

FOR SALE
+/-38,000 SF LAND

6807 CULLEN BOULEVARD
HOUSTON, TX 77021



S&P INTERESTS

YASMIN KOOROS
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WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

PROPERTY OVERVIEW

ADDRESS
6807 Cullen Boulevard, Houston, TX 77021

LOT SIZE
+/- 37,853 SF

BUILDING SIZE
1,800 SF

CURB CUTS
3 Driveways

FOR SALE
Inquire for Pricing

POPULATION
405,693 within 5 miles



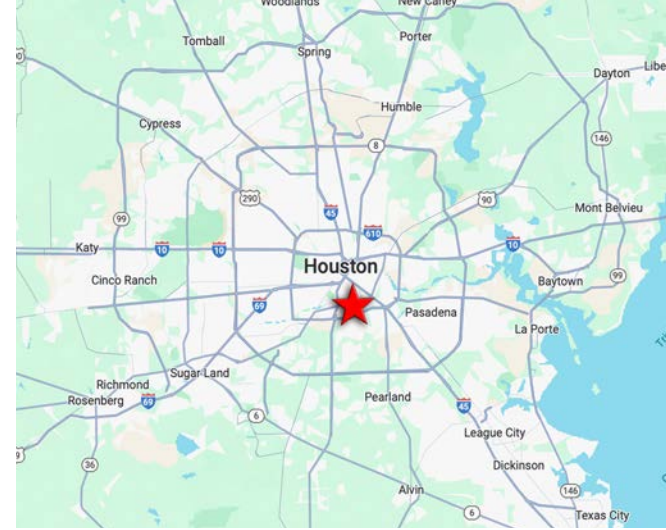
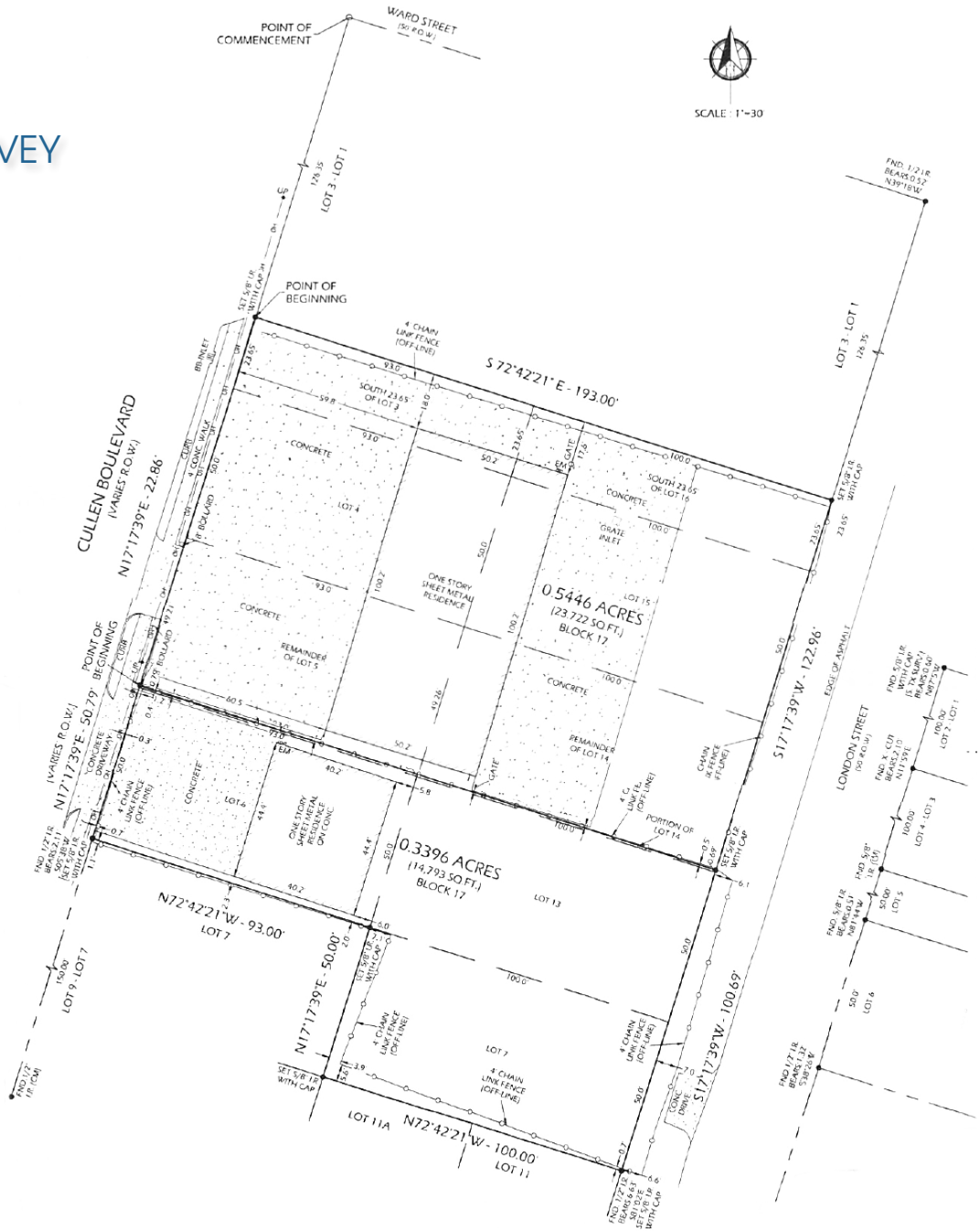
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SURVEY



