

LAND FOR SALE

Ella Blvd & Rushcreek Dr, Houston, TX 77067



Property Description

- Lot Size: +/- 56.06 AC (Divisible)
- Price: \$8,546,450
- Price/SF: \$3.50
- Frontage:
 - +/- 1,674' on Ella Blvd
 - +/- 280.28' on Rushcreek Dr
- Approx. 2 miles to Amazon warehouse, 3 miles to Coca-Cola distribution facility (opens 2020), and 10 miles to IAH Airport
- Approx. less than 1 mile west of I-45 North along Rushcreek Dr and 1.6 miles north of Sam Houston Tollway
- Ideal for residential development, gas station, strip center, retail office, distribution warehouse, industrial retail office, etc.



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

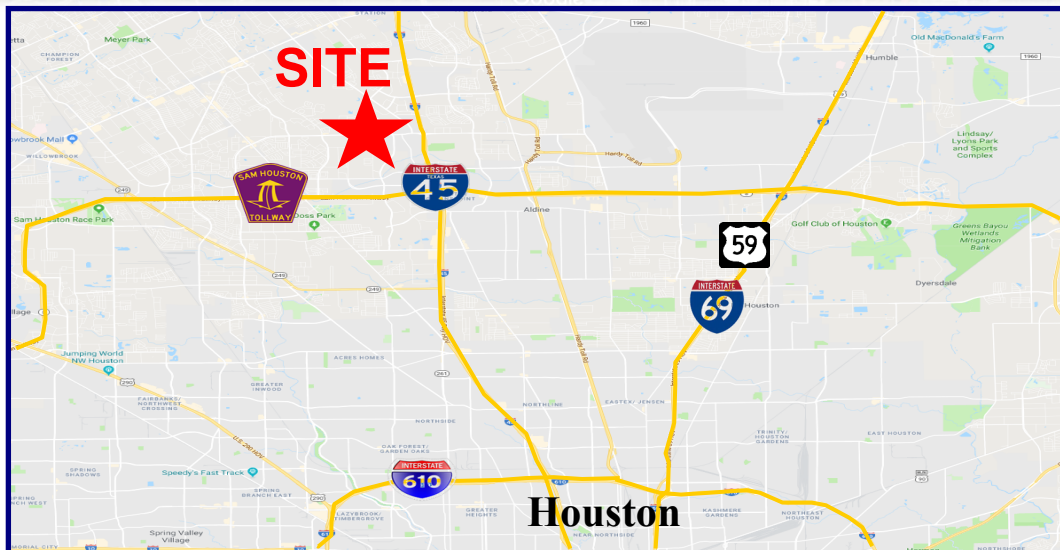
www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

Map View

Ella Blvd & Rushcreek Dr, Houston, TX 77067



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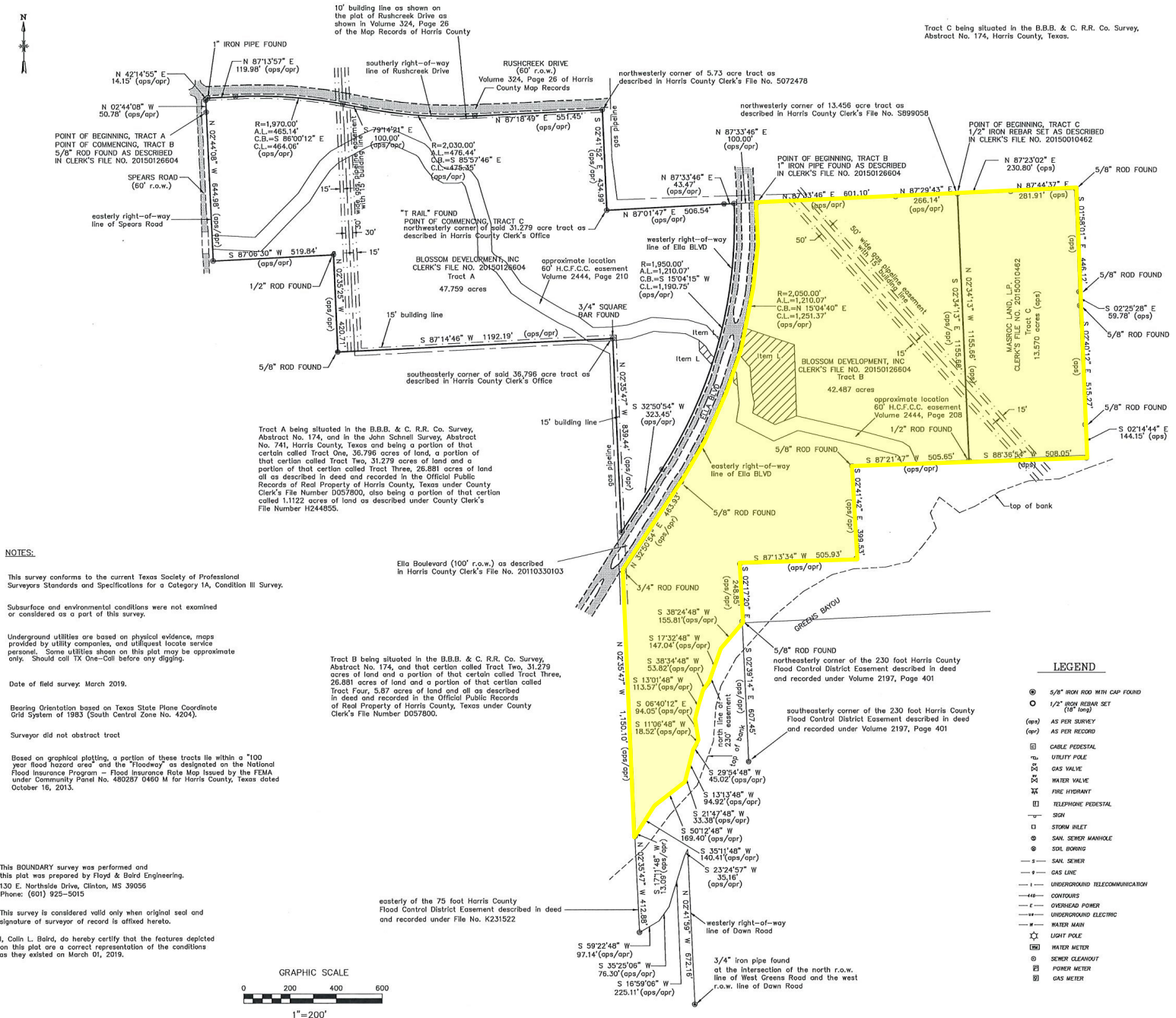
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Survey

