

BUILDING – FOR SALE

11011 Jones Rd, Houston, TX 77070



Call for Pricing

Building Size: +/- 14,141 SF

Land Size: +/- 1.015 AC

Approx. Miles: 0.1 – FM 1960, 4.3 – HWY 249, 3.9 - HWY 6,
3 – Beltway 8, 22.4 – Downtown Houston,
18.6 – The Galleria, and
21.5 – George Bush Intercontinental Airport



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.

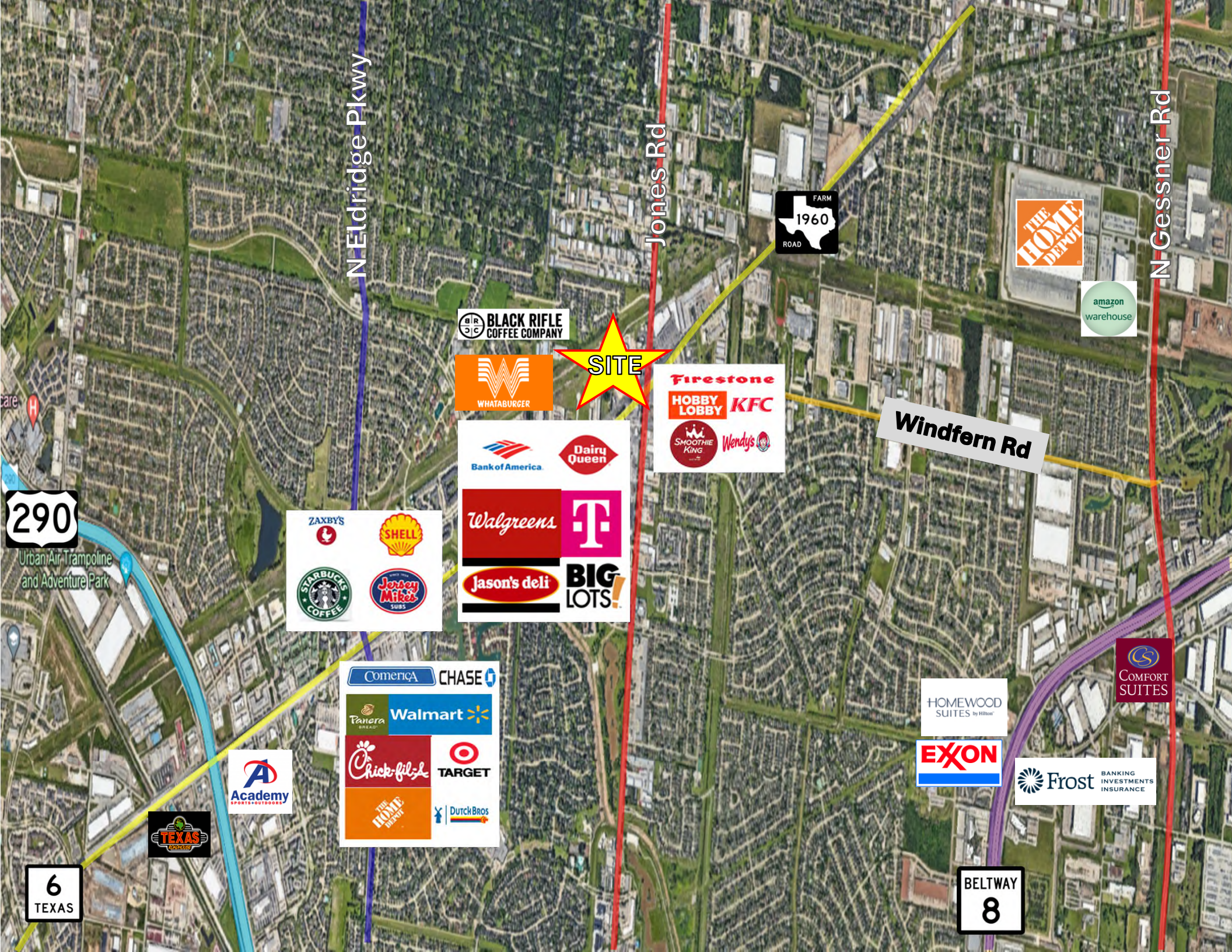


SITE

Jones Rd

FM 1960





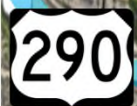
N Eldridge Pkwy

Jones Rd

N Gessner Rd



Windfern Rd



Urban Air Trampoline and Adventure Park

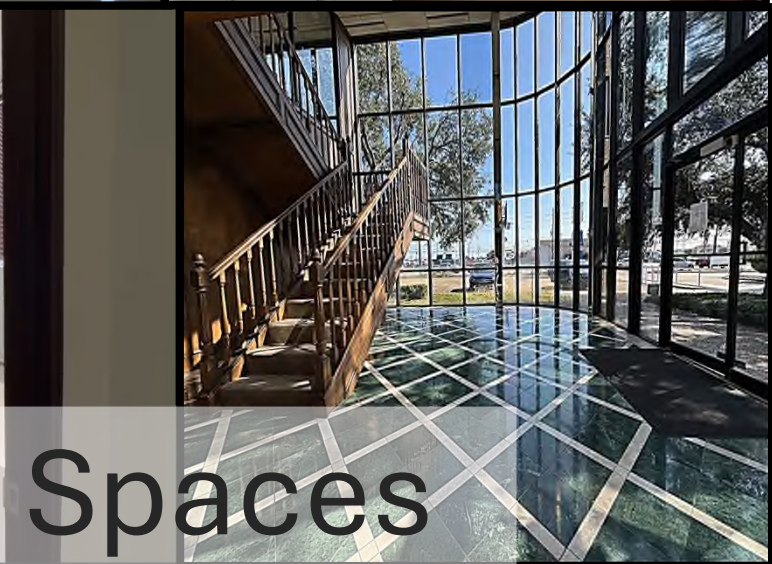
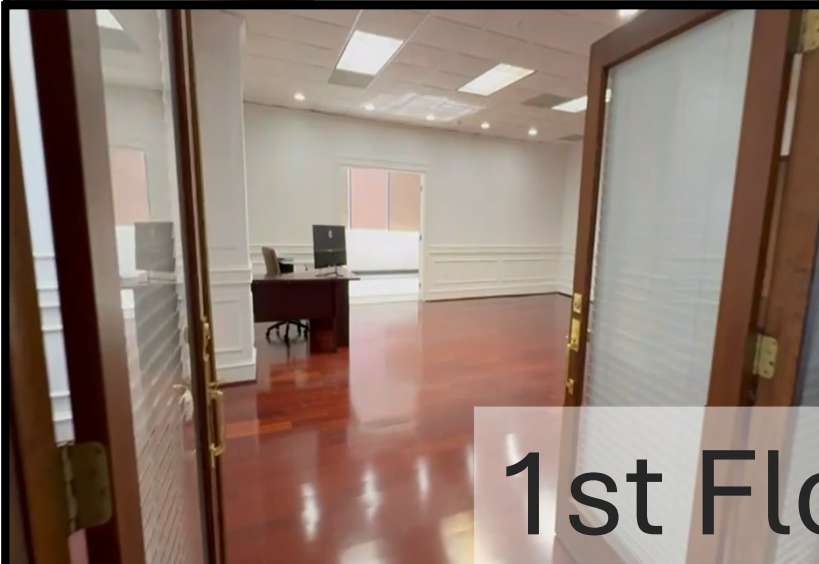