PROPERTY FEATURES:

- Address: 6807 Cullen Boulevard, Houston, TX 77021
- Land Size: 37,853 SF
- Building Size: 1,800 SF
- Close Proximity to Loop 610, SH288, Hwy 90, Downtown Houston & Medical Center
- Population (5 miles): 405,693

DEMOGRAPHIC SUMMARY:

| Radius | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|----------|
| 2024 Pop. | 17,823 | 144,783 | 405,693 |
| Households | 6,407 | 55,406 | 167,742 |
| Average HH Income | \$42,337 | \$62,164 | \$83,500 |

TRAFFIC COUNTS

I-610: 177,337 VPD TXDOT 2023

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| Radius | 1 Mile | 3 Mile | 5 Mile |
|--------------------|--------|---------|---------|
| Population | | | |
| 2029 Projection | 18,406 | 149,668 | 420,090 |
| 2024 Estimate | 17,823 | 144,783 | 405,693 |
| 2020 Census | 16,768 | 134,822 | 374,735 |
| Growth 2024 - 2029 | 3.27% | 3.37% | 3.55% |
| Growth 2020 - 2024 | 6.29% | 7.39% | 8.26% |

| 2024 Population by Age | 17,823 | 144,783 | 405,693 |
|------------------------|--------------|---------------|---------------|
| Age 0 - 4 | 1,235 6.93% | 10,167 7.02% | 27,275 6.72% |
| Age 5 - 9 | 1,406 7.89% | 8,690 6.00% | 23,787 5.86% |
| Age 10 - 14 | 1,336 7.50% | 7,796 5.38% | 21,465 5.29% |
| Age 15 - 19 | 1,228 6.89% | 9,087 6.28% | 22,985 5.67% |
| Age 20 - 24 | 1,167 6.55% | 14,008 9.68% | 31,764 7.83% |
| Age 25 - 29 | 1,203 6.75% | 15,139 10.46% | 38,310 9.44% |
| Age 30 - 34 | 1,168 6.55% | 13,092 9.04% | 38,749 9.55% |
| Age 35 - 39 | 1,076 6.04% | 10,260 7.09% | 33,057 8.15% |
| Age 40 - 44 | 1,054 5.91% | 8,630 5.96% | 27,925 6.88% |
| Age 45 - 49 | 978 5.49% | 7,285 5.03% | 23,402 5.77% |
| Age 50 - 54 | 1,011 5.67% | 6,923 4.78% | 21,819 5.38% |
| Age 55 - 59 | 1,071 6.01% | 6,987 4.83% | 20,998 5.18% |
| Age 60 - 64 | 1,045 5.86% | 6,944 4.80% | 20,234 4.99% |
| Age 65 - 69 | 890 4.99% | 6,253 4.32% | 17,917 4.42% |
| Age 70 - 74 | 686 3.85% | 4,874 3.37% | 13,911 3.43% |
| Age 75 - 79 | 520 2.92% | 3,595 2.48% | 9,961 2.46% |
| Age 80 - 84 | 395 2.22% | 2,510 1.73% | 6,419 1.58% |
| Age 85+ | 354 1.99% | 2,542 1.76% | 5,716 1.41% |
| Age 65+ | 2,845 15.96% | 19,774 13.66% | 53,924 13.29% |

| | | | |
|--------------------|--------------|--------------|--------------|
| Median Age | 35.80 | 32.90 | 34.80 |
| Average Age | 37.40 | 36.10 | 36.80 |

