

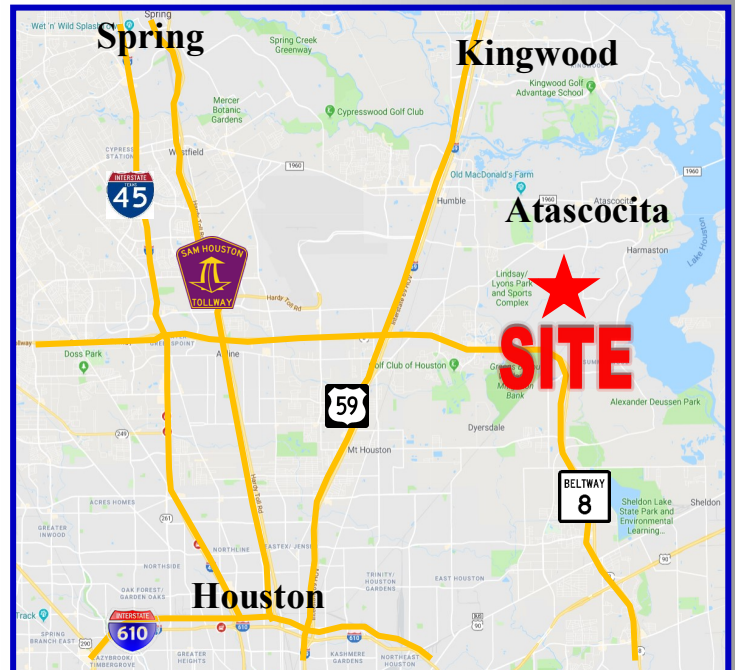
# +/- 2.5 AC FOR SALE

Will Clayton Pkwy & June Forest Dr, Humble, TX 77346



## Description

- Lot Size: +/- 2.50 AC (Subdivisible)
- Price: \$1,361,250
- Price/SF: \$12.50
- Frontage:
  - +/- 301' on Will Clayton
  - +/- 324.65' on June Forest Dr
- Accessible east of Hwy 59, south of FM 1960, and north of Will Clayton Pkwy
- Utilities: Available from Harris County MUD #278
- Outside any flood hazard areas



**Danny Nguyen, CCIM**

Broker

M - (713) 478-2972

O - (713) 270-5400

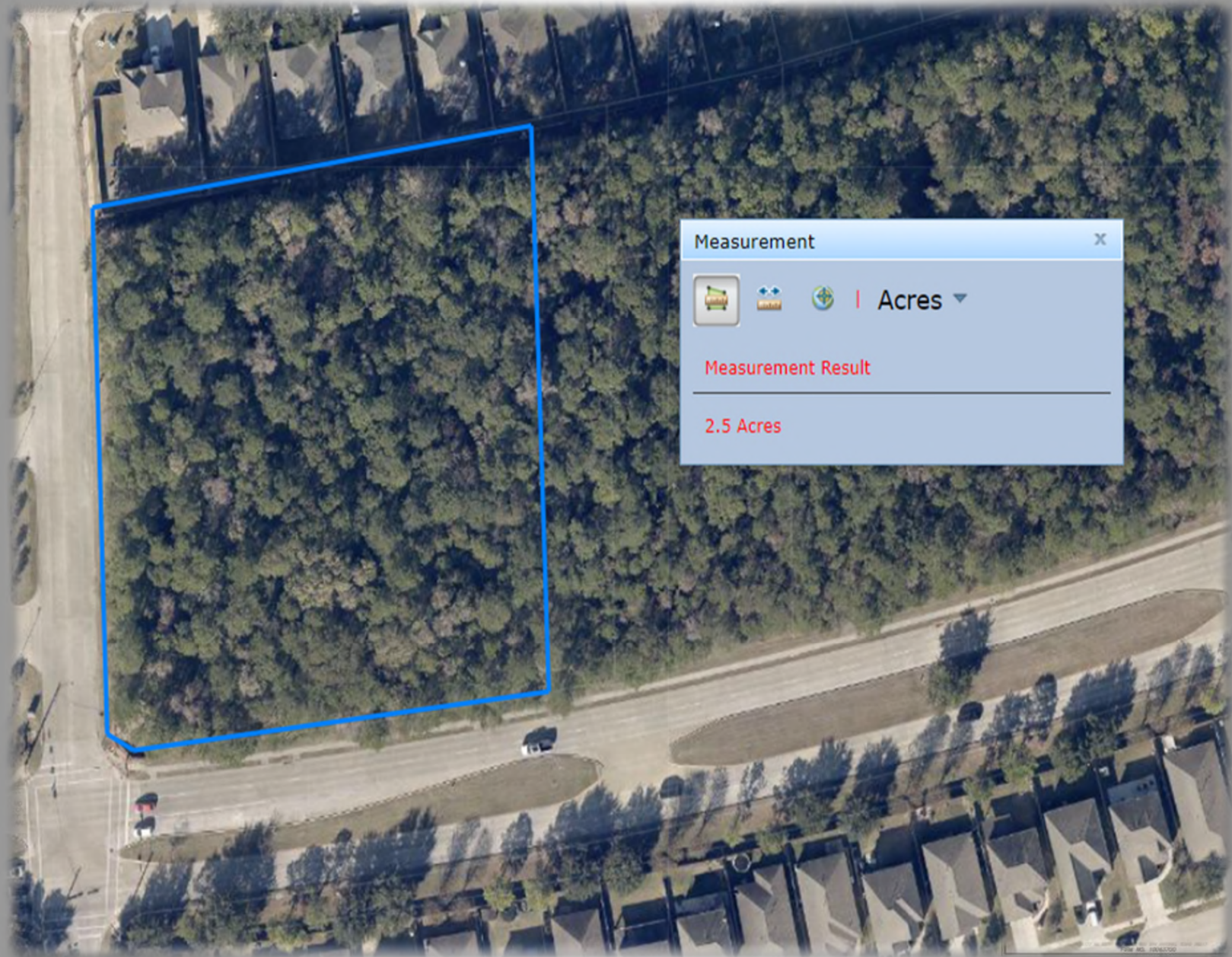
[dannynguyen@dncommercial.net](mailto:dannynguyen@dncommercial.net)

