



+/- 2.77 AC FOR SALE

Building and Land

6498 Wilcrest Dr, Houston, TX 77072



Property Description

- Lot Size: +/- 2.77 AC
- Price: \$5,250,000
- GLA: 34,234 SF
- First Floor Fully Leased
- Located in the International District
- Accessible to Beltway 8, Hwy 6, West Park Tollway, and I-69/US 59
- Minutes to Harwin Shopping District
- Approx. 30 Miles to Houston Intercontinental Airport, +/- 25 miles to the Port of Houston, +/- 15 Miles to Downtown Houston, +/- 14 miles to the Houston Medical Center



Danny Nguyen, CCIM

M - (713) 478-2972

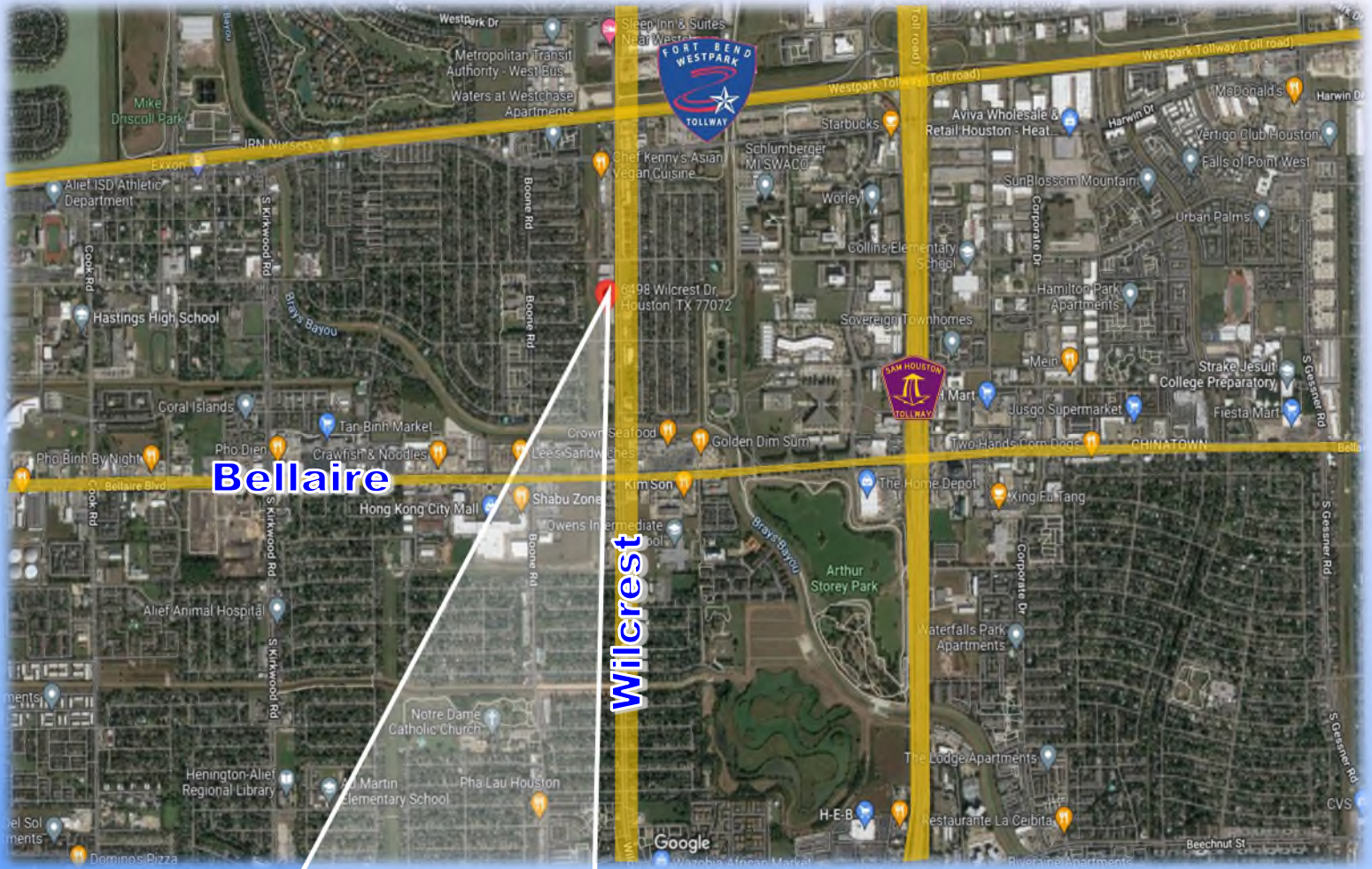
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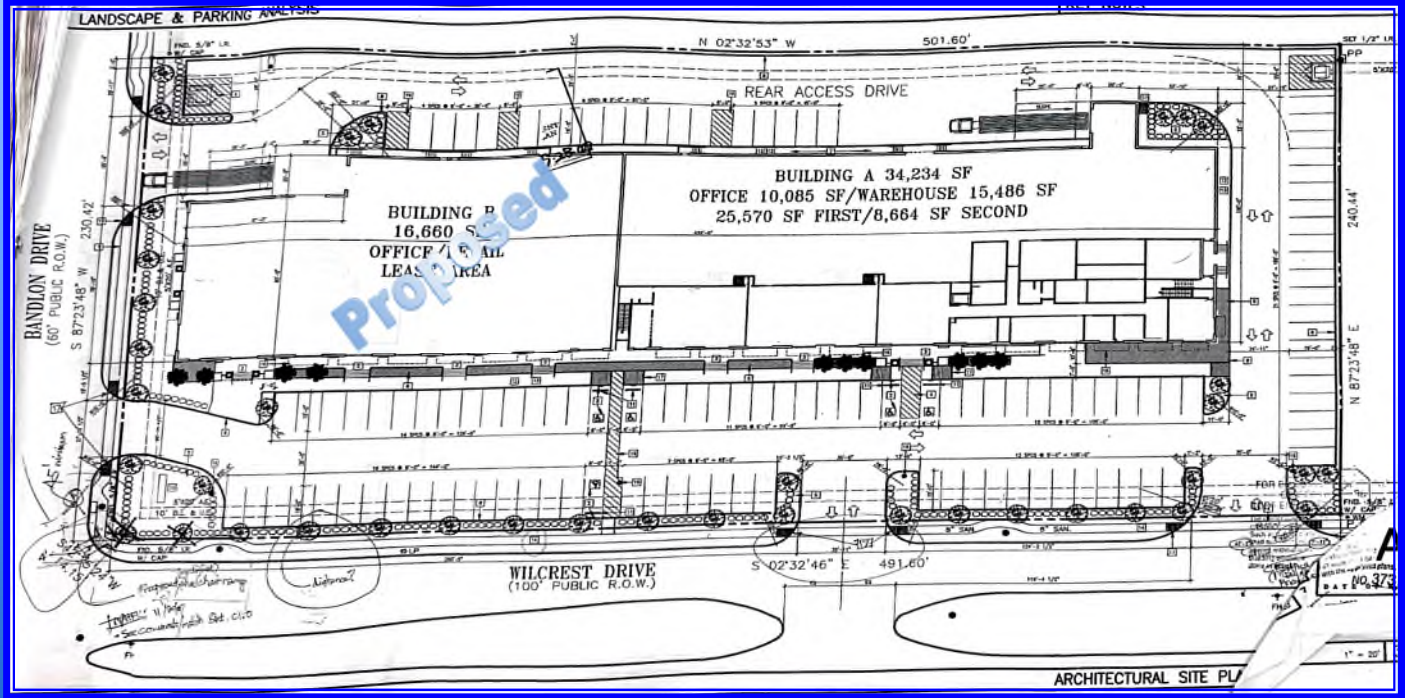
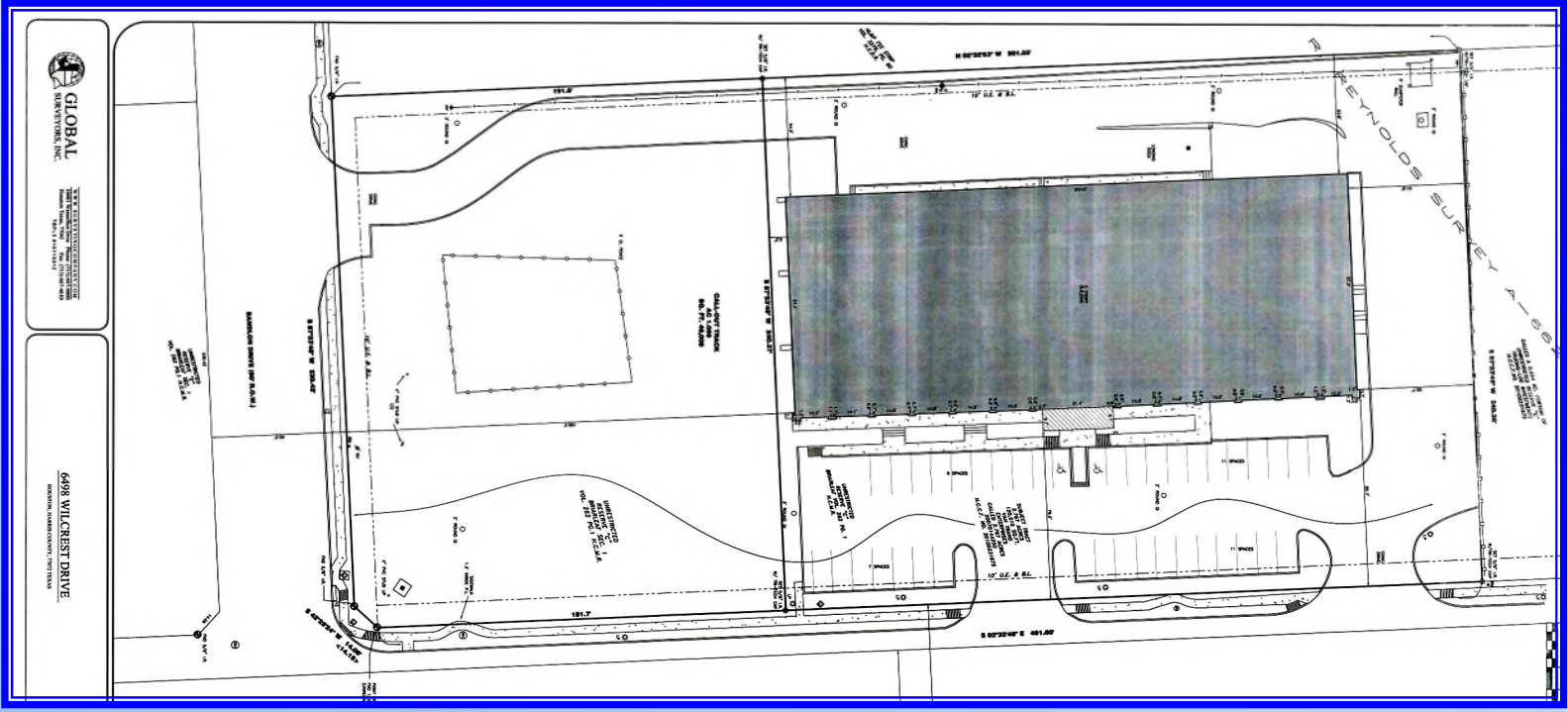
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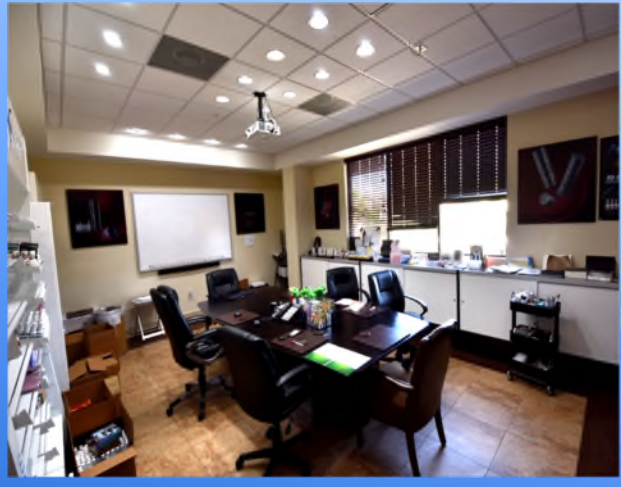
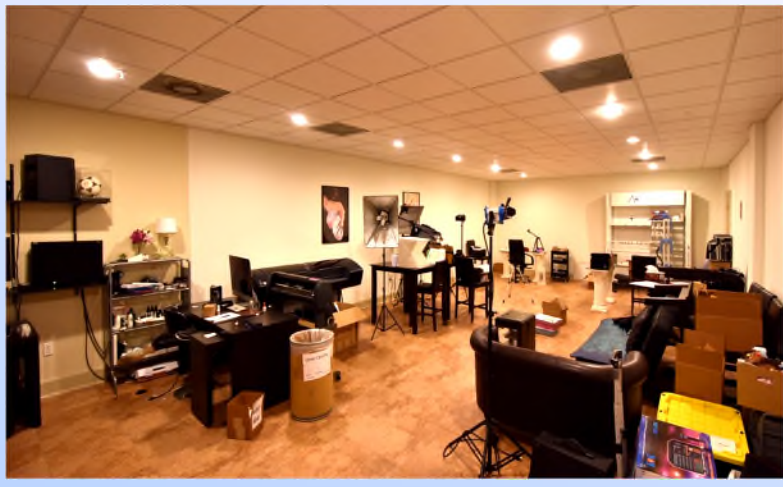
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Second Floor Suites are versatile in use, i.e. Conference rooms, training, rooms, offices with built-out kitchens and Bathrooms.