Jones Rd

SITE





1st Floor Office Spaces



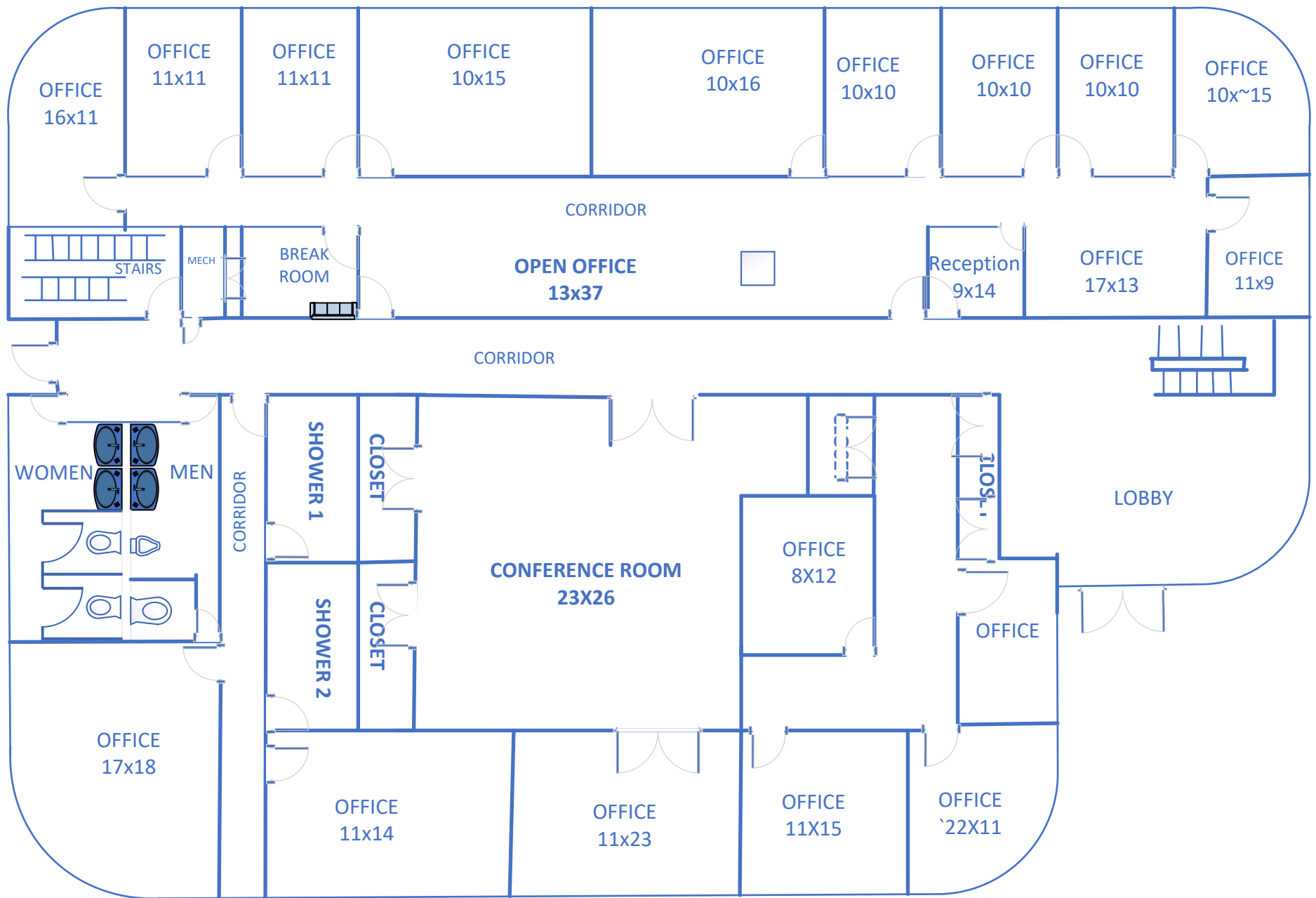


2nd Floor Office Spaces

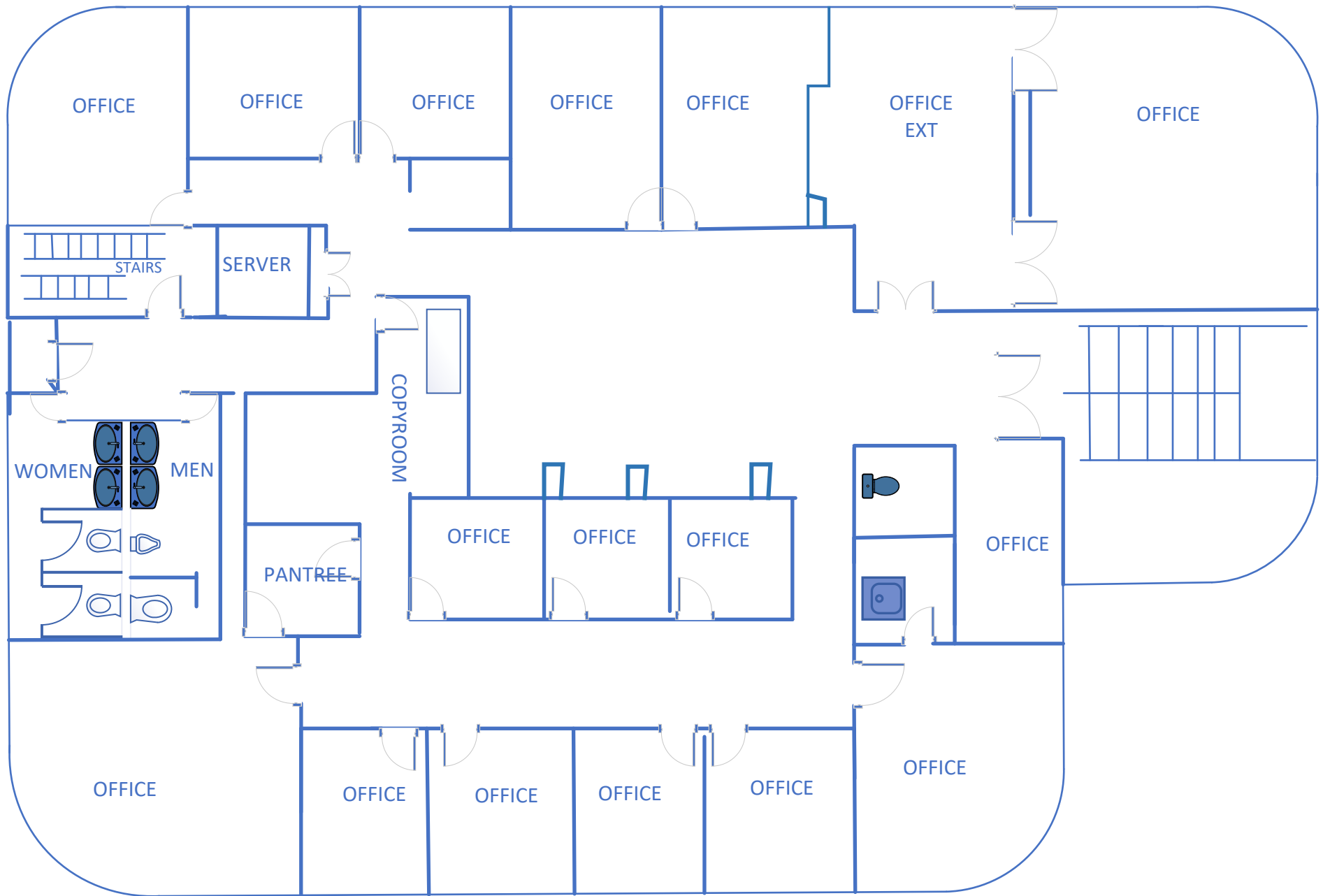




- **Second Gen Space great for Professional Office**
- **High Traffic**
- **Parking in the rear**
- **Surrounded by numerous Rooftops and Retail**
- **Frontage: +/- 123.33 FT Jones Rd**
- **Approx. Miles: 0.1 – FM 1960, 4.3 – HWY 249, 3.9 – HWY 6 and 3 – Beltway 8, 22.4 – Downtown Houston, 18.6 – The Galleria, and 21.5 – George Bush Intercontinental Airport**



1ST Floor (7,745 Approx SF)
TOTAL BUILDING 15,700 Approx SF



- ABBREVIATIONS LEGEND**
- CM CONTROL MONUMENT
 - FD FOUND
 - H.C.M.R. HARRIS COUNTY MAP RECORDS
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - W/ WITH
 - H.C.C.F. HARRIS COUNTY CLERK FILE
 - H.C.F.W.S.D. HARRIS COUNTY FRESH WATER SUPPLY DISTRICT
 - SET SET 5/8" I.R. W/CAP STAMPED "TERRA SURVEYING"
 - SAN M.H. SANITARY MANHOLE
 - STM M.H. STORM MANHOLE
 - PL PROPERTY LINE
 - (R) RECORD DRAWING

- LEGEND**
- GRATE INLET
 - WATER VALVE
 - MANHOLE
 - CLEAN OUT
 - POWER POLE
 - FIRE HYDRANT
 - OVERHEAD ELECTRIC
 - UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - GUARD POST
 - ▲ SIGN
 - ELECTRIC BOX
 - WATER RISER
 - IRRIGATION CONTROL VALVE
 - GROUND LIGHT

Title Exception List, Schedule B:
 Agents National Title Insurance Company and countersigned by
 Momentum Title, LLC, G.F. Number 21-03-4638, effective date
 April 22, 2021, issued April 29, 2021.

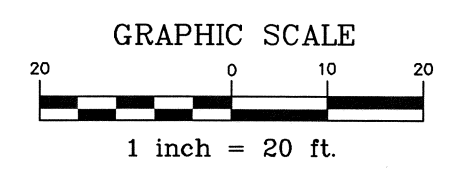
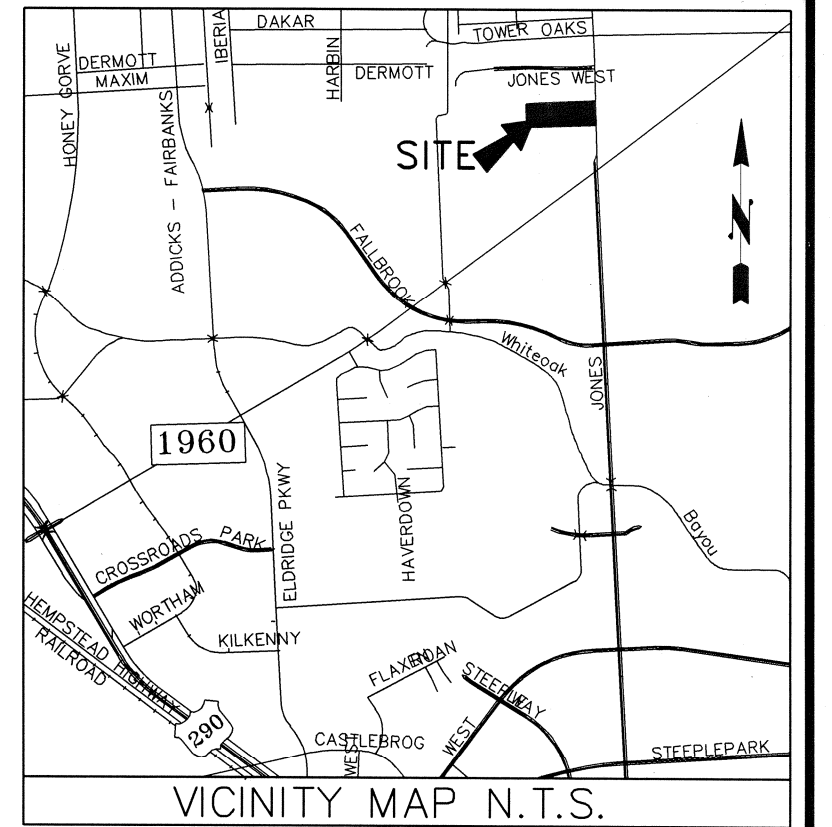
Item 1, see Item 10a below.
 Items 2 through 9, are standard exceptions and not plottable.
 Item 10a, does apply, not plottable (See Note 9).
 Item 10b, See Note 8.
 Item 10c, does apply, plotted.
 Item 10d, does apply, plotted.
 Item 10e, does apply, plotted (See Note 10).
 Item 10f, does apply, plotted (See Note 11).
 Item 10g, standard exception.
 Item 10h, standard exception.
 Item 10i, standard exception.
 Item 10j, standard exception.
 Item 10k, standard exception.

