

FOR SALE

8479 Bailey Rd., Manvel, TX 77578

- Lot size: +/-1.0245 AC
- Price:\$550,000.00
- Price/SF: \$12.32
- Property under City of Pearland jurisdiction although zip code serviced by Manvel Post Office
- Hard Corner of Bailey Rd & FM 884/Curtiss Ln
- Accessible to FM 518 & HWY 288 Approx. 20 min to Downtown Houston and the Texas Medical Center
- Near Sedona Lakes and Silverlake subdivisions
- Approx. 5 miles to Pearland Town Center
- Nearby Developments: Massey Oaks neighborhood (357 AC, expecting to bring 950 homes to the area), Cullen Park Estate expansion of CR 101/Bailey Ave etc.
- Great location for: Neighborhood convenience/gas store, veterinary clinic, daycare, general freestanding building, office building, storefront retail, 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 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. errors This information is subject to change without notice.

+/- 1.0245 AC

8479 Bailey Rd., Manvel, TX 77578



Office DEPOT
IHop RESTAURANT
target
Marshalls
CHUCK E. CHEESE'S

Jack
in the box

Pearland Town Center

CHRYSLER
DODGE
Jeep
RAM
BIG STAR
EXXON

Magnolia Pkwy

DOLLAR GENERAL

Magnolia Parkway
Elementary School

OILERS
Pearland Oilers Hockey Club

INTERSTATE
TEXAS
35

COSTCO WHOLESALE
COSTCO GASOLINE
Chick-fil-A

U-HAUL

Bailey Rd.

SITE

PEARLAND JUNIOR HIGH SCHOOL SOUTH
PEARLAND TURNER COLLEGE & CAREER HIGH SCHOOL
PTA

288
TEXAS

SHIPLEY DO-NUTS
CVS pharmacy

Sri Meenakshi Devasthanam

Pearland Area Dad's Club

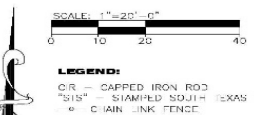
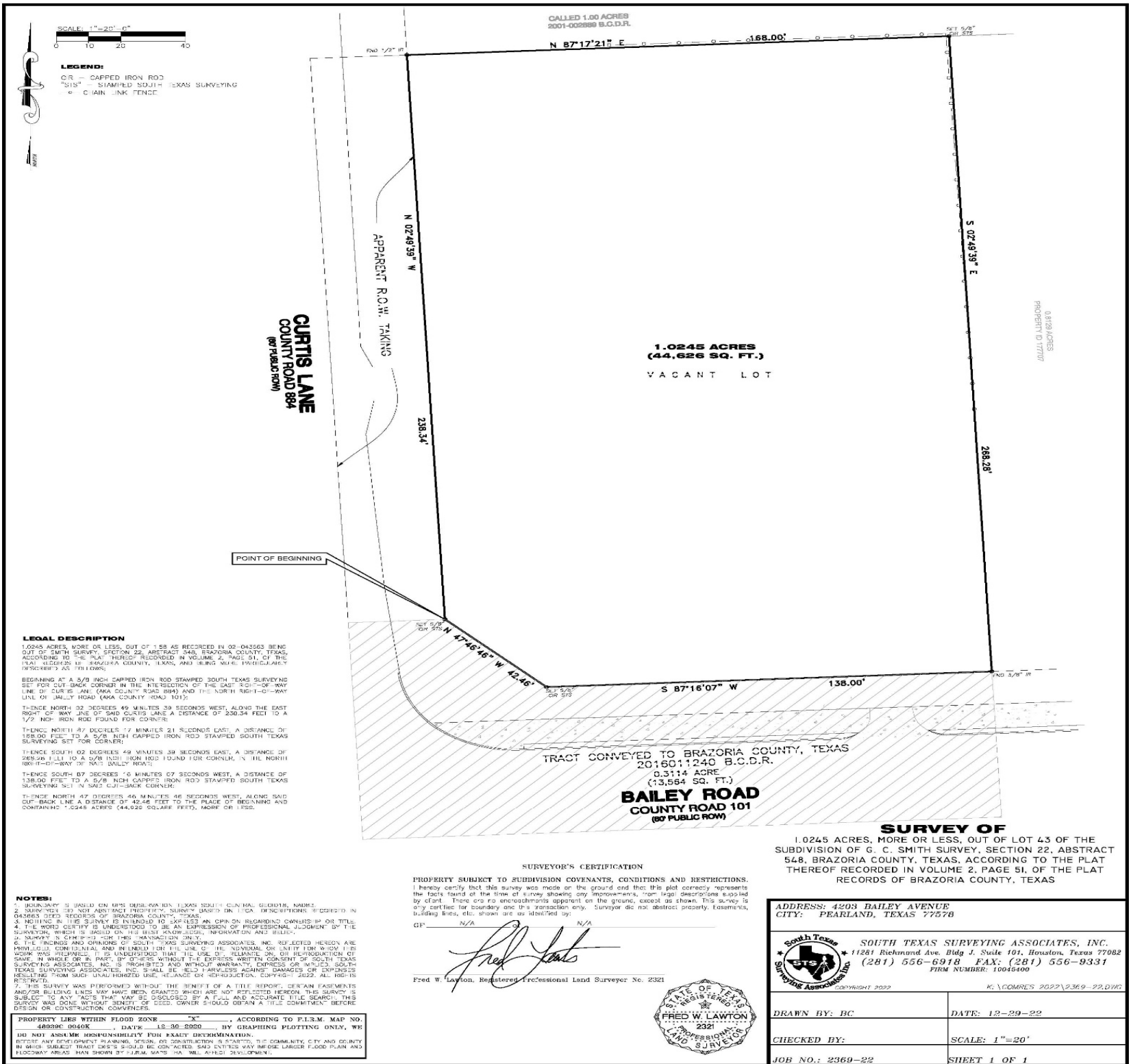
Ryan Acres

Independence Park

Pearland Recreation Center & Natatorium

SURVEY

8479 Bailey Rd., Manvel, TX 77578



LEGEND:
 CIR — CAPPED IRON ROD
 "S15" — STAMPED SOUTH TEXAS SURVEYING
 ○ — CHAIN LINK FENCE


LEGAL DESCRIPTION
 1.0245 ACRES, MORE OR LESS, OUT OF 1.58 AS RECORDED IN 02-043563 BEING
 OUT OF SMITH SURVEY, SECTION 22, ABSTRACT 548, BRAZORIA COUNTY, TEXAS,
 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 51, OF THE
 PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:
 BEGINNING AT A 3/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING
 SET FOR CUT-BACK CORNER IN THE INTERSECTION OF THE EAST RIGHT-OF-WAY
 LINE OF CURTIS LANE AND COUNTY ROAD 884 AND THE NORTH RIGHT-OF-WAY
 LINE OF BAILEY ROAD (AKA COUNTY ROAD 101);
 THENCE NORTH 02 DEGREES 49 MINUTES 39 SECONDS WEST, ALONG THE EAST
 RIGHT-OF-WAY LINE OF SAID CURTIS LANE A DISTANCE OF 238.34 FEET TO A
 1/2 INCH IRON ROD FOUND FOR CORNER;
 THENCE NORTH 07 DEGREES 17 MINUTES 21 SECONDS EAST, A DISTANCE OF
 168.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS
 SURVEYING SET FOR CORNER;
 THENCE SOUTH 02 DEGREES 49 MINUTES 39 SECONDS EAST, A DISTANCE OF
 268.28 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR CORNER, IN THE NORTH
 RIGHT-OF-WAY OF SAID BAILEY ROAD;
 THENCE SOUTH 07 DEGREES 10 MINUTES 07 SECONDS WEST, A DISTANCE OF
 138.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS
 SURVEYING SET IN SAID CUT-BACK CORNER;
 THENCE NORTH 47 DEGREES 46 MINUTES 46 SECONDS WEST, ALONG SAID
 CUT-BACK LINE A DISTANCE OF 42.46 FEET TO THE PLACE OF BEGINNING AND
 CONTAINING 1.0245 ACRES (44,626 SQUARE FEET), MORE OR LESS.