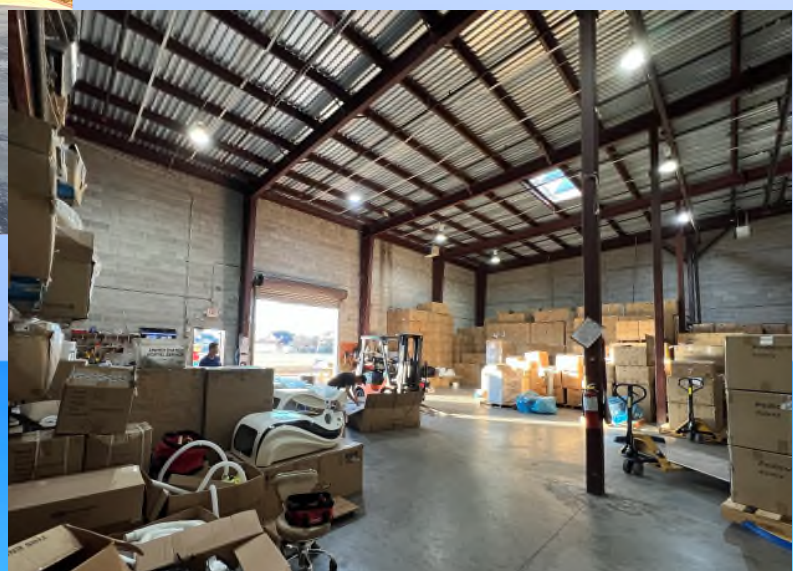
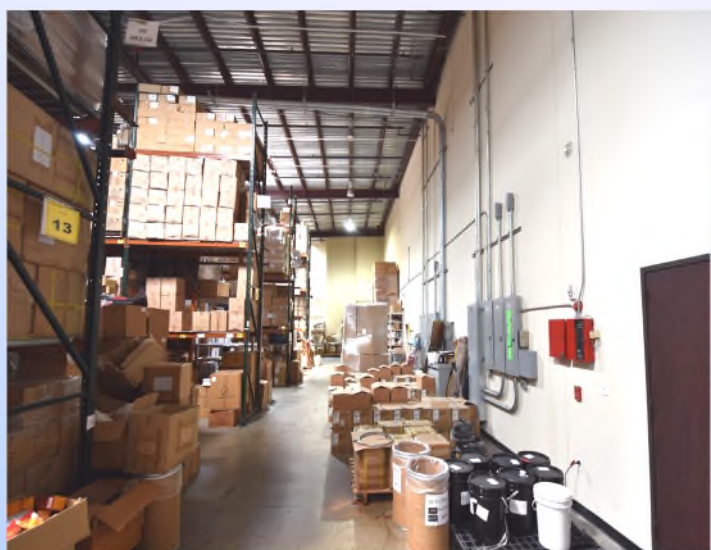
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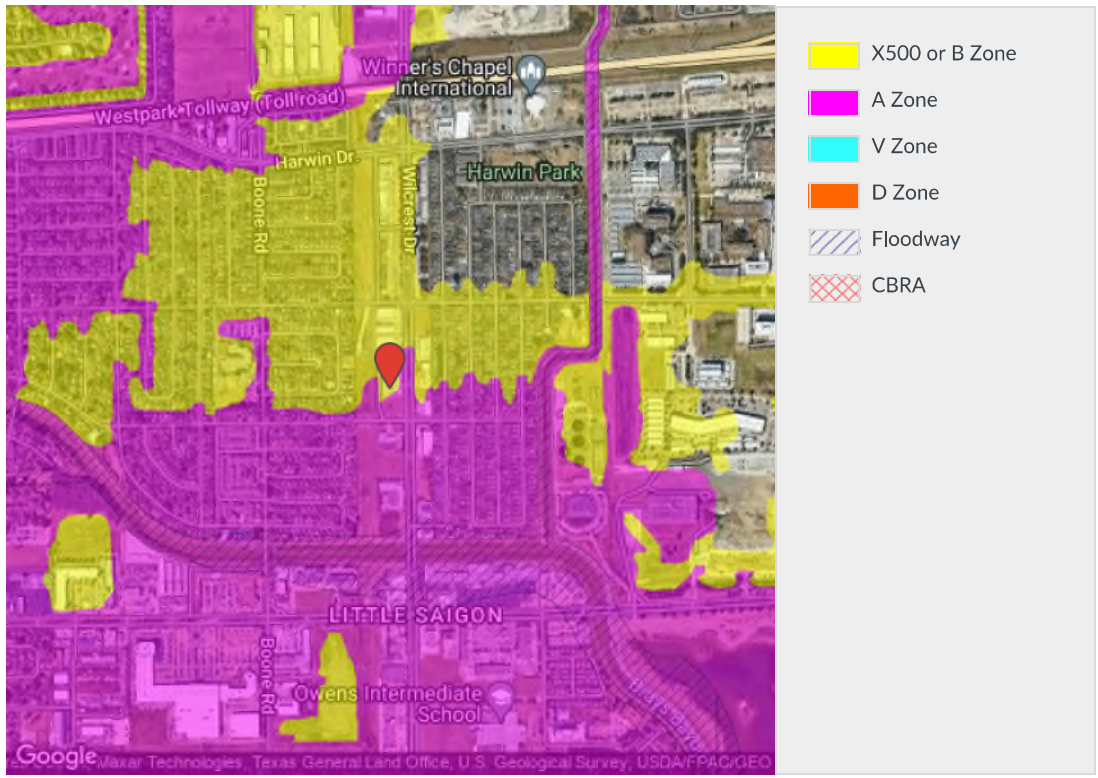
6498 WILCREST DR HOUSTON, TX 77072-1495

