

12707

CULLEN BLVD

67,189 SF Educational
Property in Houston, Texas

FOR SALE: \$13.95M



CONTACTS

Houston Advisory Lead

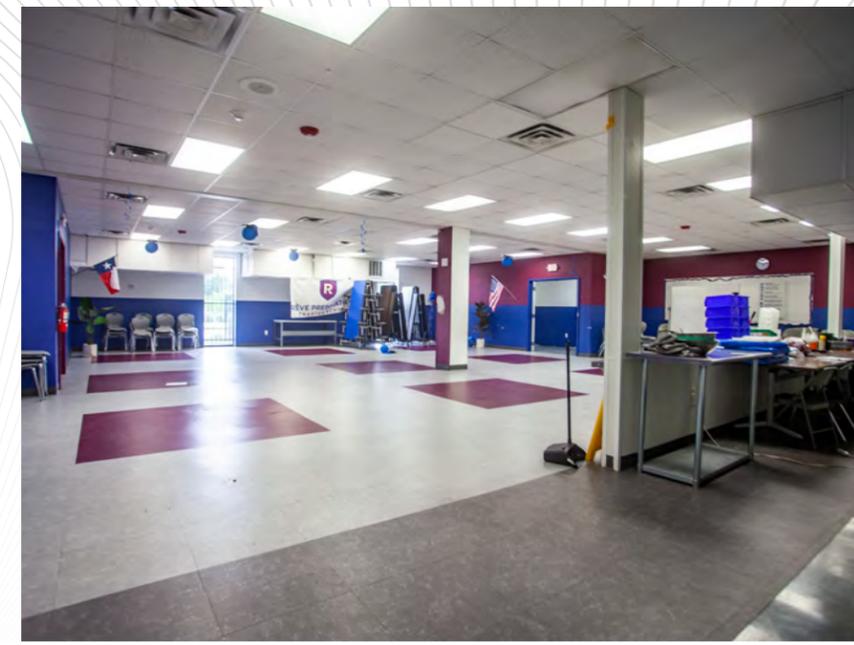
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12707
CULLEN BLVD



EXECUTIVE SUMMARY

The Offering

Developed in 2022, 12707 Cullen Blvd in south Houston, TX (the “Property”) is a purpose-built educational campus spread over 6.45 acres. The fully fenced and secure campus comprises of two (2) 2-story buildings totaling 67,189 square feet with forty-two (42) classrooms, fourteen (14) administrative offices, a library/media center and a teachers lounge. The Property has occupancy for up to 1,206 students, grades K-8, per the existing Certificate of Occupancy.

The balance of the Property encompasses green space and parking for approximately 141 cars. Included in the offering is the existing Furniture Fixtures and Equipment.

INVESTMENT SUMMARY



ADDRESS

**12707 Cullen Blvd
Houston, TX 77047**



PURCHASE PRICE

\$13.95M



SELLER

Bond Trustee/Lender



TOTAL RENTABLE AREA

67,189 SF



LAND AREA

6.45 Acres



STUDENT CAPACITY

1,206



YEAR BUILT

2019 | 2022



PARKING

141 Spaces



STORIES

2



Strategic Houston Location

12707 Cullen Blvd is located in Houston, Texas, a sprawling metropolitan city and the most populous in Texas. With a population of over 2.3 million, Houston is a major economic and cultural hub. The city is known for its diverse population, booming industries like energy, healthcare, and aerospace, and a vibrant arts and culinary scene.

Cullen Blvd is a major thoroughfare in Houston, known for its mix of residential and commercial properties. The area surrounding 12707 Cullen Blvd benefits from its proximity to key locations and amenities, including:

- **Proximity to Airport/TMC/DT:** The property is conveniently located within 5 miles of William P. Hobby Airport, within 6 miles of Texas Medical Center and within 9 miles of Downtown Houston.
- **Accessibility:** Cullen Blvd offers good access to major highways/interstates such as the 610 Loop, Beltway 8, I-10, I-45 and US 69, as well as several public transportation options, facilitating commuting and travel within and around the city.
- **Commercial Activity:** The property is located near the super-regional intersection of SH 288 and Beltway 8, which offers a high mix of retail, restaurants and offices that caters to residents and visitors. Not to mention, the close proximity to industrial parks located along Beltway 8 that provide many jobs for the community.



Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population				
2025 Population - Current Year Estimate	13,447	73,858	214,045	1,179,672
2030 Population - Five Year Projection	13,827	78,312	221,285	1,215,101
2020-2025 Annual Population Growth Rate	1.24%	1.91%	1.03%	0.51%
2025 Businesses	195	1,347	6,124	48,209
2025 Employees	1,196	10,667	72,522	751,479
Generations				
2025 Population	13,447	73,858	214,045	1,179,672
Generation Alpha (Born 2017 or Later)	10.3%	12.8%	12.1%	10.8%
Generation Z (Born 1999-2016)	23.6%	24.6%	25.7%	25.9%
Millennials (Born 1981-1998)	22.4%	26.1%	26.2%	27.6%
Generation X (Born 1965-1980)	19.4%	18.0%	18.0%	18.3%
Baby Boomers (Born 1946-1964)	19.7%	15.4%	14.9%	14.6%
Households				
2025 Households - Current Year Estimate	4,969	26,734	78,239	451,576
2030 Households - Five Year Projection	5,214	28,766	82,299	474,935
2025 Average Household Income	\$71,087	\$79,981	\$81,597	\$117,700
2030 Average Household Income	\$76,913	\$89,705	\$90,166	\$127,910
2025 Average Value of Owner Occ. Housing Units	\$276,970	\$273,832	\$266,016	\$416,339



Property Features

 42 Classrooms	 1 Teachers Lounge	 14 Administrative Offices	 6 Team Teaching Classrooms
 1,206 Student Capacity	 Security System	 Commercial Warming Kitchen	 Grades K-8
 3 Conference Rooms	 Library / Media Center	 K-6 Level Classrooms	 Fully-Fenced Campus



