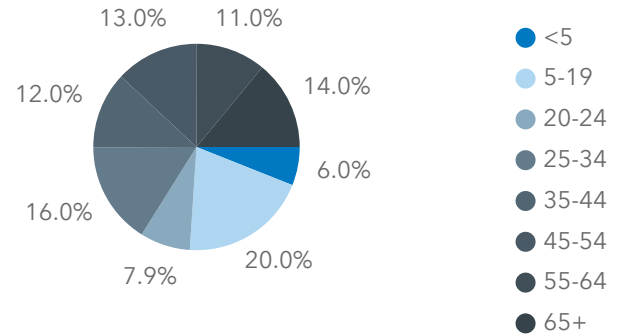


Ring band: 0 - 1 mile radius

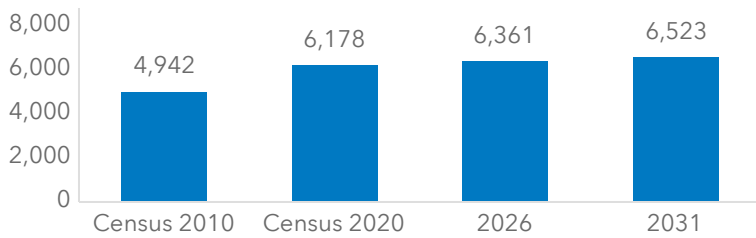
Population by Race



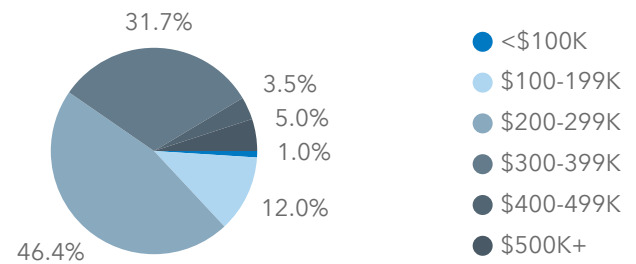
Population by Age



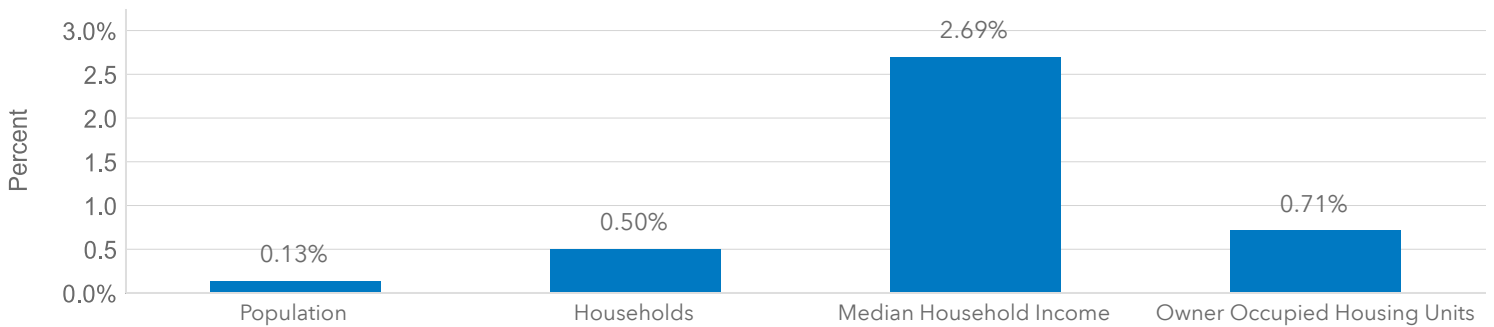