Ella Blvd & Rushcreek Dr, Houston, TX 77067



NOTES:

This survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Subsurface and environmental conditions were not examined or considered as a part of this survey.

Underground utilities are based on physical evidence, maps provided by utility companies, and up-to-date locate service personnel. Some utilities shown on this plot may be approximate only. Should call TX One-Call before any digging.

Date of field survey: March 2019.

Bearing Orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).

Surveyor did not abstract tract

Based on graphical plotting, a portion of these tracts lie within a "100 year flood hazard area" and the "floodway" as designated on the National Flood Insurance Program - Flood Insurance Rate Map issued by the FEMA under Community Panel No. 480287 0460 M for Harris County, Texas dated October 16, 2013.

This BOUNDARY survey was performed and this plot was prepared by Floyd & Bold Engineering, 130 E. Northside Drive, Clinton, MS 39056 Phone: (601) 925-5015

This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird, do hereby certify that the features depicted on this plot are a correct representation of the conditions as they existed on March 01, 2019.

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Executive Summary

Elia Blvd & Rushcreek Dr, Houston, Texas, 77067
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.95990
Longitude: -95.42916

	1 mile	3 miles	5 miles
Population			
2010 Population	11,825	112,933	267,146
2020 Population	13,010	131,545	306,222
2022 Population	13,241	132,895	310,445
2027 Population	13,523	135,288	317,488
2010-2020 Annual Rate	0.96%	1.54%	1.37%
2020-2022 Annual Rate	0.79%	0.45%	0.61%
2022-2027 Annual Rate	0.42%	0.36%	0.45%
2022 Male Population	48.9%	49.5%	49.6%
2022 Female Population	51.1%	50.5%	50.4%
2022 Median Age	27.5	28.6	30.0

In the identified area, the current year population is 310,445. In 2020, the Census count in the area was 306,222. The rate of change since 2020 was 0.61% annually. The five-year projection for the population in the area is 317,488 representing a change of 0.45% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 30.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	9.3%	11.9%	15.3%
2022 Black Alone	42.7%	35.3%	30.9%
2022 American Indian/Alaska Native Alone	1.0%	1.6%	1.7%
2022 Asian Alone	2.2%	4.0%	5.3%
2022 Pacific Islander Alone	0.2%	0.1%	0.1%
2022 Other Race	31.5%	31.3%	30.0%
2022 Two or More Races	13.2%	15.8%	16.7%
2022 Hispanic Origin (Any Race)	50.2%	55.5%	55.3%

Persons of Hispanic origin represent 55.3% of the population in the identified area compared to 19.0% 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 87.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	28	36	46
2010 Households	4,117	35,968	84,571
2020 Households	4,614	42,853	98,993
2022 Households	4,653	43,304	100,601
2027 Households	4,736	44,121	103,053
2010-2020 Annual Rate	1.15%	1.77%	1.59%
2020-2022 Annual Rate	0.37%	0.47%	0.72%
2022-2027 Annual Rate	0.35%	0.37%	0.48%
2022 Average Household Size	2.84	3.07	3.08

The household count in this area has changed from 98,993 in 2020 to 100,601 in the current year, a change of 0.72% annually. The five-year projection of households is 103,053, a change of 0.48% annually from the current year total. Average household size is currently 3.08, compared to 3.08 in the year 2020. The number of families in the current year is 71,889 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

September 30, 2022



Executive Summary

Elia Blvd & Rushcreek Dr, Houston, Texas, 77067
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	18.4%	20.5%	18.9%
Median Household Income			
2022 Median Household Income	\$39,401	\$44,346	\$50,213
2027 Median Household Income	\$44,712	\$51,852	\$55,955
2022-2027 Annual Rate	2.56%	3.18%	2.19%
Average Household Income			
2022 Average Household Income	\$51,966	\$60,181	\$67,651
2027 Average Household Income	\$60,771	\$70,585	\$79,841
2022-2027 Annual Rate	3.18%	3.24%	3.37%
Per Capita Income			
2022 Per Capita Income	\$18,309	\$19,624	\$21,898
2027 Per Capita Income	\$21,334	\$23,037	\$25,884
2022-2027 Annual Rate	3.11%	3.26%	3.40%
Households by Income			