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480296	PANEL	0830L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0830L





Executive Summary

6498 Wilcrest Dr, Houston, Texas, 77072
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.70975
 Longitude: -95.57193

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	23,772	213,165	394,497
2020 Population	24,442	224,964	432,381
2023 Population	24,303	223,761	434,920
2028 Population	24,108	224,594	440,603
2010-2020 Annual Rate	0.28%	0.54%	0.92%
2020-2023 Annual Rate	-0.18%	-0.16%	0.18%
2023-2028 Annual Rate	-0.16%	0.07%	0.26%
2023 Male Population	49.8%	50.2%	50.0%
2023 Female Population	50.2%	49.8%	50.0%
2023 Median Age	32.3	32.6	34.7

In the identified area, the current year population is 434,920. In 2020, the Census count in the area was 432,381. The rate of change since 2020 was 0.18% annually. The five-year projection for the population in the area is 440,603 representing a change of 0.26% annually from 2023 to 2028. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 34.7, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	12.6%	18.4%	27.6%
2023 Black Alone	18.7%	25.8%	22.5%
2023 American Indian/Alaska Native Alone	1.5%	1.2%	1.3%
2023 Asian Alone	20.9%	15.1%	14.2%
2023 Pacific Islander Alone	0.0%	0.1%	0.0%
2023 Other Race	30.0%	25.3%	19.6%
2023 Two or More Races	16.2%	14.1%	14.8%
2023 Hispanic Origin (Any Race)	53.8%	45.2%	39.2%

Persons of Hispanic origin represent 39.2% of the population in the identified area compared to 19.4% 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 89.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	40	46	78
2010 Households	7,620	79,760	148,241
2020 Households	8,231	85,881	166,417
2023 Households	8,220	86,291	168,527
2028 Households	8,246	87,452	172,264
2010-2020 Annual Rate	0.77%	0.74%	1.16%
2020-2023 Annual Rate	-0.04%	0.15%	0.39%
2023-2028 Annual Rate	0.06%	0.27%	0.44%
2023 Average Household Size	2.95	2.58	2.57

The household count in this area has changed from 166,417 in 2020 to 168,527 in the current year, a change of 0.39% annually. The five-year projection of households is 172,264, a change of 0.44% annually from the current year total. Average household size is currently 2.57, compared to 2.59 in the year 2020. The number of families in the current year is 101,208 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



Executive Summary

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	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	22.1%	30.4%	28.4%
Median Household Income			
2023 Median Household Income	\$42,415	\$42,567	\$56,103
2028 Median Household Income	\$48,065	\$47,769	\$62,597
2023-2028 Annual Rate	2.53%	2.33%	2.21%
Average Household Income			
2023 Average Household Income	\$64,435	\$67,190	\$93,140
2028 Average Household Income	\$72,444	\$76,084	\$104,099
2023-2028 Annual Rate	2.37%	2.52%	2.25%
Per Capita Income			
2023 Per Capita Income	\$21,699	\$26,036	\$36,101
2028 Per Capita Income	\$24,668	\$29,750	\$40,703
2023-2028 Annual Rate	2.60%	2.70%	2.43%
GINI Index			
2023 Gini Index	46.3	45.7	44.5
Households by Income			
Current median household income is \$56,103 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$62,597 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$93,140 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$104,099 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$36,101 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$40,703 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	105	77	79
2010 Total Housing Units	8,680	92,517	166,512
2010 Owner Occupied Housing Units	3,264	24,536	65,978
2010 Renter Occupied Housing Units	4,356	55,224	82,274
2010 Vacant Housing Units	1,060	12,757	18,271
2020 Total Housing Units	8,959	95,264	182,908
2020 Vacant Housing Units	728	9,383	16,491
2023 Total Housing Units	8,960	95,848	185,677
2023 Owner Occupied Housing Units	3,394	24,095	66,809
2023 Renter Occupied Housing Units	4,826	62,196	101,718
2023 Vacant Housing Units	740	9,557	17,150
2028 Total Housing Units	9,035	97,294	189,781
2028 Owner Occupied Housing Units	3,510	24,861	68,859
2028 Renter Occupied Housing Units	4,735	62,591	103,404
2028 Vacant Housing Units	789	9,842	17,517
Socioeconomic Status Index			
2023 Socioeconomic Status Index	36.6	36.1	41.7

Currently, 36.0% of the 185,677 housing units in the area are owner occupied; 54.8%, renter occupied; and 9.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 182,908 housing units in the area and 9.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.46%. Median home value in the area is \$265,441, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.32% annually to \$312,456.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

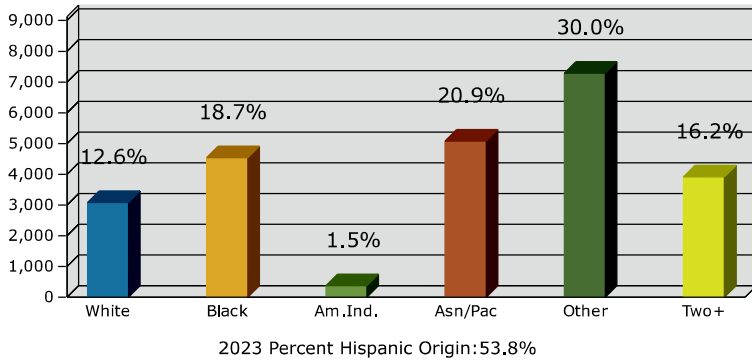


Graphic Profile

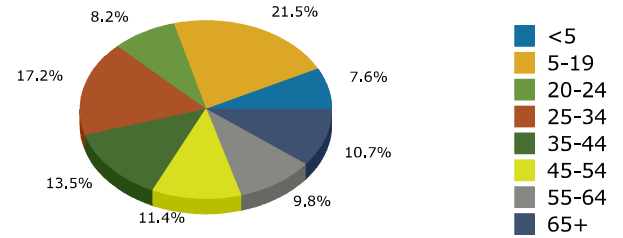
6498 Wilcrest Dr, Houston, Texas, 77072
 Drive time band: 0 - 5 minute radius