Households



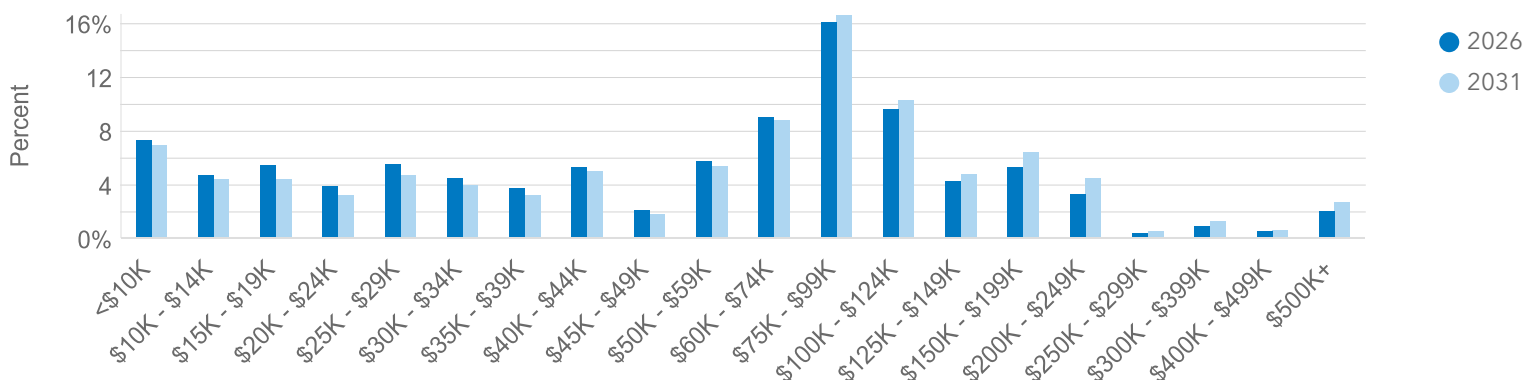
Home Value



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.

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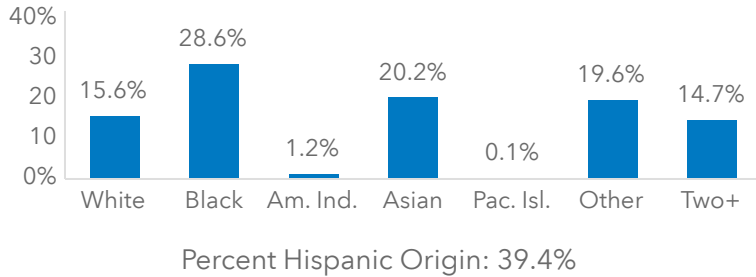
Graphic Profile

