



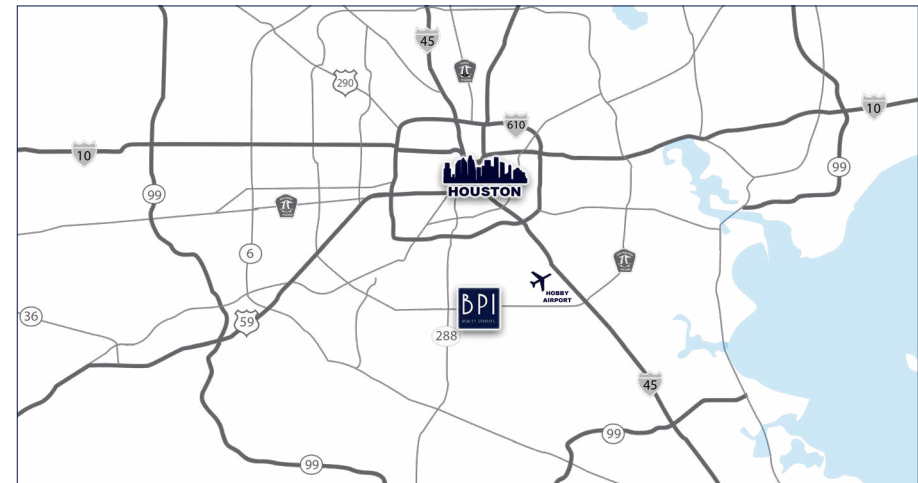
**Available:** 3,432 SF 2nd Generation Restaurant  
2,155 SF Retail/Event Space

**Building Size:** 18,375 SF

**Parking Ratio:** 6.0/ 1,000 SF

**Pricing:** \$28.00 PSF + NNN

- Building Size: 18,375 SF
- Parking Ratio: 6.0/ 1,000 SF
- Prime location along South Sam Houston Parkway (Beltway 8) with excellent visibility and exposure.
- Convenient access from Beltway 8, Highway 288, and Interstate 45 serving Southeast Houston and Pearland.
- Positioned within a rapidly growing trade area benefiting from continued residential and commercial development.
- Strong daytime population supported by nearby industrial, distribution, healthcare, and employment centers.
- Ideal for retail, restaurant, medical, and service-oriented users seeking regional accessibility and strong traffic counts.

