

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.

LAND FOR SALE

Ella Blvd & Rushcreek Dr, Houston, TX 77067



Lot Size: +/- 17.99 AC
Price: \$3,526,399.80
Price/SF: \$4.50



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LAND FOR SALE

Ella Blvd & Rushcreek Dr, Houston, TX 77067



Lot Size: +/- 23.49 AC
Price: \$4,605,155.50
Price/SF: \$4.50



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LAND FOR SALE

Ella Blvd & Rushcreek Dr, Houston, TX 77067



Lot Size: +/- 13.47 AC
Price: \$2,053,636.20
Price/SF: \$3.50



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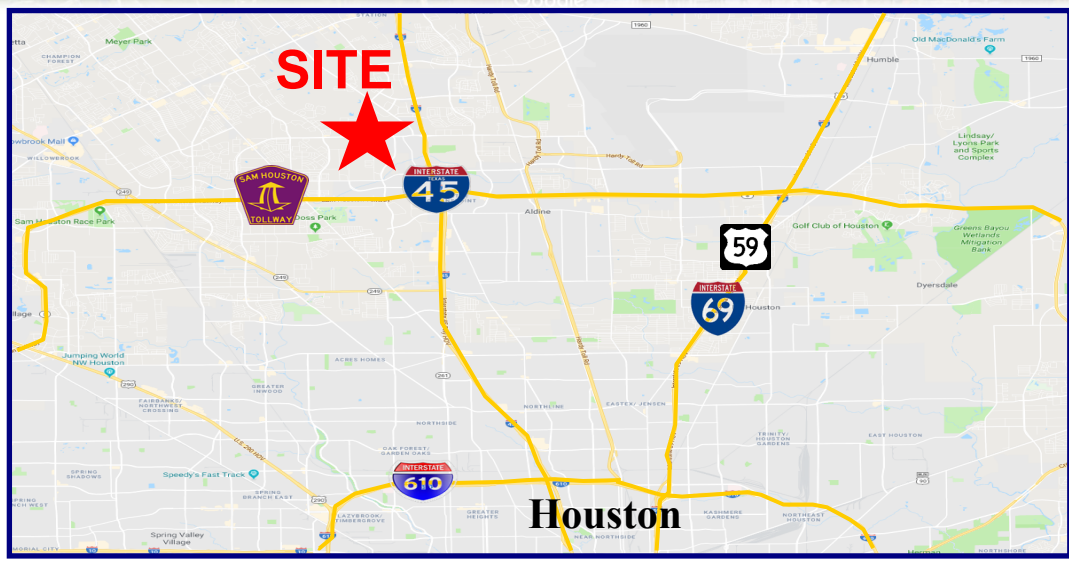
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Map View

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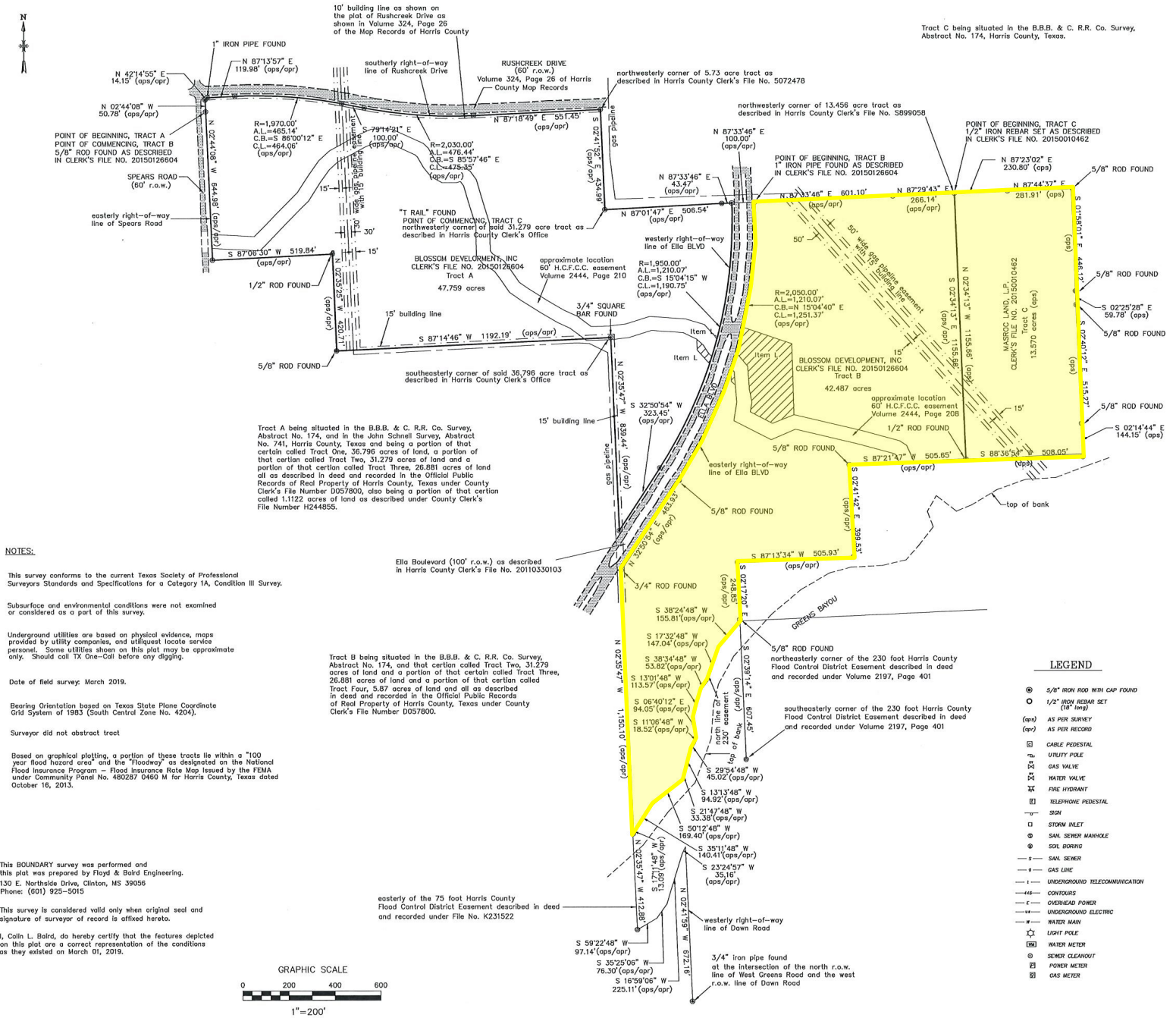
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Survey