Building A

Expansion Building
39,528 Square Feet



Building B

Original Building
27,661 Square Feet

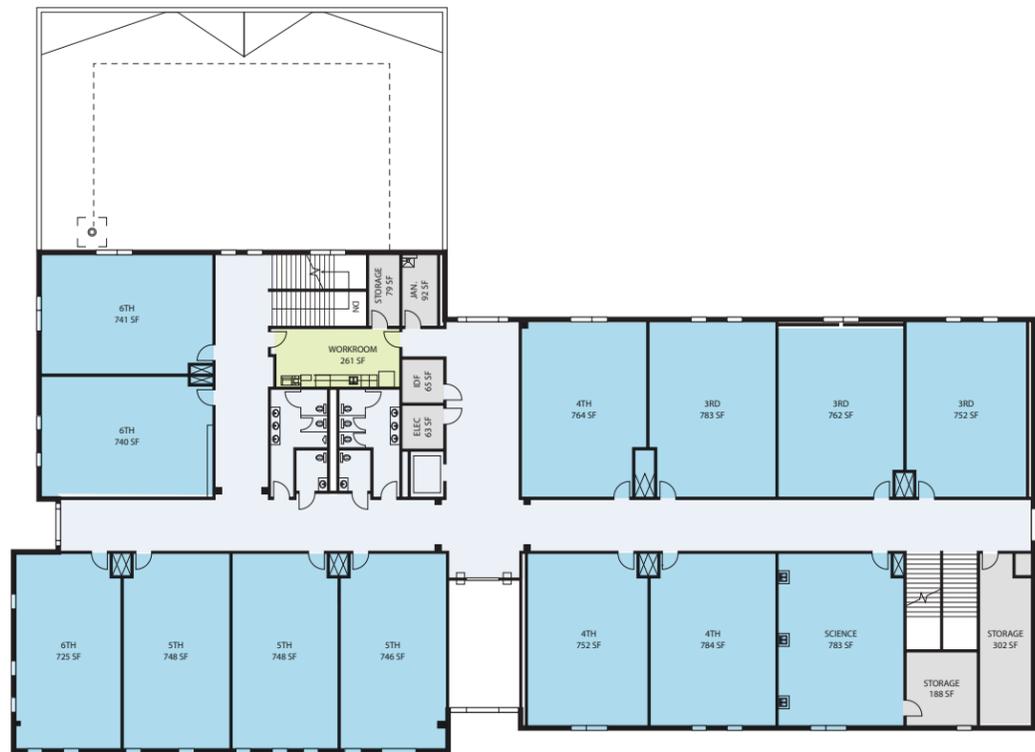


Building A

FIRST FLOOR



SECOND FLOOR

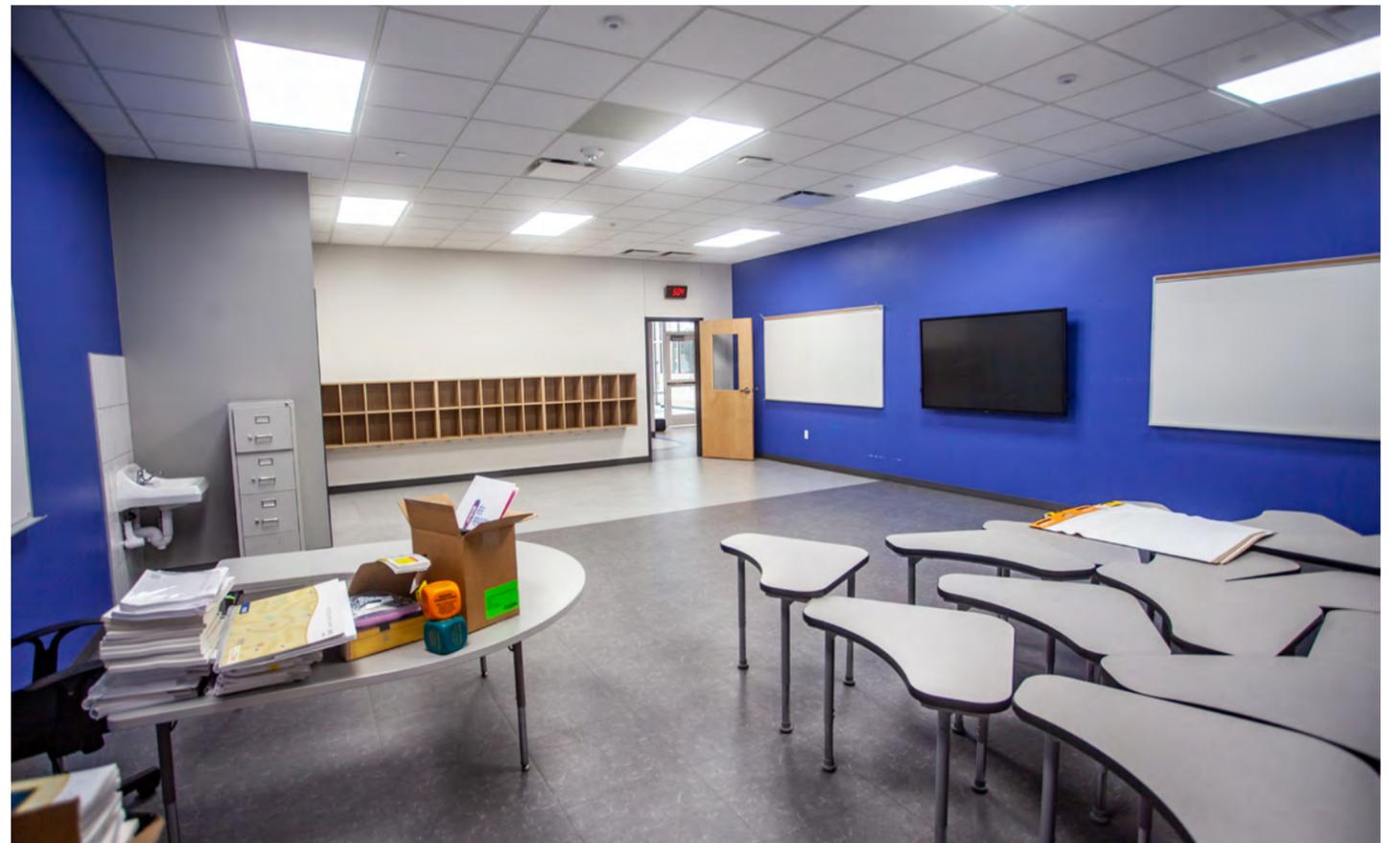
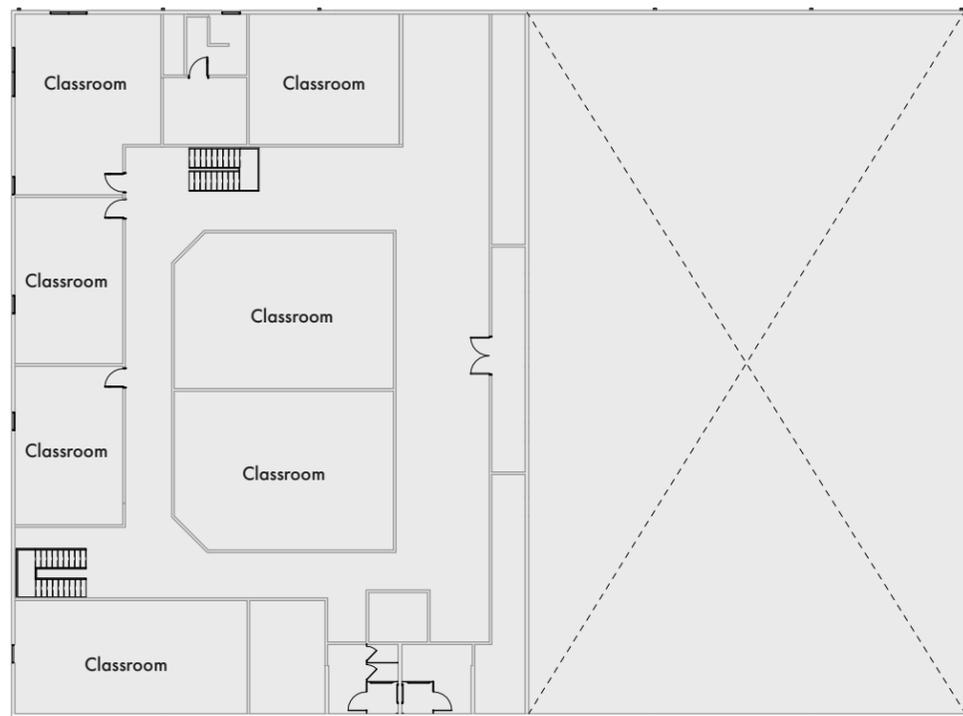