NOTES:
 1. BOUNDARY IS BASED ON 8845 REPERMATION, TEXAS SOUTH CHAIN LINK FENCE, NAME.
 2. SURVEY IS NOT AN ADVISORY PROPERTY SURVEY BASED ON 1/4 INCH PRECISIONS SET FORTH IN
 043603 DATED RECORDS OF BRAZORIA COUNTY, TEXAS.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE
 SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CONDUCTED FOR THE TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE
 PROVIDED CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHICH THIS
 WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF
 SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS
 SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH
 TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES
 RESULTING FROM SUCH UNAUTHORIZED USE, REPRODUCTION, COPYING, JUDICIAL, LEGAL, RIGHTS
 RESTRICTED.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, CERTAIN EASEMENTS
 AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS
 SUBJECT TO ANY RIGHTS THAT MAY BE DISCOVERED BY A FIELD AND ACCURATE TITLE SEARCH. THIS
 SURVEY WAS DONE WITHOUT BENEFIT OF DEED, OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE
 DEED OR CONVEYANCE COMMENCES.


PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO.
 48039C-0040K, DATE 12-30-2000, BY GRAPHING PLOTTING ONLY, WE
 DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 IF YOU HAVE ANY CONCERNS REGARDING PERSON OR CONTRIBUTION IS GRANTED, THE COMMUNITY CITY AND COUNTY
 IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND
 FLOODWAY MARKS THAN SHOWN BY F.I.R.M. MAPS. THIS WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
 I hereby certify that this survey was made on the ground and that this plat correctly represents
 the facts found of the time of survey showing any improvements, legal descriptions supplied
 by client. There are no encroachments apparent on the ground, except as shown. This survey is
 only a certificate for boundary and is a transaction only. Surveyor did not abstract property, easements,
 building lines, etc. shown are as identified by:

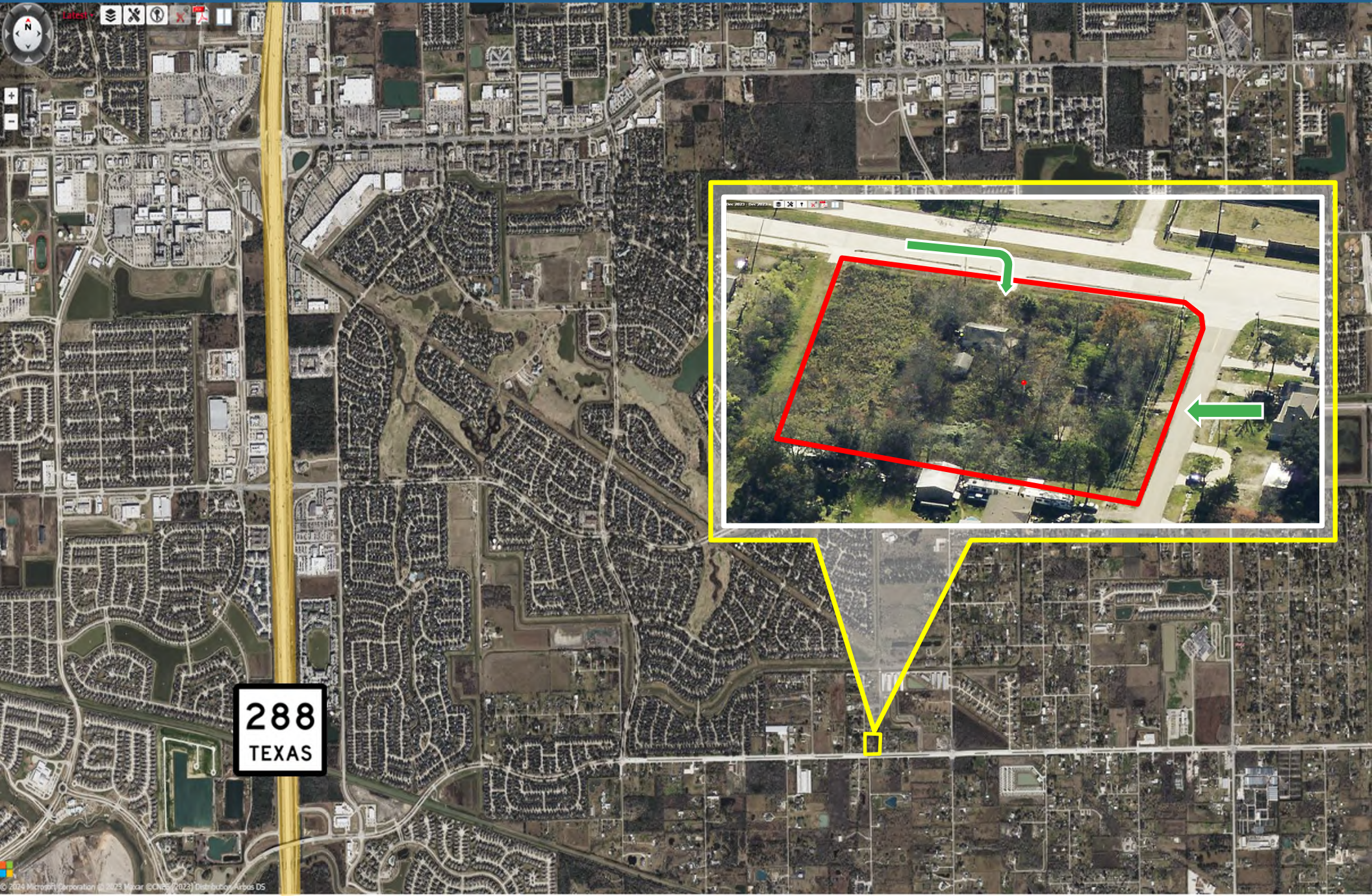
GP: N/A N/A

 Fred W. Lawton, Registered Professional Land Surveyor No. 2321



ADDRESS: 4203 BAILEY AVENUE CITY: PEARLAND, TEXAS 77578	
 SOUTH TEXAS SURVEYING ASSOCIATES, INC. 11261 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082 (281) 556-6918 FAX: (281) 556-9331 FIRM NUMBER: 10048400 <small>COPYRIGHT 2022 K:\COMRES 2022\2369-22.DWG</small>	
DRAWN BY: BC	DATE: 12-29-22
CHECKED BY:	SCALE: 1"=20'
JOB NO.: 2369-22	SHEET 1 OF 1