Prepared by Esri
 Latitude: 29.70975
 Longitude: -95.57193

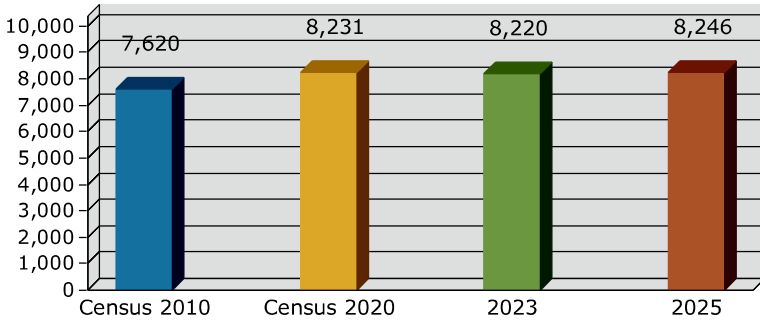
2023 Population by Race



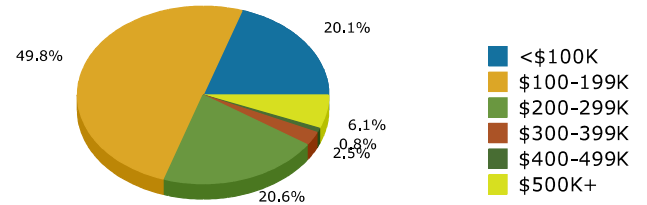
2023 Population by Age



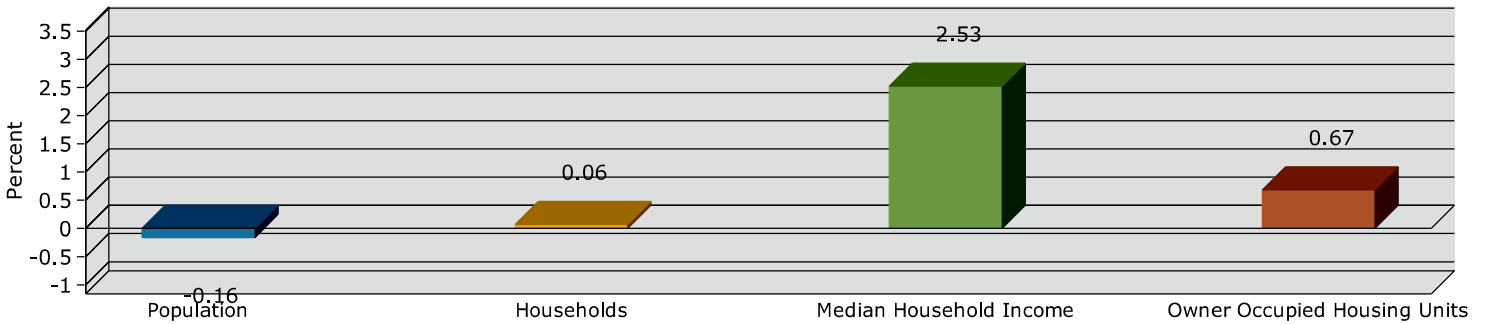
Households



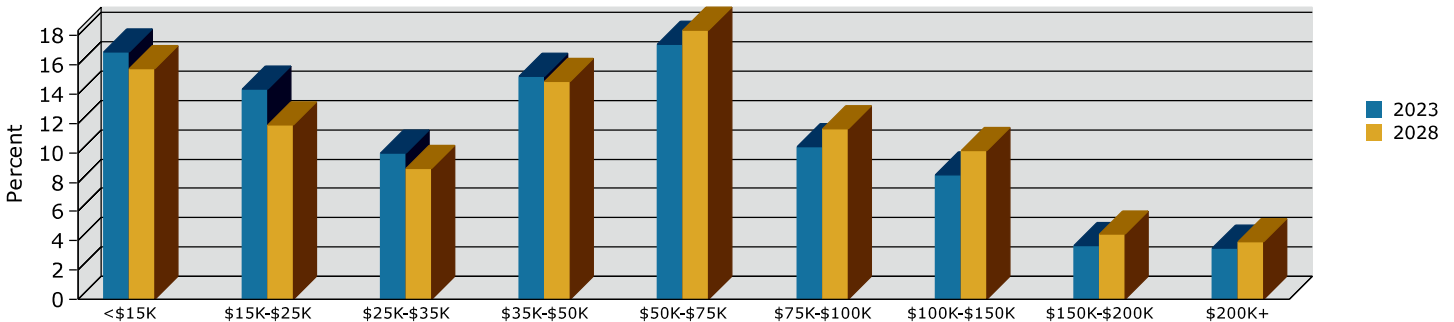
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

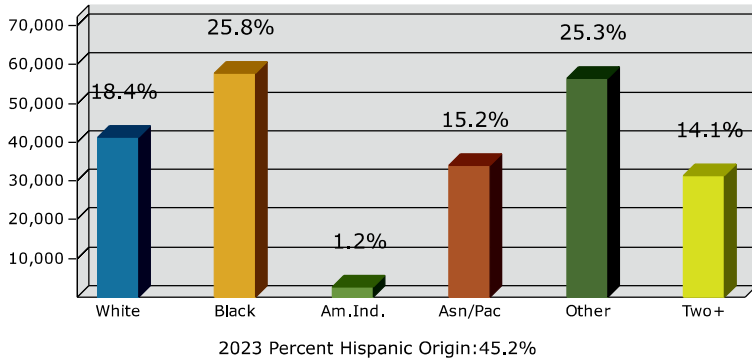


Graphic Profile

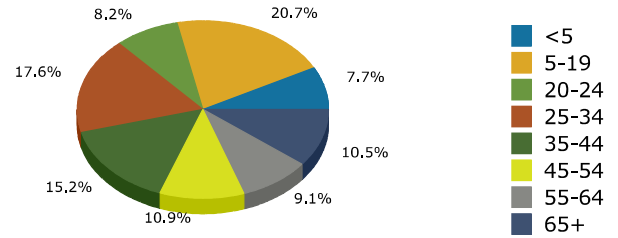
6498 Wilcrest Dr, Houston, Texas, 77072
 Drive time band: 5 - 10 minute radius