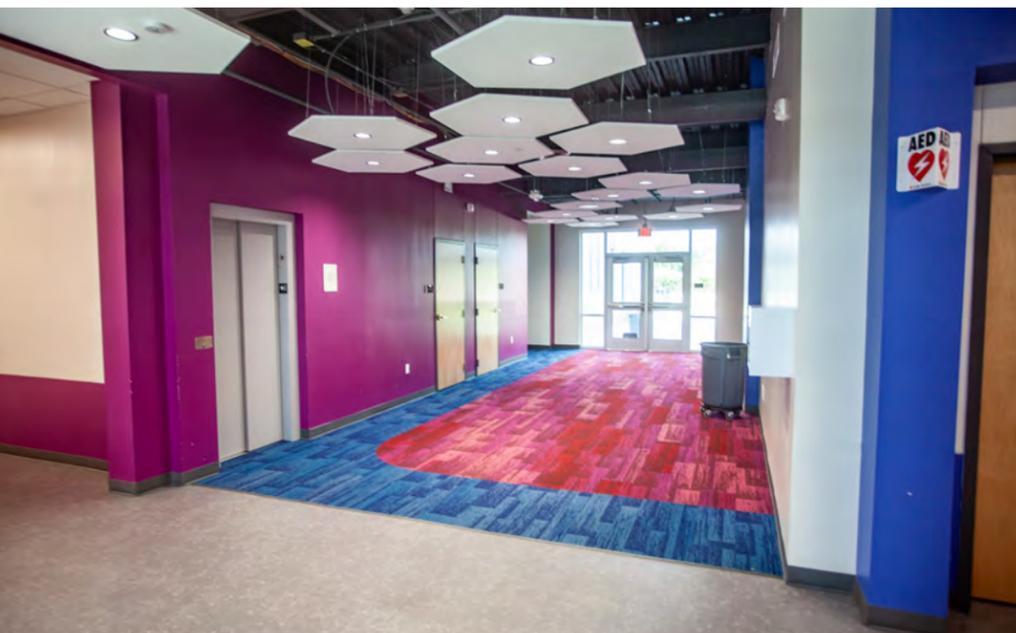
Building B

FIRST FLOOR



SECOND FLOOR





PROPERTY IMAGES



Houston Market Overview

Houston, Texas, the county seat of Harris County, is the most populous city in the state and the fourth largest in the U.S., with a metro population of approximately 7.6 million. Known for its creativity and diverse attractions, Houston boasts a strong economy, making it a popular destination for international visitors.