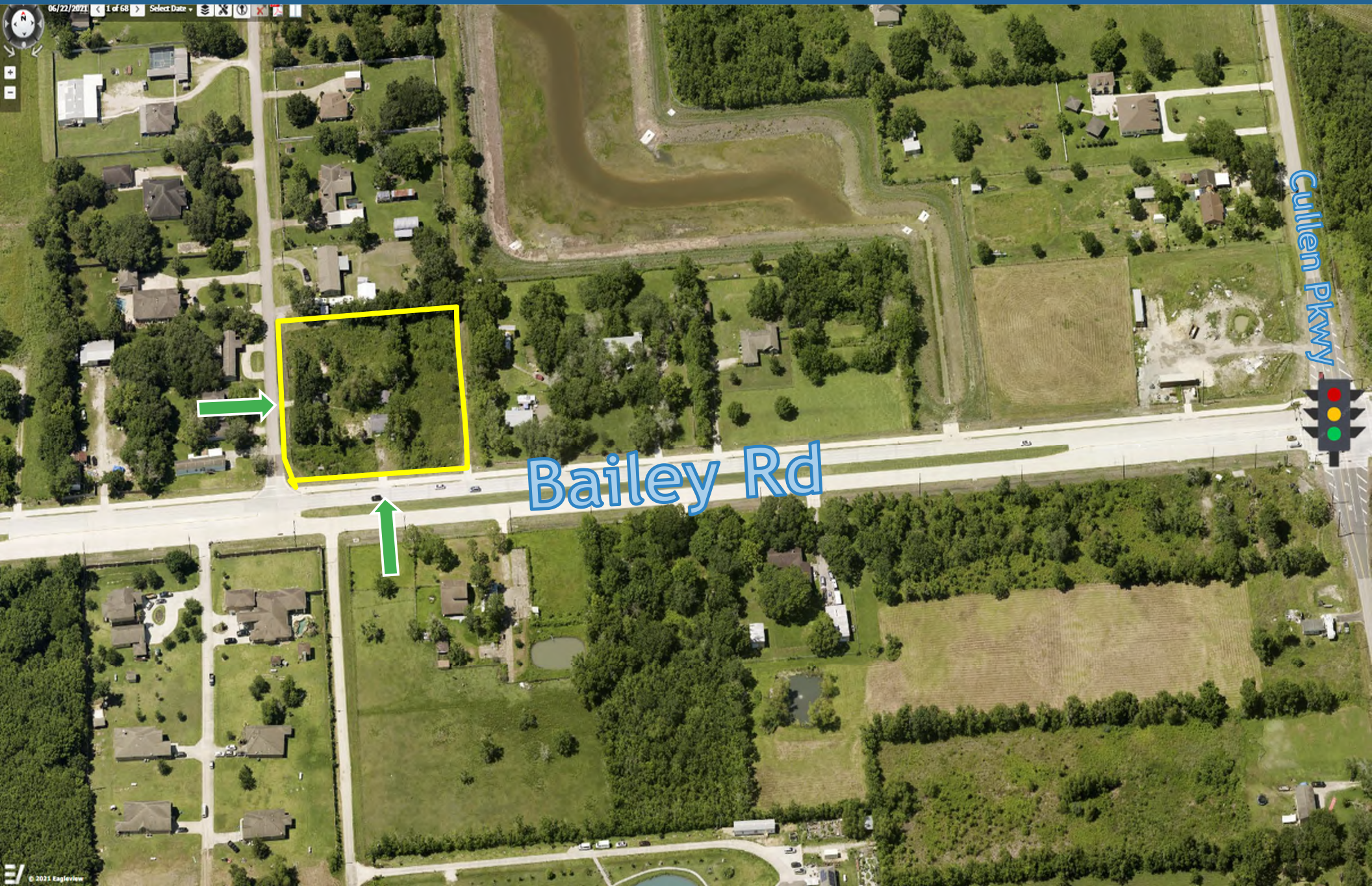
+/- 1.0245 AC

8479 Bailey Rd., Manvel, TX 77578



288
TEXAS

+/- 1.0245 AC
8479 Bailey Rd., Manvel, TX 77578



Bailey Rd

Cullen Pkwy



06/22/2021 1 of 68 Select Date

+/- 1.0245 AC

8479 Bailey Rd., Manvel, TX 77578



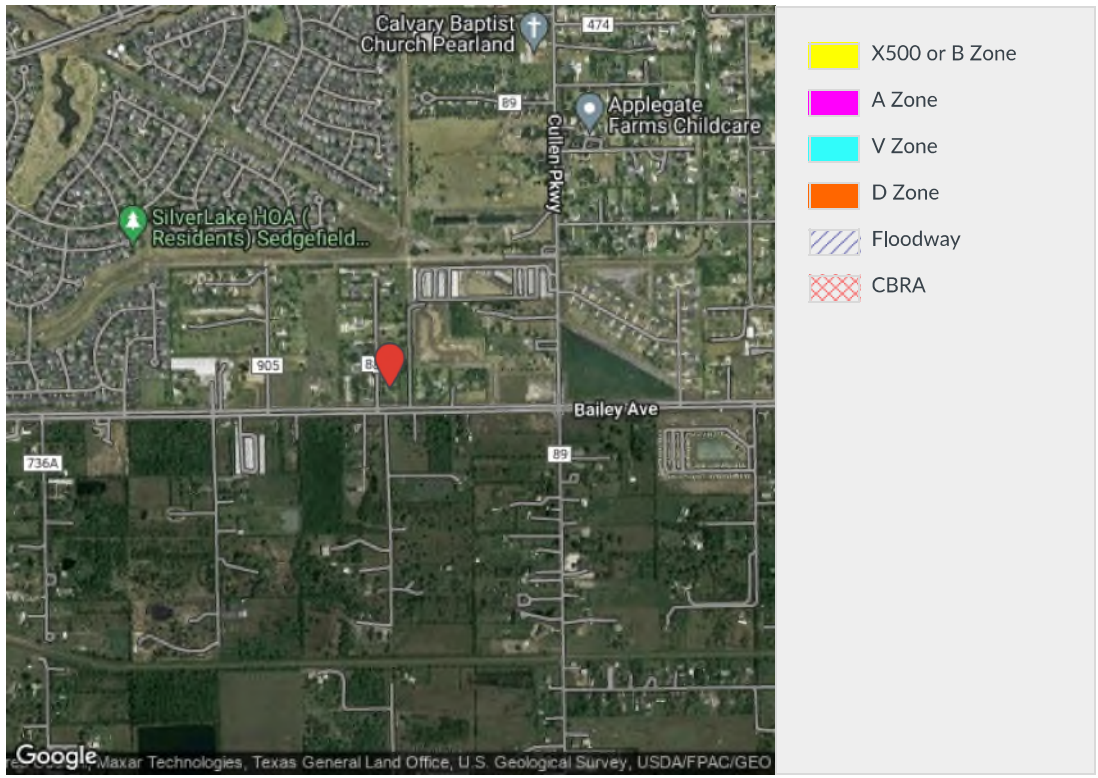
8479 BAILEY RD MANVEL, TX 77578-4025

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480077	PANEL	0040K
PANEL DATE	December 30, 2020	MAP NUMBER	48039C0040K