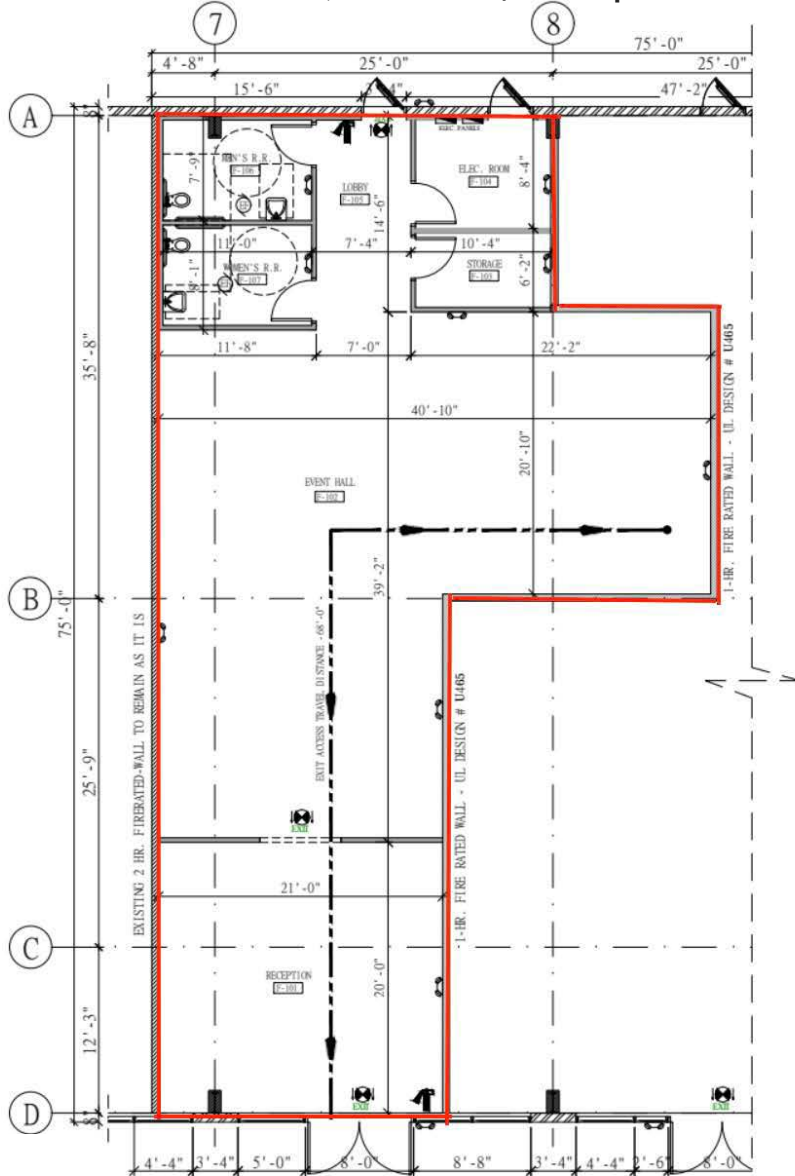


For More Information:

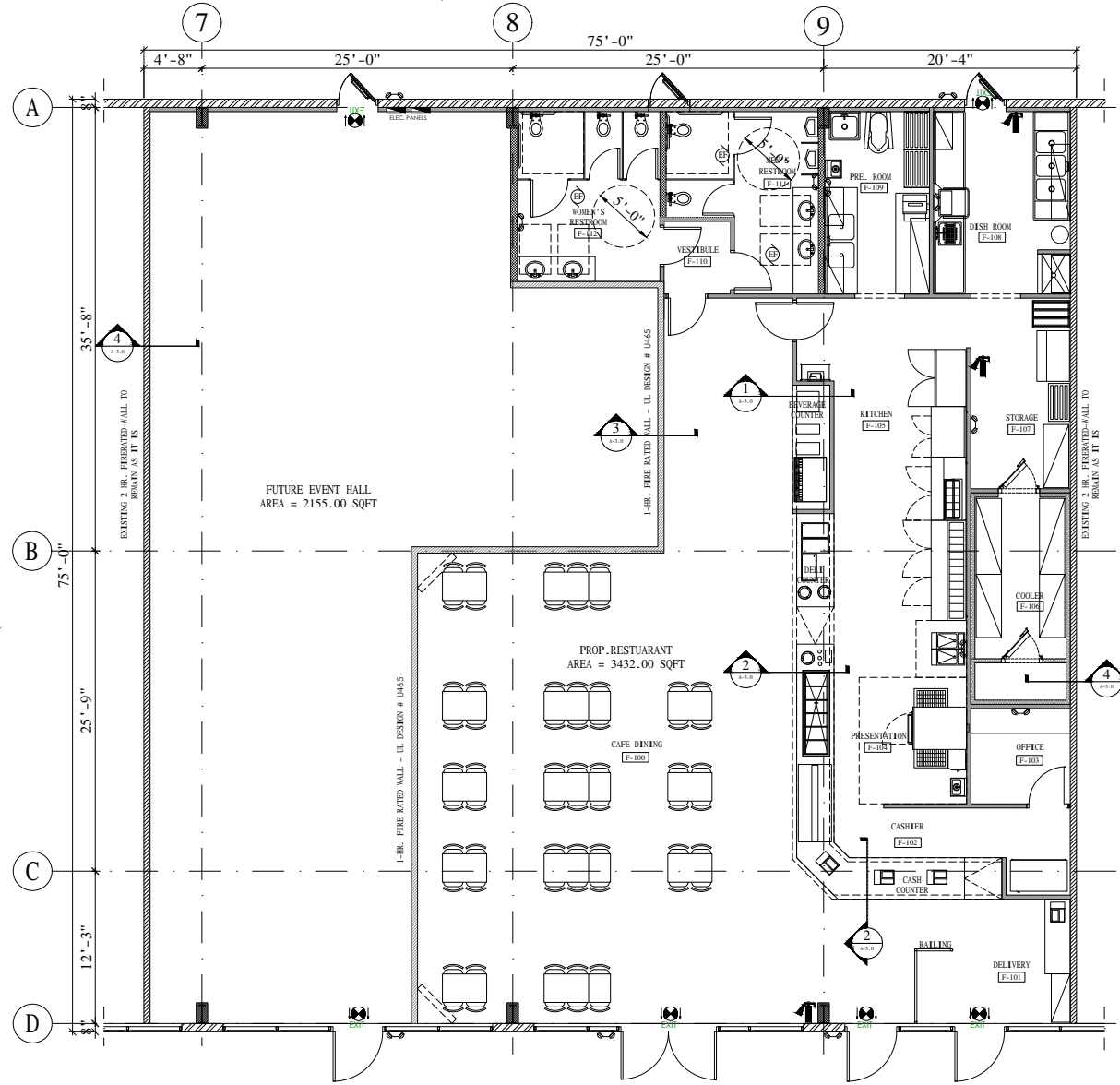
**Luke Durrett | BPI Realty Services**  
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**FLOOR PLAN: 2,155 SF Retail/Event Space**



