

# 2<sup>nd</sup> FLOOR FOR LEASE

6498 Wilcrest Dr., Houston, TX 77072



**PRICE: \$1.50 + NNN (est. \$0.50)**  
**AVAIL: 2<sup>nd</sup> Floor - +/- 8,664 SF**

- **Approx. Miles:** 1.5 - Beltway 8, 0.7 - West Park Tollway, 5 - Hwy 6, 7 - I-69/US 59
- Minutes to Harwin Shopping District & The International District



**Danny Nguyen, CCIM**

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O - (713) 270-5400

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[www.dncommercial.net](http://www.dncommercial.net)



# Energy Corridor

INTERSTATE  
**10**

Bush/IAH  
Airport  
+/- 30 MI.  
▲



2<sup>nd</sup> Fl, +/- 8,664 SF

# Downtown Houston



Port of  
Houston  
+/- 22 MI.  
▶

# Houston Medical Center



Hobby  
Airport  
+/- 24 MI.  
▼



BELTWAY  
**8**

INTERSTATE  
**69**

Bellaire  
INTERSTATE  
**610**

# Sugar Land

# Missouri City

# Pearland

# Richmond/Rosenburg

Hyatt Regency  
Houston West

SPRING  
TH WEST

Spring Valley  
Village

MEMORIAL CITY

Hedwig  
Village

Memorial Park

RIVER OAKS

The Menil Collection

The Museum of  
Fine Arts, Houston

West  
University  
Place

Southside  
Place

NRG Stadium

Wildcat Golf Club

SaberCats Stadium

MEADOWS PLACE

Mission Bend

Four Corners

SUGAR GROVE

Cullinan Park

Meadows  
Place

THE FOUNTAINS

STAFFORD

MISSOURI CITY

FONDREN  
GARDENS

CORINTHIAN  
POINTE

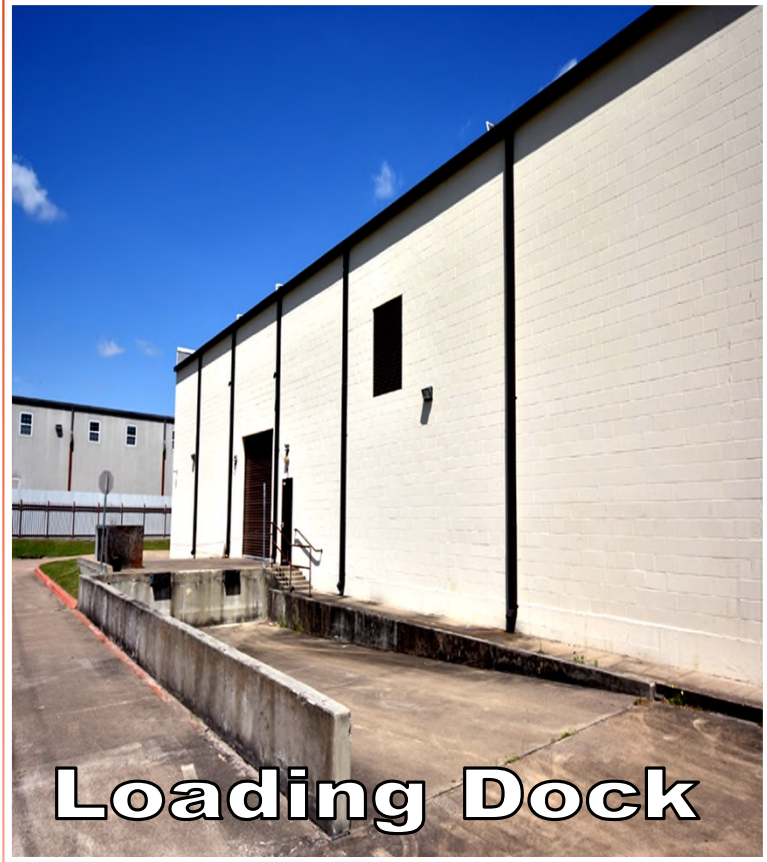
CENTRAL  
SOUTHWEST

CITY PARK

STANFORD  
PARK



**2<sup>nd</sup> Fl, +/- 8,664 SF**





Conveniently located near the International Management District, 6498 Wilcrest Dr. is only minutes away from the Sam Houston and Westpark Tollways. Offering convenient and swift commutes, this location is great for the growing demands of West Houston by providing Versatile Office Spaces catering to medical professionals and business owners who wish to be strategically located in the community.