Current median household income is \$50,213 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$55,955 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$67,651 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$79,841 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$21,898 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$25,884 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	134	107	115
2010 Total Housing Units	5,188	42,602	97,162
2010 Owner Occupied Housing Units	1,021	13,456	39,956
2010 Renter Occupied Housing Units	3,094	22,507	44,617
2010 Vacant Housing Units	1,071	6,634	12,591
2020 Total Housing Units	5,372	46,817	107,490
2020 Vacant Housing Units	758	3,964	8,497
2022 Total Housing Units	5,404	47,325	109,257
2022 Owner Occupied Housing Units	793	15,165	45,605
2022 Renter Occupied Housing Units	3,860	28,139	54,997
2022 Vacant Housing Units	751	4,021	8,656
2027 Total Housing Units	5,560	48,863	113,426
2027 Owner Occupied Housing Units	841	15,799	47,847
2027 Renter Occupied Housing Units	3,895	28,321	55,205
2027 Vacant Housing Units	824	4,742	10,373

Currently, 41.7% of the 109,257 housing units in the area are owner occupied; 50.3%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 107,490 housing units in the area and 7.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.73%. Median home value in the area is \$179,784, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 7.12% annually to \$253,575.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

September 30, 2022

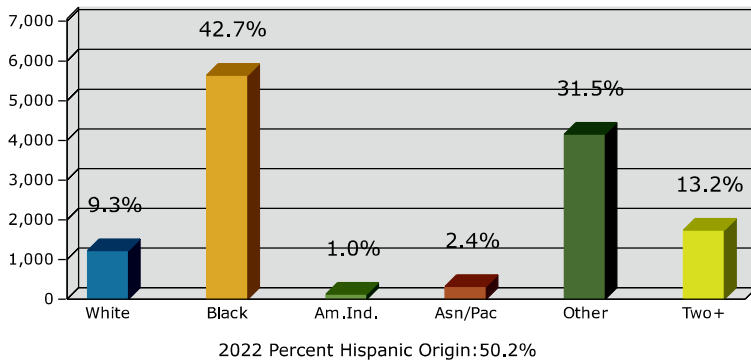


Graphic Profile

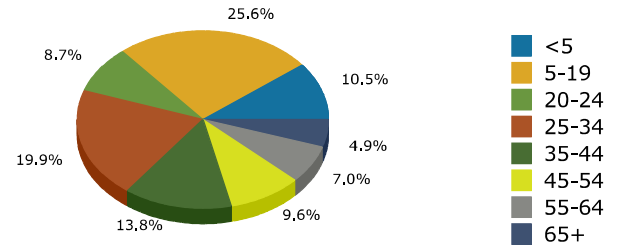
Elia Blvd & Rushcreek Dr, Houston, Texas, 77067
Ring: 1 mile radius