WILLIAM JACKSON HAMBRICK
 CALLED 0.6028 ACRES
 H.C.C.F. NO. RP-2017-201867

W. D. SLOSSON SURVEY, A-1606

WILLIAM JACKSON HAMBRICK
 CALLED 0.8468 ACRES
 (28,886 SQ. FT. AND 8,000 SQ. FT.)
 H.C.C.F. NO. RP-2017-201866
 (28,886 SQ. FT. (0.6631 ACRES))
 H.C.C.F. NO. H384700

N-D HOSPITALITY LLC
 CALLED 2.4622 ACRES
 H.C.C.F. NO. RP-2017-572164
 (CALLED 2.4725 ACRE
 H.C.C.F. NO. W074965)



METES AND BOUNDS DESCRIPTION
 1.015 ACRES (44,211 SQUARE FEET)
 W. B. SLOSSON SURVEY, ABSTRACT NUMBER 1606
 HARRIS COUNTY, TEXAS

Being a tract or parcel containing 1.015 acres (44,211 square feet) of land situated in the W. B. Slosson Survey, Abstract Number 1606, Harris County, Texas; being all of Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision, a plat of subdivision recorded at Film Code Number 638230 Harris County Map Records (H.C.M.R.), Harris County, Texas; being all of that certain called 1.0149 acre tract of land conveyed to Leviticus I, L.P. by deed recorded under Harris County Clerk's File (H.C.C.F.) Number Z049579; said 1.015 acre tract being more particularly described by metes and bounds as follows: (Bearings shown hereon are based on the record information described in the deed to said 1.0149 acre tract):

BEGINNING at a PK nail found in the west right-of-way (R.O.W.) line of Jones Road (R.O.W. varies) as recorded under H.C.C.F. Numbers E763350 and F077632 and marking the northeast corner of Restricted Reserve "A", Block 1, Apple Dentists, a plat of subdivision recorded under Film Code Number 550045 H.C.M.R. and the southeast corner of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract and the herein described tract, from which a found PK nail bears South 88°01'45" West, 0.74 feet;

THENCE, South 88°01'45" West, departing said west R.O.W. line of Jones Road, along the south line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and the north line of said Restricted Reserve "A", Block 1 of Apple Dentists, a distance of 358.60 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" found in the east line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract and the herein described tract;

THENCE, North 01°56'15" East, along the east line of said called 2.4622 acre tract, along the west line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract, a distance of 29.96 feet to a 1/2-inch iron rod found marking an angle point of the herein described tract;

THENCE, North 01°54'56" West, continuing along the east line of said called 2.4622 acre tract, along the west line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract, a distance of 92.90 feet to a 1/2-inch iron rod found marking an interior corner of said called 2.4622 acre tract and the northwest corner of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract and the herein described tract;

THENCE, North 87°56'15" East, along the southerly line of said called 2.4622 acre tract, along the north line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract, a distance of 74.15 feet to the southwest corner of a called 8,000 square foot tract, part of a called 0.8468 acre tract, recorded under H.C.C.F. Number RP-2017-201866 and to the most easterly southeast corner of said called 2.4622 acre tract and to an angle point of the herein described tract, from which a 5/8-inch iron rod bears South 60°07'56" West, 0.35 feet;

THENCE, North 88°03'30" East, along the south line of said 8,000 square foot tract and a 28,886 square foot tract both recorded under H.C.C.F. Number RP-2017-201866, along the north line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract, a distance of 286.21 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set to replace a 5/8-inch iron rod with cap stamped "EIC" found May 19, 2010 in the west R.O.W. line of Steeplechase Jones Road and marking the northeast corner of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract and the herein described tract, and being on a curve to the left;

THENCE, along the west R.O.W. line of said Jones Road and along the east line of said Block 1, Unrestricted Reserve "A" (1.015 Acres), Leviticus Subdivision and said called 1.0149 acre tract, the following three (3) courses and distances:

Southerly, a distance of 65.84 feet along the arc of said curve to the left, having a radius of 2,950.00 feet, a central angle of 01°02' 10" and a chord which bears South 01°17'20" East, 65.84 feet to a 5/8-inch iron rod with cap stamped "EIC" found marking the end of said curve;

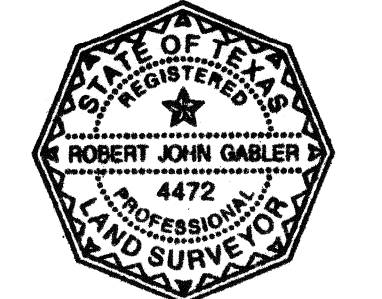
South 02°12'34" East, a distance of 36.99 feet to a PK nail found marking an angle point of the herein described tract;

South 01°35'06" West, a distance of 20.05 feet to the POINT OF BEGINNING and containing 1.015 acres (44,211 square feet) of land.

To: Leviticus I, L.P., a Texas limited partnership
 Agents National Title Insurance Company
 Momentum Title, LLC

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on May 19, 2010, updated on the ground April 19, 2021, and that said survey complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition III Land Title Survey.

Robert John Gable
 Robert John Gable
 Registered Professional Land Surveyor
 Texas Registration No. 4472



| REVNO. | DESCRIPTION | DATE | APP. |
|--------|---|---------|------|
| 2 | CHANGE TO A LAND TITLE SURVEY | 4-19-21 | RG |
| 2 | UPDATE ON THE GROUND | 4-19-21 | S |
| | ADD ASSUMED ELEVATIONS FOR L.A. & N. ENGINEER | 6-29-10 | |

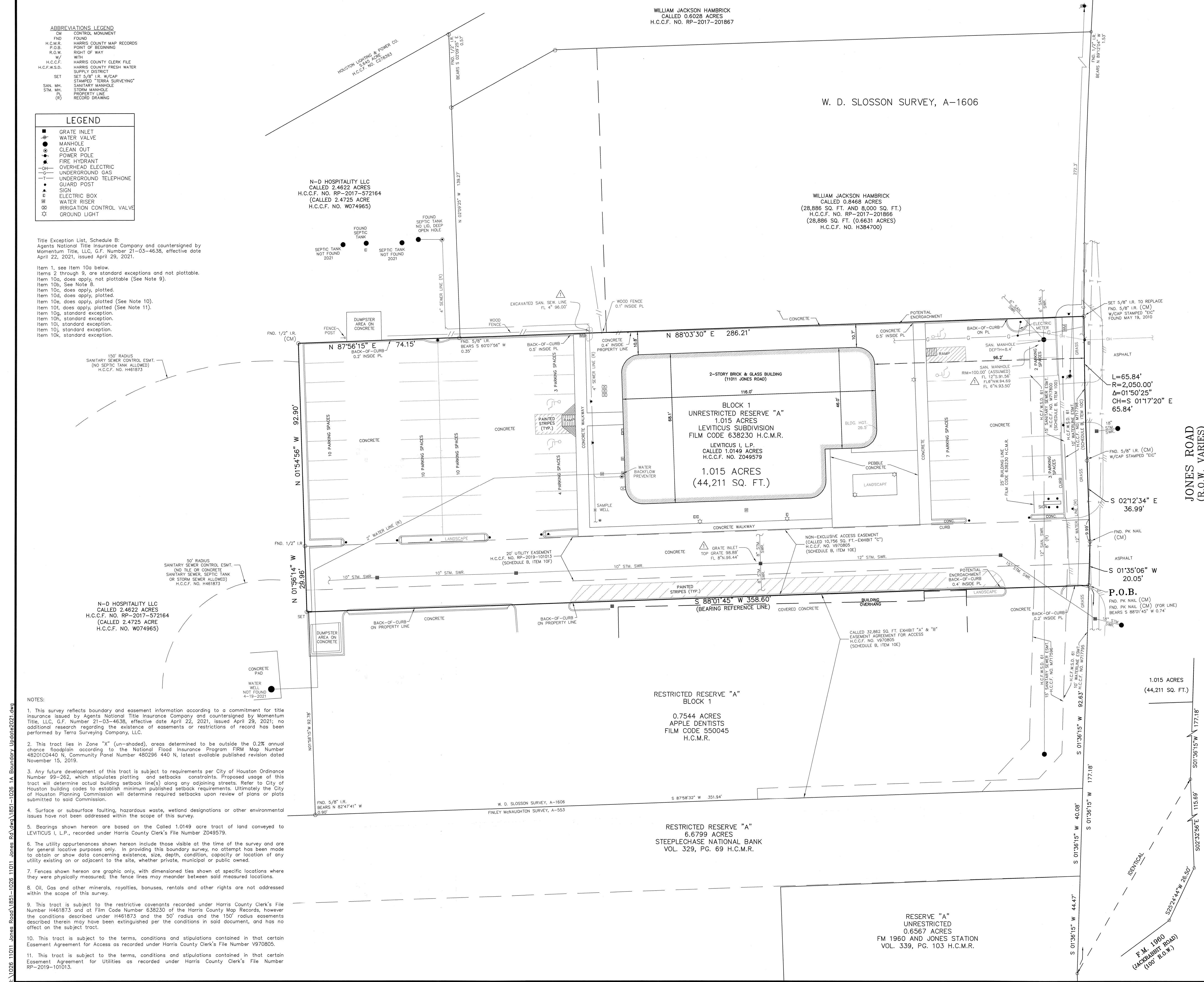
A LAND TITLE SURVEY OF
 1.015 ACRES (44,211 SQ. FT.)
 TRACT OUT OF THE
 W. D. SLOSSON SURVEY, A-1606
 HARRIS COUNTY, TEXAS