| 2024 Population By Race | 17,823 | 144,783 | 405,693 |
|---------------------------|---------------|---------------|----------------|
| White | 1,065 5.98% | 22,754 15.72% | 110,305 27.19% |
| Black | 11,696 65.62% | 70,897 48.97% | 124,262 30.63% |
| Am. Indian & Alaskan | 276 1.55% | 1,446 1.00% | 4,486 1.11% |
| Asian | 104 0.58% | 12,369 8.54% | 33,208 8.19% |
| Hawaiian & Pacific Island | 7 0.04% | 73 0.05% | 331 0.08% |
| Other | 4,675 26.23% | 37,243 25.72% | 133,101 32.81% |

| Population by Hispanic Origin | 17,823 | 144,783 | 405,693 |
|-------------------------------|---------------|----------------|----------------|
| Non-Hispanic Origin | 12,441 69.80% | 103,031 71.16% | 253,167 62.40% |
| Hispanic Origin | 5,381 30.19% | 41,752 28.84% | 152,527 37.60% |

| | | | |
|-------------------------------|--------------|--------------|--------------|
| 2024 Median Age, Male | 34.60 | 32.70 | 35.00 |
| 2024 Average Age, Male | 36.00 | 35.30 | 36.50 |

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|---------------|----------------|----------------|
| 2024 Population by Occupation Classification | 13,601 | 116,301 | 328,552 |
| Civilian Employed | 6,740 49.56% | 60,638 52.14% | 198,713 60.48% |
| Civilian Unemployed | 922 6.78% | 5,281 4.54% | 11,822 3.60% |
| Civilian Non-Labor Force | 5,933 43.62% | 50,364 43.30% | 117,891 35.88% |
| Armed Forces | 6 0.04% | 18 0.02% | 126 0.04% |

| Households by Marital Status | 1,509 | 13,190 | 48,629 |
|------------------------------|-------|--------|--------|
| Married | 1,509 | 13,190 | 48,629 |
| Married No Children | 893 | 8,298 | 30,505 |
| Married w/Children | 616 | 4,892 | 18,124 |

| 2024 Population by Education | 12,198 | 101,289 | 295,456 |
|-------------------------------------|--------------|---------------|---------------|
| Some High School, No Diploma | 2,901 23.78% | 17,640 17.42% | 47,582 16.10% |
| High School Grad (Incl Equivalency) | 4,697 38.51% | 24,793 24.48% | 57,954 19.62% |
| Some College, No Degree | 2,630 21.56% | 22,462 22.18% | 57,409 19.43% |
| Associate Degree | 748 6.13% | 6,255 6.18% | 17,039 5.77% |
| Bachelor Degree | 794 6.51% | 15,610 15.41% | 57,883 19.59% |
| Advanced Degree | 428 3.51% | 14,529 14.34% | 57,589 19.49% |

| 2024 Population by Occupation | 12,235 | 114,118 | 373,453 |
|-------------------------------|--------------|---------------|----------------|
| Real Estate & Finance | 317 2.59% | 2,560 2.24% | 11,616 3.11% |
| Professional & Management | 1,783 14.57% | 29,688 26.02% | 121,198 32.45% |
| Public Administration | 114 0.93% | 1,957 1.71% | 6,057 1.62% |
| Education & Health | 1,778 14.53% | 19,238 16.86% | 56,067 15.01% |
| Services | 2,000 16.35% | 12,314 10.79% | 31,661 8.48% |
| Information | 50 0.41% | 818 0.72% | 2,193 0.59% |
| Sales | 1,286 10.51% | 11,389 9.98% | 34,030 9.11% |
| Transportation | 443 3.62% | 4,437 3.89% | 10,258 2.75% |
| Retail | 625 5.11% | 4,918 4.31% | 14,451 3.87% |
| Wholesale | 134 1.10% | 1,634 1.43% | 5,707 1.53% |
| Manufacturing | 344 2.81% | 3,610 3.16% | 13,823 3.70% |
| Production | 1,244 10.17% | 8,057 7.06% | 22,370 5.99% |
| Construction | 940 7.68% | 5,515 4.83% | 18,278 4.89% |
| Utilities | 620 5.07% | 3,918 3.43% | 10,869 2.91% |
| Agriculture & Mining | 68 0.56% | 675 0.59% | 5,480 1.47% |
| Farming, Fishing, Forestry | 22 0.18% | 94 0.08% | 223 0.06% |
| Other Services | 467 3.82% | 3,296 2.89% | 9,172 2.46% |