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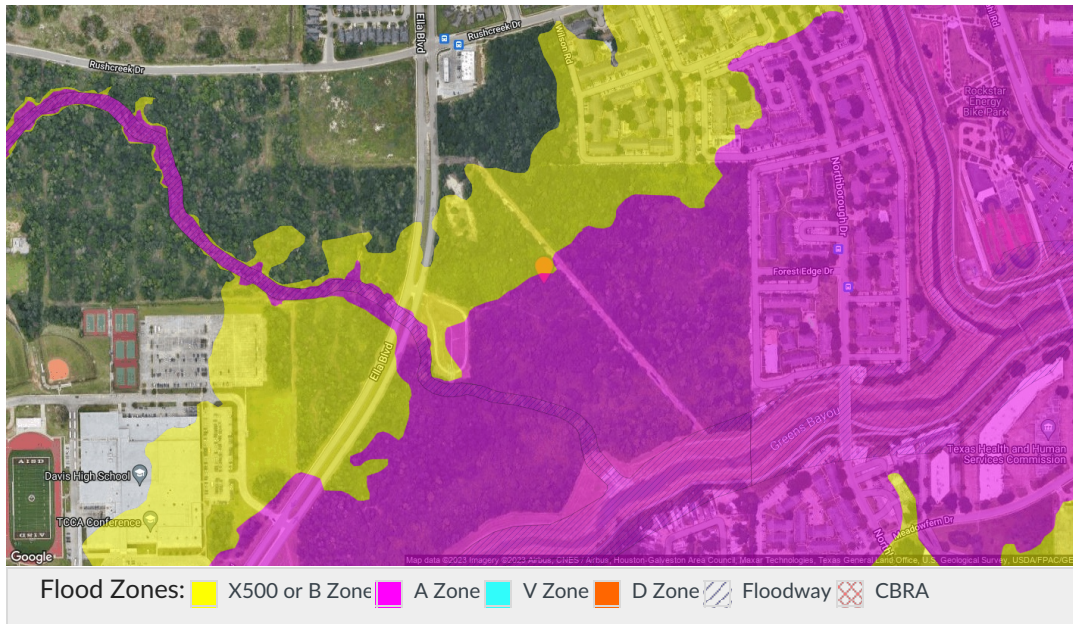
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Overview Map



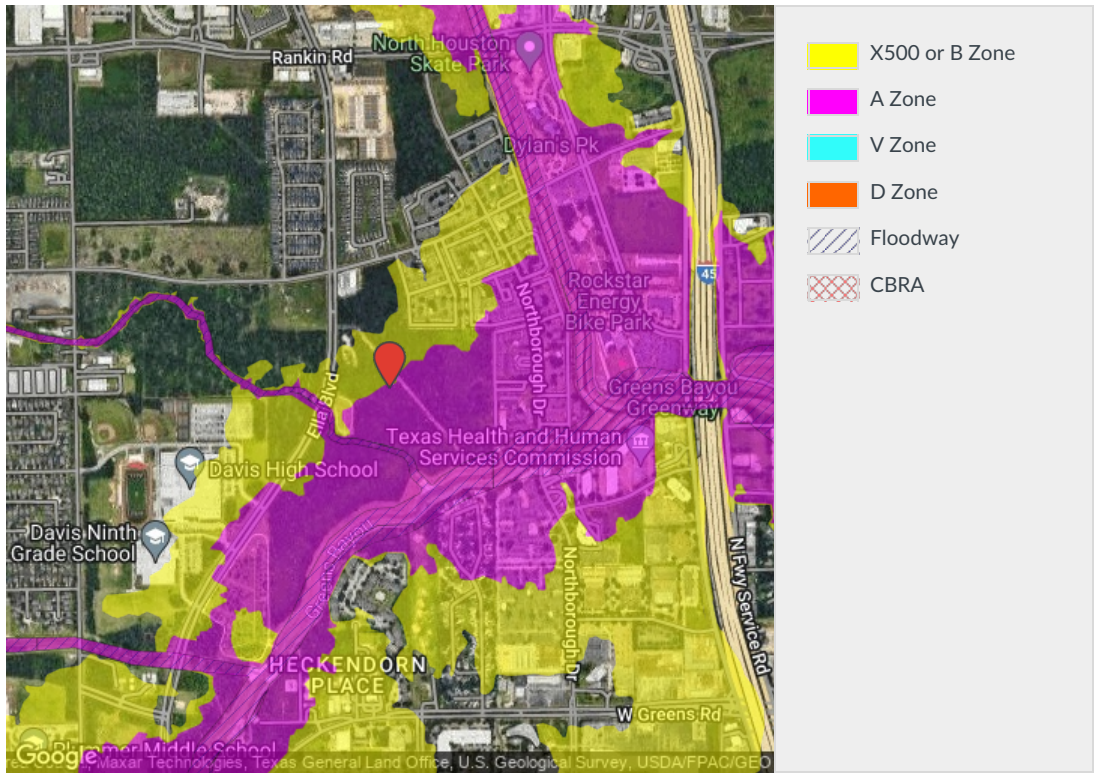
LATITUDE: 29.959932, LONGITUDE: -95.428958