Everspring Assisted Living

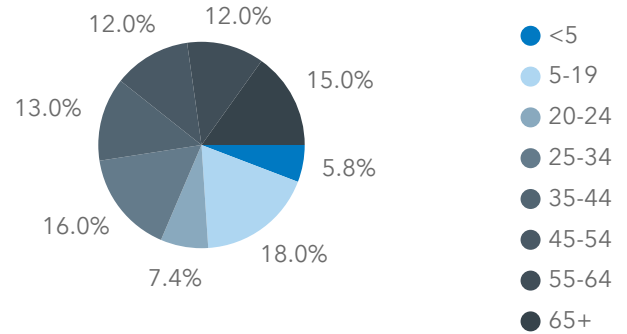


Ring band: 1 - 3 mile radius

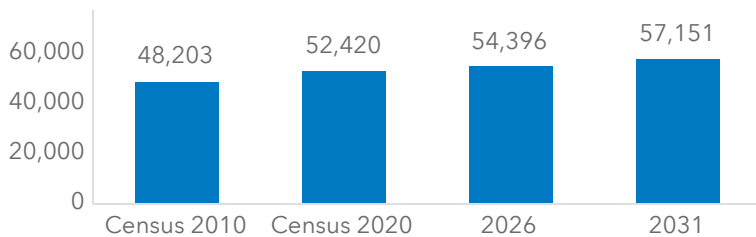
Population by Race



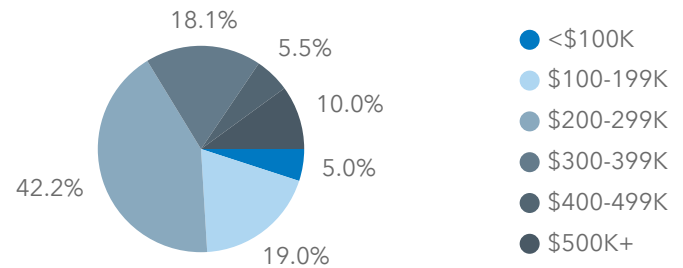
Population by Age