Second Floor Suites are versatile in use.  
I.E., Conference Rooms, Training Rooms,  
Offices with Built-out Kitchens and Bathrooms

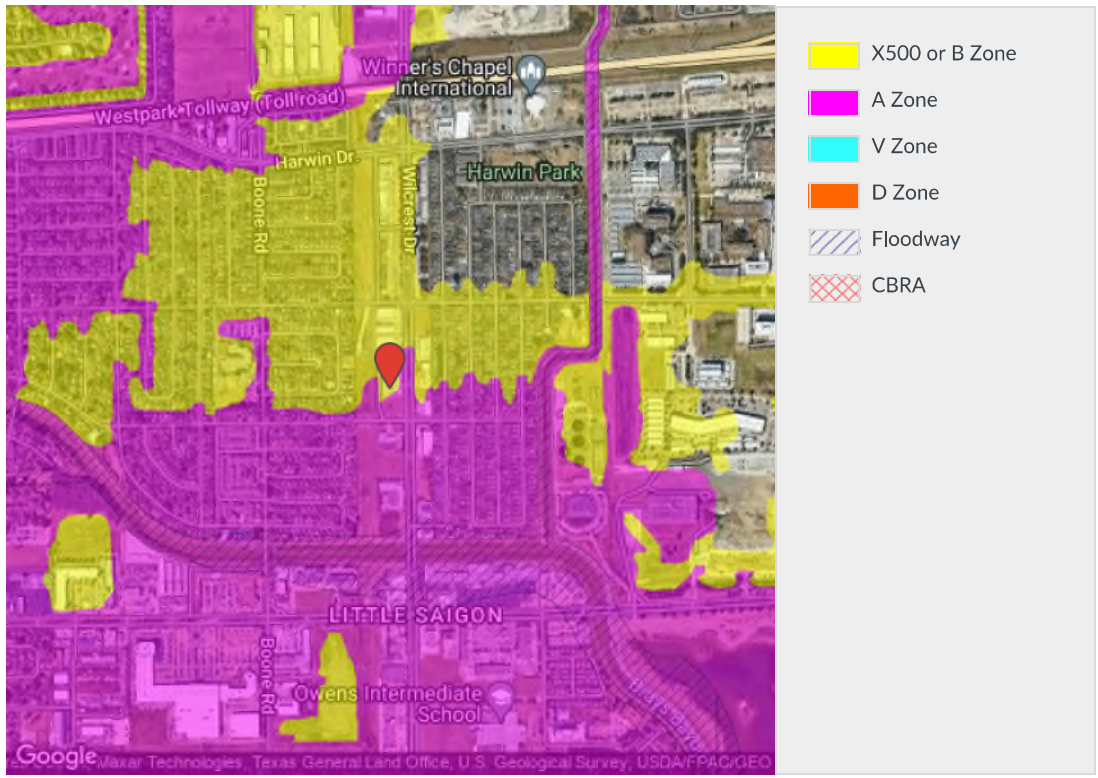
6498 WILCREST DR HOUSTON, TX 77072-1495

LOCATION ACCURACY: Excellent

**Flood Zone Determination Report**

**Flood Zone Determination: OUT**

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





# 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](http://www.floodcert.com)



## 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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
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](http://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](http://www.lwolf.com)



# 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
<b>Population</b>			
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
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	22.1%	30.4%	28.4%
<b>Median Household Income</b>			
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%
<b>Average Household Income</b>			
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%
<b>Per Capita Income</b>			
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%
<b>GINI Index</b>			
2023 Gini Index	46.3	45.7	44.5
<b>Households by Income</b>			
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			
<b>Housing</b>			
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
<b>Socioeconomic Status Index</b>			
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.