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: IN 

COMMUNITY	480287	PANEL	0460M
PANEL DATE	October 16, 2013	MAP NUMBER	48201C0460M





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

Ella Blvd & Rushcreek Dr, Houston, Texas, 77067
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.95990
Longitude: -95.42916

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	32,261	166,571	293,986
2020 Population	36,610	189,255	331,587
2023 Population	36,929	190,690	341,750
2028 Population	37,159	191,748	348,310
2010-2020 Annual Rate	1.27%	1.28%	1.21%
2020-2023 Annual Rate	0.27%	0.23%	0.93%
2023-2028 Annual Rate	0.12%	0.11%	0.38%
2020 Male Population	47.8%	49.0%	49.0%
2020 Female Population	52.2%	51.0%	51.0%
2020 Median Age	29.0	30.8	33.7
2023 Male Population	48.3%	49.9%	49.5%
2023 Female Population	51.7%	50.1%	50.5%
2023 Median Age	28.5	29.9	33.6

In the identified area, the current year population is 341,750. In 2020, the Census count in the area was 331,587. The rate of change since 2020 was 0.93% annually. The five-year projection for the population in the area is 348,310 representing a change of 0.38% annually from 2023 to 2028. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 33.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	9.8%	14.6%	26.4%
2023 Black Alone	48.0%	30.9%	24.5%
2023 American Indian/Alaska Native Alone	1.2%	1.7%	1.5%
2023 Asian Alone	3.3%	4.9%	6.6%
2023 Pacific Islander Alone	0.2%	0.1%	0.1%
2023 Other Race	25.5%	31.2%	24.0%
2023 Two or More Races	11.9%	16.6%	16.9%
2023 Hispanic Origin (Any Race)	43.7%	57.2%	49.6%

Persons of Hispanic origin represent 49.6% 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 89.0 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	31	42	68
2010 Households	11,500	51,685	96,226
2020 Households	13,029	60,345	111,349
2023 Households	13,131	61,282	115,394
2028 Households	13,318	62,148	118,815
2010-2020 Annual Rate	1.26%	1.56%	1.47%
2020-2023 Annual Rate	0.24%	0.48%	1.10%
2023-2028 Annual Rate	0.28%	0.28%	0.59%
2023 Average Household Size	2.81	3.10	2.94

The household count in this area has changed from 111,349 in 2020 to 115,394 in the current year, a change of 1.10% annually. The five-year projection of households is 118,815, a change of 0.59% annually from the current year total. Average household size is currently 2.94, compared to 2.96 in the year 2020. The number of families in the current year is 82,356 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 into 2020 geography and Census 2020 data.



Executive Summary

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	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	28.7%	23.5%	23.2%
Median Household Income			
2023 Median Household Income	\$37,444	\$45,670	\$56,069
2028 Median Household Income	\$40,504	\$51,200	\$63,797
2023-2028 Annual Rate	1.58%	2.31%	2.62%
Average Household Income			
2023 Average Household Income	\$54,830	\$66,363	\$83,288
2028 Average Household Income	\$61,659	\$75,631	\$95,191
2023-2028 Annual Rate	2.38%	2.65%	2.71%
Per Capita Income			
2023 Per Capita Income	\$19,451	\$21,397	\$28,111
2028 Per Capita Income	\$22,055	\$24,593	\$32,449
2023-2028 Annual Rate	2.54%	2.82%	2.91%
GINI Index			
2023 Gini Index	43.9	43.1	43.8

Households by Income

Current median household income is \$56,069 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$63,797 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$83,288 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$95,191 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$28,111 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$32,449 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	81	96	95
2010 Total Housing Units	14,207	59,374	105,593
2010 Owner Occupied Housing Units	3,374	23,663	57,157
2010 Renter Occupied Housing Units	8,134	28,016	39,055
2010 Vacant Housing Units	2,707	7,689	9,367
2020 Total Housing Units	14,571	65,460	120,098
2020 Owner Occupied Housing Units	3,320	26,168	60,111
2020 Renter Occupied Housing Units	9,709	34,177	51,238
2020 Vacant Housing Units	1,512	5,058	8,671
2023 Total Housing Units	14,700	66,792	125,091
2023 Owner Occupied Housing Units	3,508	26,709	65,242
2023 Renter Occupied Housing Units	9,623	34,573	50,152
2023 Vacant Housing Units	1,569	5,510	9,697
2028 Total Housing Units	14,903	67,819	128,660
2028 Owner Occupied Housing Units	3,646	27,677	68,121
2028 Renter Occupied Housing Units	9,673	34,470	50,695
2028 Vacant Housing Units	1,585	5,671	9,845

Socioeconomic Status Index

2023 Socioeconomic Status Index	36.9	36.6	40.1
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Currently, 52.2% of the 125,091 housing units in the area are owner occupied; 40.1%, renter occupied; and 7.8% 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 120,098 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.26%. Median home value in the area is \$216,412, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.08% annually to \$264,320.