Prepared by Esri
Latitude: 29.95990
Longitude: -95.42916

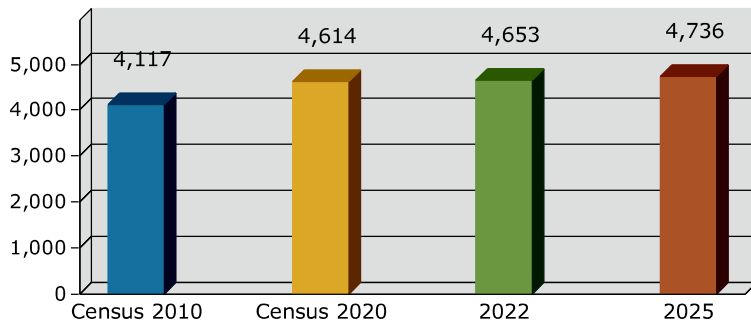
2022 Population by Race



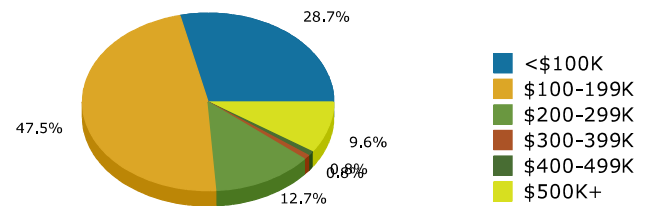
2022 Population by Age



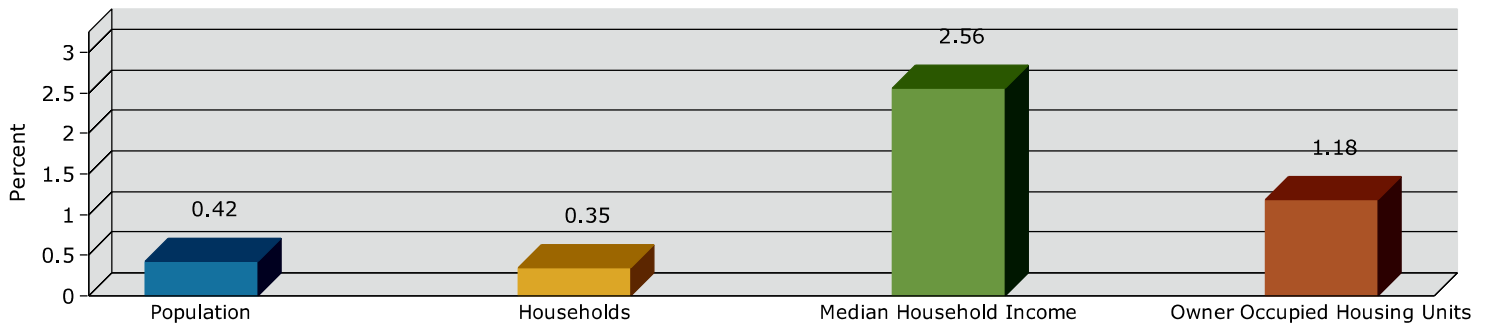
Households



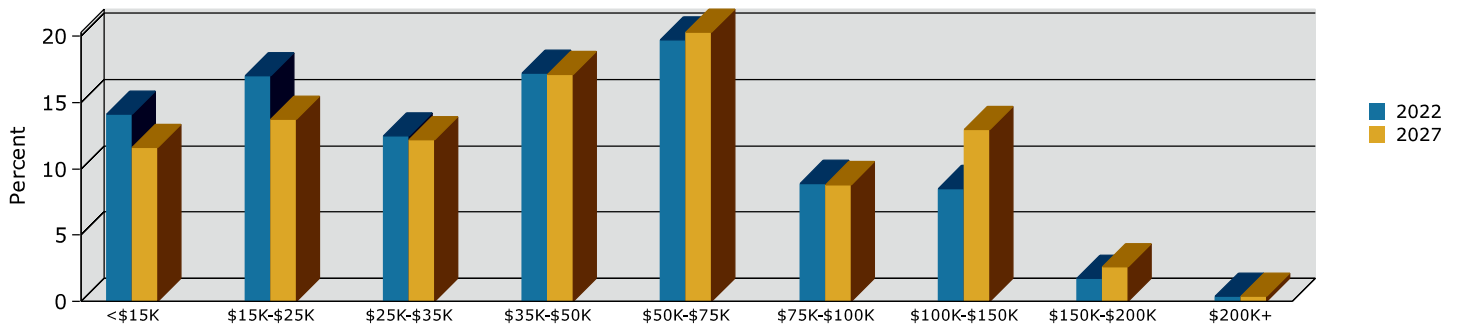
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 30, 2022

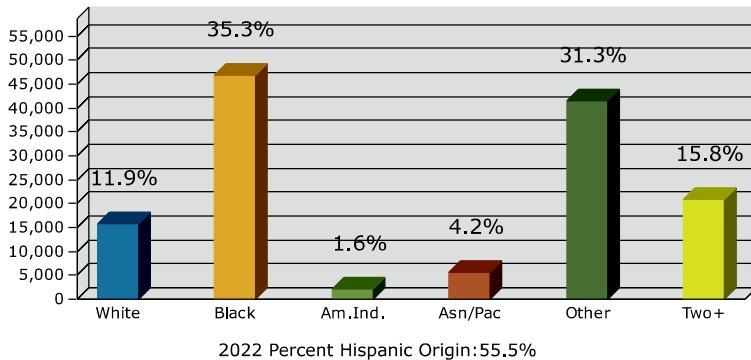


Graphic Profile

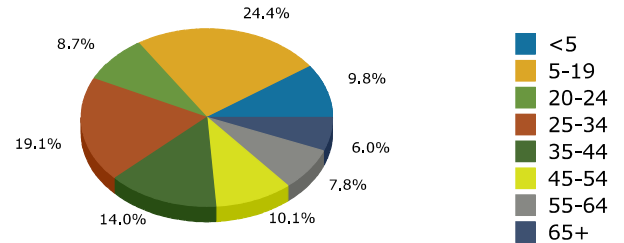
Elia Blvd & Rushcreek Dr, Houston, Texas, 77067
Ring: 3 mile radius