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

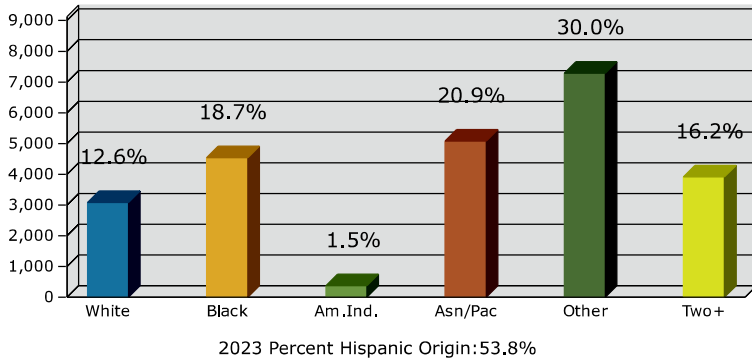


# Graphic Profile

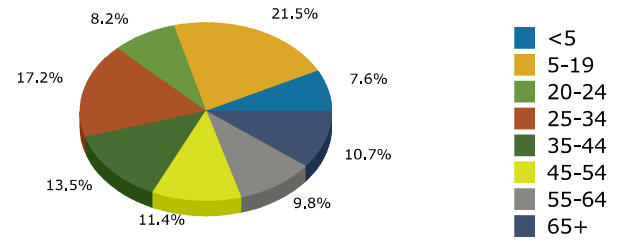
6498 Wilcrest Dr, Houston, Texas, 77072  
 Drive time band: 0 - 5 minute radius

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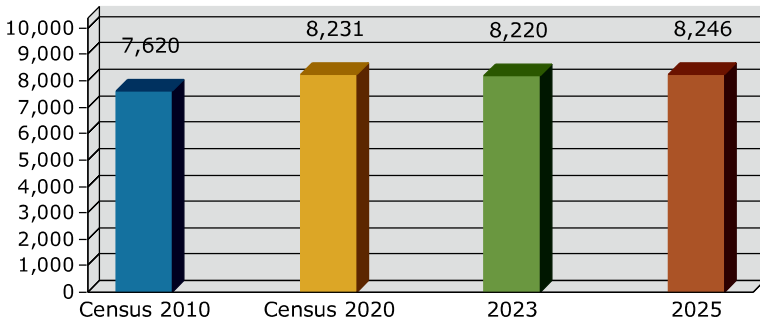
2023 Population by Race