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 into 2020 geography and Census 2020 data.

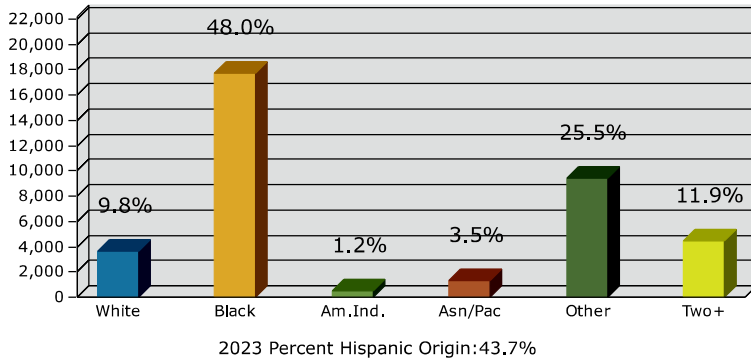


Graphic Profile

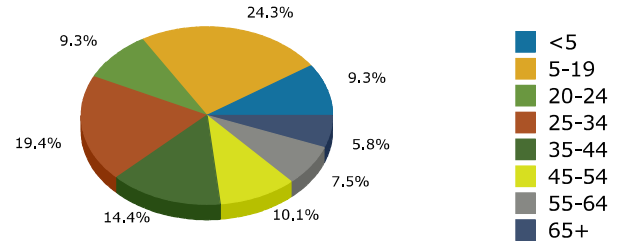
Ella Blvd & Rushcreek Dr, Houston, Texas, 77067
 Drive time band: 0 - 5 minute radius