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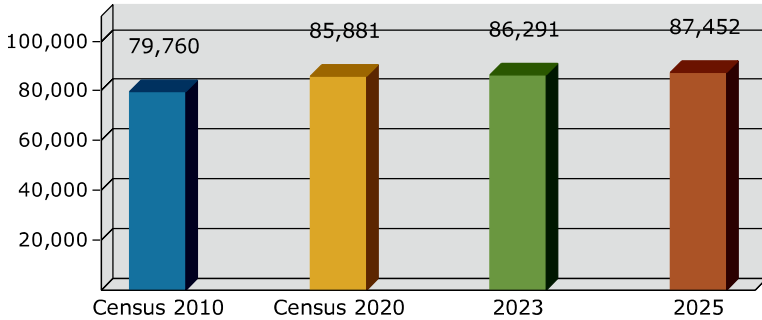
2023 Population by Race



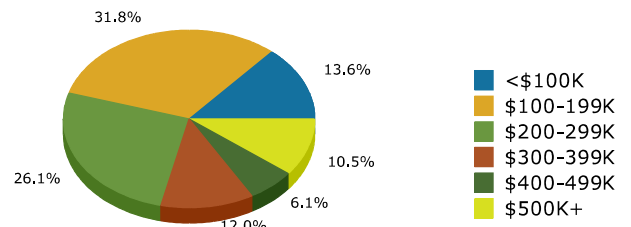
2023 Population by Age



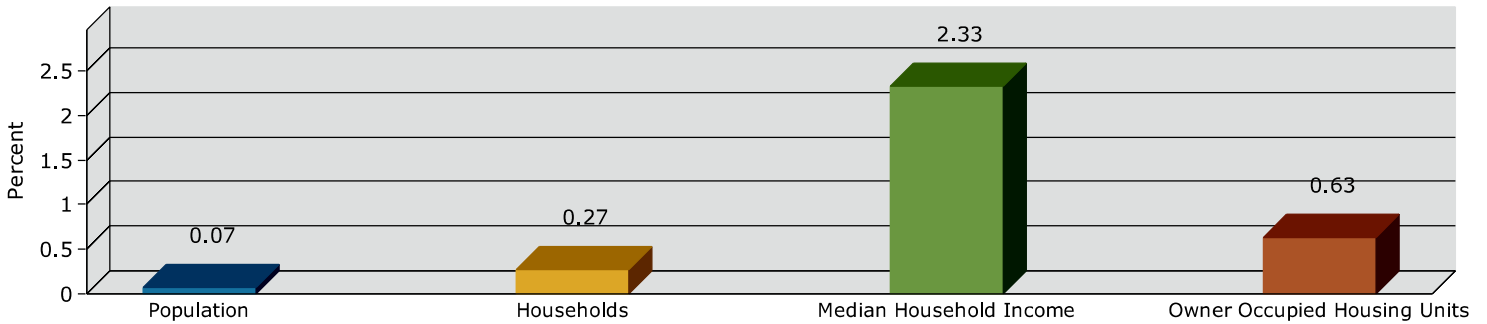
Households



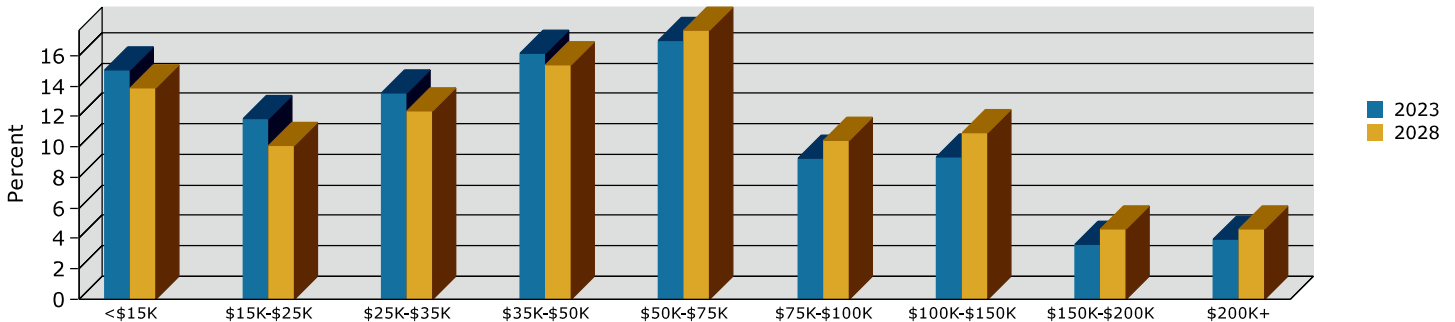
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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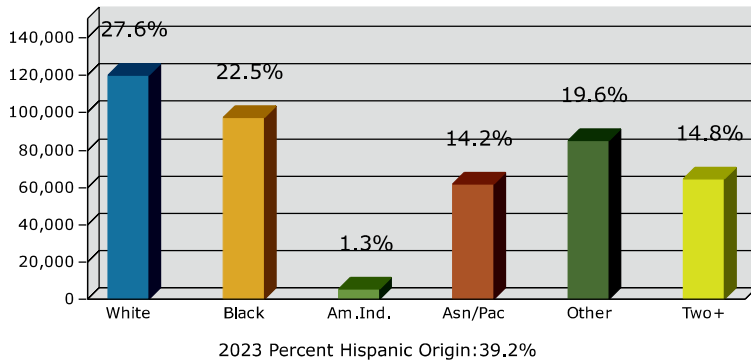


Graphic Profile

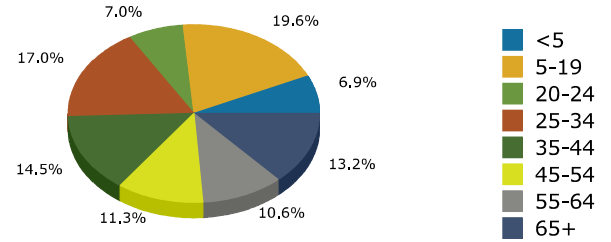
6498 Wilcrest Dr, Houston, Texas, 77072
 Drive time band: 10 - 15 minute radius

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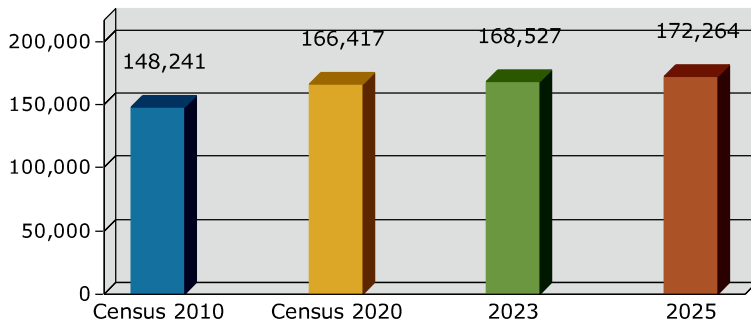
2023 Population by Race