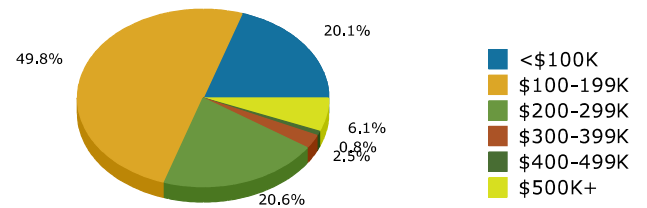
2023 Population by Age



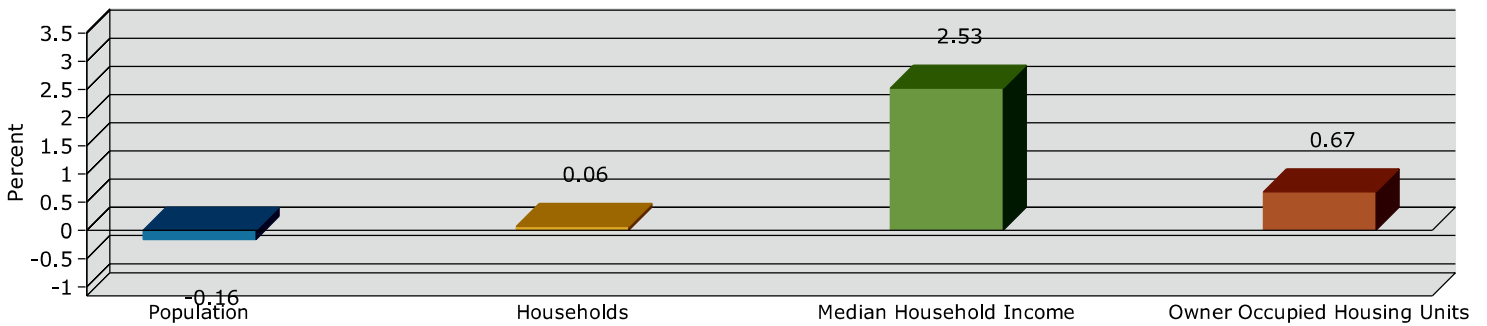
Households



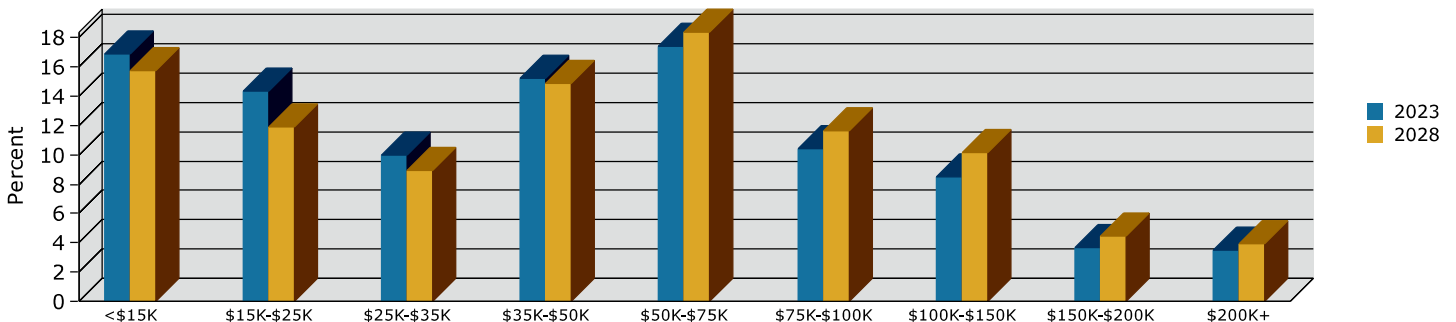
2023 Home Value



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.

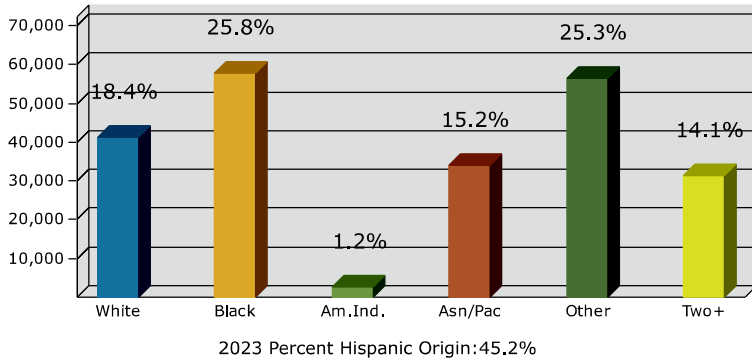


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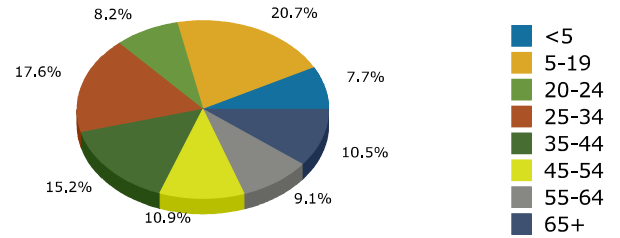
6498 Wilcrest Dr, Houston, Texas, 77072  
 Drive time band: 5 - 10 minute radius