As the "Energy Capital of the World," Houston is a hub for the energy sector, employing nearly a third of the nation's oil and gas workforce, with major companies like Chevron, Shell, and Halliburton. The region has over 7,000 manufacturers generating more than \$75 billion annually and serves as a key distribution center, with 50% of the U.S. population within a 1,000-mile radius. The Port of Houston ranks as the leading U.S. port by foreign waterborne tonnage.

Additionally, the Houston Medical Center is the largest medical complex globally, treating around 10 million patients each year and ranking as the 8th largest business district in the U.S. It fosters significant medical research and innovation.

People move to Houston for its favorable cost of living, no state income tax, world-class healthcare, quality universities, warm climate, diverse population, and a robust job market across various sectors.

#1

Fastest Growing U.S. Large Metro

4th

Most Populous City (7.6 million)

#3

Lowest Cost Of Living
Cost Of Living Index – March 2024

#7

Where Retirees Are Moving
Smartasset – May 2024

#2

Corporate Headquarters
Business Facilities – August 2023

Best Hospital
In Texas (Houston Methodist)

U.S. News & World Report – July 2024

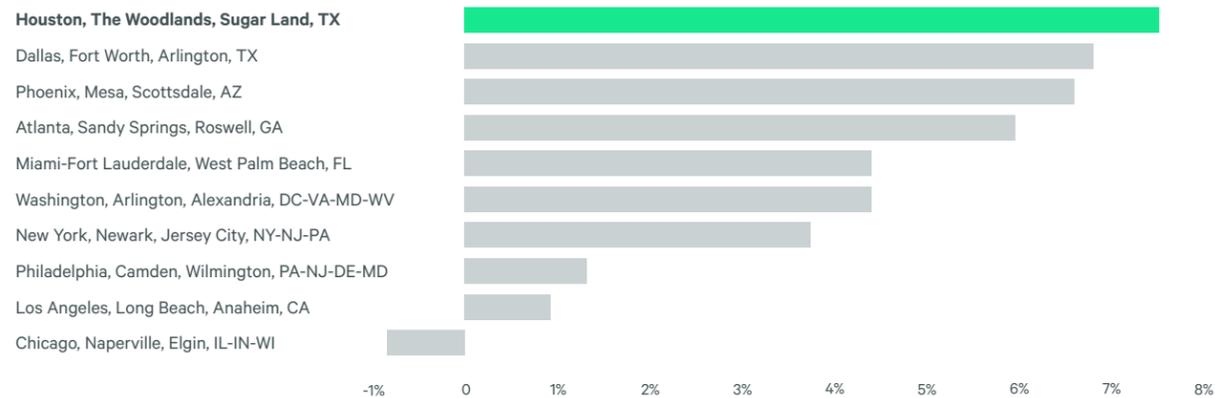


Market Overview

#1 Metro for Percent Projected Population Growth

Houston's population increased by nearly 1.5 million people (25.2%) from 2010 – 2022. Houston is projected to add over 530,000 people in the next five years, a 7.2% increase, ranking it #1 for U.S. large metros.