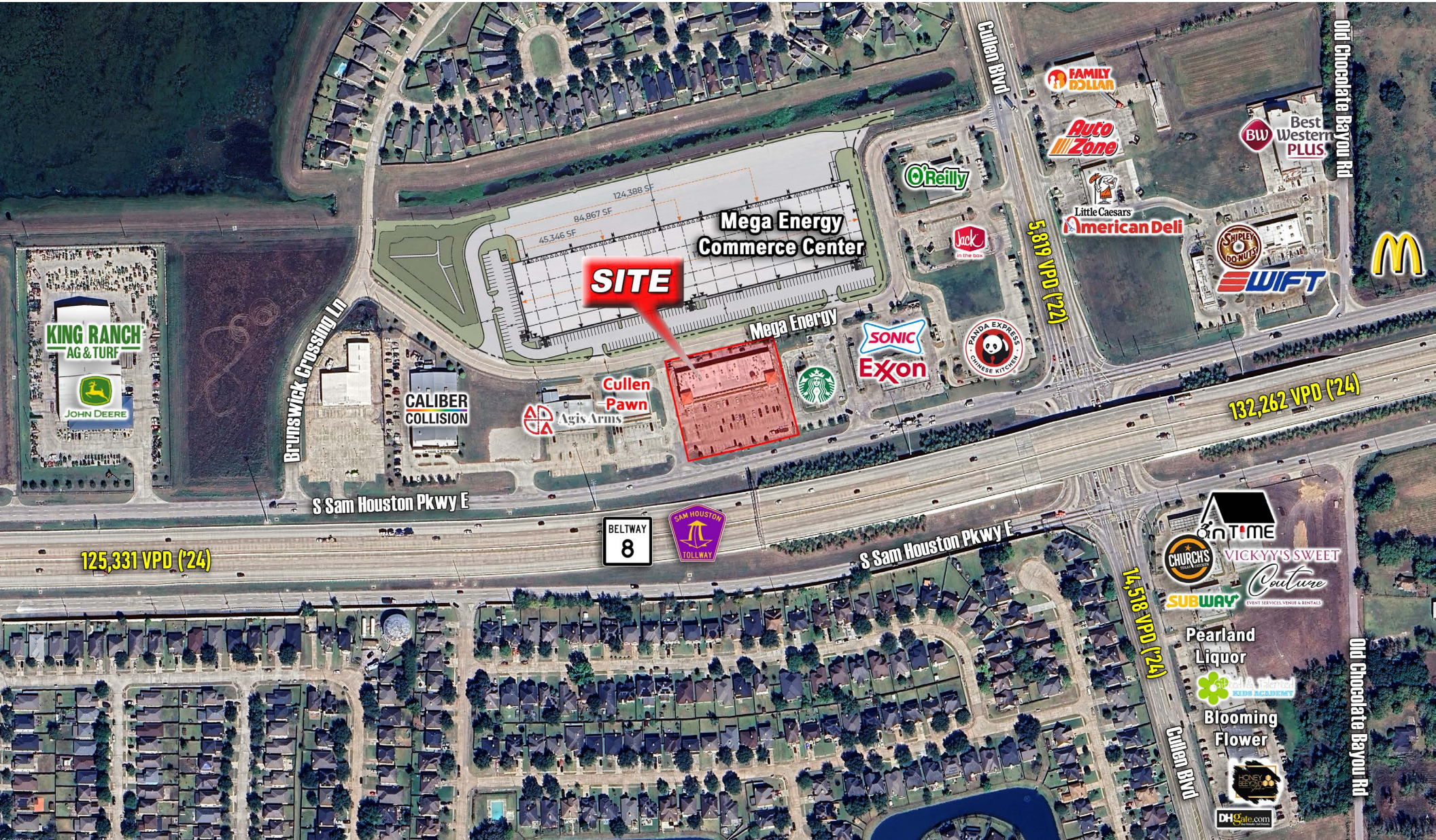
**FLOOR PLAN: 3,432 SF 2nd Generation Restaurant**