TERRA 3000 WILCREST DR. - SUITE 210
 SURVEYING CO., INC. HOUSTON, TEXAS 77042
 (713) 993-0327 - FAX (713) 993-9231

| | | |
|------------------|--------------------|-----------------------------------|
| DRAWN BY: CAT | SCALE: 1"=20' | KEY MAP: 396 T |
| CHECKED BY: RJG | DATE: MAY 21, 2010 | PROJECT No. 1851-1026-S (21-1016) |
| APPROVED BY: RJG | FIELD BOOK: 10-03 | SHEET 1 OF 1 |

A-1026-1011-Jones Road 1851-1026-1A-Boundary Update 2021.dwg

- NOTES:
- This survey reflects boundary and easement information according to a commitment for title insurance issued by Agents National Title Insurance Company and countersigned by Momentum Title, LLC, G.F. Number 21-03-4638, effective date April 22, 2021, issued April 29, 2021; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying Company, LLC.
 - This tract lies in Zone "X" (un-shaded), areas determined to be outside the 0.2% annual chance floodplain according to the National Flood Insurance Program FIRM Map Number 48201C0440 N, Community Panel Number 480296 440 N, latest available published revision dated November 15, 2019.
 - Any future development of this tract is subject to requirements per City of Houston Ordinance Number 99-262, which stipulates platting and setbacks constraints. Proposed usage of this tract will determine actual building setback line(s) along any adjoining streets. Refer to City of Houston building codes to establish minimum published setback requirements. Ultimately the City of Houston Planning Commission will determine required setbacks upon review of plans or plats submitted to said Commission.
 - Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
 - Bearings shown hereon are based on the Colled 1.0149 acre tract of land conveyed to LEVITICUS I, L.P., recorded under Harris County Clerk's File Number Z049579.
 - The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
 - Fences shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.
 - Oil, Gas and other minerals, royalties, bonuses, rentals and other rights are not addressed within the scope of this survey.
 - This tract is subject to the restrictive covenants recorded under Harris County Clerk's File Number H461873 and at Film Code Number 638230 of the Harris County Map Records, however the conditions described under H461873 and the 50' radius and the 150' radius easements described therein may have been extinguished per the conditions in said document, and has no effect on the subject tract.
 - This tract is subject to the terms, conditions and stipulations contained in that certain Easement Agreement for Access as recorded under Harris County Clerk's File Number V970805.
 - This tract is subject to the terms, conditions and stipulations contained in that certain Easement Agreement for Utilities as recorded under Harris County Clerk's File Number RP-2019-101013.



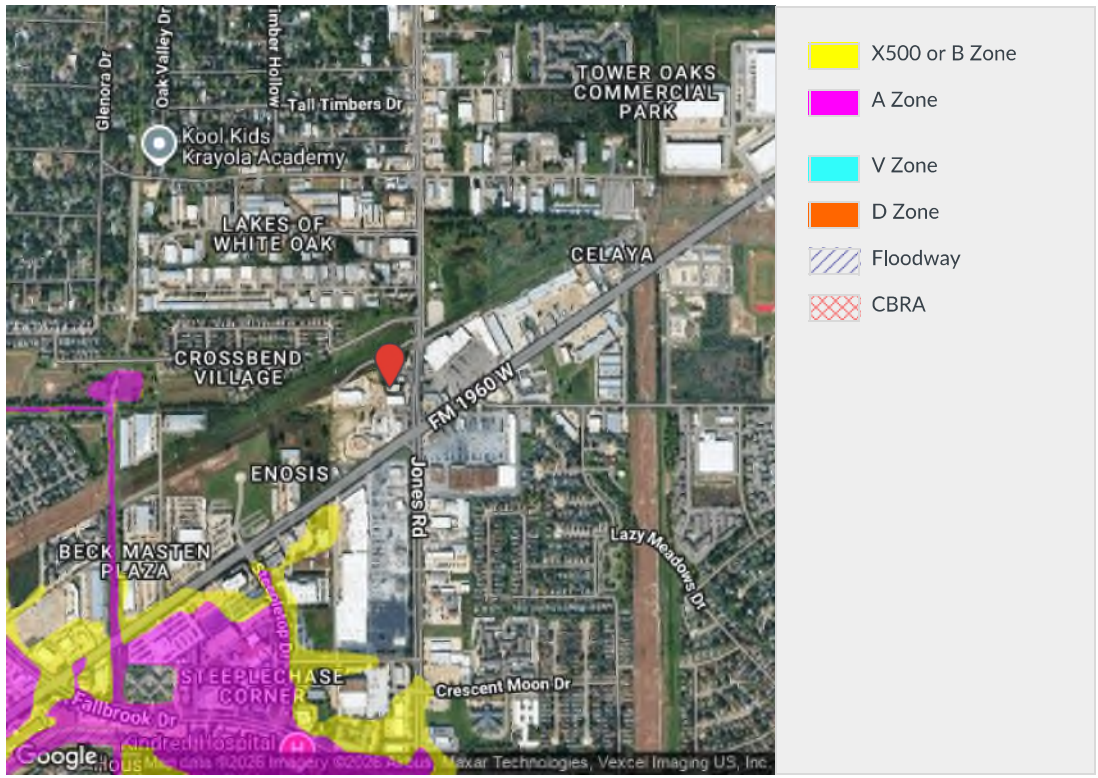
11011 JONES RD HOUSTON, TX 77070

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

| | | | |
|------------|-------------------|------------|-------------|
| COMMUNITY | 480296 | PANEL | 0440N |
| PANEL DATE | November 15, 2019 | MAP NUMBER | 48201C0440N |





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

11011 Jones Rd, Houston, Texas, 77070



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

| Population | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|-----------------------|------------|------------|------------|
| 2010 Population | 11,991 | 92,530 | 135,709 |
| 2020 Population | 11,954 | 99,687 | 148,287 |
| 2025 Population | 11,683 | 100,272 | 149,426 |
| 2030 Population | 11,400 | 100,764 | 150,140 |
| 2010-2020 Annual Rate | -0.03% | 0.75% | 0.89% |
| 2020-2025 Annual Rate | -0.44% | 0.11% | 0.15% |
| 2025-2030 Annual Rate | -0.49% | 0.10% | 0.10% |

| Age | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|-------------------------|------------|------------|------------|
| 2025 Median Age | 37.1 | 36.5 | 38.1 |
| U.S. median age is 39.1 | | | |

| Race and Ethnicity | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|------------------------|------------|------------|------------|
| White Alone | 29.9% | 35.7% | 42.0% |
| Black Alone | 22.4% | 20.4% | 15.2% |
| American Indian Alone | 1.3% | 1.0% | 1.0% |
| Asian Alone | 10.4% | 12.4% | 11.4% |
| Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| Some Other Race Alone | 17.7% | 14.0% | 14.1% |
| Two or More Races | 18.2% | 16.4% | 16.3% |
| Hispanic Origin | 42.2% | 35.0% | 34.6% |
| Diversity Index | 89.0 | 87.4 | 85.8 |

| Households | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|-----------------------------|------------|------------|------------|
| 2010 Total Households | 4,281 | 34,996 | 49,189 |
| 2020 Total Households | 4,270 | 37,617 | 53,958 |
| 2025 Total Households | 4,236 | 38,864 | 56,153 |
| 2030 Total Households | 4,209 | 39,716 | 57,562 |
| 2010-2020 Annual Rate | -0.03% | 0.72% | 0.93% |
| 2020-2025 Annual Rate | -0.15% | 0.62% | 0.76% |
| 2025-2030 Annual Rate | -0.13% | 0.43% | 0.50% |
| 2025 Average Household Size | 2.67 | 2.57 | 2.65 |
| Wealth Index | 57 | 82 | 111 |