Prepared by Esri
 Latitude: 29.95990
 Longitude: -95.42916

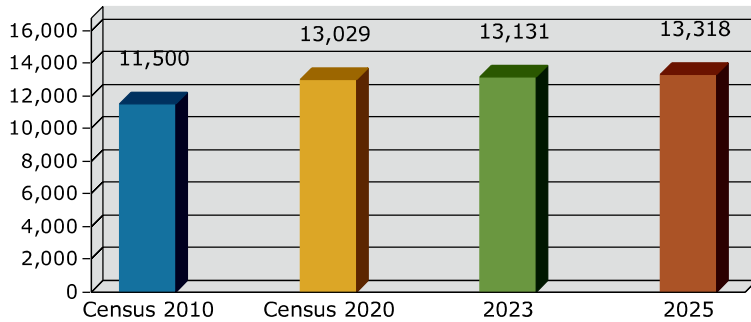
2023 Population by Race



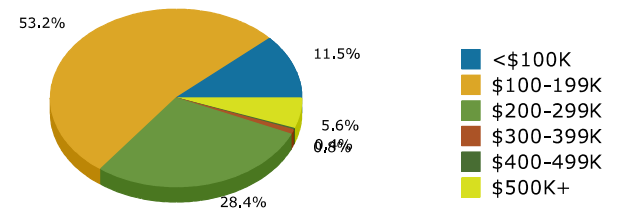
2023 Population by Age



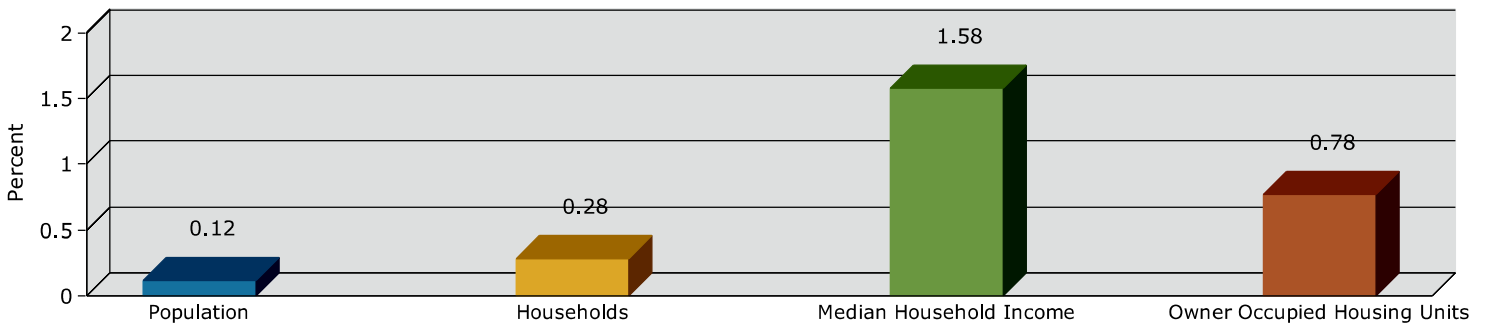
Households



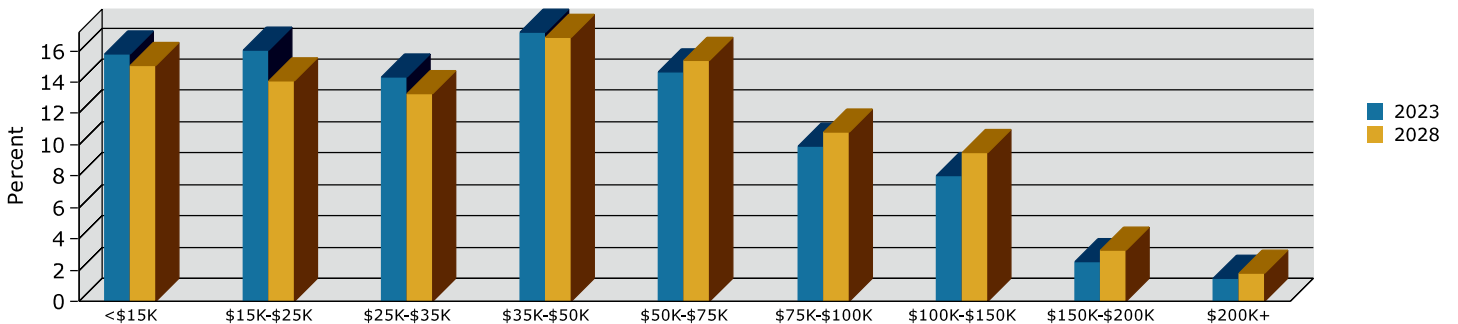
2023 Home Value



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.

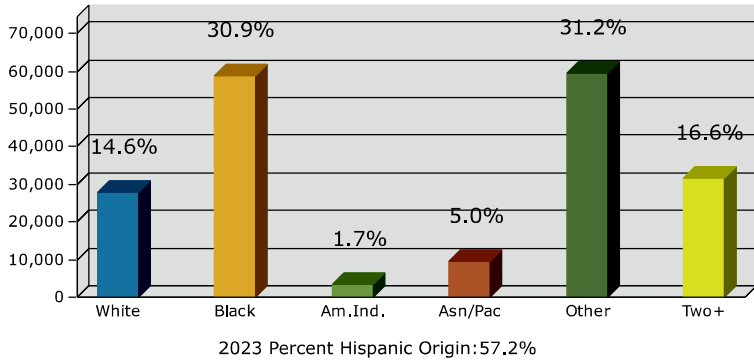


Graphic Profile

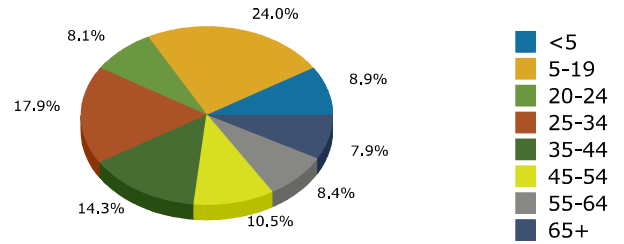
Ella Blvd & Rushcreek Dr, Houston, Texas, 77067
 Drive time band: 5 - 10 minute radius

Prepared by Esri
 Latitude: 29.95990
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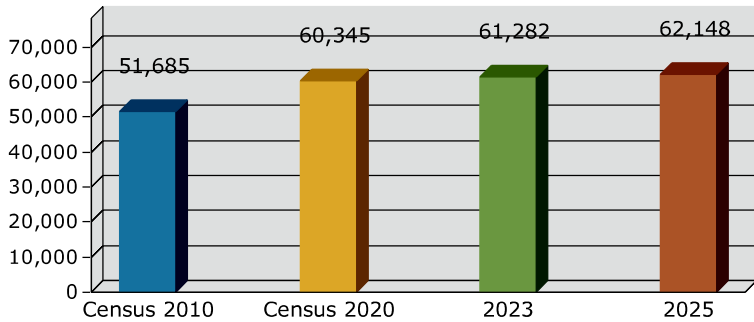
2023 Population by Race