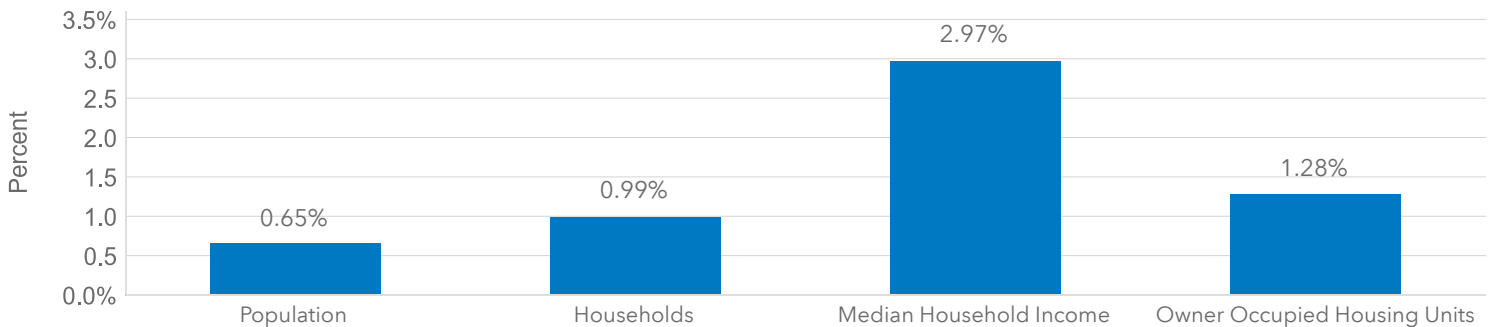
Households



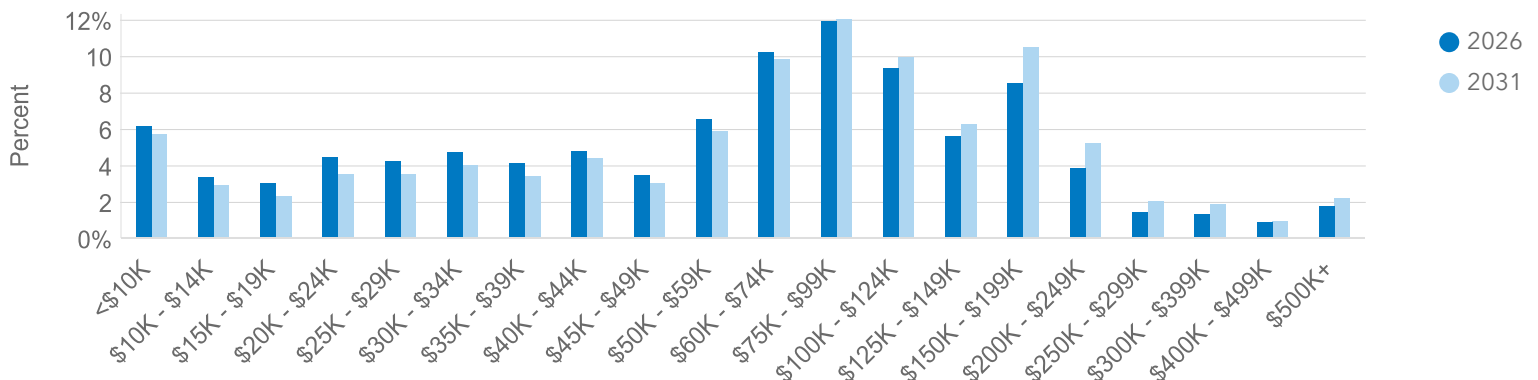
Home Value



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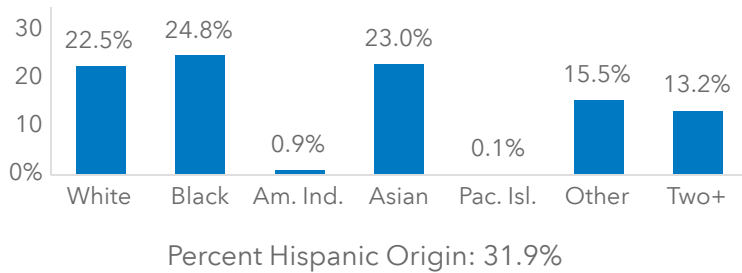
Graphic Profile