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

| Mortgage Income | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|-------------------------------------|-------------------|-------------------|-------------------|
| 2025 Percent of Income for Mortgage | 23.9% | 22.9% | 22.7% |
| Median Household Income | | | |
| 2025 Median Household Income | \$68,060 | \$77,615 | \$88,749 |
| 2030 Median Household Income | \$79,838 | \$84,636 | \$99,036 |
| 2025-2030 Annual Rate | 3.24% | 1.75% | 2.22% |
| Average Household Income | | | |
| 2025 Average Household Income | \$86,266 | \$104,831 | \$125,249 |
| 2030 Average Household Income | \$95,198 | \$115,256 | \$138,757 |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$31,434 | \$40,504 | \$47,203 |
| 2030 Per Capita Income | \$35,305 | \$45,314 | \$53,316 |
| 2025-2030 Annual Rate | 2.35% | 2.27% | 2.47% |
| Income Equality | | | |
| 2025 Gini Index | 42.6 | 42.9 | 44.0 |
| Socioeconomic Status | | | |
| 2025 Socioeconomic Status Index | 38.4 | 46.6 | 50.1 |
| Housing Unit Summary | | | |
| Housing Affordability Index | 84 | 89 | 90 |
| 2010 Total Housing Units | 4,655 | 37,461 | 52,619 |
| 2010 Owner Occupied Hus (%) | 50.1% | 56.6% | 67.1% |
| 2010 Renter Occupied Hus (%) | 49.9% | 43.4% | 32.9% |
| 2010 Vacant Housing Units (%) | 8.0% | 6.6% | 6.5% |
| 2020 Housing Units | 4,632 | 39,899 | 57,057 |
| 2020 Owner Occupied HUs (%) | 48.1% | 52.0% | 62.7% |
| 2020 Renter Occupied HUs (%) | 51.9% | 48.0% | 37.3% |
| Vacant Housing Units | 7.9% | 5.7% | 5.4% |
| 2025 Housing Units | 4,579 | 41,238 | 59,114 |
| Owner Occupied Housing Units | 49.0% | 51.5% | 61.6% |
| Renter Occupied Housing Units | 51.0% | 48.5% | 38.4% |
| Vacant Housing Units | 7.5% | 5.8% | 5.0% |
| 2030 Total Housing Units | 4,595 | 42,238 | 60,449 |
| 2030 Owner Occupied Housing Units | 2,157 | 20,906 | 36,115 |
| 2030 Renter Occupied Housing Units | 2,053 | 18,810 | 21,447 |
| 2030 Vacant Housing Units | 386 | 2,522 | 2,887 |

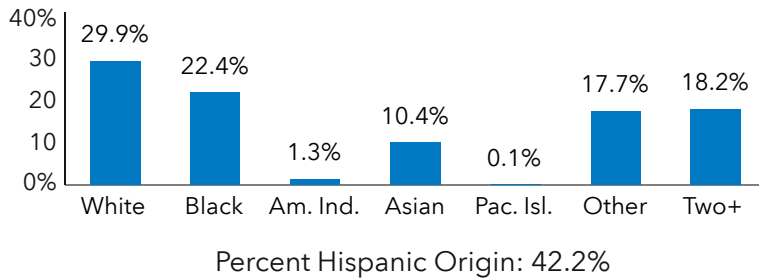
Graphic Profile

11011 Jones Rd, Houston, Texas, 77070

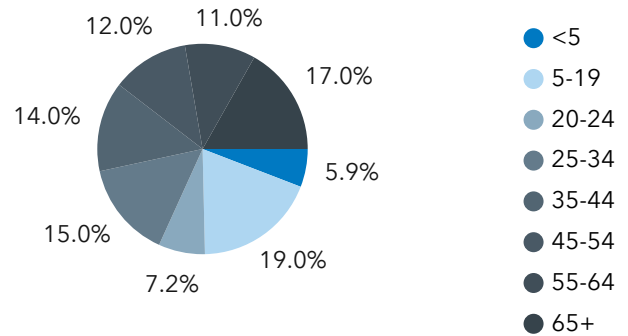


Ring band: 0 - 1 mile radius

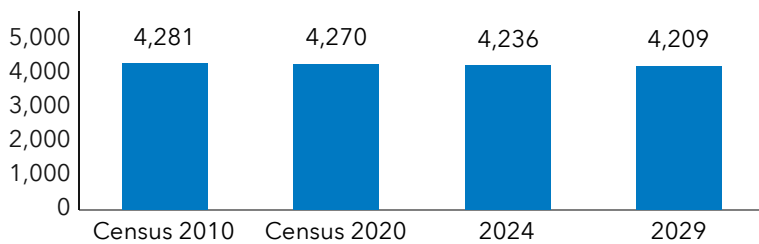
Population by Race



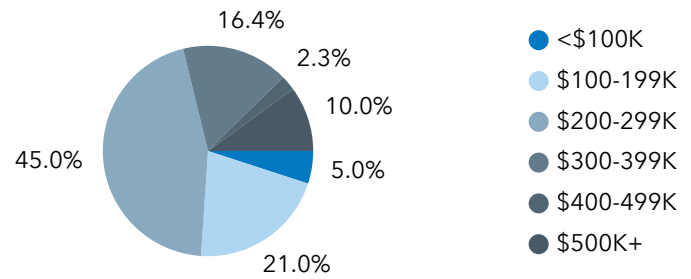
Population by Age



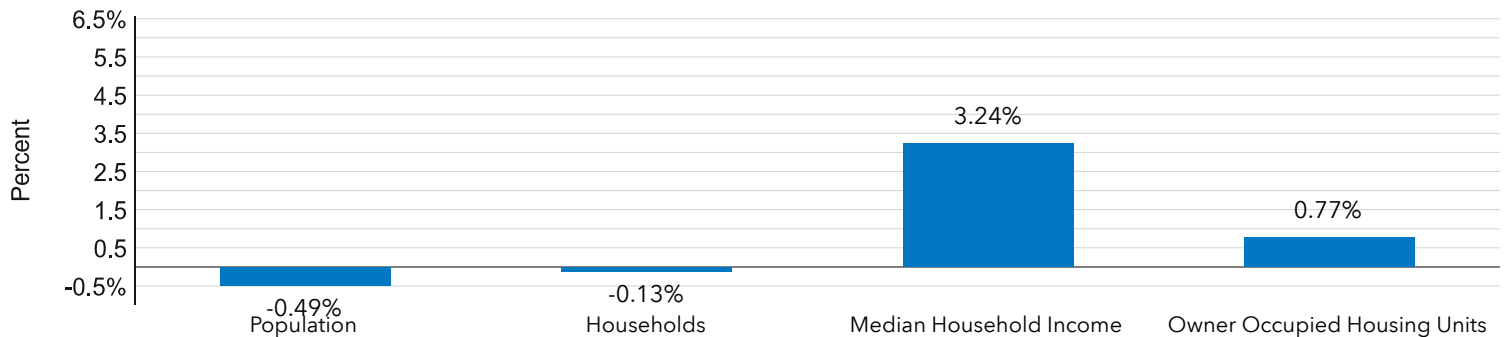
Households



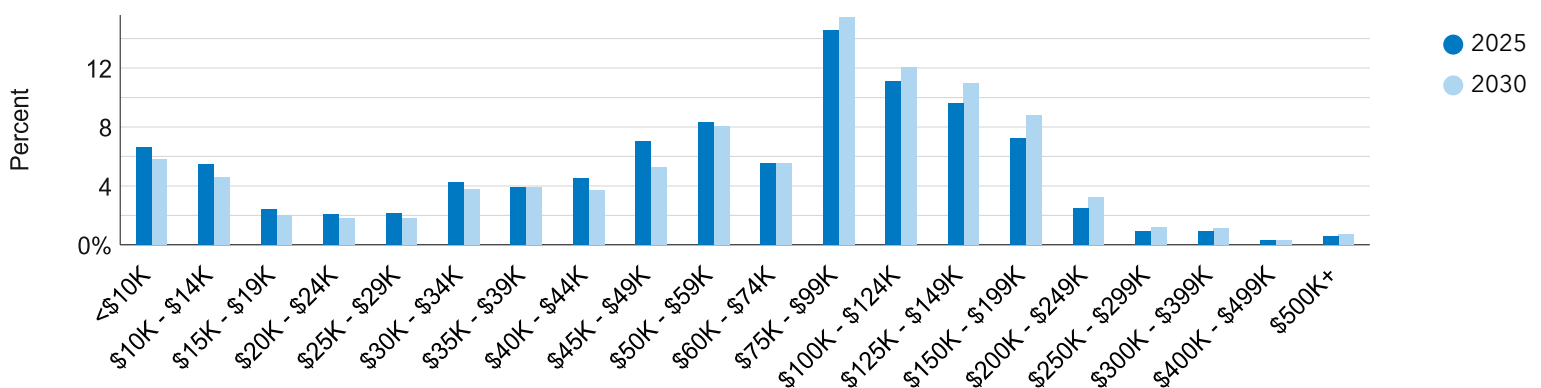
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