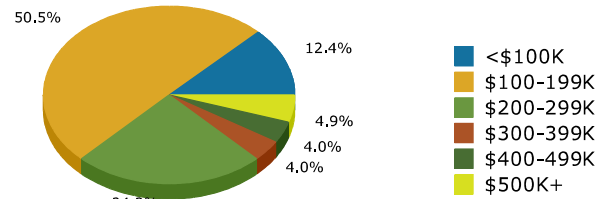
2023 Population by Age



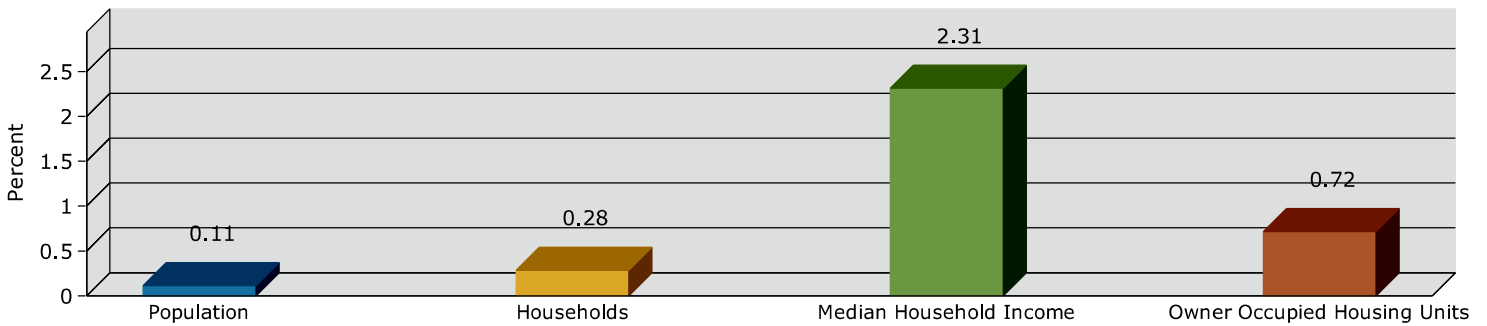
Households



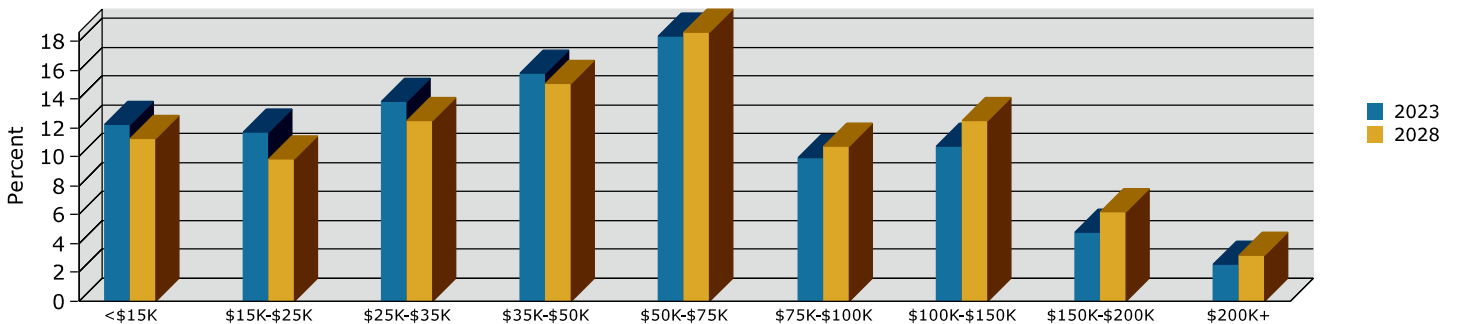
2023 Home Value



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.

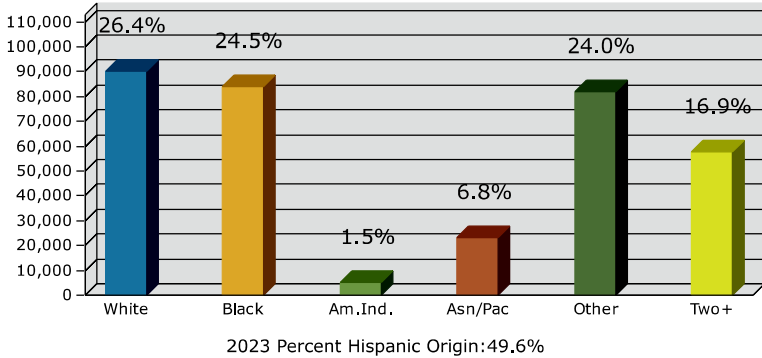


Graphic Profile

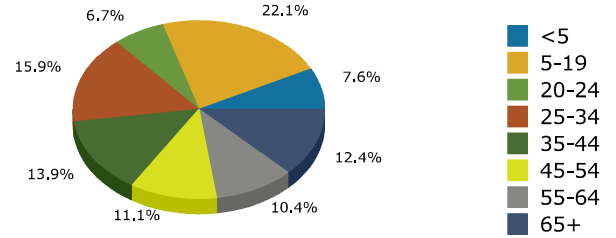
Ella Blvd & Rushcreek Dr, Houston, Texas, 77067
 Drive time band: 10 - 15 minute radius

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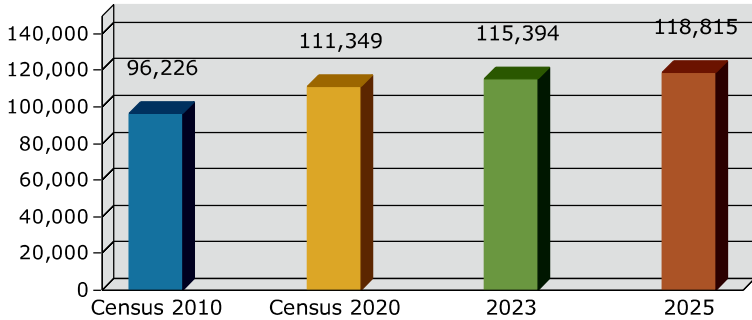
2023 Population by Race