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



# +/- 2.5 AC

Will Clayton Pkwy & June Forest Dr, Humble, TX 77346



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# SURVEY

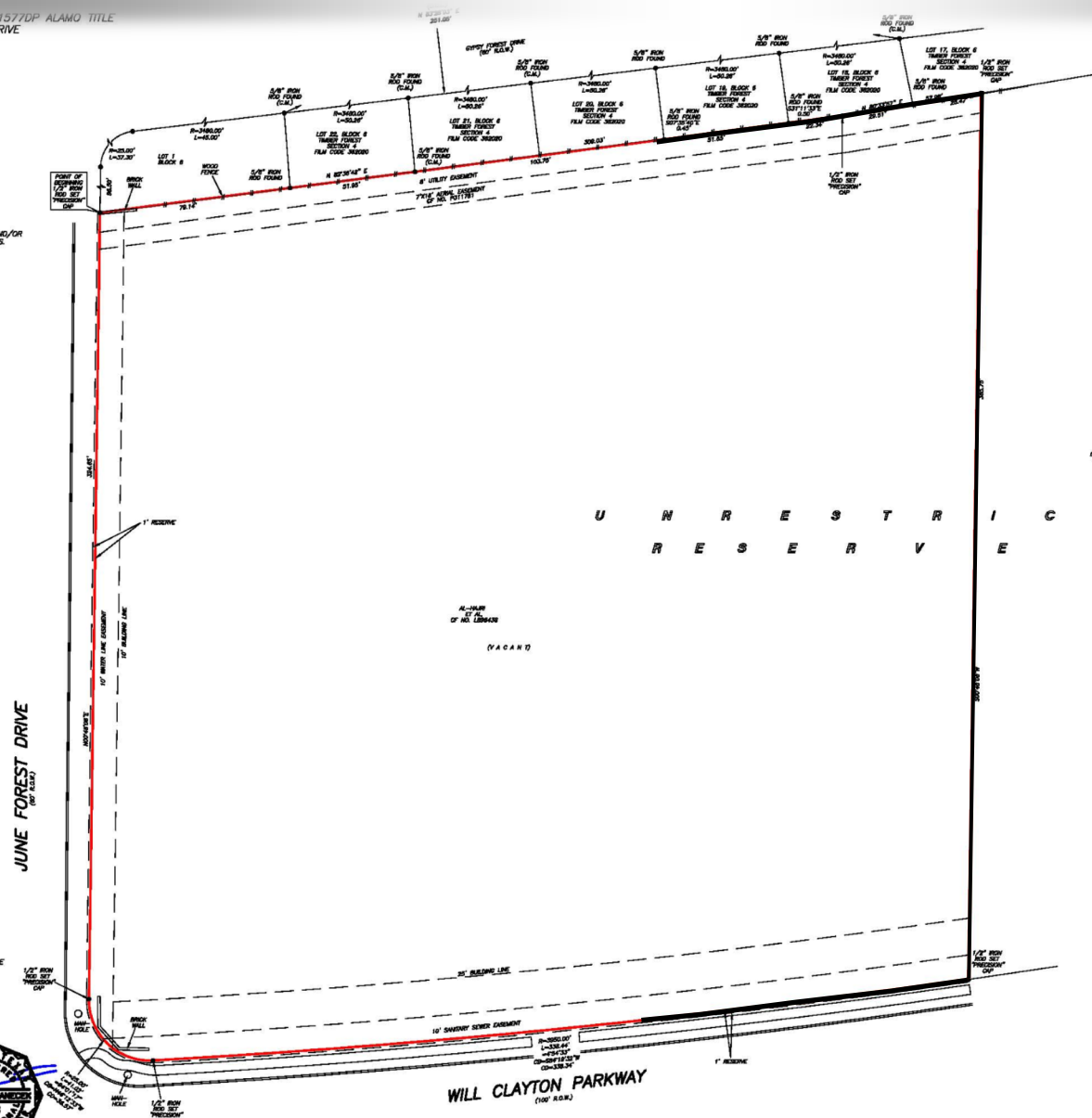
Will Clayton Pkwy & June Forest Dr, Humble, TX 77346

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DANNY NGUYEN, LLC  
 OF NO. 2018030887

U N R E S T R I C T E D  
 R E S E R V E " W "

3.0002 ACRES  
 OUT OF UNRESTRICTED RESERVE "W",  
 TIMBER FOREST, SECTION 1

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 341, PAGE 26 OF THE MAP RECORDS  
 OF HARRIS COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS)

D.L.L.-METRICIAN CONTROL LINE  
 RECORD BEARING VOL. 341, PG. 26, H.C.M.A.

DRAWN BY:

**PRECISION SURVEYORS**  
 PROFESSIONAL LAND SURVEYS  
 1-800-LANDSURVEY  
 www.precisionland.com  
 281-496-1288 FAX 281-496-1867  
 800 THUNDERBOLT STREET SUITE 100 HOUSTON, TEXAS 77059  
 210-426-6941 FAX 210-426-1053  
 1777 W. LOOP 415 SUITE 800 DFW AIRPORT, TEXAS 76177  
 FORM NO. 1005(2/02)



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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.

# FOR SALE

Will Clayton Pkwy & June Forest Dr, Humble, TX 77346



## 2024 Demographics

	0-5 Min	5-10 Min	10-15 Min
<b>Total Population:</b>	48,147	82,016	91,577
<b>Total Household:</b>	15,464	26,809	32,478
<b>Avg. HH Income:</b>	\$129,385	\$111,189	\$100,169



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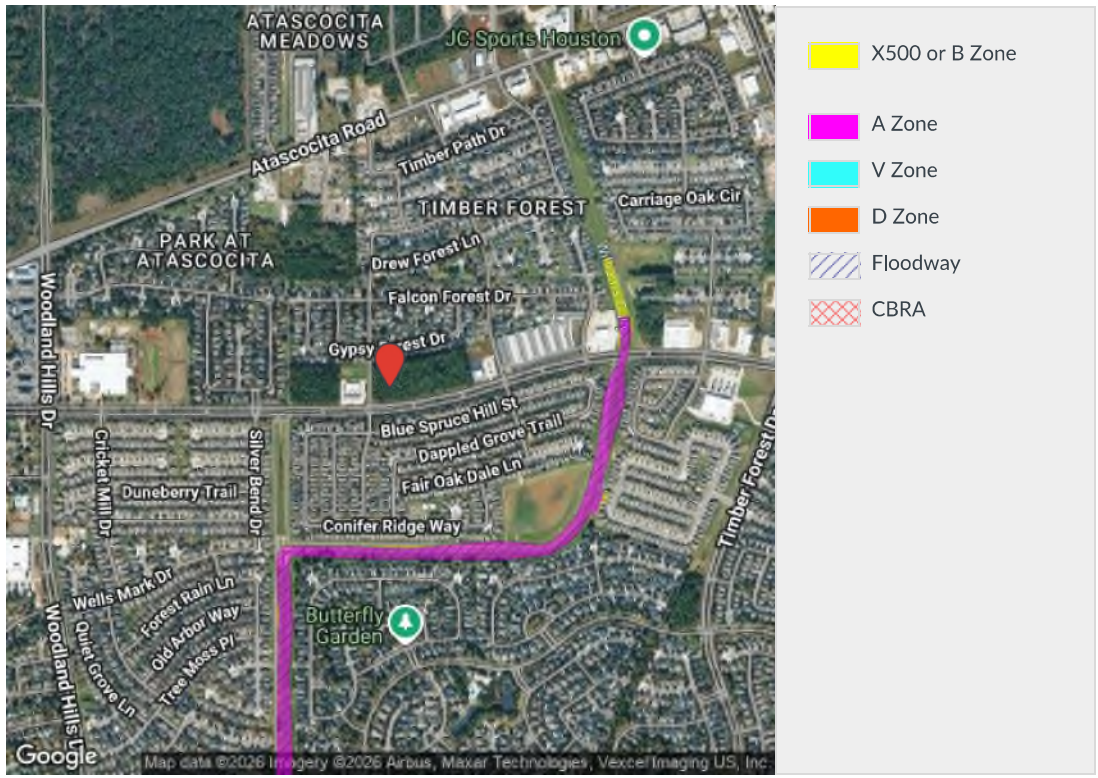
# JUNE FOREST DR HUMBLE, TX 77346-2453

