CULLEN RETAIL 9301 Cullen Blvd, Houston, TX 77051

3,080 SF | AVAILABLE FOR LEASE





CASH-LOANS ON CAR TITLES

Exclusively Presented By

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CULLEN RETAIL 9301 Cullen Blvd

Investment Summary

Rencher Properties is pleased to offer for sale 9301 Cullen Blvd

This exceptional single-tenant retail center enjoys a coveted location on a high-visibility corner, directly adjacent to the area's dominant grocer. With the next nearest major grocery store approximately four miles away, this center serves as a vital retail hub for the surrounding community.

Located in [City, State], the property benefits from its proximity to several prominent national retailers, creating a powerful draw for consumers and fostering a synergistic retail environment. 9301 Cullen Blvd Center offers multiple access points and excellent street visibility, maximizing its appeal to shoppers.

This stabilized investment presents an ideal opportunity for both seasoned investors seeking to enhance their portfolios and first-time buyers looking for a hands-free investment. The strong market dynamics and a prime location virtually guarantee continued success.

This highly desirable retail center is poised to attract a wide range of investors. We invite you to contact us to discuss this exciting opportunity further.







CULLEN RETAIL 9301 Cullen Blvd

Offering

Pricing:	\$947,000
Price PSF:	\$307
Cap Rate:	6.0%
Net Operating Income:	\$56,829.80

Property Specifications

Rentable Area:	3,080 SF
Land Area:	0.39 Acres
Property Address:	9301 Cullen Blvd Houston, TX 77051
Parcel Number:	0751990040001

Investment Highlights

- Located on a soft corner and diagonally across from Fiesta Grocery
- Stabled investment with increases in revenue
- Aggressive national tenant mix in the area
- Multiple access points and great visibility
- Amazon-proof tenant mix

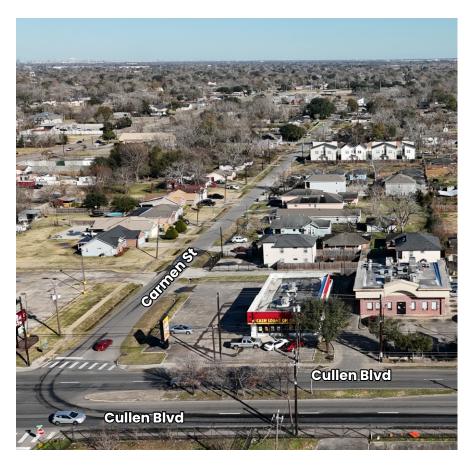


Access:

9301 Cullen has two (2) access points. The subject property also is diagonally across from Fiesta.

Parking:

Approximately 10 spaces per 1,000 SF leasable area



CULLEN RETAIL 9301 Cullen Blvd

Property Details

Total Tenants:	1
Leased Space:	3,080 SF
Occupied:	100%

Cap Rate

Asking Price:	\$947,000
Cap Rate:	6.0%

Expenses

Rental Income:	\$72,264.00	
Expenses		
Property Tax:	\$9,029.80	
Insurance:	\$6,404.40	

Total Expense:	\$15,434.20
NOI:	\$56,829.80

Neighboring Retailers



Proforma	
Current Rental Income:	\$72,264.00
Proforma Total Income:	\$75,898.44
Total Expenses: Proforma Net	\$15,434.20
Operating Income:	\$60,464.24
Current Asking Price:	\$947,000
Proforma Cap Rate:	6.38%