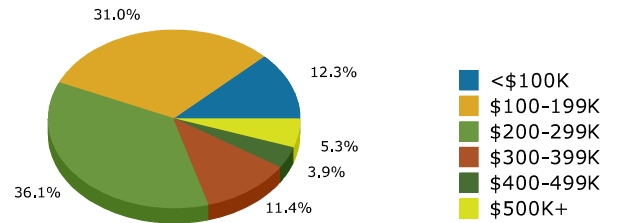
2023 Population by Age



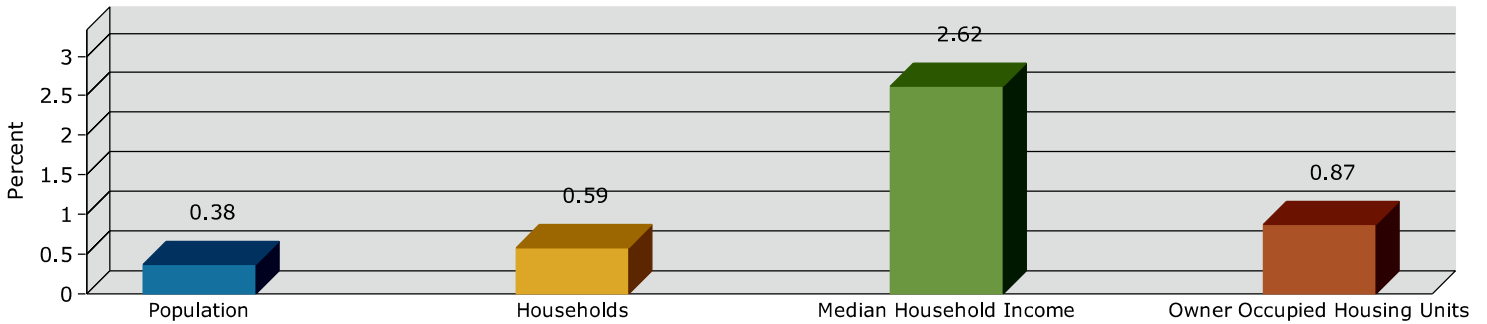
Households



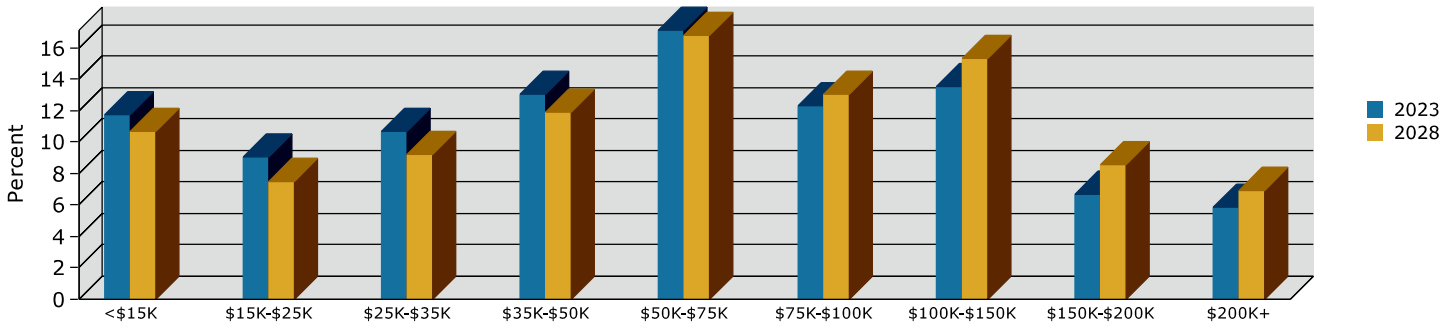
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

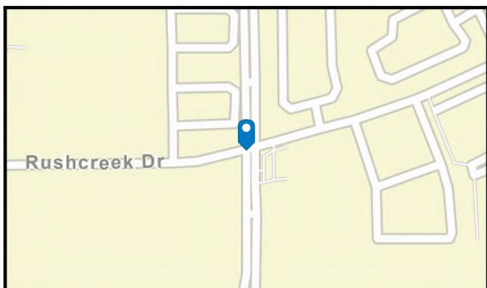
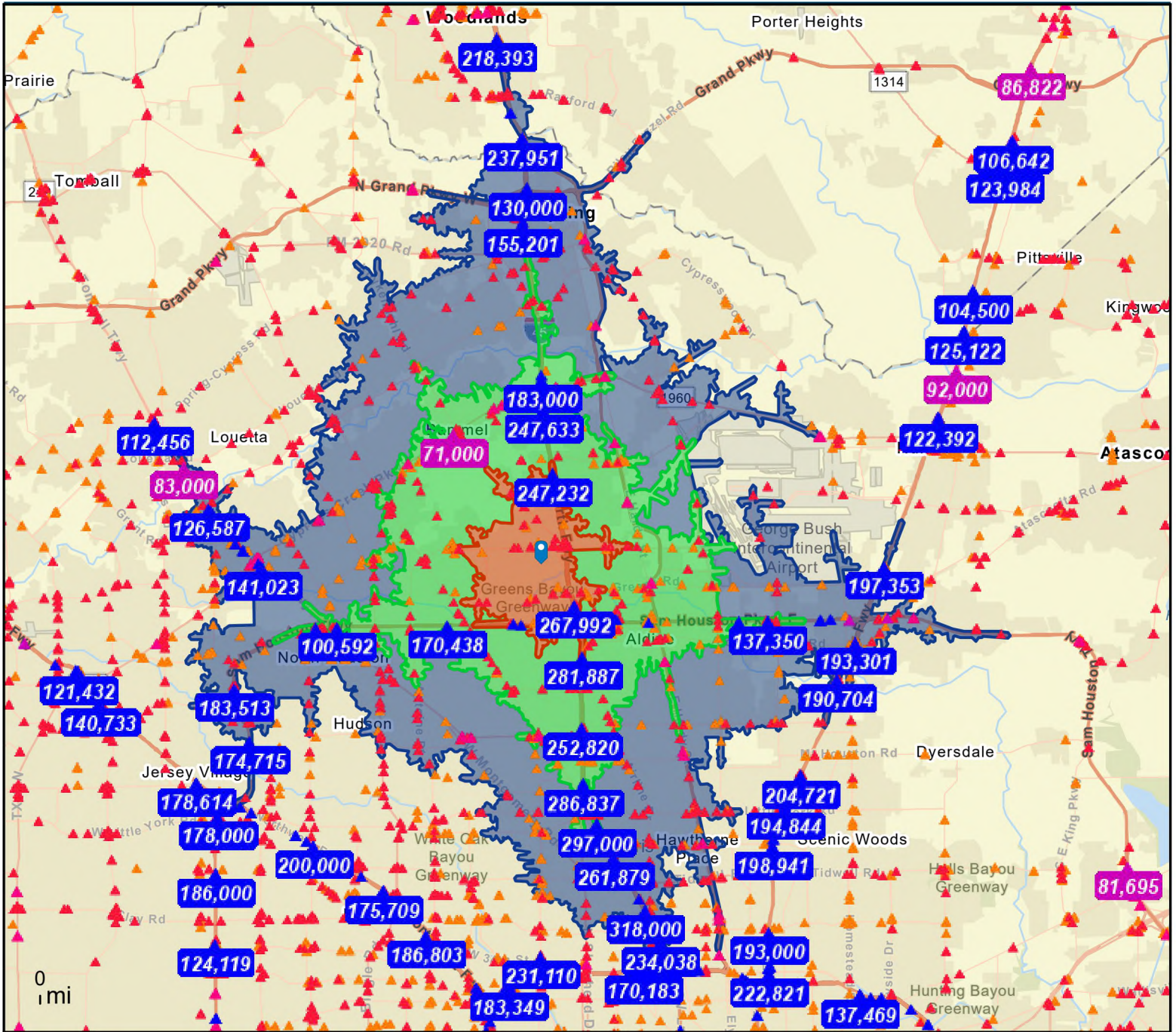