LOCATION ACCURACY: *User-defined location*

## Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480287	PANEL	0505M
PANEL DATE	June 09, 2014	MAP NUMBER	48201C0505M





# 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)

# Executive Summary

11585-11593 Will Clayton Pkwy, Humble, Texas, 77346



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	14,501	41,261	63,755
2020 Population	18,734	65,107	80,169
2025 Population	18,331	81,905	82,184
2030 Population	18,250	84,818	85,870
2010-2020 Annual Rate	2.59%	4.67%	2.32%
2020-2025 Annual Rate	-0.41%	4.47%	0.47%
2025-2030 Annual Rate	-0.09%	0.70%	0.88%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	34.4	34.7	36.8
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	37.2%	36.5%	40.4%
Black Alone	29.3%	29.2%	24.6%
American Indian Alone	0.7%	0.9%	1.0%
Asian Alone	3.5%	3.8%	4.0%
Pacific Islander Alone	0.2%	0.3%	0.5%
Some Other Race Alone	12.3%	12.8%	12.3%
Two or More Races	16.8%	16.5%	17.3%
Hispanic Origin	35.2%	34.9%	33.8%
Diversity Index	85.4	85.6	85.1

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	4,570	12,729	22,961
2020 Total Households	5,837	20,413	28,550
2025 Total Households	5,848	26,814	29,899
2030 Total Households	5,913	28,379	31,758
2010-2020 Annual Rate	2.48%	4.84%	2.20%
2020-2025 Annual Rate	0.04%	5.33%	0.88%
2025-2030 Annual Rate	0.22%	1.14%	1.21%
2025 Average Household Size	3.13	2.96	2.74
Wealth Index	120	113	99

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

<b>Mortgage Income</b>	<b>0 - 1 mile</b>	<b>1 - 3 mile</b>	<b>3 - 5 mile</b>
2025 Percent of Income for Mortgage	16.7%	17.4%	24.5%
<b>Median Household Income</b>			
2025 Median Household Income	\$117,404	\$118,970	\$84,834
2030 Median Household Income	\$131,896	\$134,373	\$96,126
2025-2030 Annual Rate	2.36%	2.46%	2.53%
<b>Average Household Income</b>			
2025 Average Household Income	\$143,399	\$143,083	\$117,690
2030 Average Household Income	\$159,229	\$161,245	\$130,851
<b>Per Capita Income</b>			
2025 Per Capita Income	\$45,802	\$46,705	\$43,034
2030 Per Capita Income	\$51,697	\$53,750	\$48,655
2025-2030 Annual Rate	2.45%	2.85%	2.49%
<b>Income Equality</b>			
2025 Gini Index	38.4	38.4	45.0
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	58.4	54.1	49.8
<b>Housing Unit Summary</b>			
Housing Affordability Index	121	119	83
2010 Total Housing Units	4,780	13,392	25,009
2010 Owner Occupied Hus (%)	80.1%	84.1%	66.3%
2010 Renter Occupied Hus (%)	19.9%	15.9%	33.7%
2010 Vacant Housing Units (%)	4.4%	5.0%	8.2%
2020 Housing Units	6,019	21,642	30,651
2020 Owner Occupied HUs (%)	76.0%	79.8%	62.8%
2020 Renter Occupied HUs (%)	24.0%	20.2%	37.3%
Vacant Housing Units	3.1%	5.6%	6.7%
2025 Housing Units	5,991	28,595	31,973
Owner Occupied Housing Units	76.7%	76.2%	62.6%
Renter Occupied Housing Units	23.3%	23.8%	37.4%
Vacant Housing Units	2.4%	6.2%	6.5%
2030 Total Housing Units	6,089	30,080	33,974
2030 Owner Occupied Housing Units	4,633	21,709	20,282
2030 Renter Occupied Housing Units	1,280	6,670	11,476
2030 Vacant Housing Units	176	1,701	2,216