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

8479 Bailey Rd, Manvel, Texas, 77578
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.53057
Longitude: -95.35211

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	14,039	48,314	88,159
2020 Population	16,147	63,487	131,242
2023 Population	15,996	66,929	142,792
2028 Population	15,988	69,065	148,858
2010-2020 Annual Rate	1.41%	2.77%	4.06%
2020-2023 Annual Rate	-0.29%	1.64%	2.63%
2023-2028 Annual Rate	-0.01%	0.63%	0.84%
2020 Male Population	48.9%	48.3%	47.7%
2020 Female Population	51.1%	51.7%	52.3%
2020 Median Age	37.1	35.9	34.9
2023 Male Population	49.4%	49.0%	48.7%
2023 Female Population	50.6%	51.0%	51.3%
2023 Median Age	35.7	35.0	35.1

In the identified area, the current year population is 142,792. In 2020, the Census count in the area was 131,242. The rate of change since 2020 was 2.63% annually. The five-year projection for the population in the area is 148,858 representing a change of 0.84% annually from 2023 to 2028. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	42.5%	38.4%	29.0%
2023 Black Alone	18.0%	22.5%	33.1%
2023 American Indian/Alaska Native Alone	0.5%	0.6%	0.8%
2023 Asian Alone	17.6%	14.2%	11.4%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	6.2%	8.7%	11.8%
2023 Two or More Races	15.1%	15.5%	13.8%
2023 Hispanic Origin (Any Race)	22.7%	27.0%	30.0%

Persons of Hispanic origin represent 30.0% 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 86.1 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	162	131	115
2010 Households	4,417	16,484	29,966
2020 Households	4,975	21,419	44,209
2023 Households	4,939	22,691	48,027
2028 Households	4,962	23,518	50,314
2010-2020 Annual Rate	1.20%	2.65%	3.97%
2020-2023 Annual Rate	-0.22%	1.79%	2.58%
2023-2028 Annual Rate	0.09%	0.72%	0.93%
2023 Average Household Size	3.22	2.94	2.96

The household count in this area has changed from 44,209 in 2020 to 48,027 in the current year, a change of 2.58% annually. The five-year projection of households is 50,314, a change of 0.93% annually from the current year total. Average household size is currently 2.96, compared to 2.96 in the year 2020. The number of families in the current year is 35,299 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.



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	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	16.8%	18.5%	19.5%
Median Household Income			
2023 Median Household Income	\$121,881	\$104,926	\$89,738
2028 Median Household Income	\$133,426	\$112,592	\$100,783
2023-2028 Annual Rate	1.83%	1.42%	2.35%
Average Household Income			
2023 Average Household Income	\$158,438	\$134,566	\$124,649
2028 Average Household Income	\$174,490	\$148,148	\$137,947
2023-2028 Annual Rate	1.95%	1.94%	2.05%
Per Capita Income			
2023 Per Capita Income	\$50,347	\$45,167	\$42,125
2028 Per Capita Income	\$55,813	\$49,917	\$46,847
2023-2028 Annual Rate	2.08%	2.02%	2.15%
GINI Index			
2023 Gini Index	31.8	34.1	37.1

Households by Income

Current median household income is \$89,738 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$100,783 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$124,649 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$137,947 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$42,125 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$46,847 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	119	109	106
2010 Total Housing Units	4,643	17,491	32,235
2010 Owner Occupied Housing Units	3,947	12,792	22,984
2010 Renter Occupied Housing Units	470	3,694	6,979
2010 Vacant Housing Units	226	1,007	2,269
2020 Total Housing Units	5,154	22,508	46,677
2020 Owner Occupied Housing Units	4,266	15,962	31,686
2020 Renter Occupied Housing Units	709	5,457	12,523
2020 Vacant Housing Units	160	1,153	2,478
2023 Total Housing Units	5,114	23,833	50,876
2023 Owner Occupied Housing Units	3,795	17,968	35,727
2023 Renter Occupied Housing Units	1,144	4,723	12,300
2023 Vacant Housing Units	175	1,142	2,849
2028 Total Housing Units	5,212	24,696	53,090
2028 Owner Occupied Housing Units	3,863	18,725	37,404
2028 Renter Occupied Housing Units	1,098	4,793	12,910
2028 Vacant Housing Units	250	1,178	2,776

Socioeconomic Status Index

2023 Socioeconomic Status Index	58.2	57.9	51.5
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Currently, 70.2% of the 50,876 housing units in the area are owner occupied; 24.2%, renter occupied; and 5.6% 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 46,677 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is 2.69%. Median home value in the area is \$290,988, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.32% annually to \$326,425.

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.

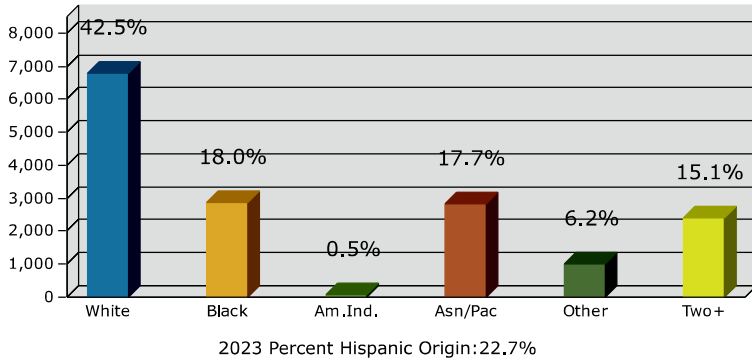


Graphic Profile

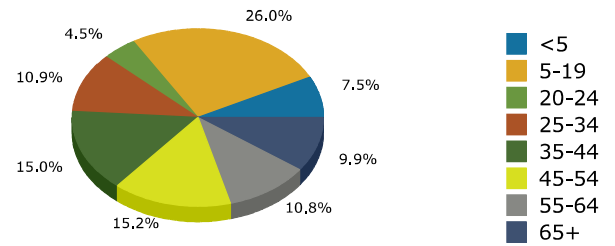
8479 Bailey Rd, Manvel, Texas, 77578
 Drive time band: 0 - 5 minute radius

Prepared by Esri
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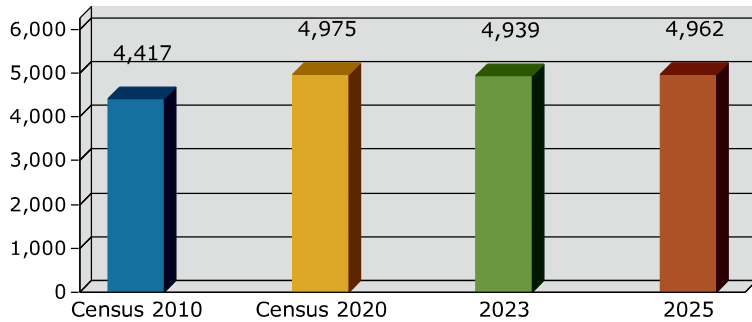
2023 Population by Race