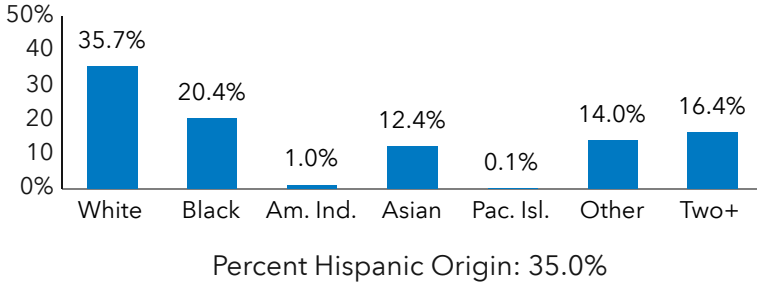
Graphic Profile

11011 Jones Rd, Houston, Texas, 77070

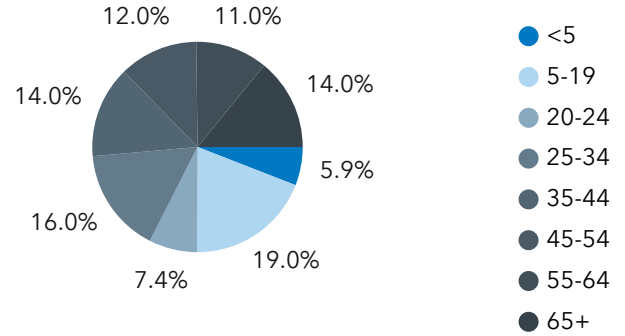


Ring band: 1 - 3 mile radius

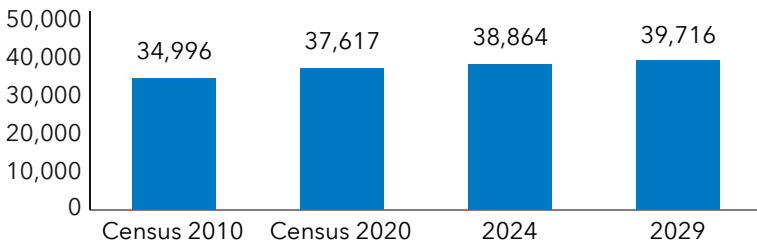
Population by Race



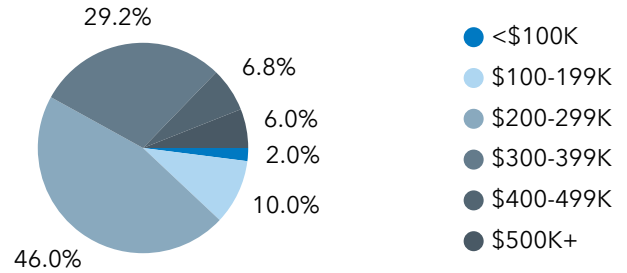
Population by Age



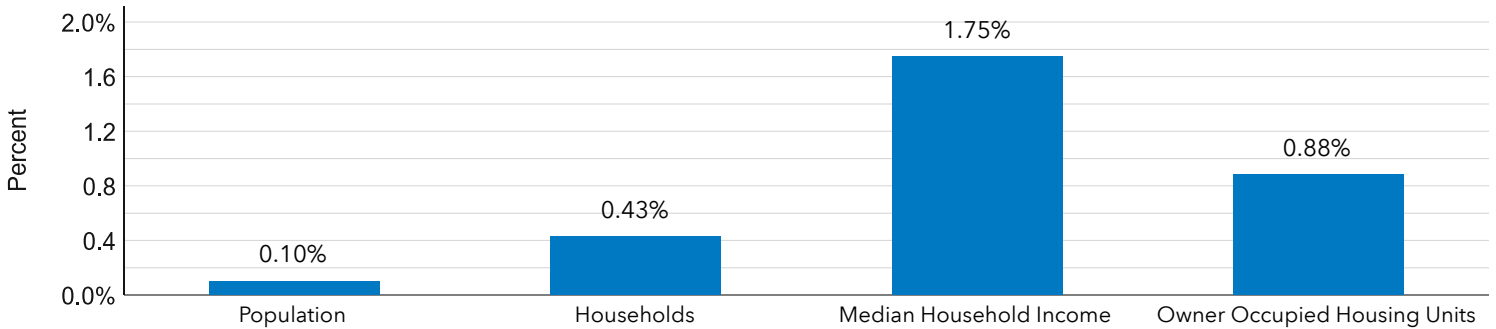
Households



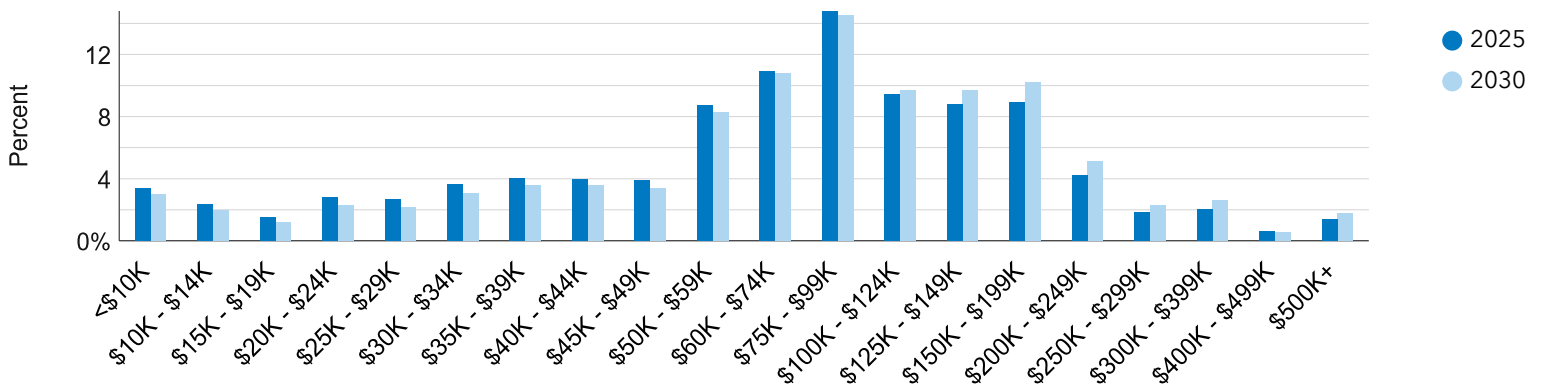
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