# Y – SHOPS @ CULLEN

Restaurant & Retail/Event Spaces for Lease

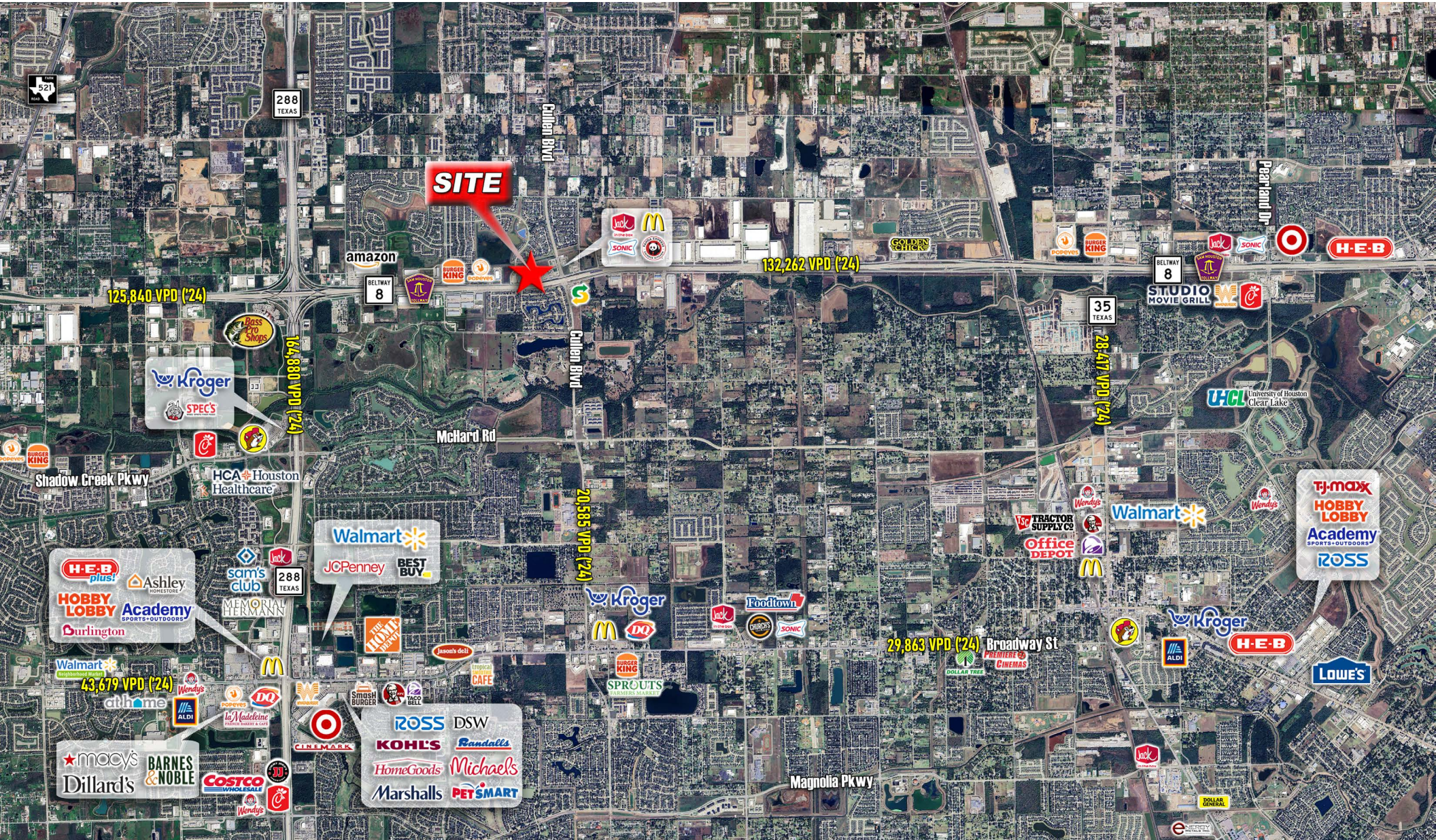
4001 S Sam Houston Pkwy E | Houston, Texas 77047