| 2024 Worker Travel Time to Job | 6,429 | 56,414 | 181,759 |
|--------------------------------|--------------|---------------|----------------|
| <30 Minutes | 3,436 53.45% | 34,844 61.76% | 113,036 62.19% |
| 30-60 Minutes | 2,342 36.43% | 18,099 32.08% | 56,453 31.06% |
| 60+ Minutes | 651 10.13% | 3,471 6.15% | 12,270 6.75% |

| Radius | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------------|--------------|---------------|----------------|
| 2020 Households by HH Size | 6,064 | 51,359 | 154,135 |
| 1-Person Households | 1,811 29.86% | 19,115 37.22% | 59,376 38.52% |
| 2-Person Households | 1,588 26.19% | 14,222 27.69% | 44,484 28.86% |
| 3-Person Households | 1,023 16.87% | 7,415 14.44% | 20,470 13.28% |
| 4-Person Households | 800 13.19% | 5,386 10.49% | 15,302 9.93% |
| 5-Person Households | 462 7.62% | 2,723 5.30% | 7,878 5.11% |
| 6-Person Households | 218 3.59% | 1,415 2.76% | 3,886 2.52% |
| 7 or more Person Households | 162 2.67% | 1,083 2.11% | 2,739 1.78% |

| | | | |
|------------------------------------|-------------|-------------|-------------|
| 2024 Average Household Size | 2.60 | 2.30 | 2.20 |
|------------------------------------|-------------|-------------|-------------|

| Households | | | |
|--------------------|-------|--------|---------|
| 2029 Projection | 6,616 | 57,406 | 174,047 |
| 2024 Estimate | 6,407 | 55,406 | 167,742 |
| 2020 Census | 6,064 | 51,358 | 154,135 |
| Growth 2024 - 2029 | 3.26% | 3.61% | 3.76% |
| Growth 2020 - 2024 | 5.66% | 7.88% | 8.83% |

| 2024 Households by HH Income | 6,408 | 55,408 | 167,741 |
|------------------------------|--------------|---------------|---------------|
| <\$25,000 | 2,965 46.27% | 18,041 32.56% | 42,699 25.46% |
| \$25,000 - \$50,000 | 1,517 23.67% | 12,823 23.14% | 34,632 20.65% |
| \$50,000 - \$75,000 | 844 13.17% | 9,636 17.39% | 28,773 17.15% |
| \$75,000 - \$100,000 | 505 7.88% | 5,036 9.09% | 16,943 10.10% |
| \$100,000 - \$125,000 | 216 3.37% | 3,420 6.17% | 11,892 7.09% |
| \$125,000 - \$150,000 | 227 3.54% | 2,113 3.81% | 7,626 4.55% |
| \$150,000 - \$200,000 | 77 1.20% | 2,161 3.90% | 9,223 5.50% |
| \$200,000+ | 57 0.89% | 2,178 3.93% | 15,953 9.51% |

| | | | |
|----------------------------------|-----------------|-----------------|-----------------|
| 2024 Avg Household Income | \$42,337 | \$62,164 | \$83,500 |
| 2024 Med Household Income | \$28,588 | \$42,546 | \$54,921 |

| 2024 Occupied Housing | 6,408 | 55,406 | 167,742 |
|---------------------------|--------------|---------------|----------------|
| Owner Occupied | 2,811 43.87% | 20,445 36.90% | 63,216 37.69% |
| Renter Occupied | 3,597 56.13% | 34,961 63.10% | 104,526 62.31% |
| 2020 Housing Units | 7,218 | 63,291 | 191,405 |
| 1 Unit | 4,931 68.32% | 32,087 50.70% | 91,589 47.85% |
| 2 - 4 Units | 358 4.96% | 6,536 10.33% | 15,236 7.96% |
| 5 - 19 Units | 1,108 15.35% | 10,379 16.40% | 28,406 14.84% |
| 20+ Units | 821 11.37% | 14,289 22.58% | 56,174 29.35% |

| 2024 Housing Value | 2,809 | 20,444 | 63,216 |
|-------------------------------|------------------|------------------|------------------|
| <\$100,000 | 1,274 45.35% | 7,058 34.52% | 12,447 19.69% |
| \$100,000 - \$200,000 | 944 33.61% | 5,846 28.60% | 14,562 23.04% |
| \$200,000 - \$300,000 | 223 7.94% | 3,292 16.10% | 10,492 16.60% |
| \$300,000 - \$400,000 | 10 0.36% | 1,665 8.14% | 7,275 11.51% |
| \$400,000 - \$500,000 | 100 3.56% | 994 4.86% | 5,397 8.54% |
| \$500,000 - \$1,000,000 | 58 2.06% | 1,239 6.06% | 8,502 13.45% |
| \$1,000,000+ | 200 7.12% | 350 1.71% | 4,541 7.18% |
| 2024 Median Home Value | \$113,824 | \$154,122 | \$243,833 |