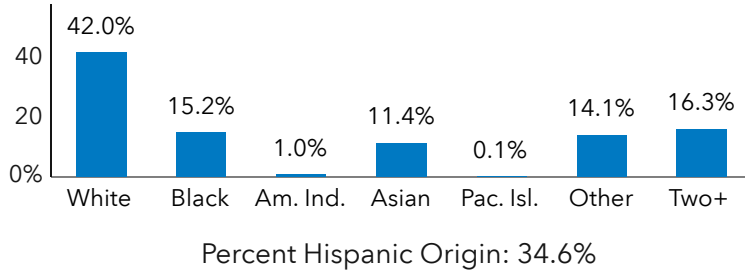
Graphic Profile

11011 Jones Rd, Houston, Texas, 77070

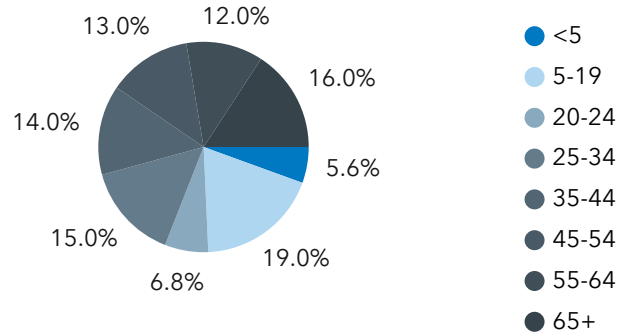


Ring band: 3 - 5 mile radius

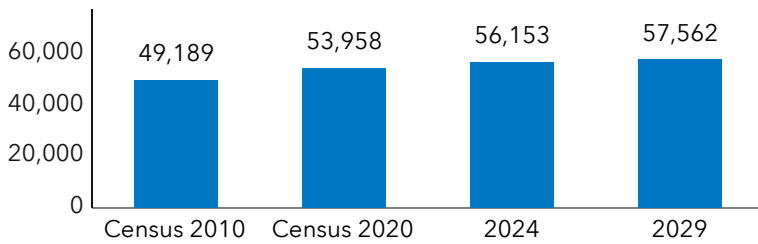
Population by Race



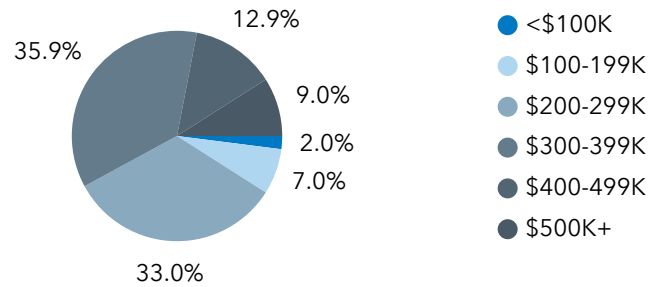
Population by Age



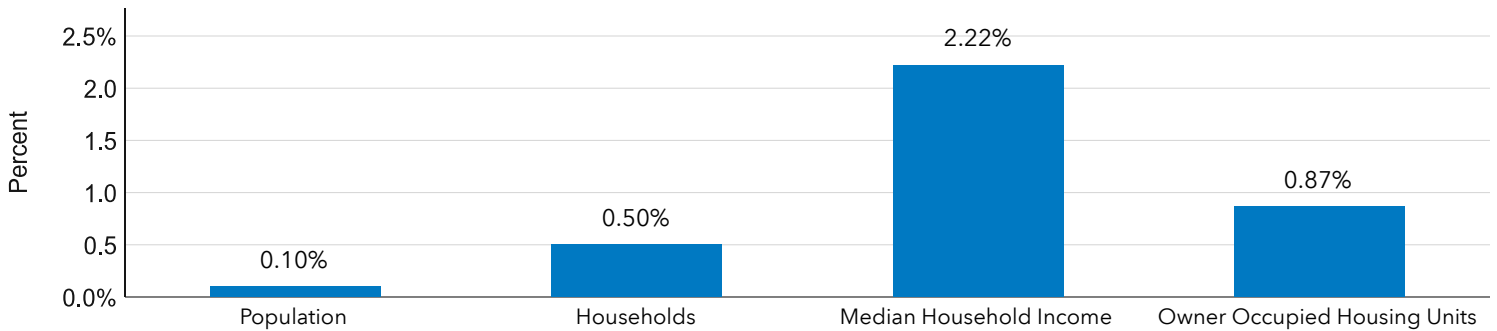
Households



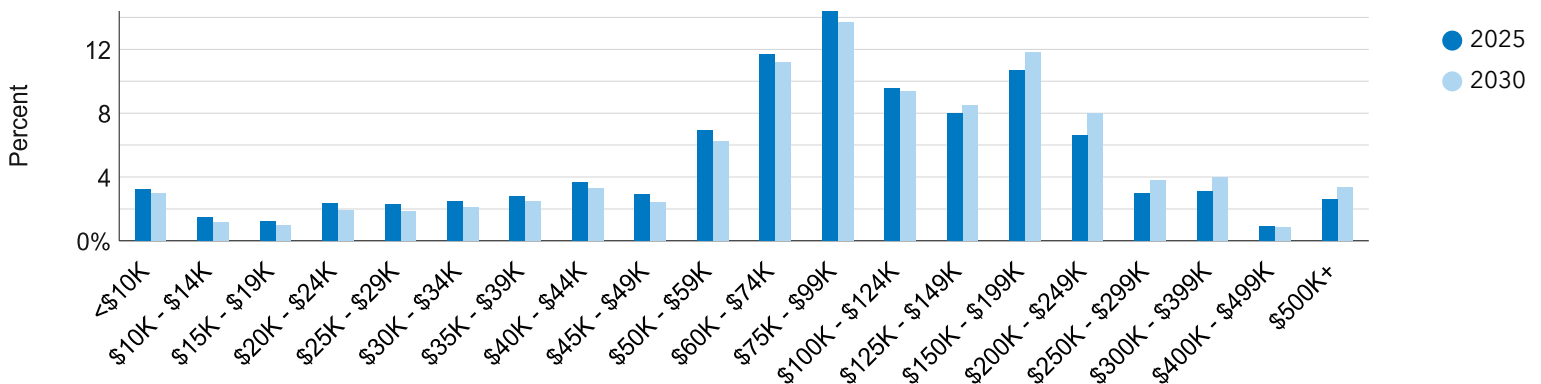
Home Value



2024-2029 Annual Growth Rate



Household Income



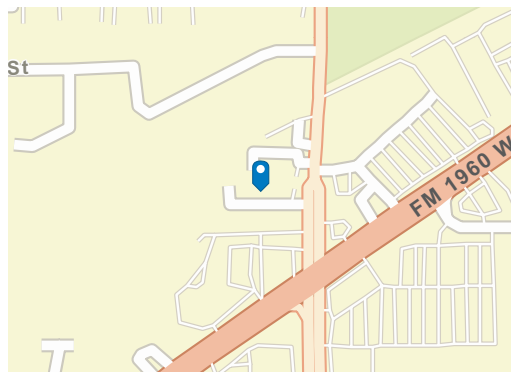
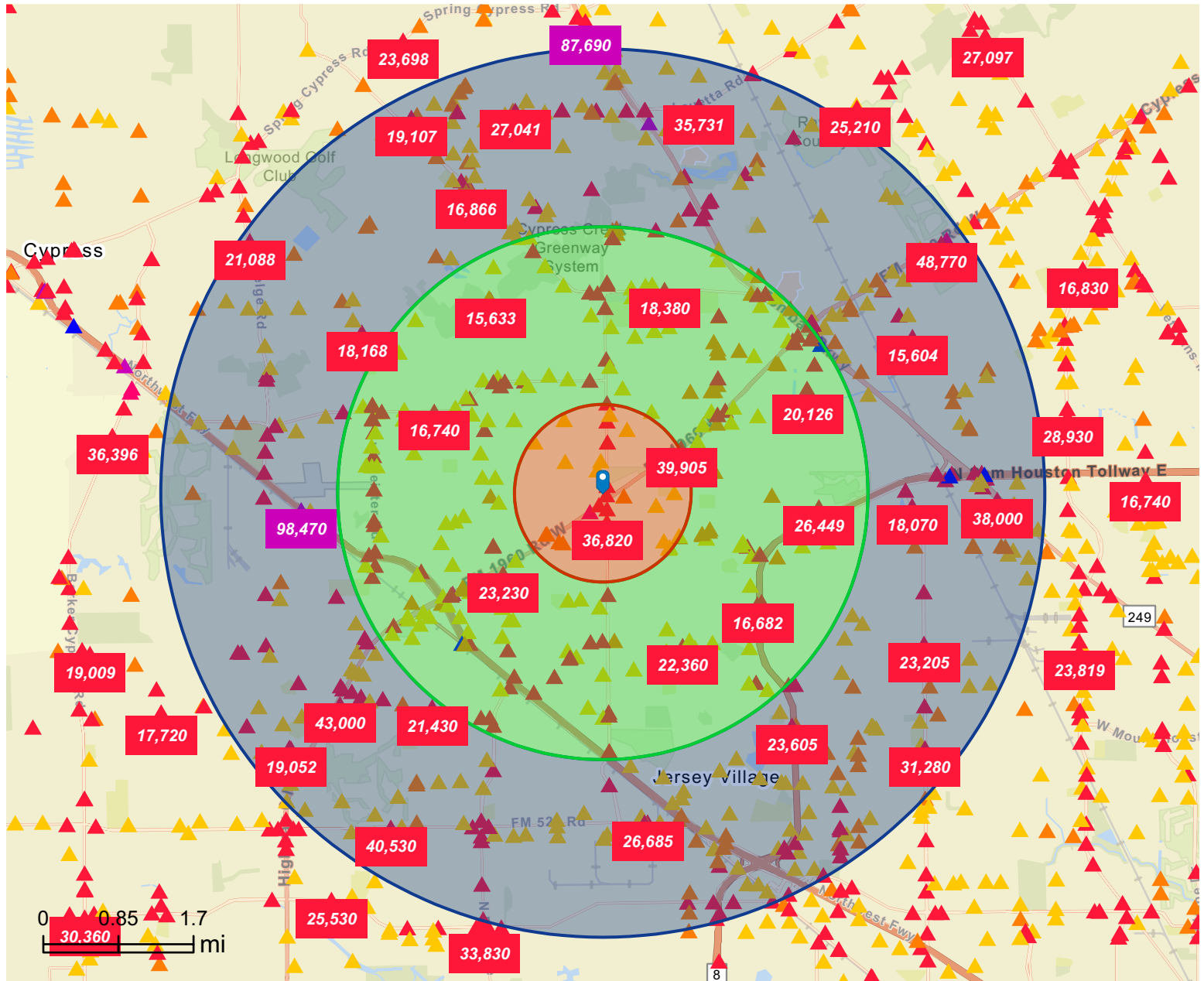
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