Everspring Assisted Living

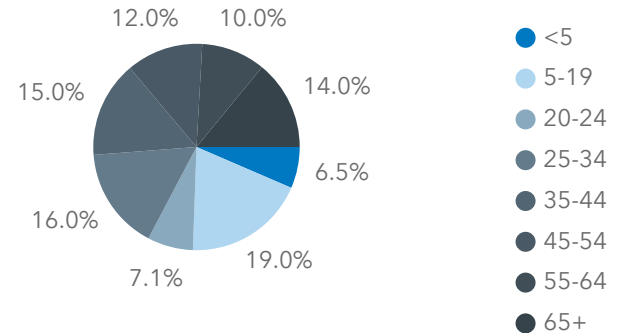


Ring band: 3 - 5 mile radius

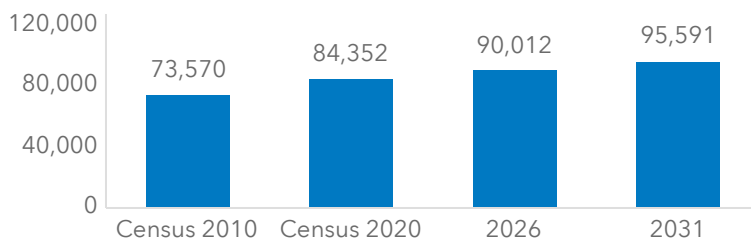
Population by Race



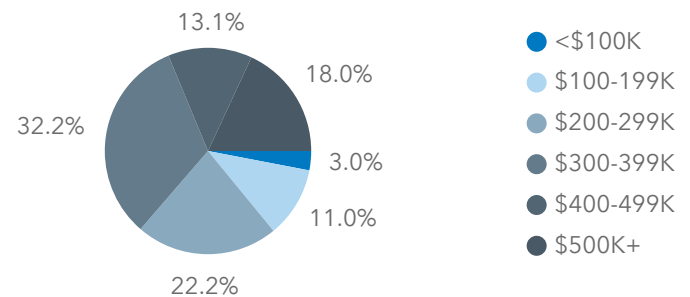
Population by Age



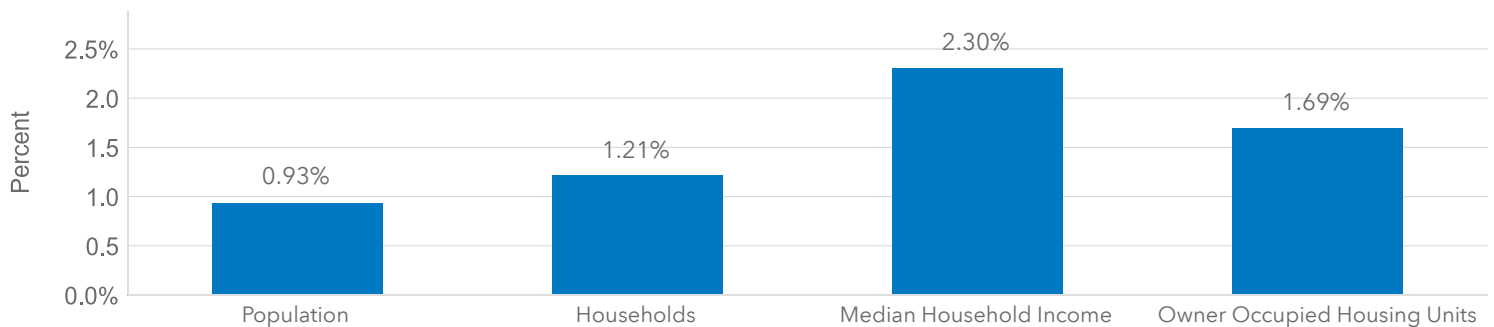
Households



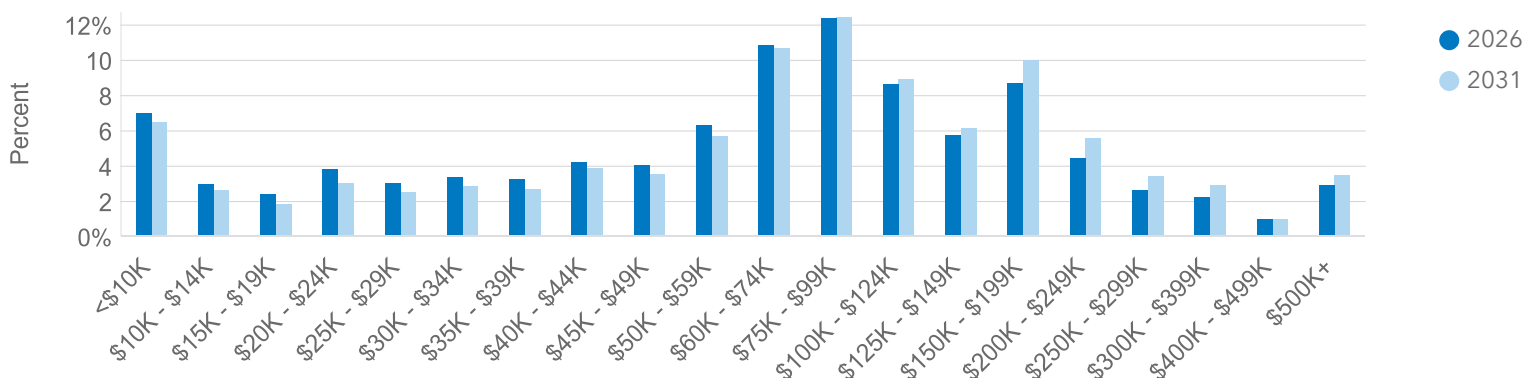
Home Value



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.

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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

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Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com