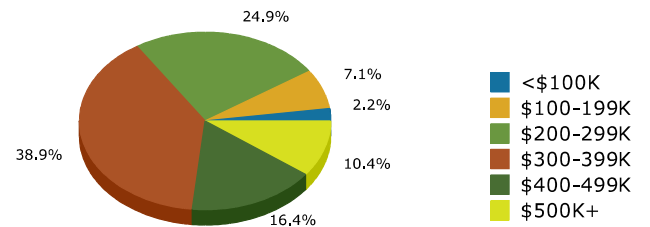
2023 Population by Age



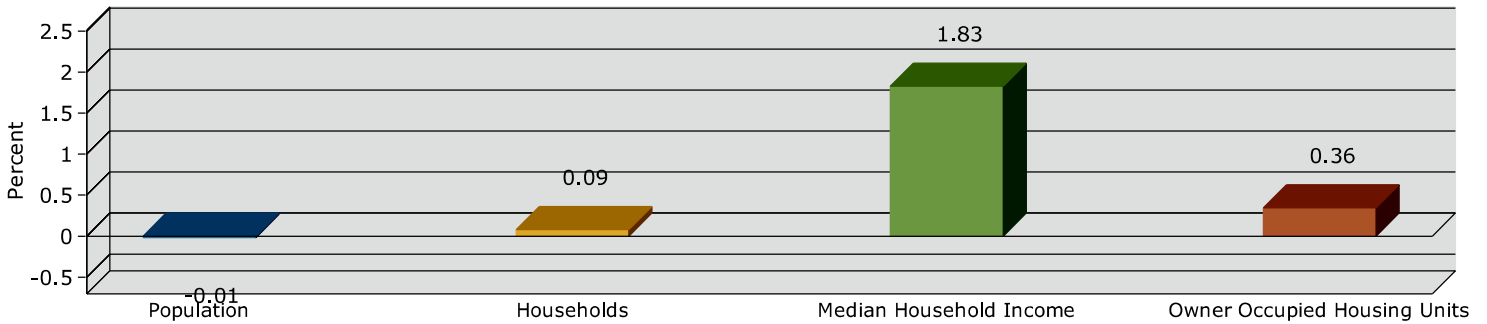
Households



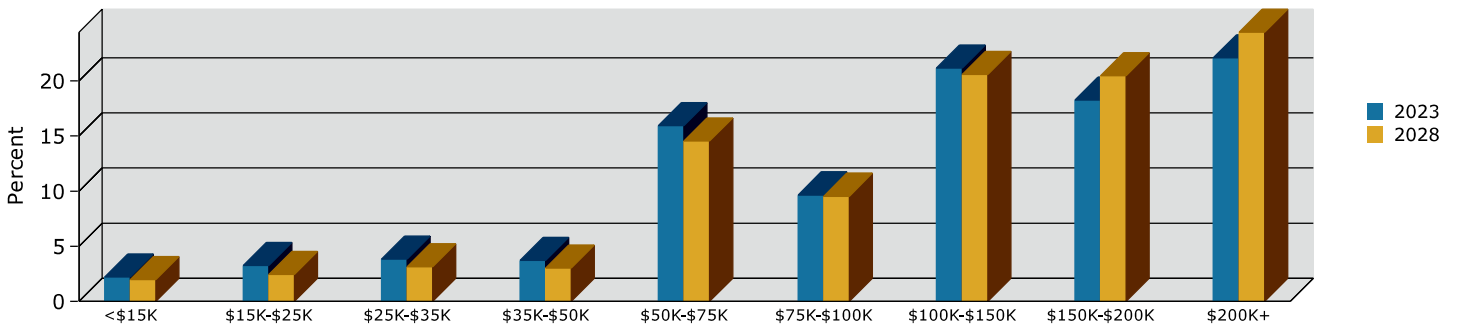
2023 Home Value



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.

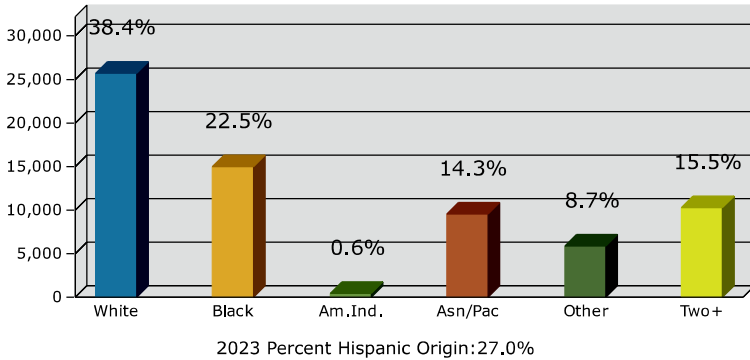


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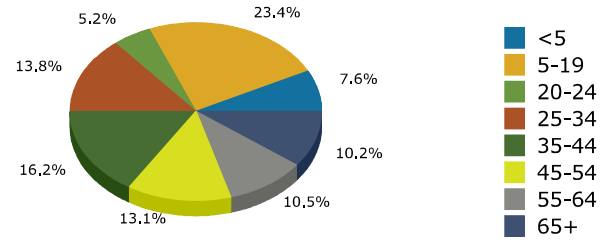
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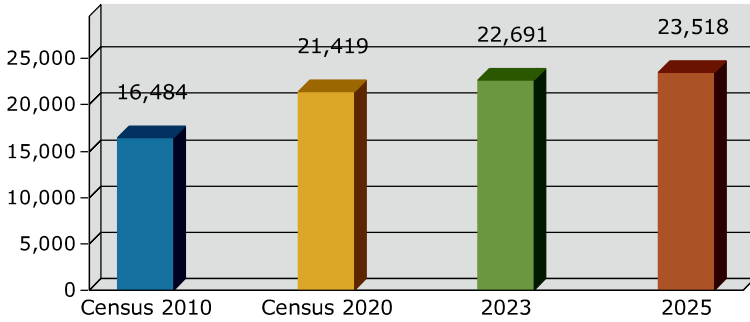
2023 Population by Race