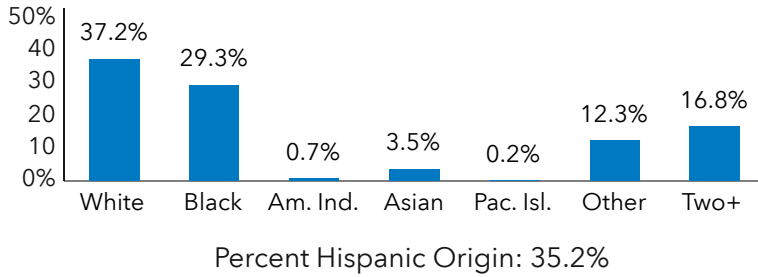
# Graphic Profile

11585-11593 Will Clayton Pkwy, Humble, Texas, 77346

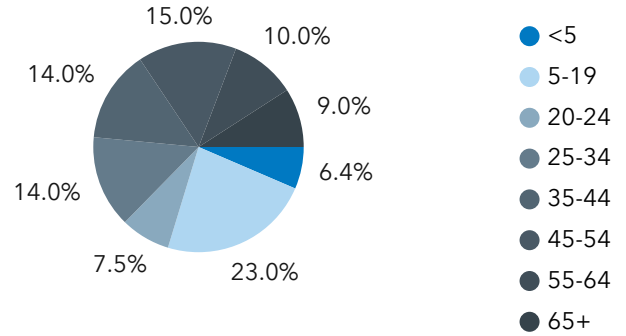


Ring band: 0 - 1 mile radius

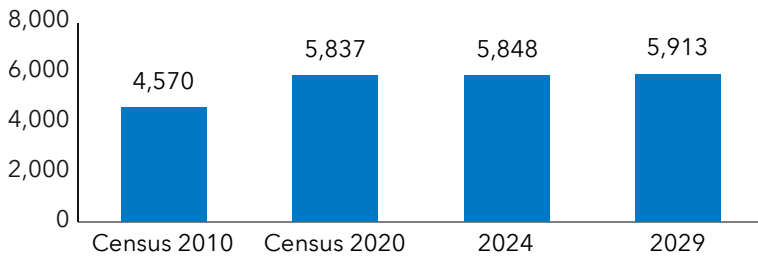
## Population by Race



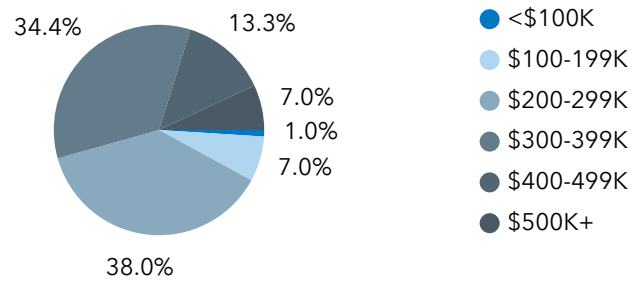
## Population by Age



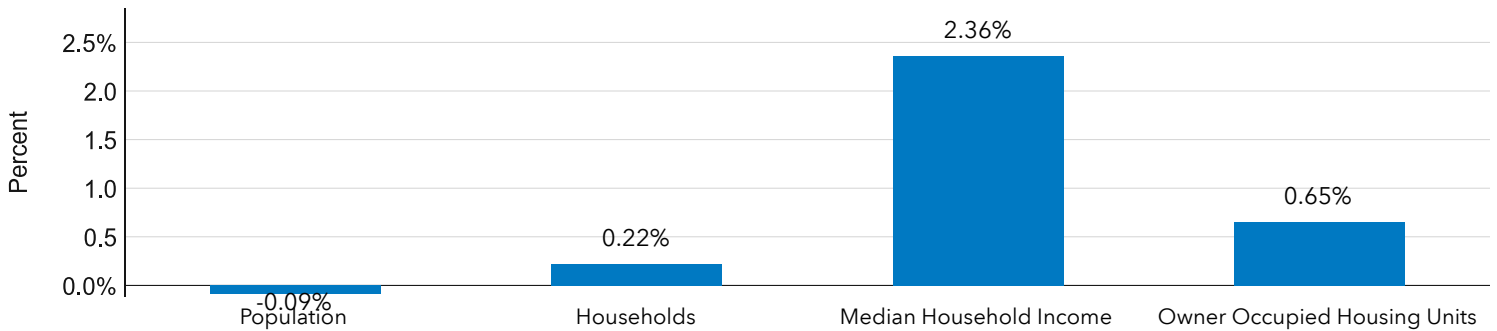
## Households



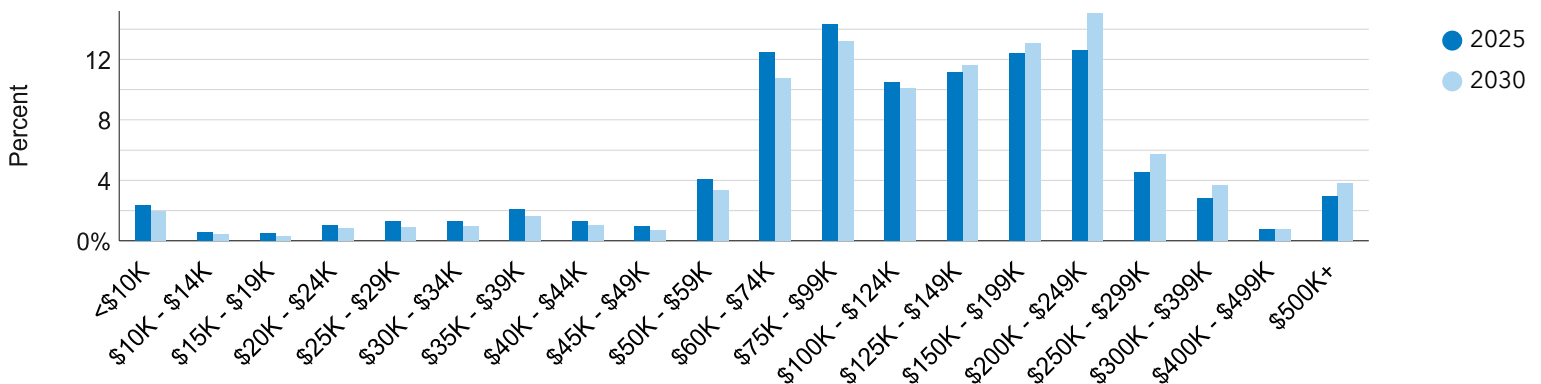
## Home Value



## 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.

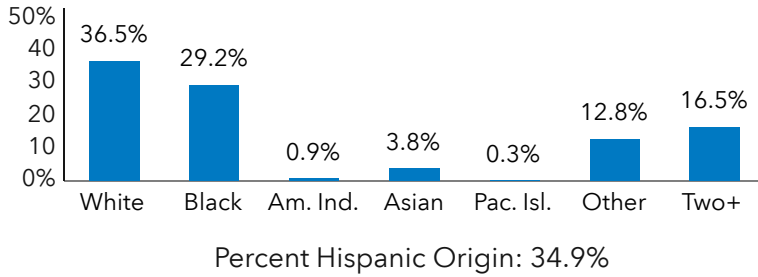