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

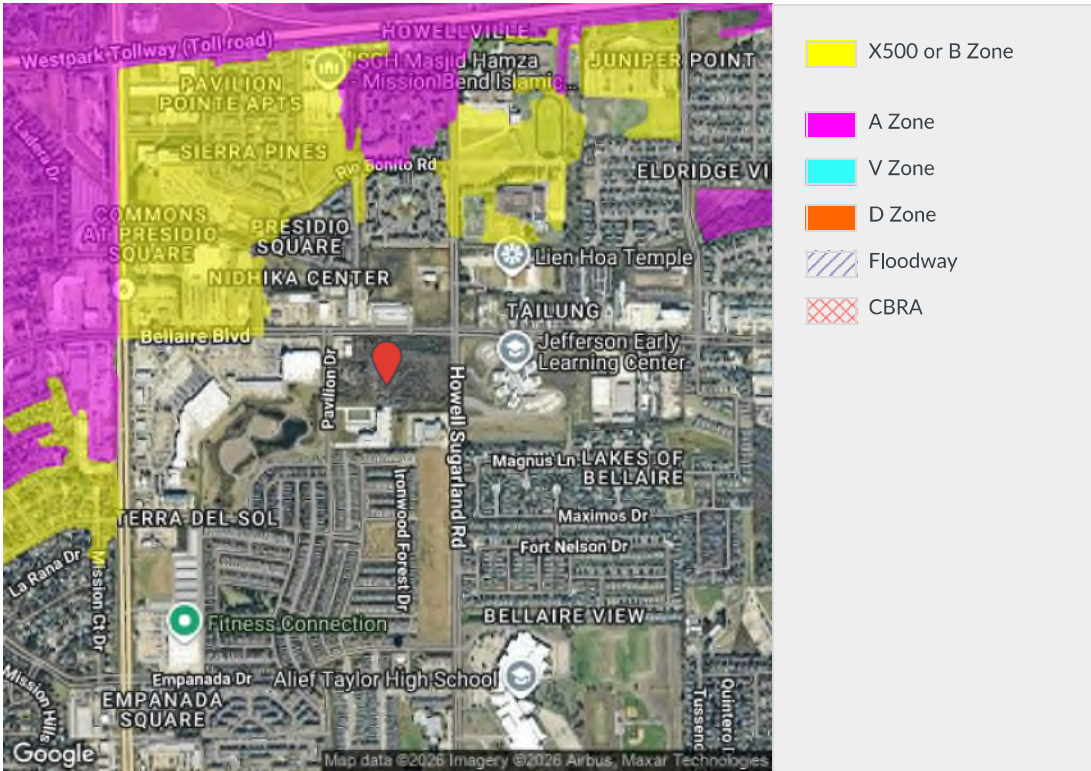
6913 PAVILION DR HOUSTON, TX 77083-6949

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