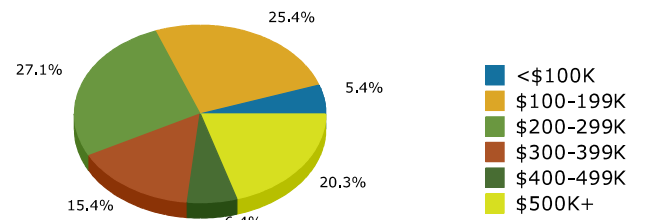
2023 Population by Age



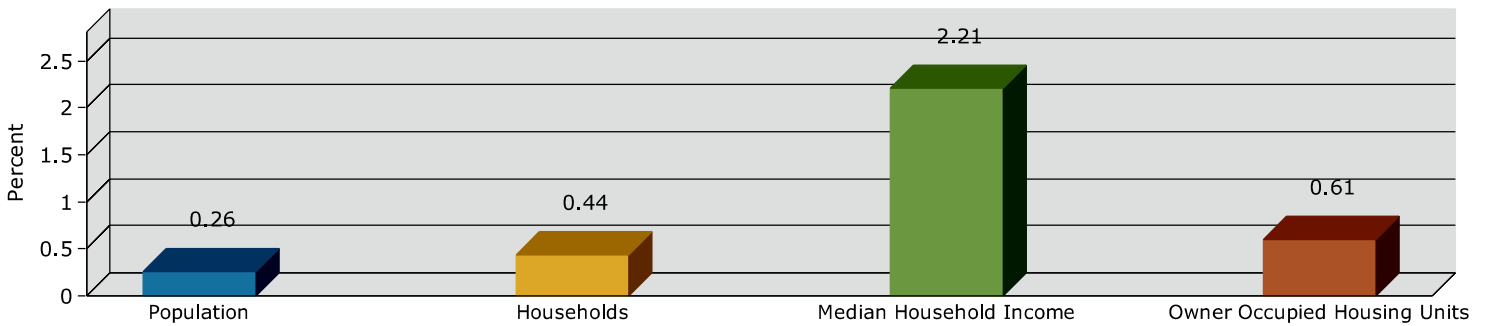
Households



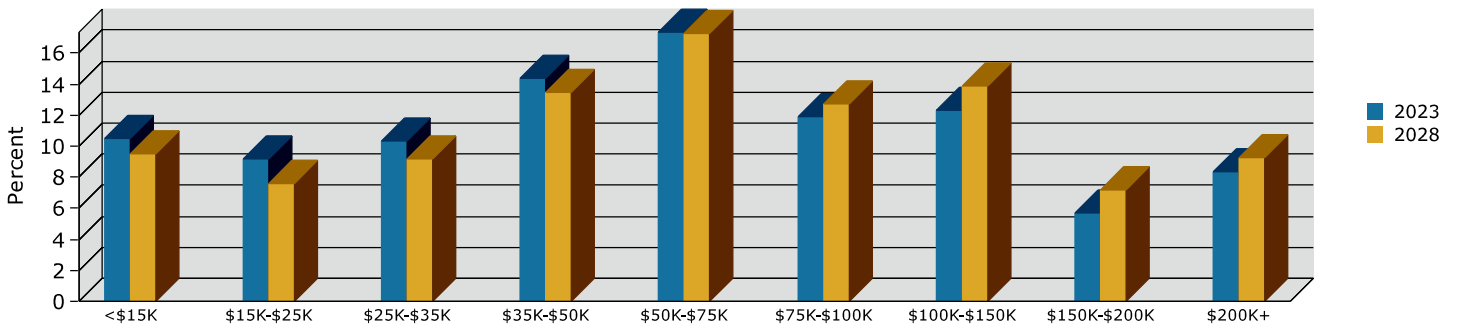
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

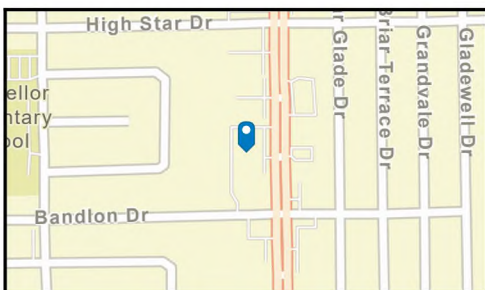
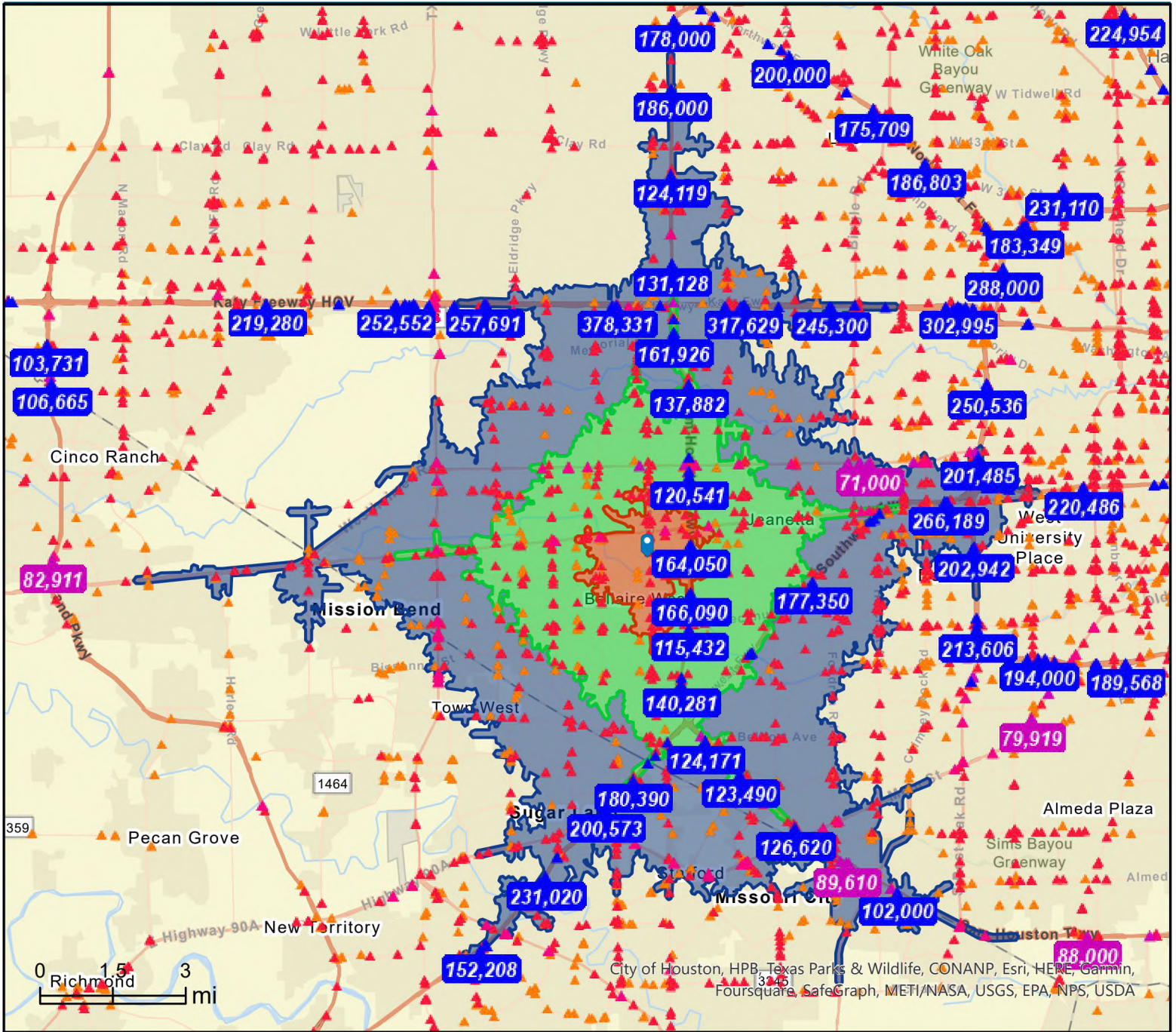