# Graphic Profile

11585-11593 Will Clayton Pkwy, Humble, Texas, 77346

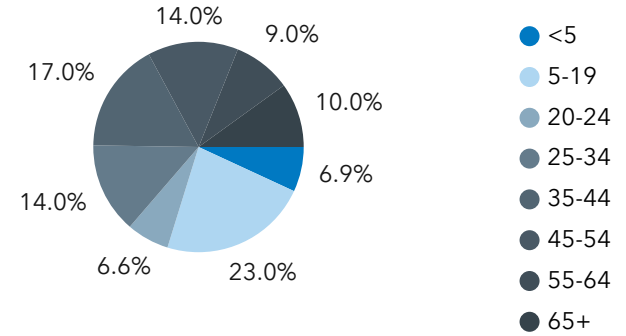


Ring band: 1 - 3 mile radius

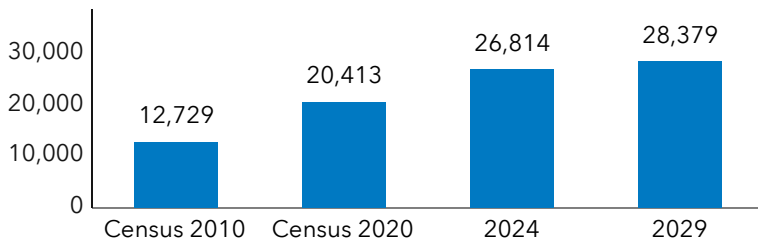
## Population by Race



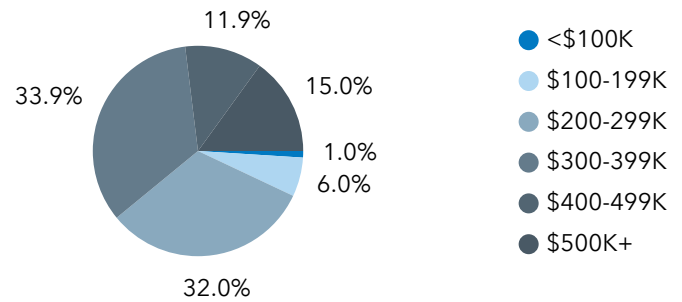
## Population by Age



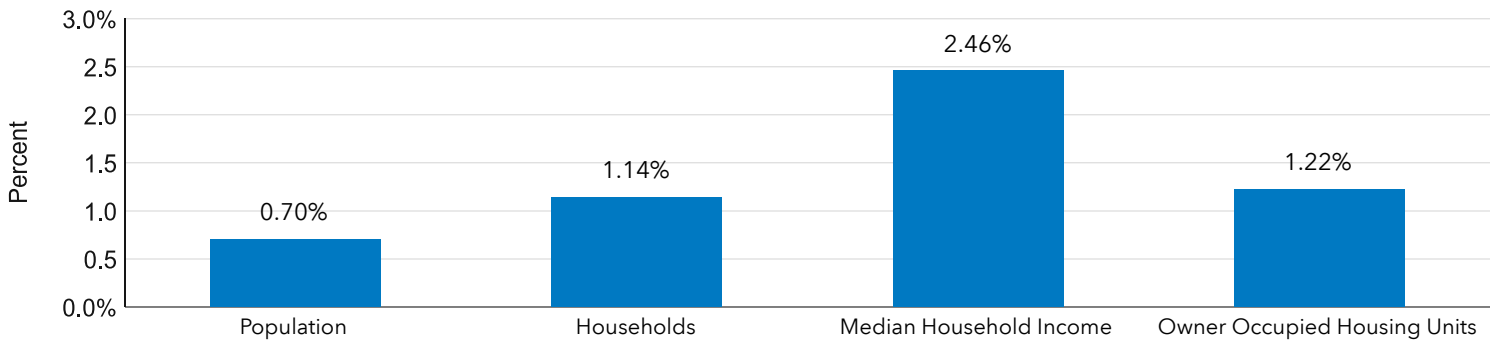
## Households



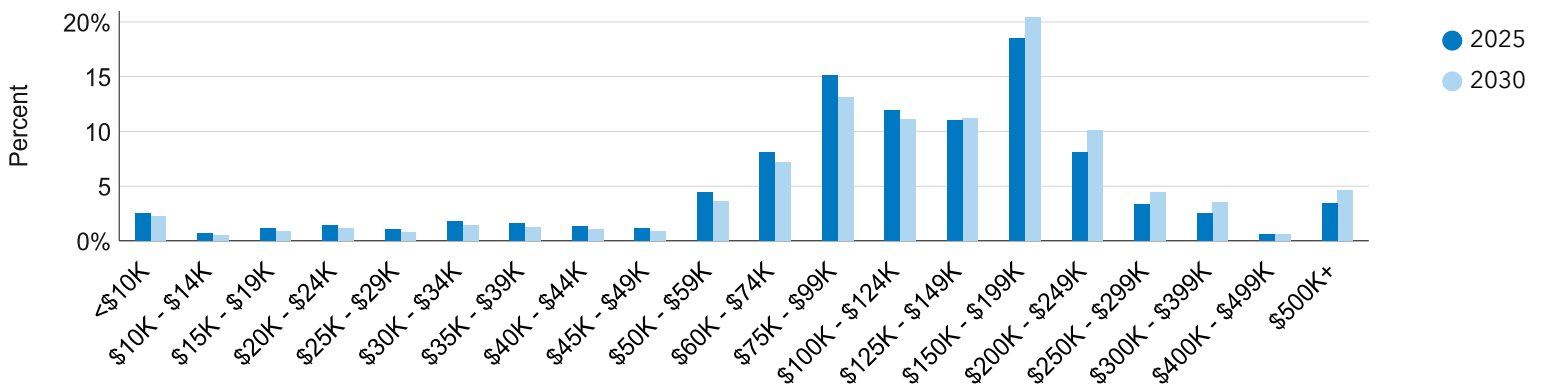
## Home Value



## 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.

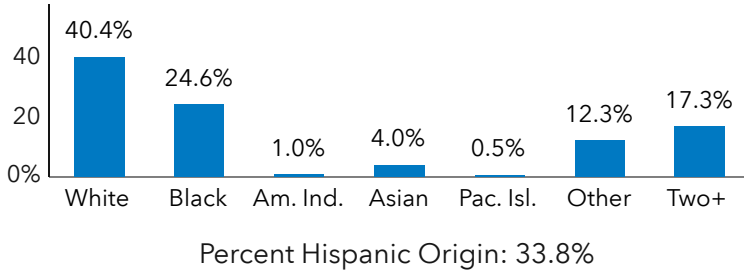