11011 Jones Rd, Houston, Texas, 77070

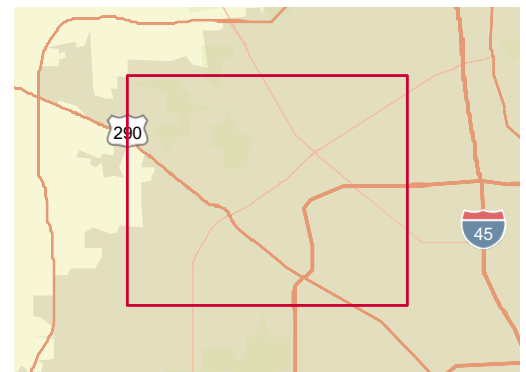


Ring bands: 0-1, 1-3, 3-5 mile radii



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



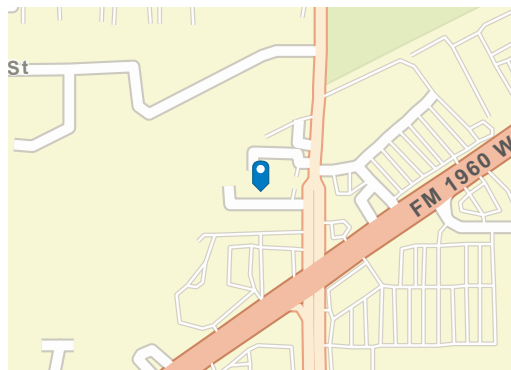
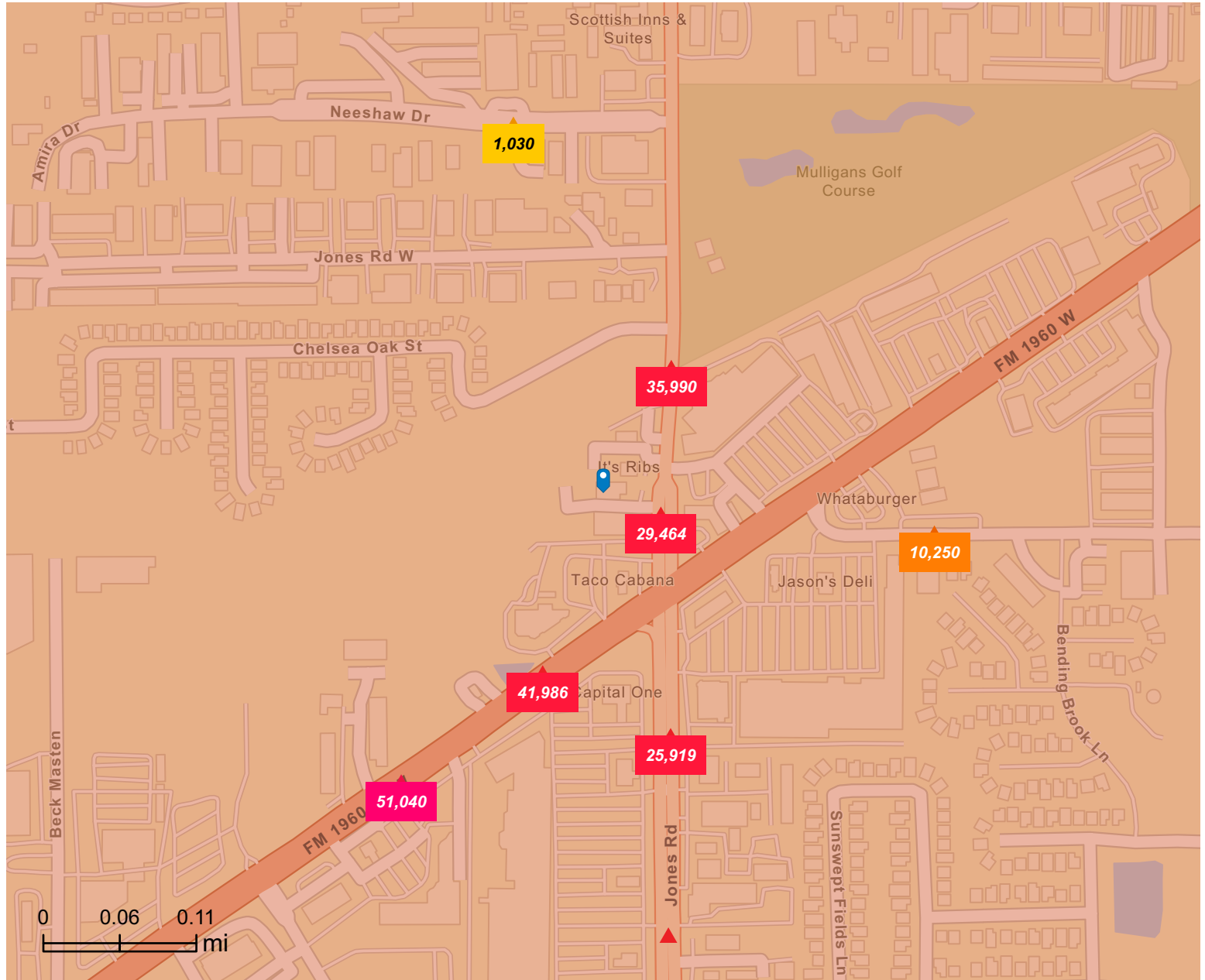
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

11011 Jones Rd, Houston, Texas, 77070

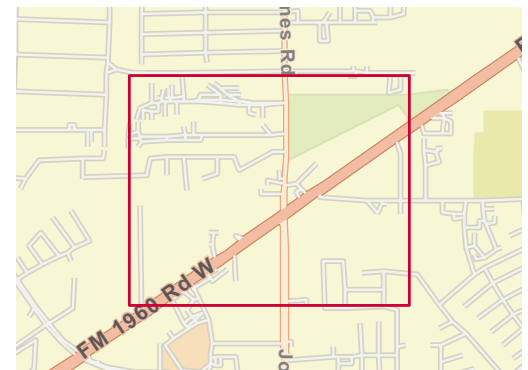


Ring bands: 0-1, 1-3, 3-5 mile radii



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 (2025)

Traffic Count Profile

11011 Jones Rd, Houston, Texas, 77070



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

| Dist (mi) | Street | Nearest Cross Steet | Year of Count | Traffic Count |
|-----------|---------------------|---------------------|---------------|---------------|
| 0.00 | Jones Road | FM 1960 Rd W | 2019 | 29,464 |
| 0.10 | Jones Rd | Jones Rd W | 2006 | 35,990 |
| 0.10 | Farm to Market 1960 | Jones Rd | 2019 | 41,986 |
| 0.20 | Jones Road | Jones Rd | 2019 | 25,919 |
| 0.20 | Windfern Rd | Bammel Rd | 2006 | 10,250 |
| 0.30 | Bammel Rd | Steepletop Dr | 2006 | 51,040 |
| 0.30 | Neeshaw Dr | Jones Rd | 2006 | 1,030 |
| 0.30 | Jones Rd | Bridgedown Dr | 2006 | 36,820 |
| 0.40 | Tower Oaks Blvd | Jones Rd | 2006 | 1,710 |
| 0.60 | Tower Oaks Blvd | Glenora Dr | 2006 | 1,770 |
| 0.60 | Jones Rd | Forrest Valley Dr | 2013 | 33,347 |
| 0.60 | Summer Harvest Dr | Windfern Rd | 2006 | 2,120 |
| 0.70 | Fallbrook Dr | Jones Rd | 2006 | 14,610 |
| 0.70 | Fallbrook Drive | Foxrow Ln | 2019 | 8,730 |
| 0.70 | Fallbrook Dr | Foxrow Ln | 2006 | 14,420 |
| 0.70 | Fallbrook Drive | FM 1960 Rd W | 2019 | 11,896 |
| 0.70 | Fallbrook Dr | FM 1960 Rd W | 2006 | 11,170 |
| 0.80 | Woodedge Dr | Jones Rd | 2011 | 3,510 |
| 0.80 | Fallbrook Dr | Glenora Dr | 2014 | 9,487 |
| 0.80 | Fallbrook Drive | Fallbrook Dr | 2019 | 10,044 |
| 0.80 | Bobcat Rd | Windfern Rd | 2006 | 2,910 |
| 0.80 | Jones Rd | Green Creek Dr | 2006 | 32,930 |
| 0.90 | Bobcat Rd | Cougan | 2006 | 3,120 |
| 0.90 | Lazy Meadows Dr | Waving Fields Dr | 2006 | 1,400 |
| 0.90 | Greencreek Dr | Windlake Dr | 2011 | 1,700 |
| 0.90 | Mile Dr | Glenora Dr | 2011 | 270 |
| 1.00 | Harbin Dr | Campos Dr | 2011 | 10 |
| 1.00 | Walnut Glen Dr | Lazy Meadows Dr | 2001 | 820 |

Closest locations 1-28, Table 1 of 2

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 2025 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.

| Dist (mi) | Street | Nearest Cross Steet | Year of Count | Traffic Count |
|-----------|---------------------|---------------------|---------------|---------------|
| 1.00 | Lazy Meadows Dr | Walnut Glen Dr | 2006 | 930 |
| 1.00 | Fallbrook Drive | Skybird Dr | 2019 | 7,707 |
| 1.00 | Fallbrook Dr | Skybird Dr | 2006 | 11,210 |
| 1.00 | Farm to Market 1960 | Deep Meadow Dr | 2020 | 39,905 |
| 1.00 | | Bammel Rd | 2022 | 49,188 |
| 1.00 | Jones Rd | Green Creek Dr | 2001 | 32,144 |
| 1.10 | Greencreek Dr | Windlake Dr | 2011 | 6,700 |
| 1.10 | Jones Rd | Steeple WayBlvd | 2006 | 47,150 |
| 1.20 | Fallbrook Dr | Tanwood Dr | 2001 | 4,480 |
| 1.20 | Fallbrook Drive | Perry Rd | 2019 | 12,919 |
| 1.20 | | | 2006 | 960 |
| 1.20 | Fallbrook Dr | Perry Rd | 2006 | 11,680 |
| 1.20 | Churchill Way Dr | Brass Hammer Ct | 2011 | 2,560 |
| 1.20 | Falcon Rd | Tree Branch Dr | 2006 | 3,020 |
| 1.20 | Foxburo Dr | Iberia Dr | 2001 | 1,530 |
| 1.20 | FM 1960 Rd W | N Eldridge Pkwy | 2006 | 5,210 |
| 1.30 | N Eldridge Pkwy | Wortham Landing Dr | 2006 | 11,190 |
| 1.30 | Gold Cup Way | Steeple WayBlvd | 2011 | 660 |
| 1.30 | Perry Road | Fallbrook Dr | 2019 | 12,270 |
| 1.30 | Perry Rd | Walnut Glen Dr | 2006 | 2,040 |
| 1.30 | Perry Rd | Fallbrook Dr | 2006 | 9,030 |
| 1.30 | Steeple Way Blvd | Jones Rd | 2011 | 6,590 |



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