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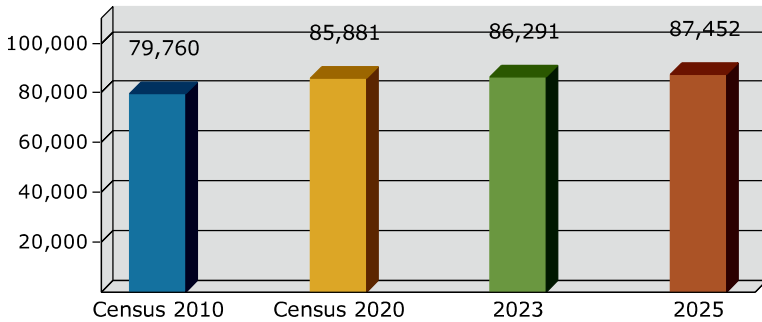
2023 Population by Race



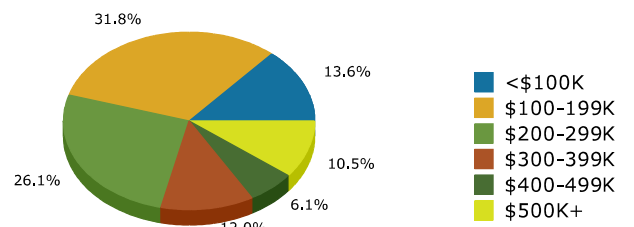
2023 Population by Age



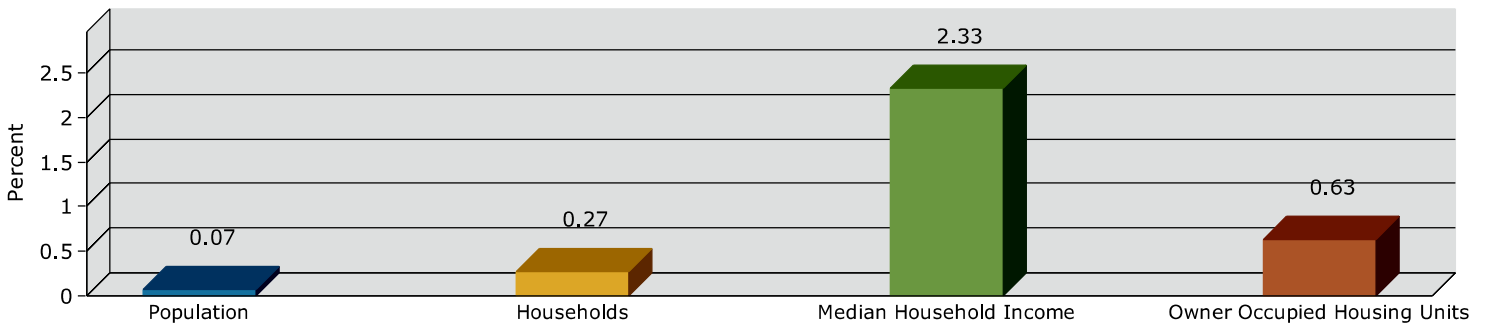
Households



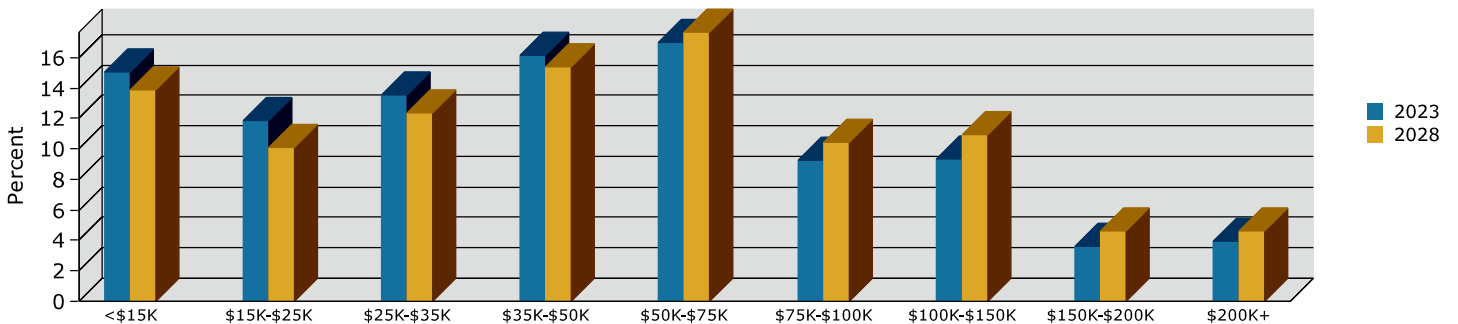
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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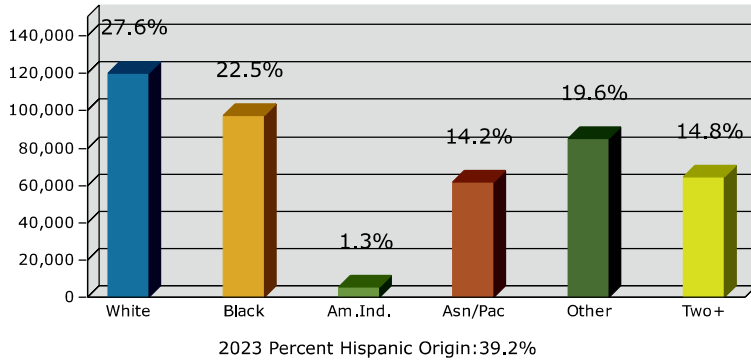