Prepared by Esri
Latitude: 29.95990
Longitude: -95.42916

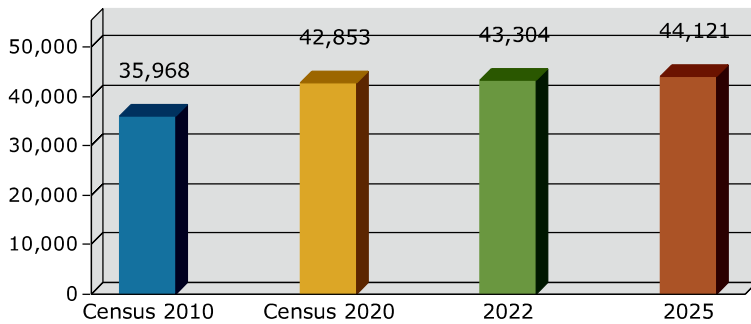
2022 Population by Race



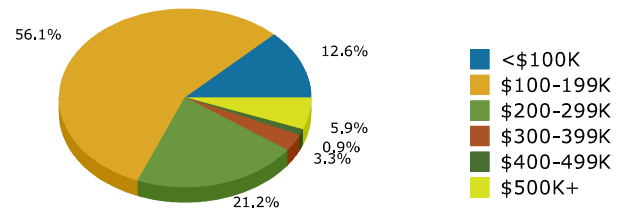
2022 Population by Age



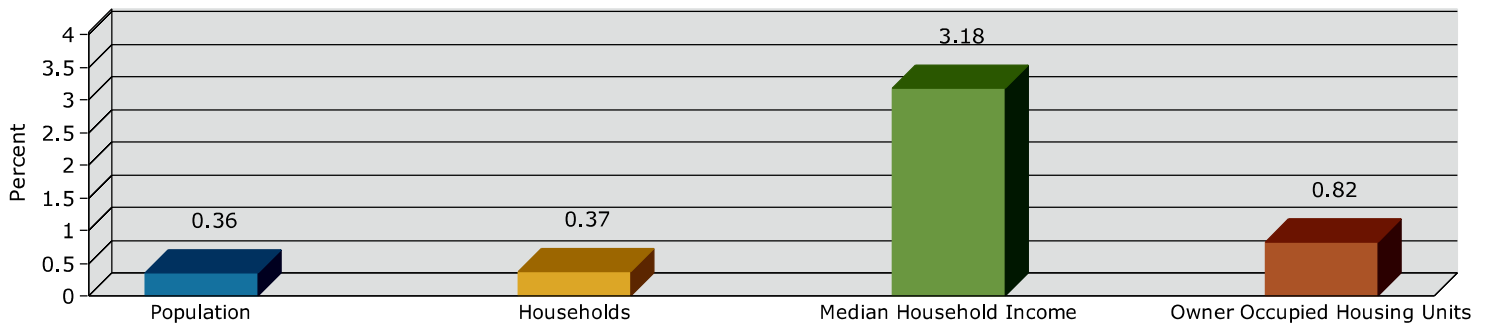
Households



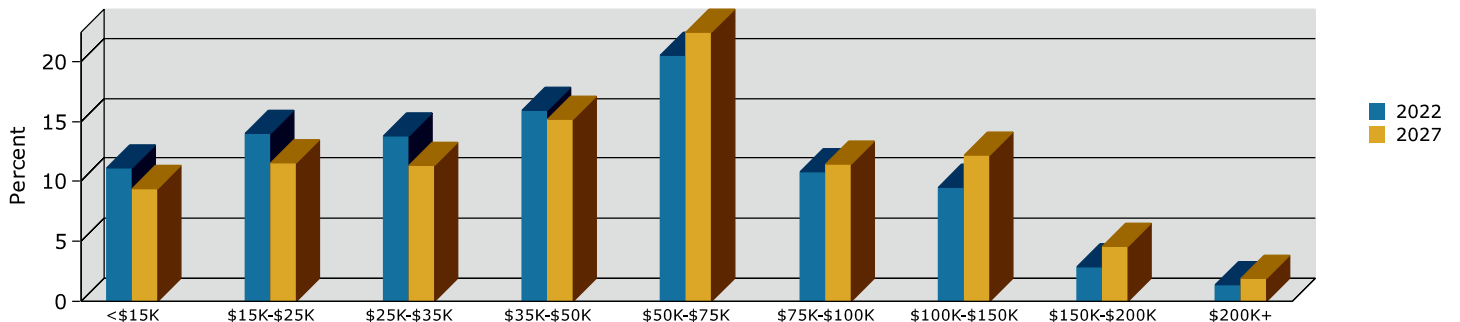
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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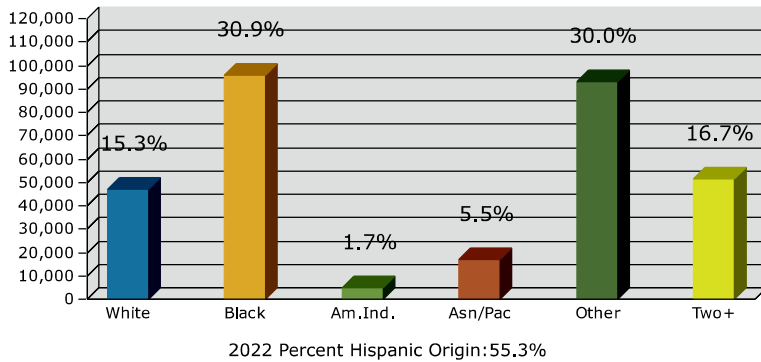


Graphic Profile

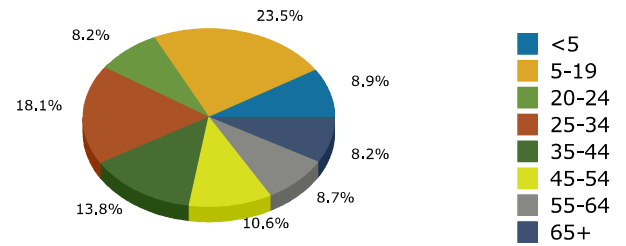
Elia Blvd & Rushcreek Dr, Houston, Texas, 77067
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.95990
Longitude: -95.42916