# Graphic Profile

11585-11593 Will Clayton Pkwy, Humble, Texas, 77346

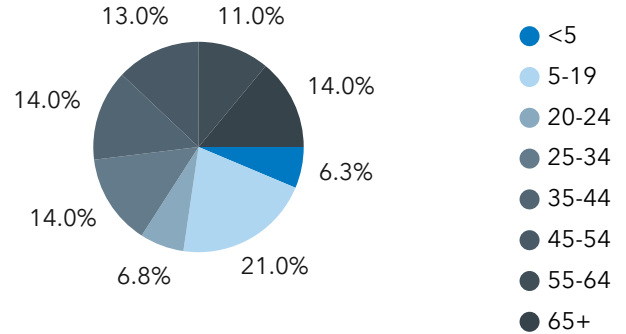


Ring band: 3 - 5 mile radius

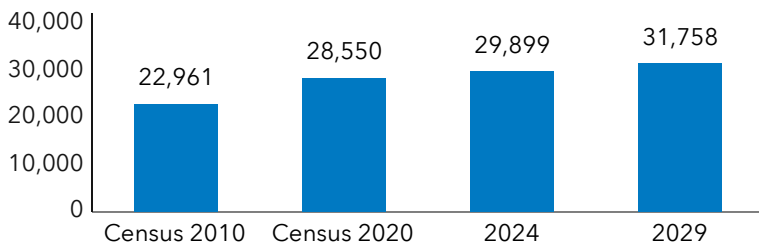
## Population by Race



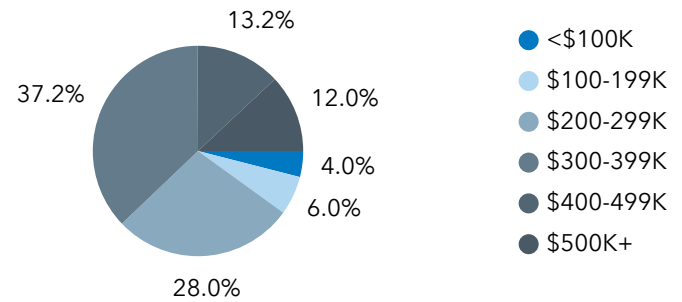
## Population by Age



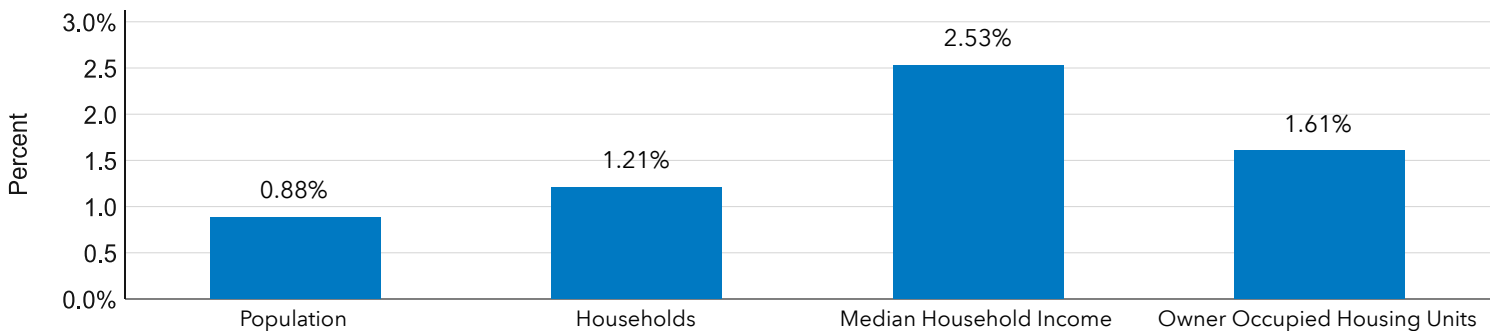
## Households



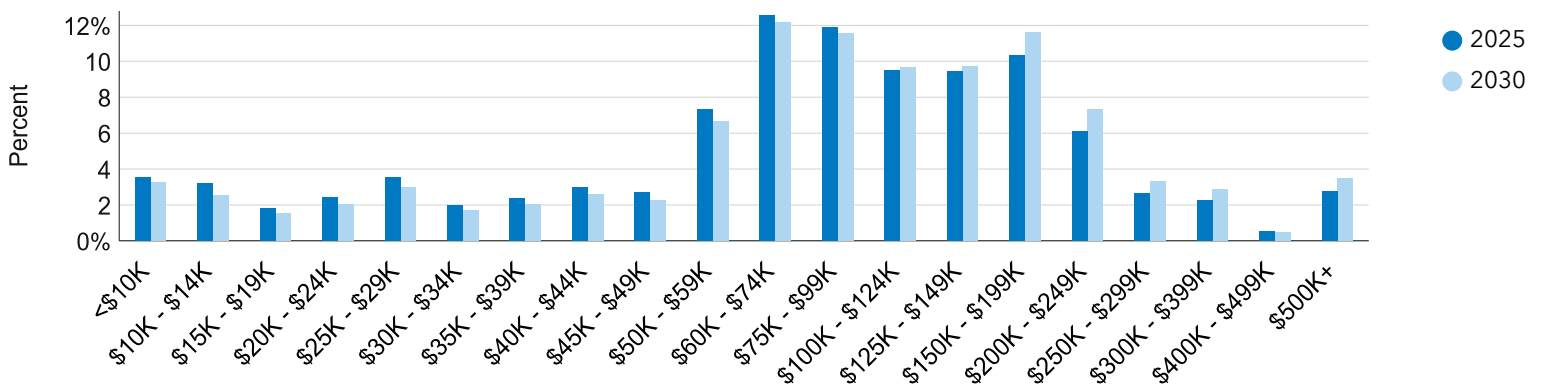
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