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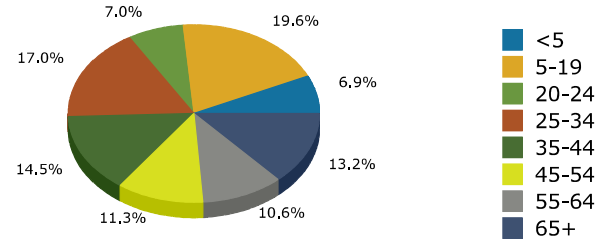
6498 Wilcrest Dr, Houston, Texas, 77072  
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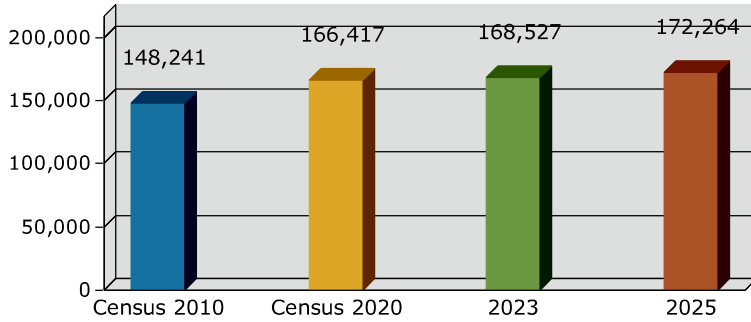
2023 Population by Race