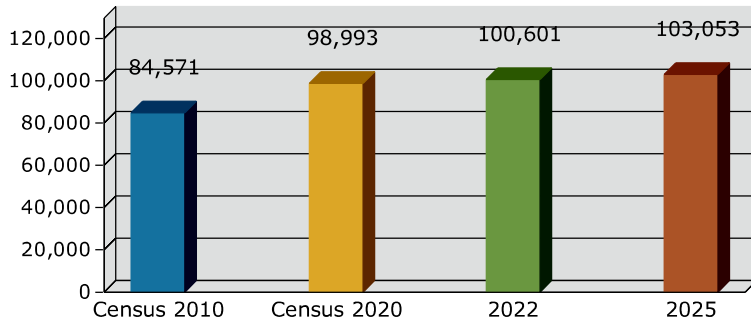
2022 Population by Race



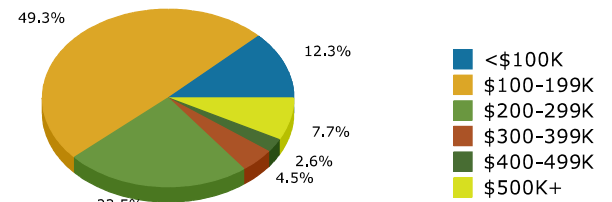
2022 Population by Age



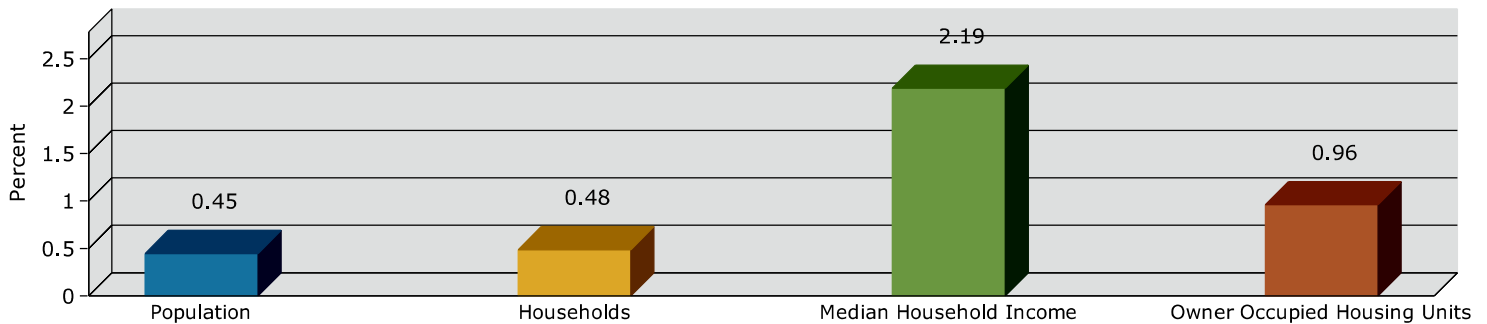
Households



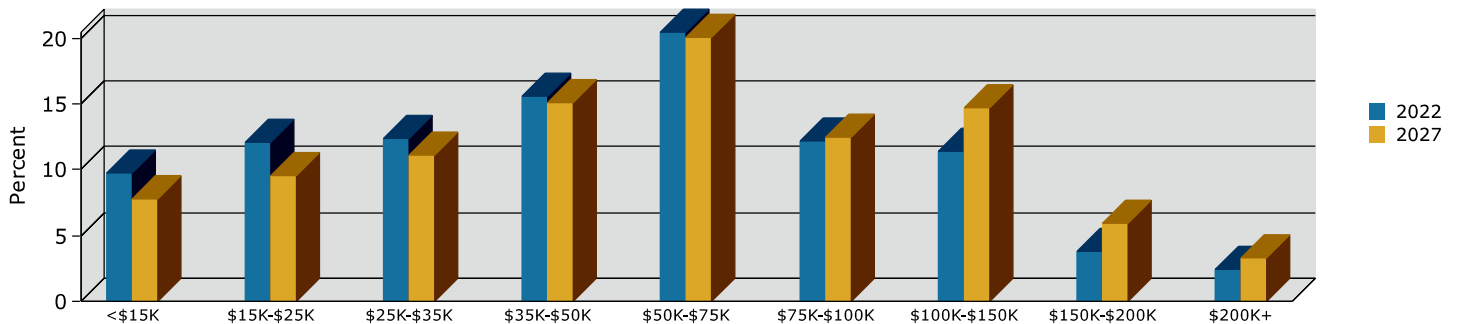
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