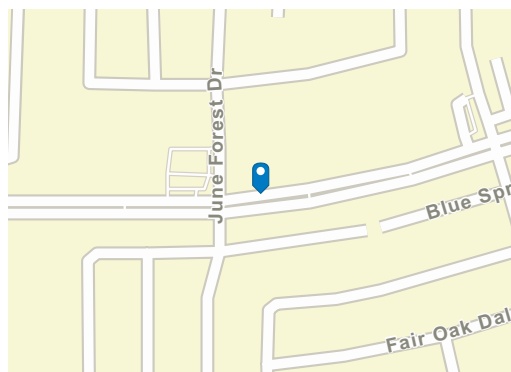
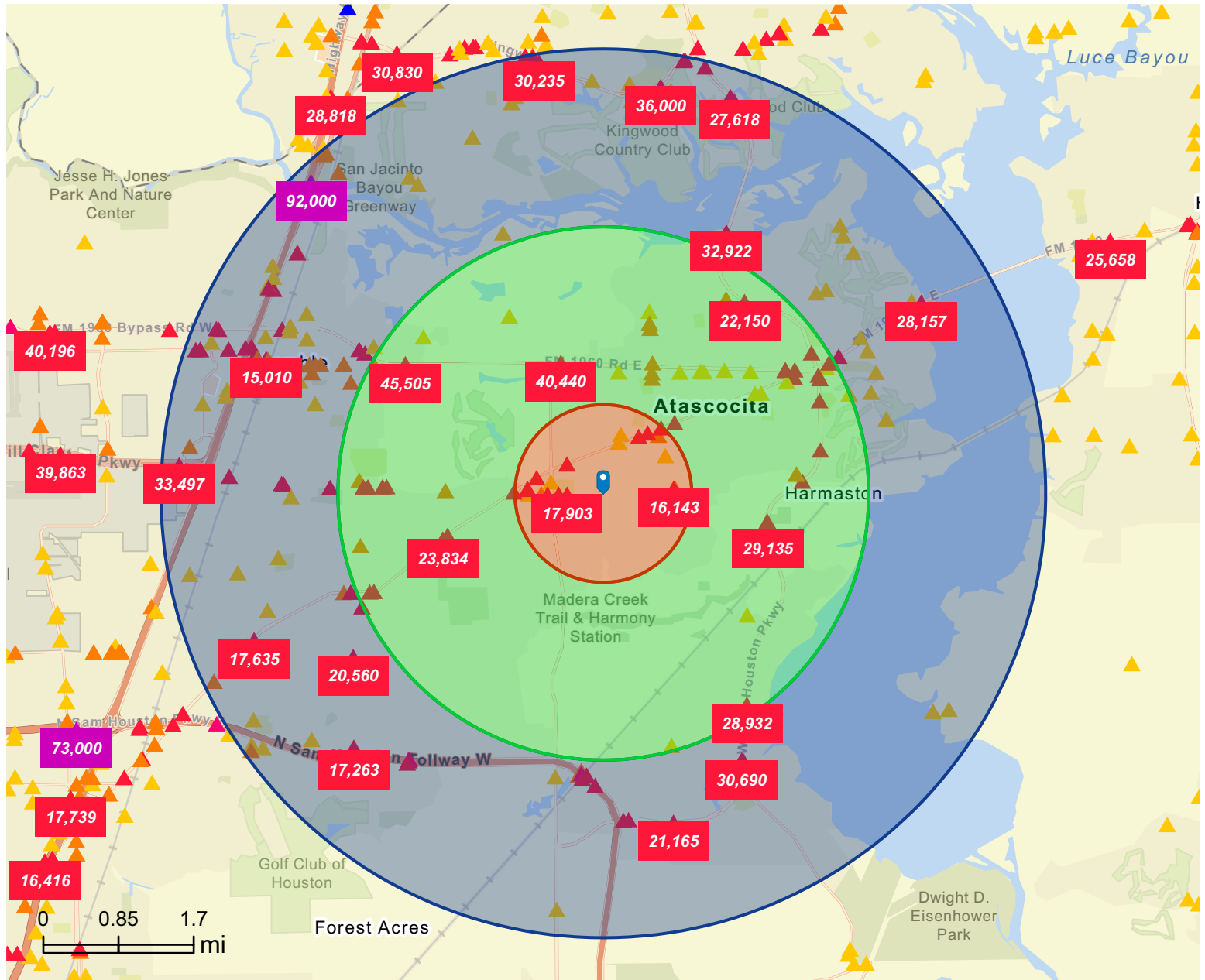
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

# Traffic Count Map

11585-11593 Will Clayton Pkwy, Humble, Texas, 77346

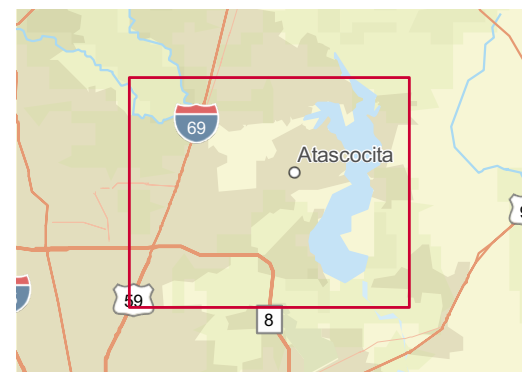


Ring bands: 0-1, 1-3, 3-5 mile radii



## 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



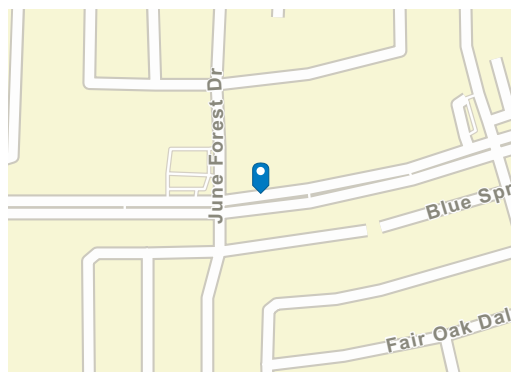
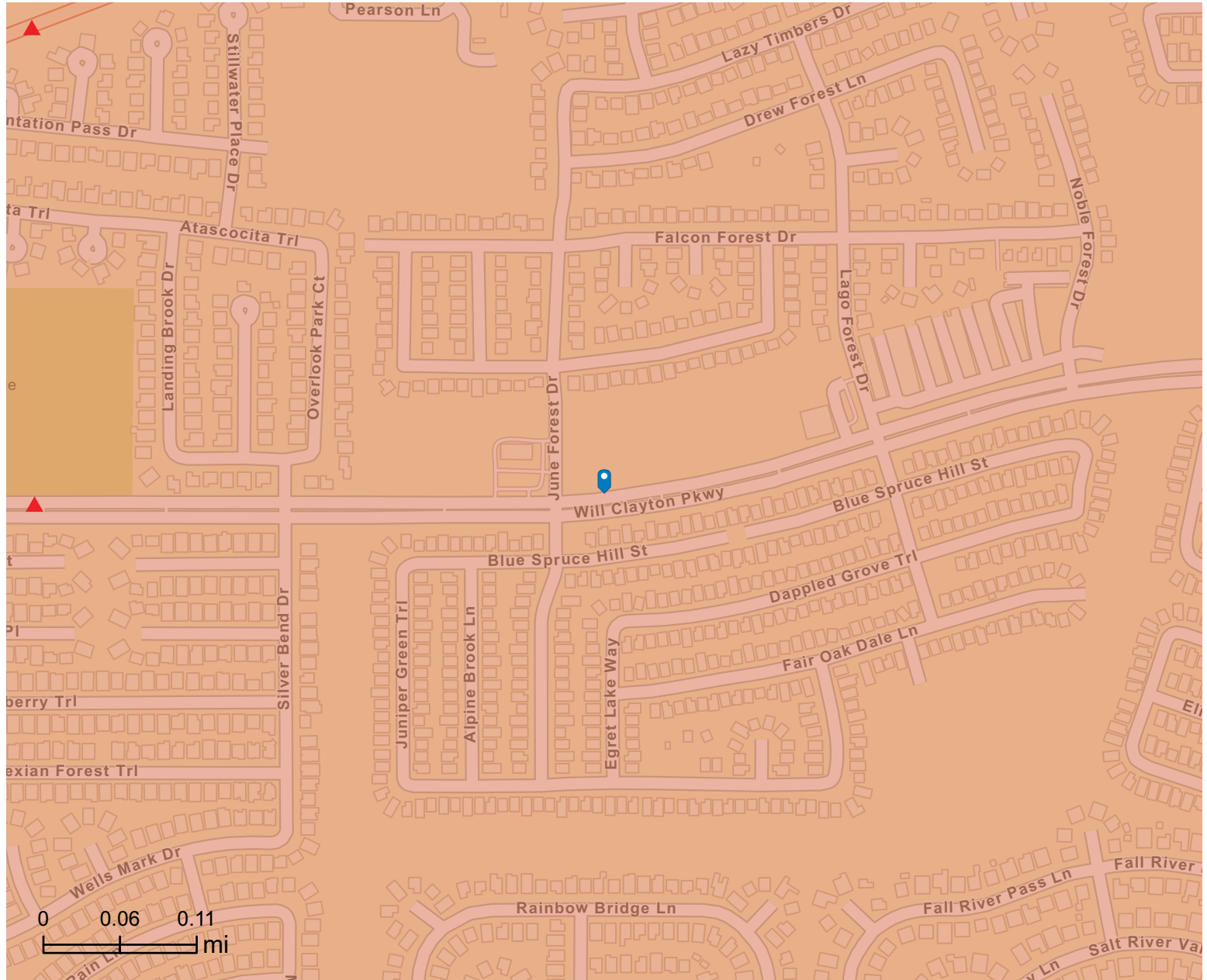
**Source:** Traffic Counts (2025)