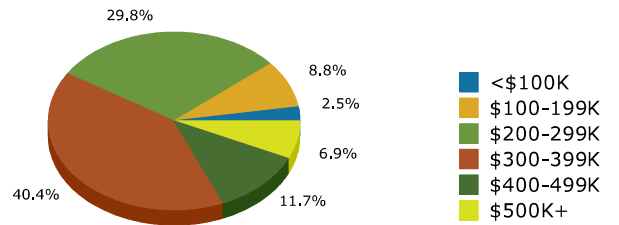
2023 Population by Age



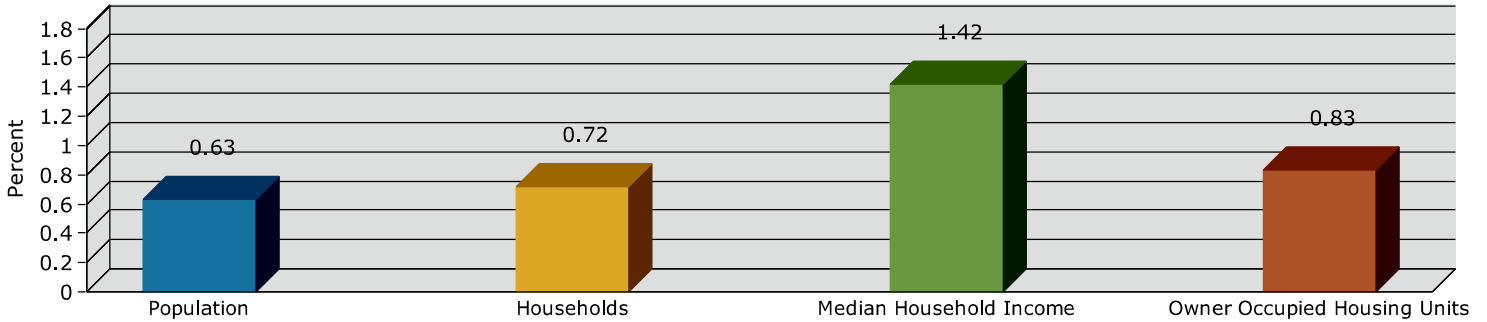
Households



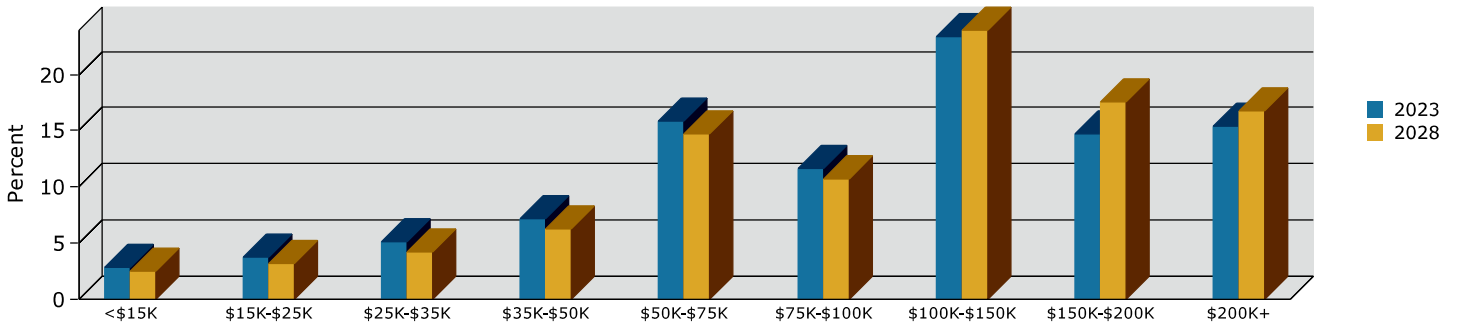
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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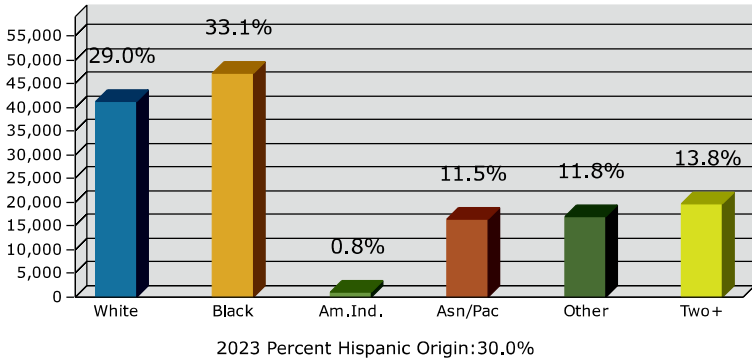


Graphic Profile

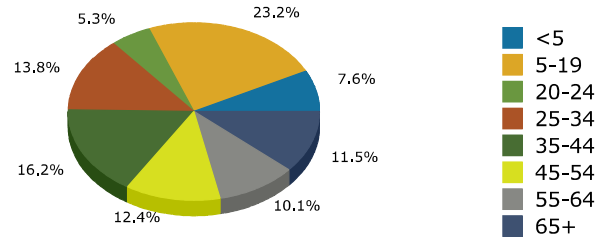
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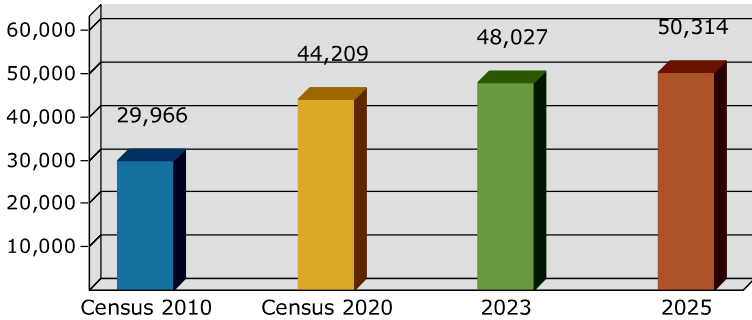
2023 Population by Race