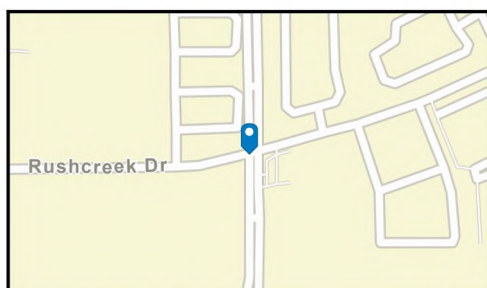
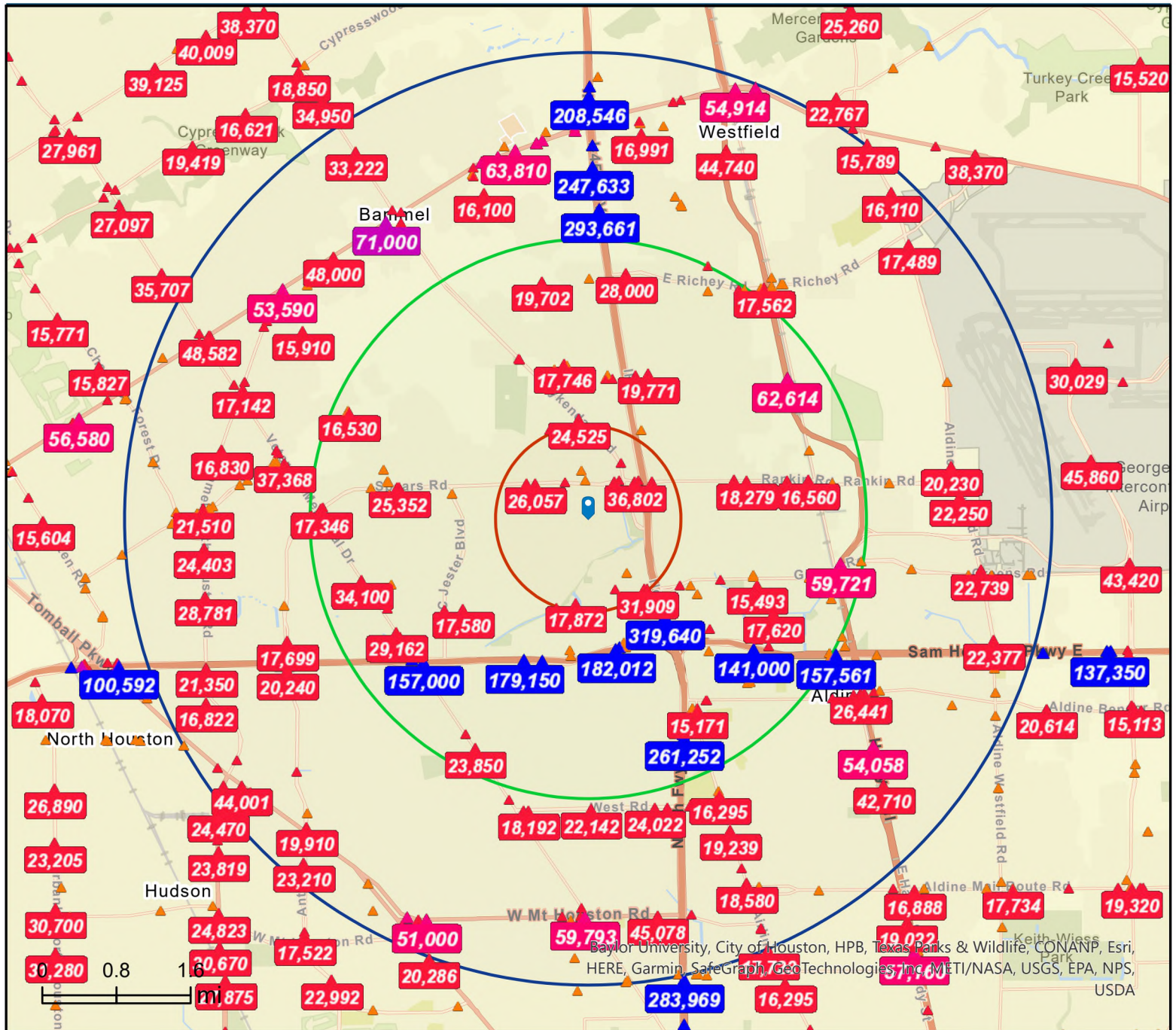
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 30, 2022

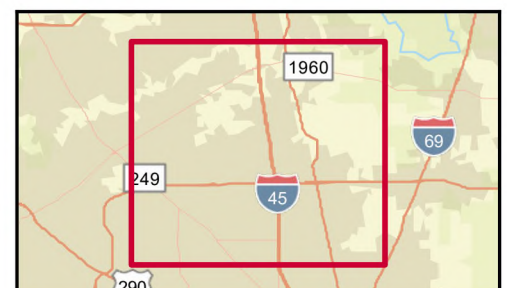
Traffic Count Map

Ella Blvd & Rushcreek Dr, Houston, Texas, 77067
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.95990
Longitude: -95.42916



- 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



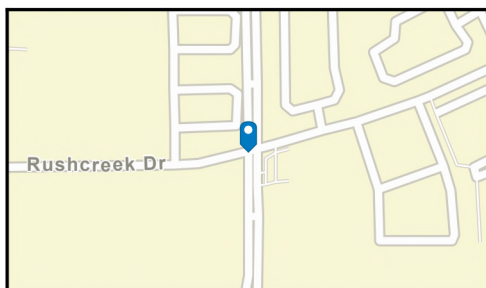
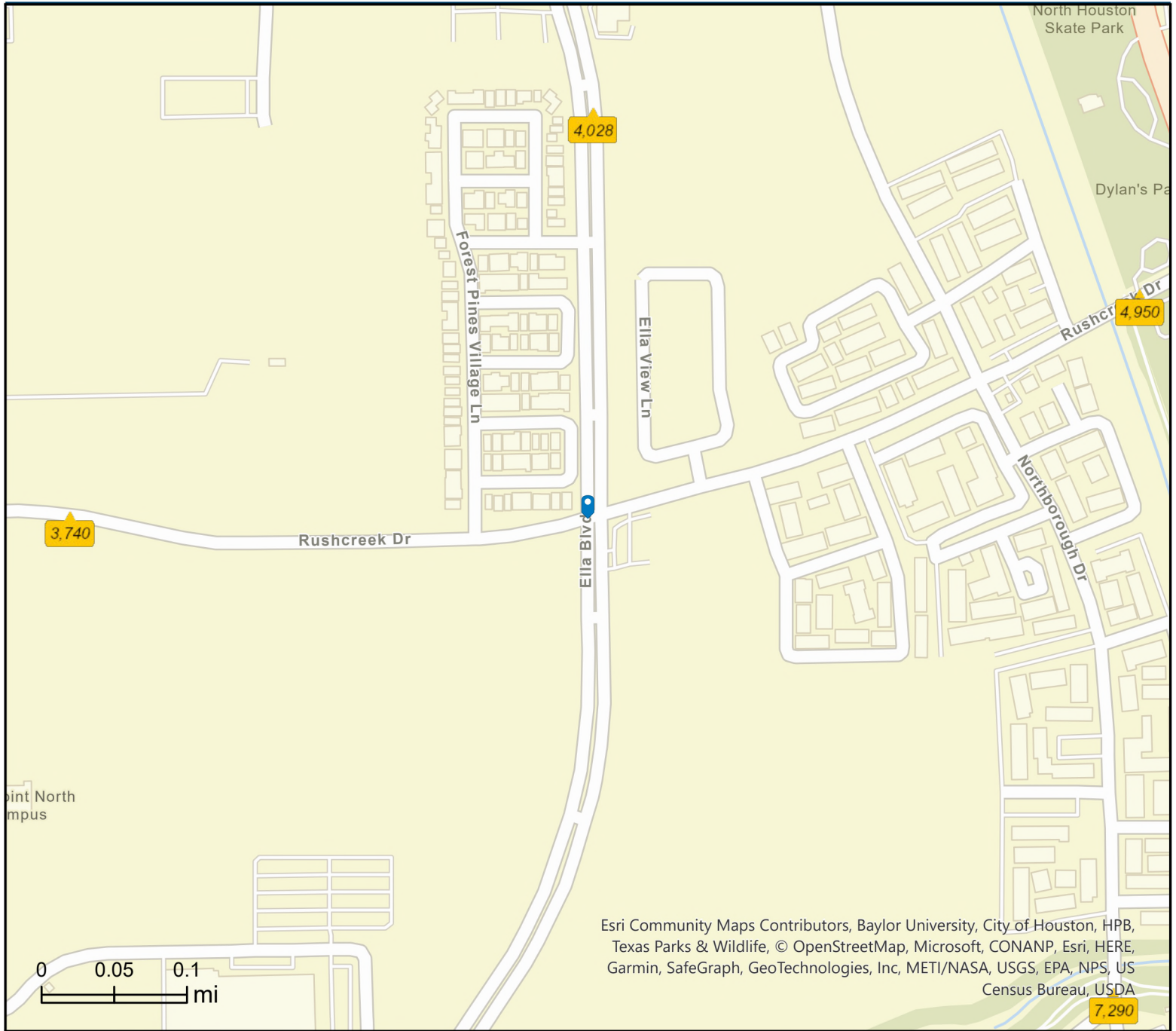
Source: ©2022 Kalibrate Technologies (Q1 2022).