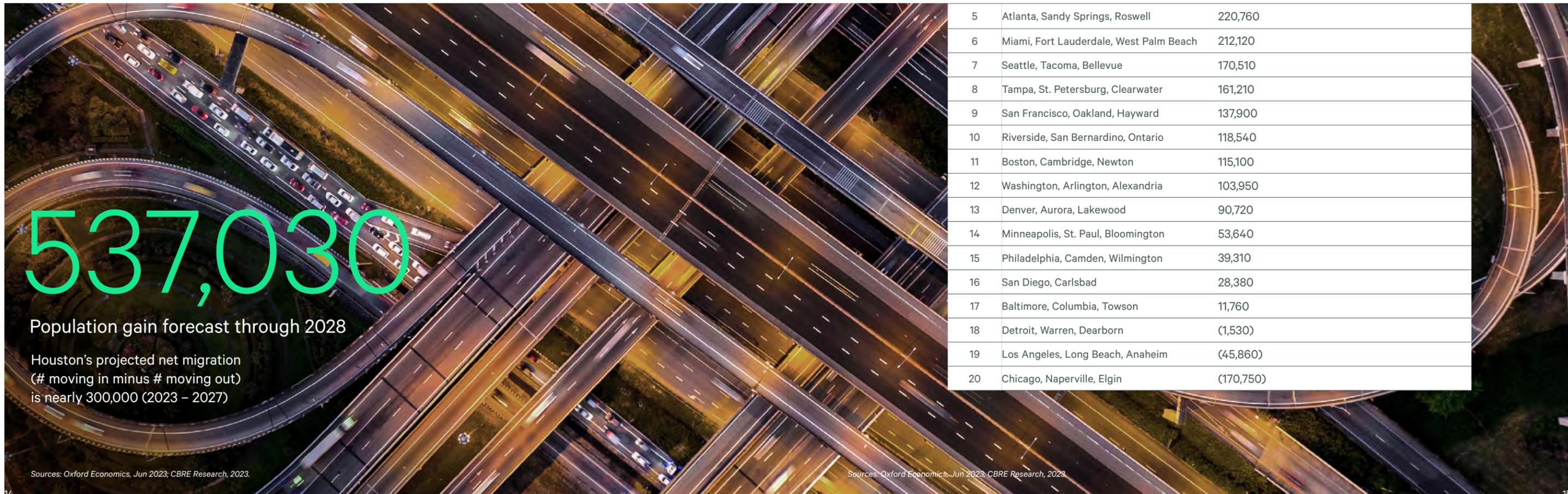
10 LARGEST METROS PROJECTED POPULATION PERCENT CHANGE 2023 – 2028



Of the top 20 most populated markets in the U.S., Houston is projected to have the 2nd highest net migration in the next five years.

MIGRATION

Rank	Market	2023 – 2027 Projected Net Migration
1	New York, Newark, Jersey City	470,150
2	Houston, The Woodlands, Sugar Land	287,230
3	Dallas, Fort Worth, Arlington	263,150
4	Phoenix, Mesa, Scottsdale	245,170
5	Atlanta, Sandy Springs, Roswell	220,760
6	Miami, Fort Lauderdale, West Palm Beach	212,120
7	Seattle, Tacoma, Bellevue	170,510
8	Tampa, St. Petersburg, Clearwater	161,210
9	San Francisco, Oakland, Hayward	137,900
10	Riverside, San Bernardino, Ontario	118,540
11	Boston, Cambridge, Newton	115,100
12	Washington, Arlington, Alexandria	103,950
13	Denver, Aurora, Lakewood	90,720
14	Minneapolis, St. Paul, Bloomington	53,640
15	Philadelphia, Camden, Wilmington	39,310
16	San Diego, Carlsbad	28,380
17	Baltimore, Columbia, Towson	11,760
18	Detroit, Warren, Dearborn	(1,530)
19	Los Angeles, Long Beach, Anaheim	(45,860)
20	Chicago, Naperville, Elgin	(170,750)



537,030

Population gain forecast through 2028

Houston's projected net migration (# moving in minus # moving out) is nearly 300,000 (2023 – 2027)

Sources: Oxford Economics, Jun 2023; CBRE Research, 2023.

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Houston Economy

Houston stands as a dynamic economic hub, boasting a current Gross Metropolitan Product (GMP) of \$685 billion and serving as the home to 26 Fortune 500 companies.

- o \$685B current GMP
- o Home to 26 Fortune 500 companies



Energy Sector

- 4700+ energy-related firms
- 150+ solar-related companies
- 40+ wind-related companies
- 67+ digital tech companies



Port of Houston

- #1 US Port in foreign waterborne tonnage
- #1 US Port in total foreign & domestic waterborne tonnage
- Nation's 5th ranked container port by total TEU's
- \$906B in annual US economic value



Texas Medical Center (TMC)

- Largest children's & cancer hospitals in the world
- 10m patient visits per year
- 8th largest business district in the US
- 1 baby born every 20 minutes



Houston Airport System

- 60M+ passengers served
- 190+ non-stop destinations from two international airports
- 65+ international cities with service from Houston



Aerospace/Aviation

- 500+ space, aviation & aerospace related firms & institutions
- Home to NASA Johnson Space Center: \$6.2B annual budget
- Of the 50 largest aerospace manufacturing companies in the US, 10 are located in Houston



Education

- Home to top universities: University of Houston, Texas Southern, Rice, South Texas College of Law, Houston Christian, St. Thomas, Strayer, as well as several junior/community colleges

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CPMU Updated 12707 Cullen Blvd 08/12/2025



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