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

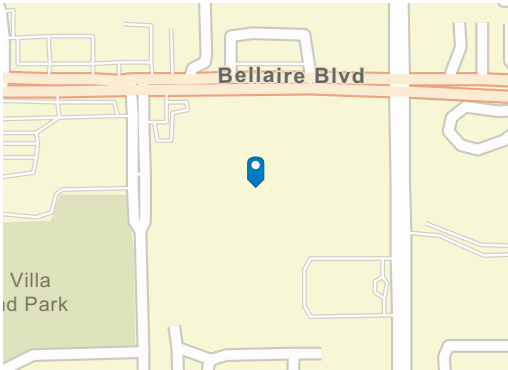
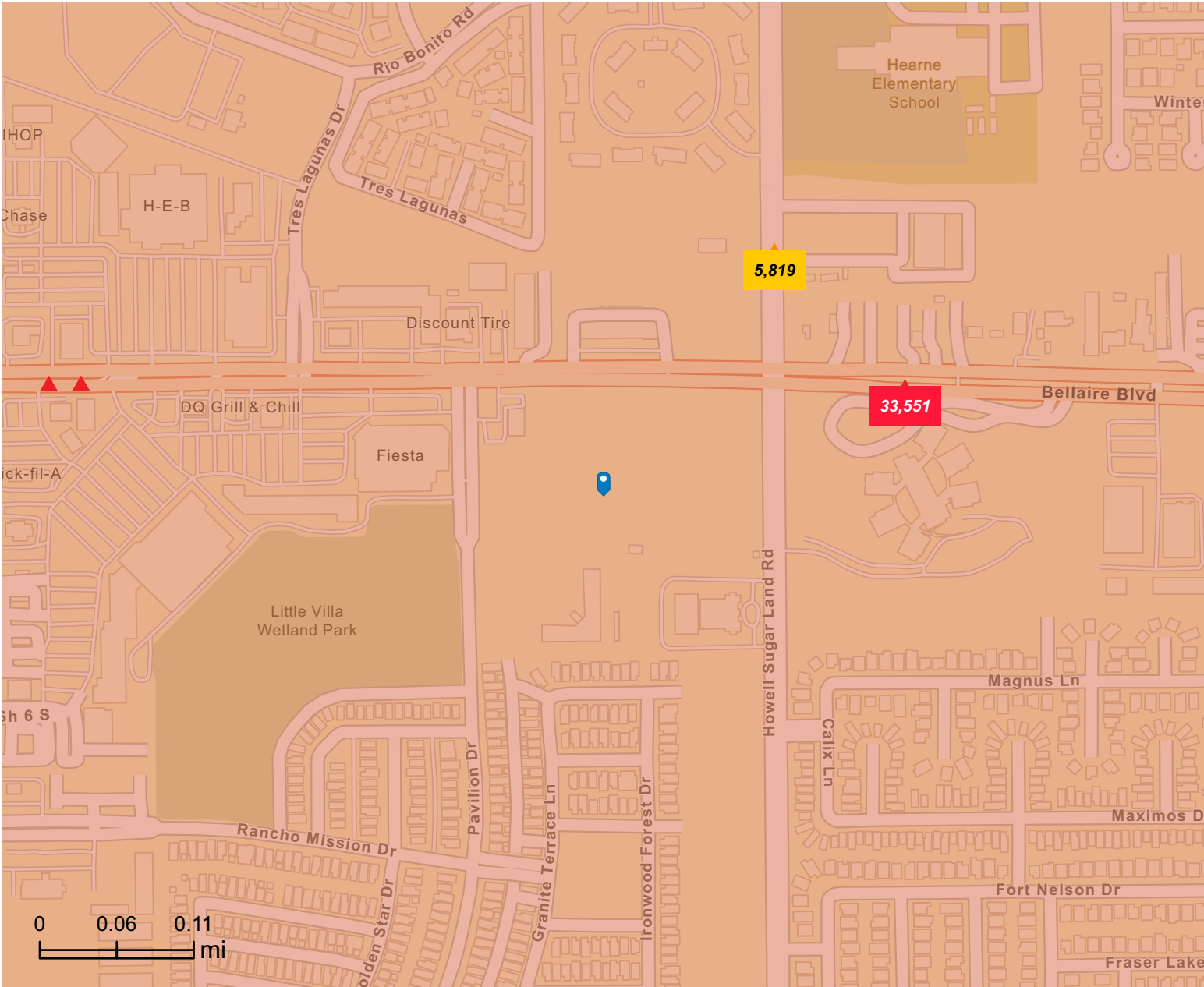