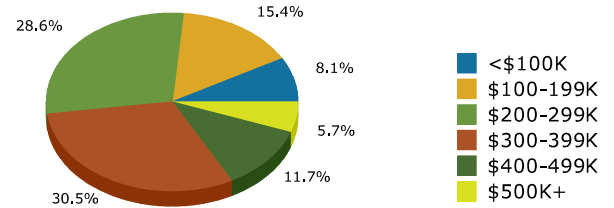
2023 Population by Age



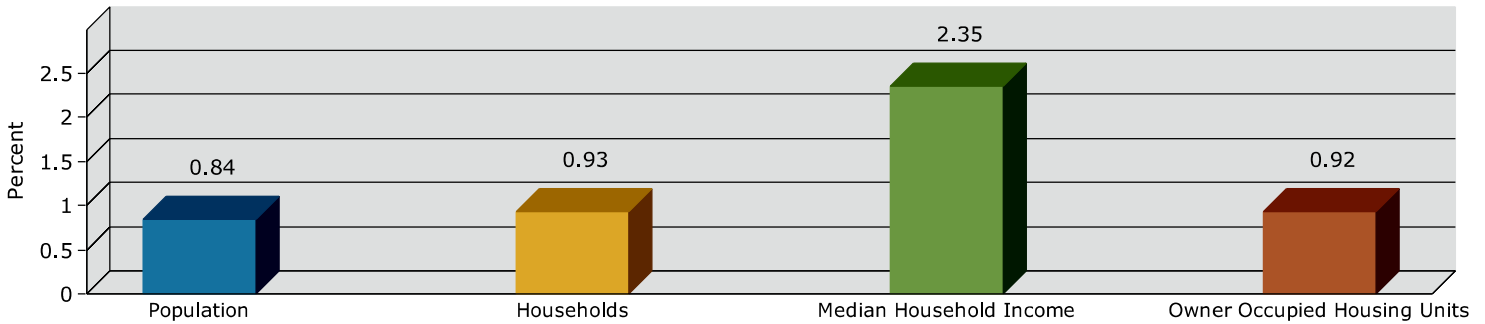
Households



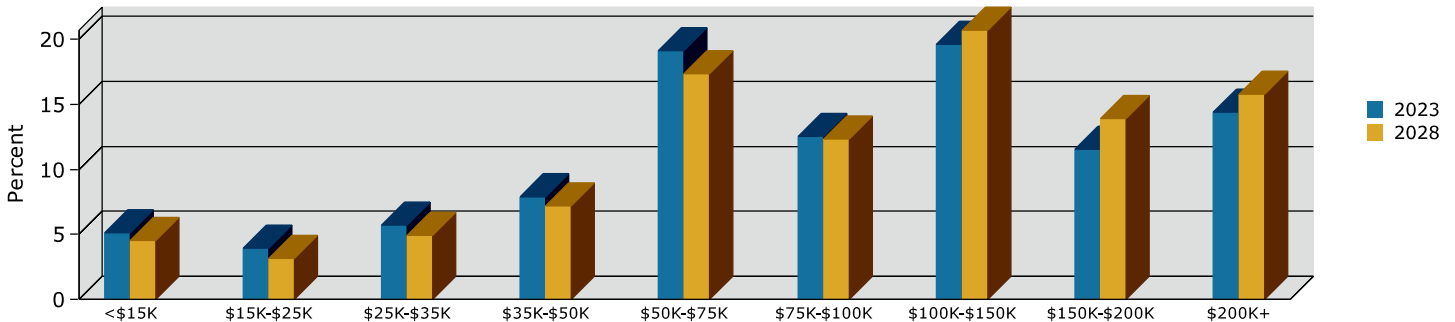
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

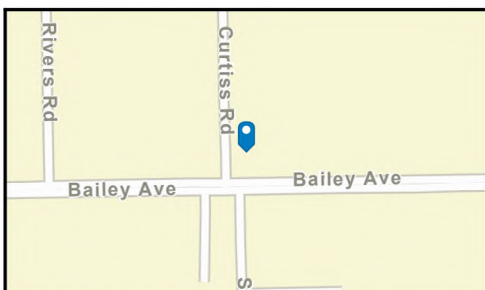
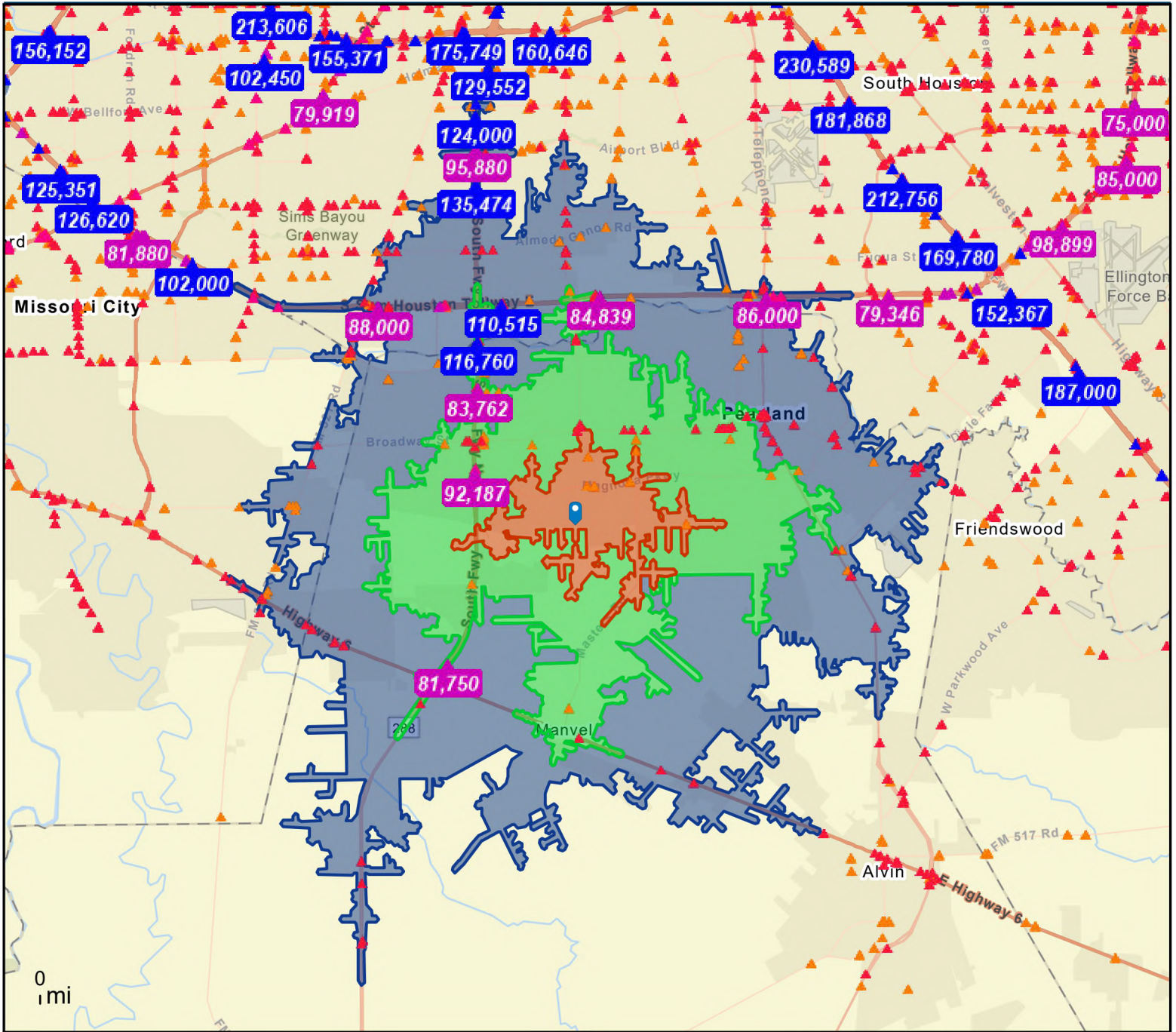