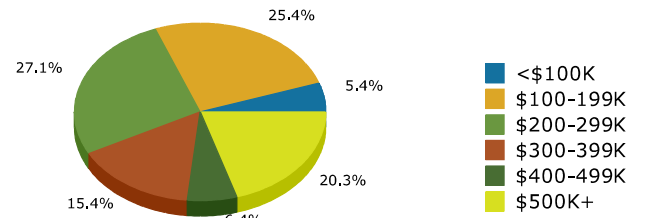
2023 Population by Age



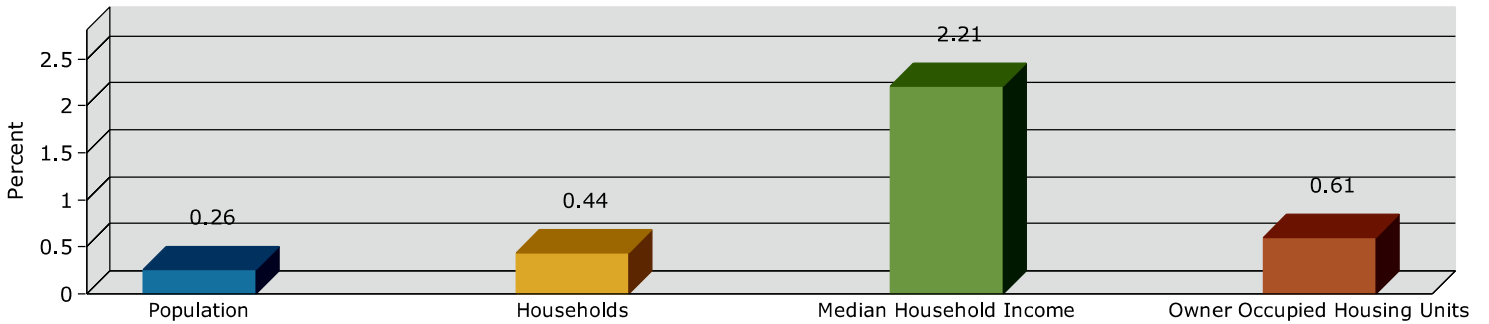
Households



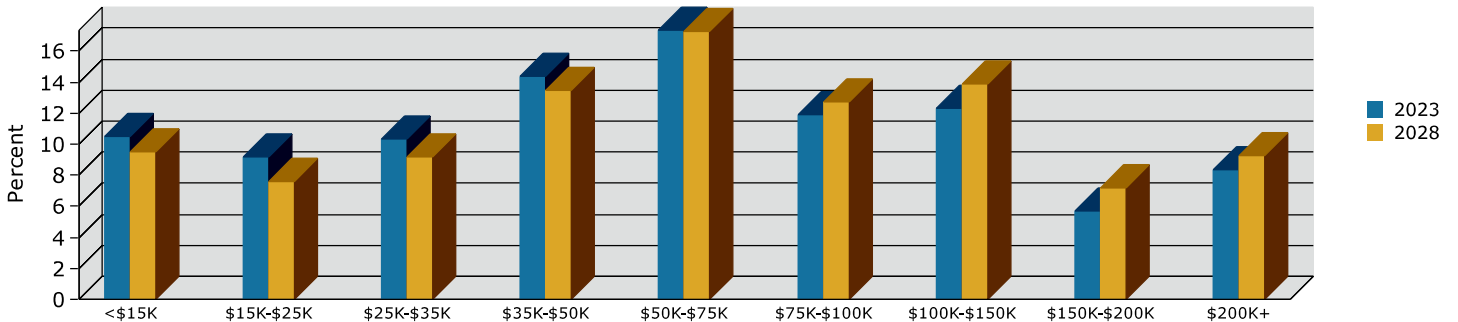
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