September 30, 2022

Traffic Count Map - Close Up

Ella Blvd & Rushcreek Dr, Houston, Texas, 77067
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.95990
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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: ©2022 Kalibrate Technologies (Q1 2022).

September 30, 2022

The closest match to Ella Blvd Rushcreek Dr, Houston, TX 77067 is ELLA BLVD HOUSTON, TX 77067

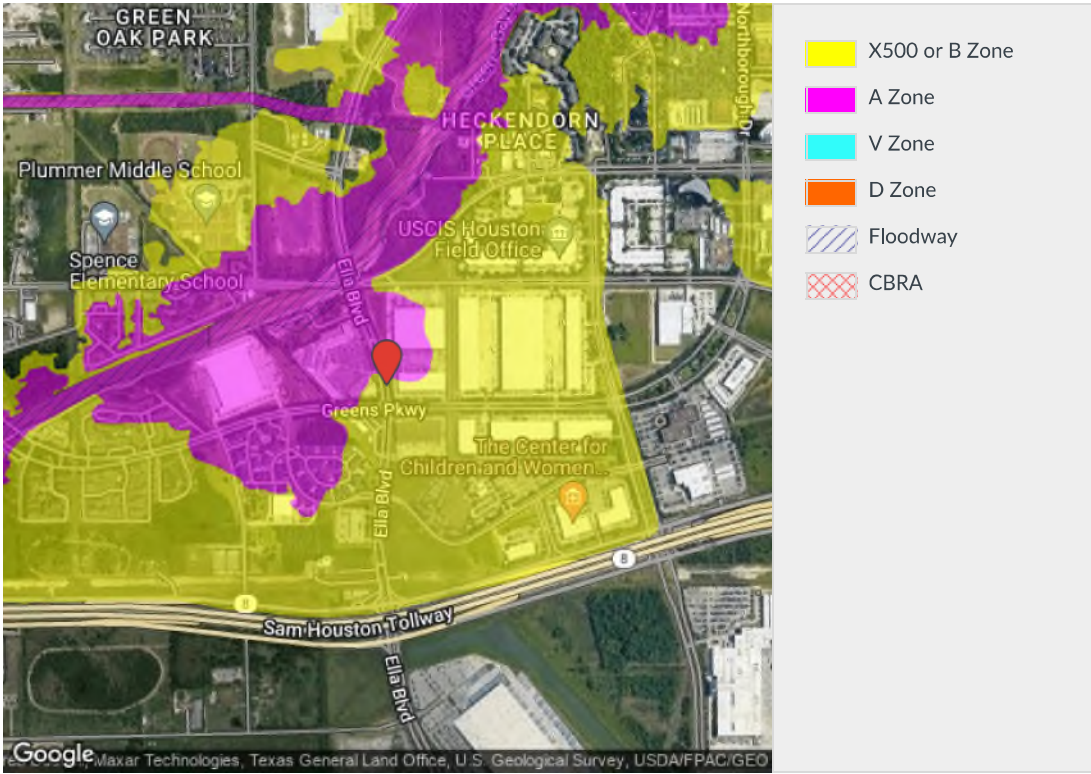
ELLA BLVD HOUSTON, TX 77067

LOCATION ACCURACY:  Fair

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480296	PANEL	0460M
PANEL DATE	October 16, 2013	MAP NUMBER	48201C0460M





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 coincidental 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.

Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen Commercial			
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

Information available at www.trec.texas.gov

IABS 1-0 Date