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|--------------|---------------|----------------|
| 2024 Housing Units by Yr Built | 7,243 | 63,877 | 192,698 |
| Built 2010+ | 900 12.43% | 11,139 17.44% | 44,296 22.99% |
| Built 2000 - 2010 | 460 6.35% | 7,141 11.18% | 22,973 11.92% |
| Built 1990 - 1999 | 351 4.85% | 4,142 6.48% | 15,424 8.00% |
| Built 1980 - 1989 | 337 4.65% | 6,060 9.49% | 14,696 7.63% |
| Built 1970 - 1979 | 598 8.26% | 5,660 8.86% | 18,139 9.41% |
| Built 1960 - 1969 | 1,072 14.80% | 6,618 10.36% | 18,061 9.37% |
| Built 1950 - 1959 | 2,208 30.48% | 12,835 20.09% | 24,499 12.71% |
| Built <1949 | 1,317 18.18% | 10,282 16.10% | 34,610 17.96% |

| | | | |
|-------------------------------|-------------|-------------|-------------|
| 2024 Median Year Built | 1960 | 1973 | 1980 |
|-------------------------------|-------------|-------------|-------------|

Demographic Trend Report

| Description | 2020 | 2024 | 2029 |
|--------------------|----------------------|----------------------|----------------------|
| Population | 16,768 | 17,823 | 18,406 |
| Age 0 - 4 | 1,308 7.80% | 1,235 6.93% | 1,160 6.30% |
| Age 5 - 9 | 1,315 7.84% | 1,406 7.89% | 1,272 6.91% |
| Age 10 - 14 | 1,243 7.41% | 1,336 7.50% | 1,346 7.31% |
| Age 15 - 19 | 1,128 6.73% | 1,228 6.89% | 1,325 7.20% |
| Age 20 - 24 | 1,069 6.38% | 1,167 6.55% | 1,256 6.82% |
| Age 25 - 29 | 1,214 7.24% | 1,203 6.75% | 1,218 6.62% |
| Age 30 - 34 | 1,056 6.30% | 1,168 6.55% | 1,199 6.51% |
| Age 35 - 39 | 1,006 6.00% | 1,076 6.04% | 1,165 6.33% |
| Age 40 - 44 | 953 5.68% | 1,054 5.91% | 1,107 6.01% |
| Age 45 - 49 | 895 5.34% | 978 5.49% | 1,045 5.68% |
| Age 50 - 54 | 1,000 5.96% | 1,011 5.67% | 1,010 5.49% |
| Age 55 - 59 | 1,110 6.62% | 1,071 6.01% | 1,012 5.50% |
| Age 60 - 64 | 1,002 5.98% | 1,045 5.86% | 1,016 5.52% |
| Age 65 - 69 | 764 4.56% | 890 4.99% | 952 5.17% |
| Age 70 - 74 | 595 3.55% | 686 3.85% | 801 4.35% |
| Age 75 - 79 | 440 2.62% | 520 2.92% | 616 3.35% |
| Age 80 - 84 | 373 2.22% | 395 2.22% | 435 2.36% |
| Age 85+ | 294 1.75% | 354 1.99% | 472 2.56% |
| Age 15+ | 12,899 76.93% | 13,846 77.69% | 14,629 79.48% |
| Age 20+ | 11,771 70.20% | 12,618 70.80% | 13,304 72.28% |
| Age 65+ | 2,466 14.71% | 2,845 15.96% | 3,276 17.80% |
| Median Age | 35 | 36 | 37 |
| Average Age | 36.90 | 37.40 | 38.40 |

| Population By Race | 16,768 | 17,823 | 18,406 |
|-----------------------------|---------------|---------------|---------------|
| White | 1,167 6.96% | 1,065 5.98% | 1,105 6.00% |
| Black | 11,339 67.62% | 11,696 65.62% | 12,058 65.51% |
| Am. Indian & Alaskan | 202 1.20% | 276 1.55% | 286 1.55% |
| Asian | 94 0.56% | 104 0.58% | 109 0.59% |
| Hawaiian & Pacific Islander | 5 0.03% | 7 0.04% | 7 0.04% |
| Other | 3,953 23.57% | 4,675 26.23% | 4,840 26.30% |



Information About Brokerage Services

11-2-2015

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 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:
 - 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 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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Yasmin Kooros **825896** **ykooros@spinterests.com** **832.283.4766**
 Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____