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Traffic Count Map

6498 Wilcrest Dr, Houston, Texas, 77072
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.70975
 Longitude: -95.57193



- 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: ©2023 Kalibrate Technologies (Q2 2023).

October 20, 2023

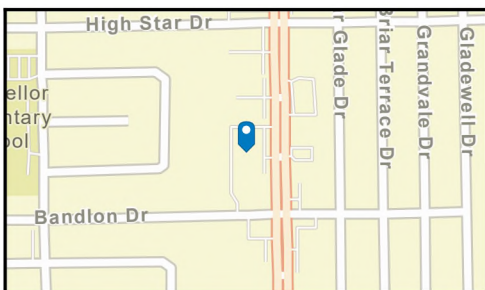
Traffic Count Map - Close Up

6498 Wilcrest Dr, Houston, Texas, 77072
 Drive time bands: 0-5, 5-10, 10-15 minute radii

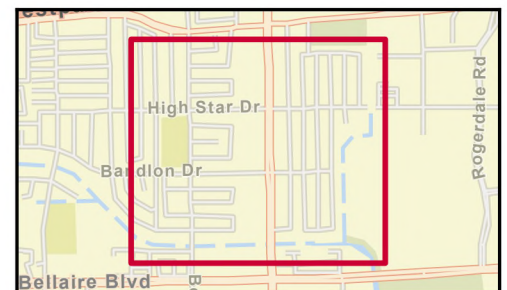
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	Bandlon Dr	Wilcrest Dr (0.08 miles E)	2011	1,440
0.09	Wilcrest Dr	High Star Dr (0.05 miles N)	2014	22,223
0.14	High Star Dr	Wilcrest Dr (0.06 miles E)	2014	3,553
0.16	High Star Dr	Briar Glade Dr (0.02 miles E)	2014	3,186
0.17	Wilcrest Dr	High Star Dr (0.03 miles S)	2014	21,510
0.30	Wilcrest Dr	Briar Glade Dr (0.05 miles N)	2014	22,578
0.37	Boone Rd	Oakcenter Dr (0.05 miles N)	2006	8,130
0.37	Wilcrest Dr	Harwin Dr (0.03 miles N)	2011	17,880
0.40	Harwin Drive	Wilcrest Dr (0.03 miles E)	2019	22,965
0.41	Harwin Dr	Wilcrest Dr (0.02 miles W)	2014	30,345
0.42	Boone Rd	Harwin Dr (0.02 miles N)	2010	5,503
0.43	Wilcrest Drive	Harwin Dr (0.07 miles S)	2019	22,019
0.47	Wilcrest Dr	Harwin Dr (0.07 miles S)	2011	22,490
0.50	Boone Road	Bellaire Blvd (0.12 miles N)	2019	13,123
0.53	Wilcrest Dr	Bellaire Blvd (0.12 miles N)	2014	24,415
0.54	Bellaire Blvd	Turtlewood Dr (0.1 miles W)	2013	42,434
0.56	Harwin Drive	Linnhaven Dr (0.13 miles SW)	2019	21,464
0.57	Harwin Dr	Kenwall Dr (0.21 miles W)	2011	22,240
0.65	Belle Park Dr	Moonmist Dr (0.03 miles S)	2006	2,990
0.66	WPT	N Course Dr (0.17 miles SE)	2021	64,674
0.68	Wilcrest Dr	Westpark Dr (0.07 miles N)	2014	26,197
0.70	Carnelian Dr	High Star Dr (0.01 miles S)	2011	3,530
0.74	Westpark Dr	Wilcrest Dr (0.06 miles E)	2014	17,967
0.74	Westpark Dr	Wilcrest Dr (0.05 miles W)	2014	22,633
0.75	Belle Park Dr	Chesswood Dr (0.03 miles S)	2011	2,410
0.80	Belle Park Dr	Bellaire Blvd (0.02 miles N)	2011	1,920
0.81	Town Park Dr	Sam Houston Pkwy (0.05 miles E)	2011	2,790
0.82	Bellaire Blvd	Sam Houston Pkwy (0.11 miles E)	2009	49,021
0.84	Wilcrest Dr	Westpark Dr (0.1 miles S)	2014	24,060
0.87	Wilcrest Dr	Carvel Ln (0.02 miles S)	2014	21,125

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 2023 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: ©2023 Kalibrate Technologies (Q2 2023).