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

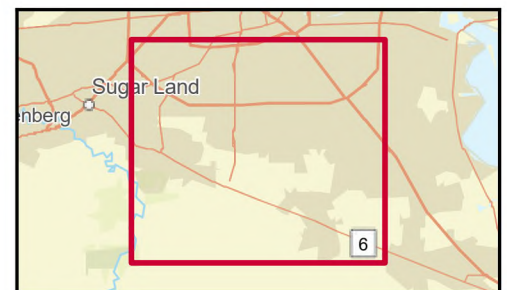
Traffic Count Map

8479 Bailey Rd, Manvel, Texas, 77578
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.53057
 Longitude: -95.35211



- 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



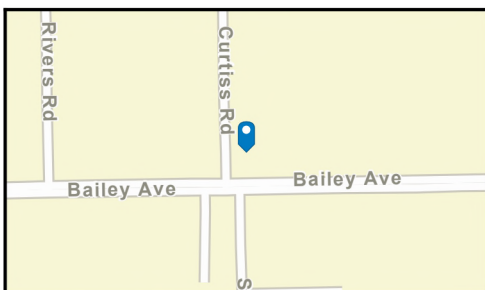
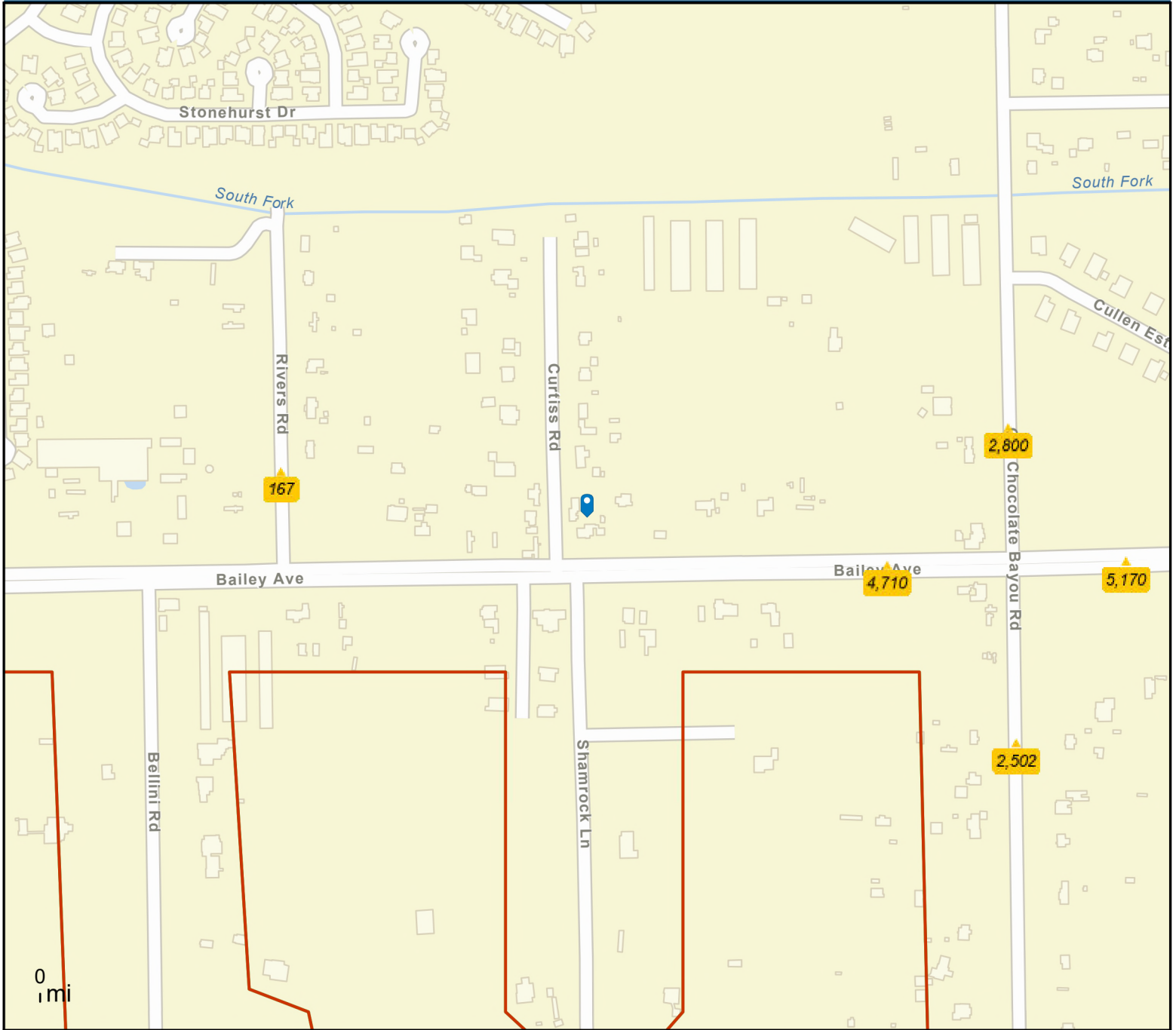
Source: ©2023 Kalibrate Technologies (Q3 2023).

January 11, 2024

Traffic Count Map - Close Up

8479 Bailey Rd, Manvel, Texas, 77578
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.53057
 Longitude: -95.35211



- 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).



Traffic Count Profile

8479 Bailey Rd, Manvel, Texas, 77578
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.53057
Longitude: -95.35211

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.21	Bailey Ave	Old Chocolate Bayou Rd (0.09 miles E)	2011	4,710
0.21	Rivers Rd	Bailey Ave (0.07 miles S)	2000	167
0.29	Cr 89	(0.0 miles)	2011	2,800
0.33	Old Chocolate Bayou Road	Bailey Ave (0.12 miles N)	2021	2,502
0.37	Bailey Ave	Old Chocolate Bayou Rd (0.08 miles W)	2011	5,170
0.79	Cr 89	(0.0 miles)	2001	1,823
0.82	Southfork Dr	Sandstone Ct (1.0 miles W)	2011	7,650
0.84	Magnolia Parkway	Sandstone Ct (1.0 miles W)	2019	14,136
0.88	Magnolia Parkway	(0.0 miles)	2013	8,662
1.13	Allen Rd	Wendy Ln (0.17 miles N)	2001	187
1.32	Cullen Pkwy	(0.0 miles)	2007	3,442
1.35	Northfork Dr	Old Chocolate Bayou Rd (0.04 miles E)	2007	2,203
1.37	Northfork Dr	Plantation Dr (0.04 miles E)	2011	2,520
1.44	Cullen Pkwy	(0.0 miles)	2007	8,336
1.45	Magnolia Parkway	(0.0 miles)	2013	8,662
1.46	Bailey Rd	Masters Rd (0.16 miles W)	2011	5,700
1.50	Fite Rd	Old Chocolate Bayou Rd (0.06 miles W)	2011	4,990
1.59	North Masters Road	McKeever Rd (0.07 miles S)	2021	5,982
1.59	North Masters Road	Ferris Dr (0.08 miles N)	2020	6,717
1.66	Meadowlark Way	W Lea Ln (0.03 miles N)	2011	80
1.77	McKeever Rd	N Masters Rd (0.14 miles W)	2011	1,900
1.78	N Masters Rd	N Masters St (0.08 miles S)	2002	4,800
1.78	Old Chocolate Bayou Rd	Nipper Ln (0.04 miles N)	2001	1,120
1.89	Southwyck Blvd	Summerwind Ct (0.11 miles S)	2011	9,650
1.95	Oilfield Road	Scopel Rd (0.05 miles S)	2021	174
1.95	Old Chocolate Bayou Rd	Broadway St (0.04 miles N)	2011	2,080
1.96	FM 518	Cullen Pkwy (0.06 miles E)	2021	26,214
1.96	West Broadway Street	Cullen Blvd (0.07 miles E)	2020	29,333
2.00	Manvel Road	Fite Rd (0.04 miles S)	2021	9,369
2.03	Fite Rd	Piper Rd (0.06 miles E)	2011	4,900

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.

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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

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IABS 1-0 Date

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