Traffic Count Map - Close Up

Everspring Assisted Living

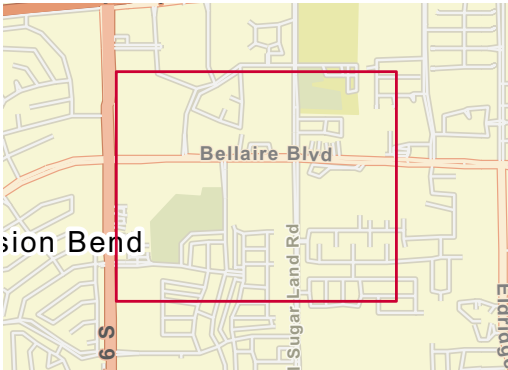


Ring bands: 0-1, 1-3, 3-5 mile radii



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

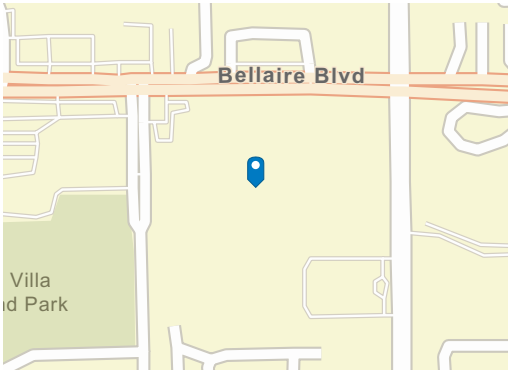
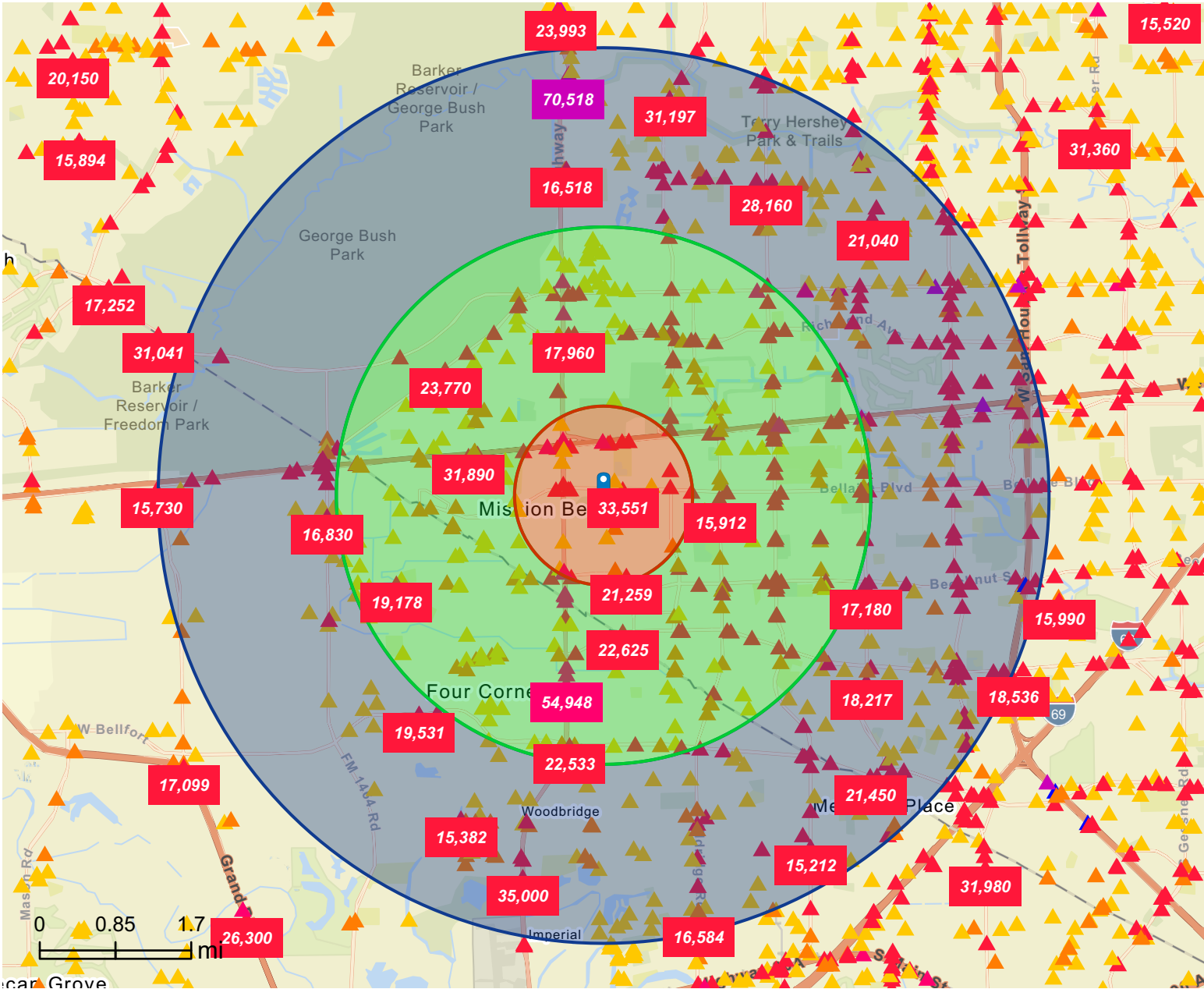


Traffic Count Map

Everspring Assisted Living

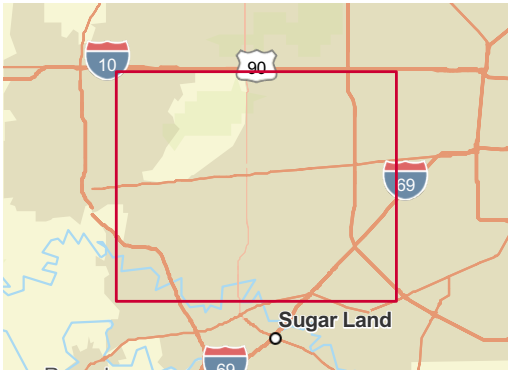


Ring bands: 0-1, 1-3, 3-5 mile radii



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 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

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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

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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 Belfort 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 Belfort 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

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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