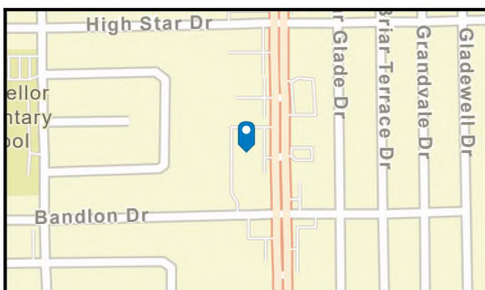
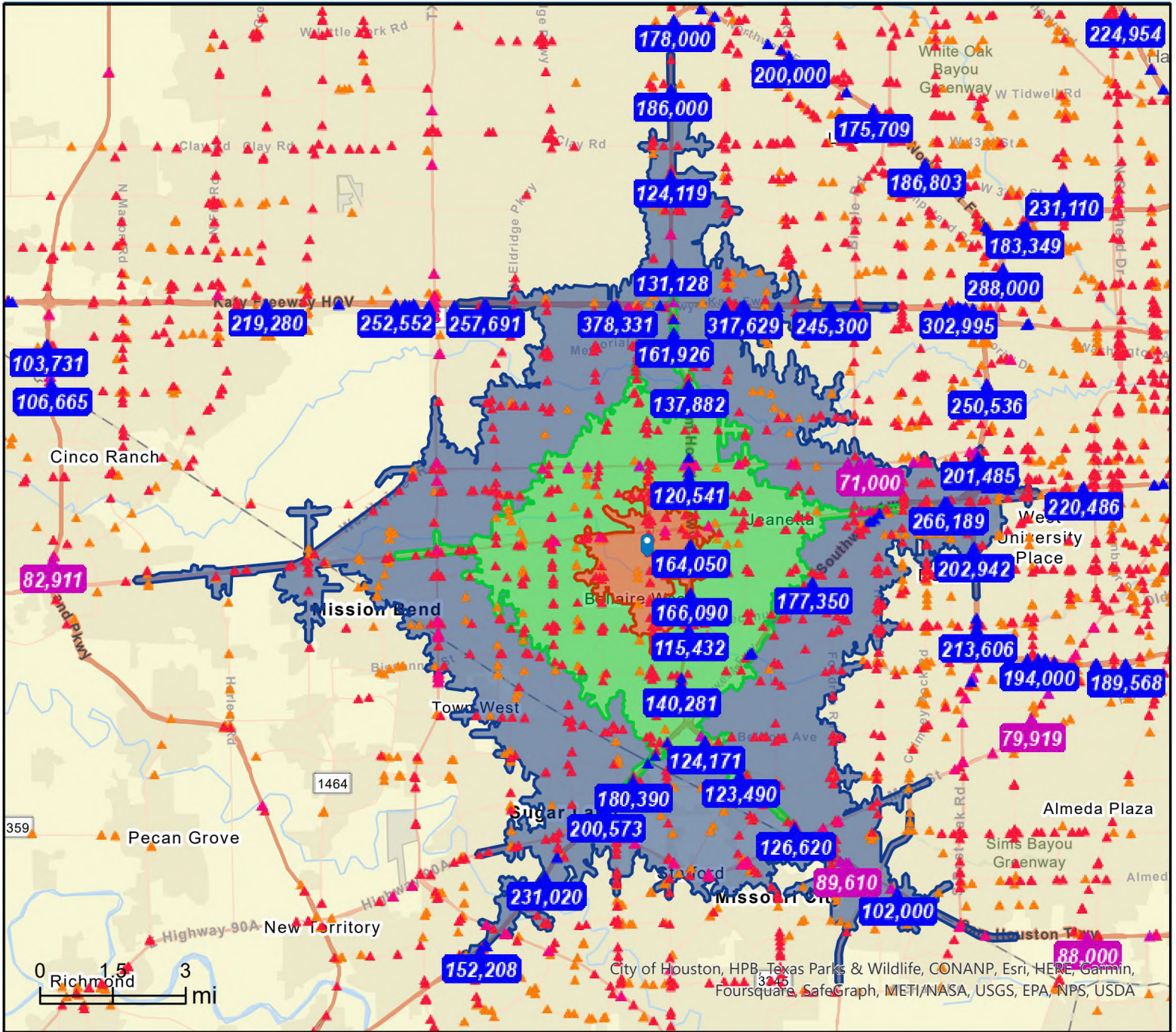


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

# 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  
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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: ©2023 Kalibrate Technologies (Q2 2023).

October 20, 2023

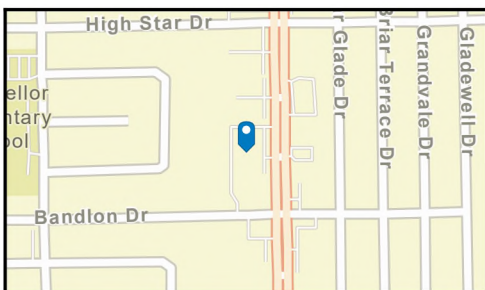
# Traffic Count Map - Close Up

6498 Wilcrest Dr, Houston, Texas, 77072  
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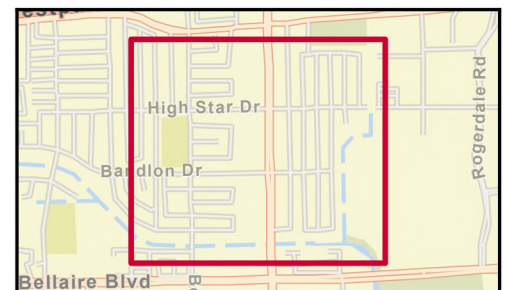
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).



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Longitude: -95.57193

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).