# Y – SHOPS @ CULLEN

Restaurant & Retail/Event Spaces for Lease

4001 S Sam Houston Pkwy E | Houston, Texas 77047



**2025 Population**  
(3 mi Radius)  
**64,703**

**Households**  
(3 mi Radius)  
**23,066**

**Daytime Population**  
(3 mi Radius)  
**50,600**

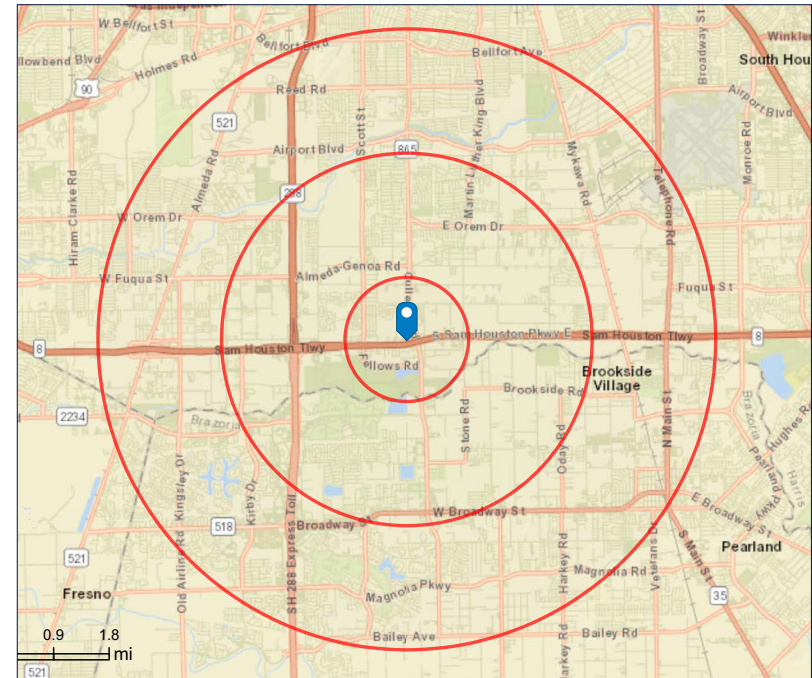
**Avg HH Income**  
(3 mi Radius)  
**\$103,024**

**Avg Home Value**  
(3 mi Radius)  
**\$318,759**

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	3,850	45,683	161,574
2020 Total Population	6,519	58,389	202,042
2020 Group Quarters	39	169	570
2025 Total Population	6,755	64,703	213,252
2025 Group Quarters	41	172	542
2030 Total Population	7,507	68,463	223,512
2025-2030 Annual Rate	2.13%	1.14%	0.94%
2025 Total Daytime Population	4,424	50,600	176,518
Workers	1,128	18,932	67,236
Residents	3,296	31,668	109,282

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	1,383	16,314	54,740
2010 Average Household Size	2.78	2.79	2.94
2020 Total Households	2,246	20,608	69,097
2020 Average Household Size	2.89	2.83	2.92
2025 Total Households	2,370	23,066	74,536
2025 Average Household Size	2.83	2.80	2.85
2030 Total Households	2,678	24,735	79,364
2030 Average Household Size	2.79	2.76	2.81
2025-2030 Annual Rate	2.47%	1.41%	1.26%
2025 Families	1,702	16,204	53,068
2025 Average Family Size	3.47	3.43	3.46
2030 Families	1,913	17,277	56,139
2030 Average Family Size	3.43	3.40	3.43
2025-2030 Growth Rate	2.4%	1.3%	1.1%

Median Household Income	1 mile	3 miles	5 miles
2025	\$91,021	\$78,229	\$79,482
2030	\$102,433	\$86,307	\$88,028



2025 Households by Income			
Household Income Base	2,370	23,066	74,536
Average Household Income	\$114,216	\$103,024	\$106,768

2025 Affordability, Mortgage and Wealth			
Housing Affordability Index	113	95	91
Percent of Income for Mortgage	18.4%	21.3%	22.2%
Wealth Index	84	79	83

Median Home Value			
2025	\$267,463	\$266,643	\$281,775
2030	\$320,515	\$337,563	\$341,900



## Information About Brokerage Services

Texas law requires all real estate license holders 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 partners to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### 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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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 written to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in written not to disclose, unless required to do so by law.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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

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