# Traffic Count Map - Close Up

11585-11593 Will Clayton Pkwy, Humble, Texas, 77346

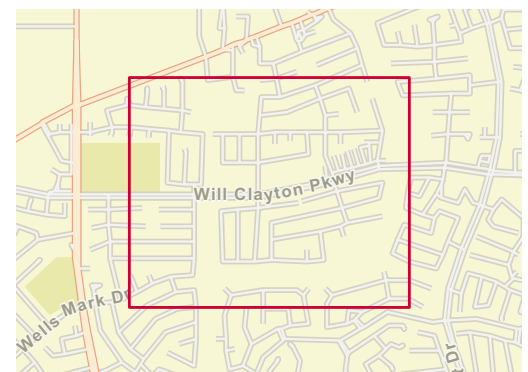


Ring bands: 0-1, 1-3, 3-5 mile radii



## 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

11585-11593 Will Clayton Pkwy, Humble, Texas, 77346



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

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.40	Will Clayton Blvd	Woodland Hills Dr	2014	17,903
0.50	Will Clayton Boulevard	Woodland Hills Dr	2019	18,778
0.50	Atascocita Rd	Woodland Hills Dr	2014	30,343
0.60	Woodland Hills Dr	Wintergreen Dr	2013	8,813
0.60	Woodland Hills Dr	Atascocita Trl	2001	3,750
0.60	Continental Pkwy	Agean Dr	2006	40
0.60	Will Clayton Boulevard	Will Clayton Blvd	2019	19,014
0.70	Agean Dr	Continental Pkwy	2001	240
0.70	Will Clayton Blvd	S Mistylace Dr	2006	11,900
0.80	Atascocita Rd	Page Forest Dr	2011	24,360
0.80	Atascocita Rd	Will Clayton Blvd	2011	26,850
0.80	Will Clayton Parkway	Will Clayton Blvd	2019	16,143
0.80	Will Clayton Pkwy	Will Clayton Blvd	2011	12,800
0.80	Timber Forest Dr	Atascocita Rd	2008	4,930
0.80	Crestline Rd	Will Clayton Blvd	2011	3,720
0.80	Atascocita Road	Page Forest Dr	2019	27,157
0.90	Will Clayton Blvd	Crestline Rd	2011	19,470
0.90	Will Clayton Boulevard	Crestline Rd	2019	20,427
0.90	Timber Forest Dr	Atascocita Rd	2011	9,860
1.00	Atascocita Road	Timber Forest Dr	2019	28,204
1.00	Atascocita Rd	Will Clayton Blvd	2011	24,290
1.10	Atascocita Rd	Droitwich Dr	2006	28,320
1.40	Continental Pkwy	Artic Dr	2011	10
1.40	Timber Forest Dr	Woodmancote Dr	2012	12,373
1.50	Woodland Hills Dr	FM 1960 Rd E	2011	4,650
1.50	Timber Forest Drive	Woodmancote Dr	2019	13,576
1.60	FM 1960 Rd E	Woodland Hills Dr	2011	40,440
1.60	Timber Forest Dr	FM 1960 Rd E	2011	11,040

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
1.60	Droitwich Dr	Caldicote St	2011	950
1.80	Twigsworth Ln	FM 1960 Rd E	2011	790
1.80			2001	1,440
1.80	Will Clayton Pkwy	Will Clayton Blvd	2012	11,064
1.80	Atascocita Rd	Ygnacio Rd	2006	24,182
1.90	West Lake Houston Parkway	Will Clayton	2022	22,979
1.90	Atascocita Road	Ygnacio Rd	2019	23,834
1.90	W Lake Houston Pkwy	Will Clayton	2014	29,135
1.90	Timber Forest Dr	Forest Timbers Dr	2006	8,710
1.90	Cloyanna Ln	FM 1960 Rd E	2011	740
2.00	Ygnacio Rd	Atascocita Rd	2006	160
2.00	Timber Forest Drive	Dawnburst Dr	2019	10,591
2.00	Town Center Blvd	Atascocita Rd	2011	2,700
2.10	Oak Walk Dr	Oakway Dr	2001	2,990
2.10	Timber Forest Dr	Upper Lake Dr	2011	3,900
2.10	Breakwater Path Dr		2011	1,260
2.20	Town Center Blvd	FM 1960 Rd	2011	2,820
2.20	Will Clayton Pkwy	W Lake Houston Pkwy	2019	13,445
2.20	Will Clayton Pkwy	Will Clayton Blvd	2011	10,440
2.20	W Lake Houston Pkwy	Will Clayton	2008	19,867
2.30	Belleau Wood Drive	White Blossom Ln	2022	299
2.40	Atascocita Trace Dr	Oak Walk Dr	2011	4,780



## 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

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Doan Nguyen

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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