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

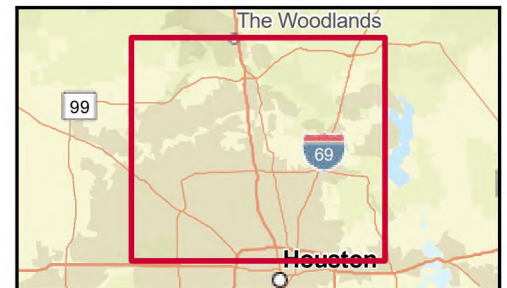
Traffic Count Map

Ella Blvd & Rushcreek Dr, Houston, Texas, 77067
 Drive time bands: 0-5, 5-10, 10-15 minute 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



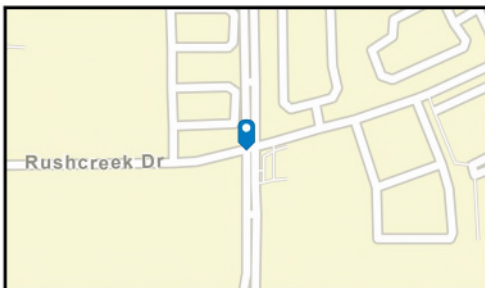
Source: ©2023 Kalibrate Technologies (Q3 2023).

December 18, 2023

Traffic Count Map - Close Up

Ella Blvd & Rushcreek Dr, Houston, Texas, 77067
 Drive time bands: 0-5, 5-10, 10-15 minute radii

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



Source: ©2023 Kalibrate Technologies (Q3 2023).



Traffic Count Profile

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Prepared by Esri
Latitude: 29.95990
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.28	Ella Blvd	W Rankin Rd (0.1 miles N)	2013	4,028
0.36	Rushcreek Dr	Spears Rd (0.08 miles W)	2011	3,740
0.41	Rushcreek Dr	Kuykendahl Rd (0.07 miles NE)	2011	4,950
0.42	Ella Boulevard	W Rankin Rd (0.05 miles S)	2019	13,437
0.44	Spears Rd	Rushcreek Dr (0.07 miles N)	2011	2,480
0.47	W Rankin Rd	Greenlow Dr (0.04 miles E)	2010	26,909
0.49	Northborough Dr	Meadowfern Dr (0.1 miles S)	2011	7,290
0.49	West Rankin Road	Kuykendahl Rd (0.1 miles E)	2019	26,427
0.52	Kuykendahl Rd	North Fwy (0.11 miles SE)	2011	1,340
0.52	Spears Rd	W Rankin Rd (0.11 miles N)	2011	2,360
0.53	Ella Blvd	W Rankin Rd (0.16 miles SE)	2013	12,870
0.53	W Rankin Rd	Kuykendahl Rd (0.05 miles E)	2011	27,070
0.58	Rushcreek Dr	Kuykendahl Rd (0.11 miles SW)	2011	3,500
0.64	Rankin Road	W Rankin Rd (0.04 miles W)	2019	36,802
0.68	Rankin Rd	North Fwy (0.04 miles E)	2013	44,923
0.69	Spears Road	W Rankin Rd (0.13 miles E)	2019	26,057
0.69	Kuykendahl Rd	W Rankin Rd (0.18 miles S)	2013	22,814
0.71	Hugh Rd	Trickey Rd (0.24 miles W)	2011	3,420
0.72	Northborough Dr	Glenborough Dr (0.01 miles S)	2001	13,240
0.72	Kuykendahl Rd	N FwySvc Rd (0.06 miles SE)	2011	380
0.74	Spears Rd	Coppermeade Dr (0.07 miles N)	2006	5,560
0.75	Spears Rd	Coppermeade Dr (0.08 miles N)	2011	4,000
0.76	North Freeway Frontage Road	North Fwy (0.02 miles N)	2021	28,200
0.77	Spears Rd	W Rankin Rd (0.23 miles E)	2011	26,020
0.79	Rankin Rd	N FwySvc Rd (0.04 miles W)	2011	28,350
0.81	North Freeway Frontage Road	E Airtex Dr (0.05 miles N)	2021	23,010
0.81	Gears Loop	Greens Crossing Blvd (0.12 miles W)	2013	17,820
0.85	Knobcrest Dr	Folkway Dr (0.12 miles E)	2006	130
0.90	Demontrond St	Kuykendahl Rd (0.11 miles SW)	2011	2,500
0.90	Gruss Dr	Abney Dr (0.03 miles E)	2011	1,200

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 2022 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 (Q3 2023).



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

Phone: 7132705400 Fax: 7135838985

Independence Blvd

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