RENT ROLL

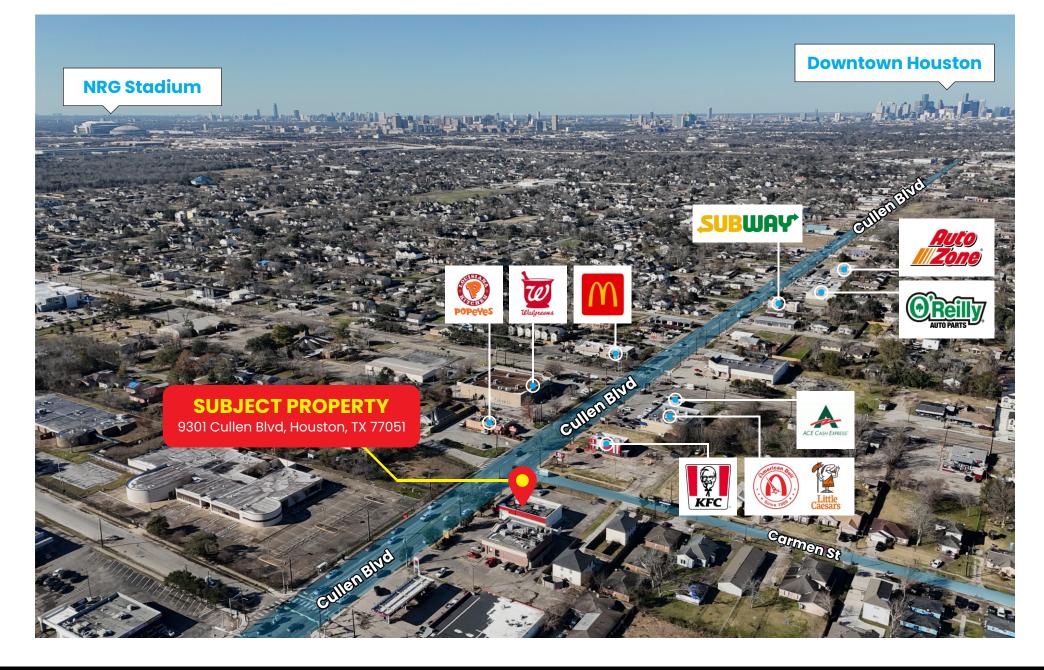


Tenant	Square ft	Annual Base rent	Monthly Base rent	Monthly NNNs	Lease Expiration
Lonestar Title Loans	3,080 sf	\$19.26 Year 3 \$19.84 PSF Year 4 \$20.44 PSF Year 5 \$21.05 PSF	\$4,943.00	\$1,078.60	June 30, 2028



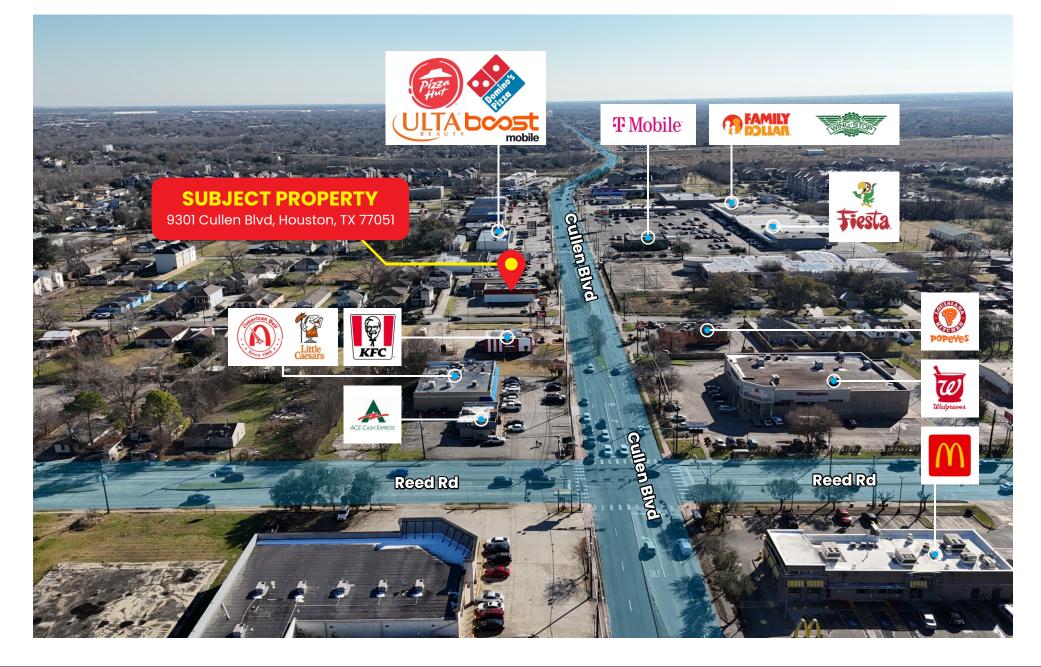
PROPERTY LOCATON





PROPERTY LOCATON





DEMOGRAPHICS

2024 Population

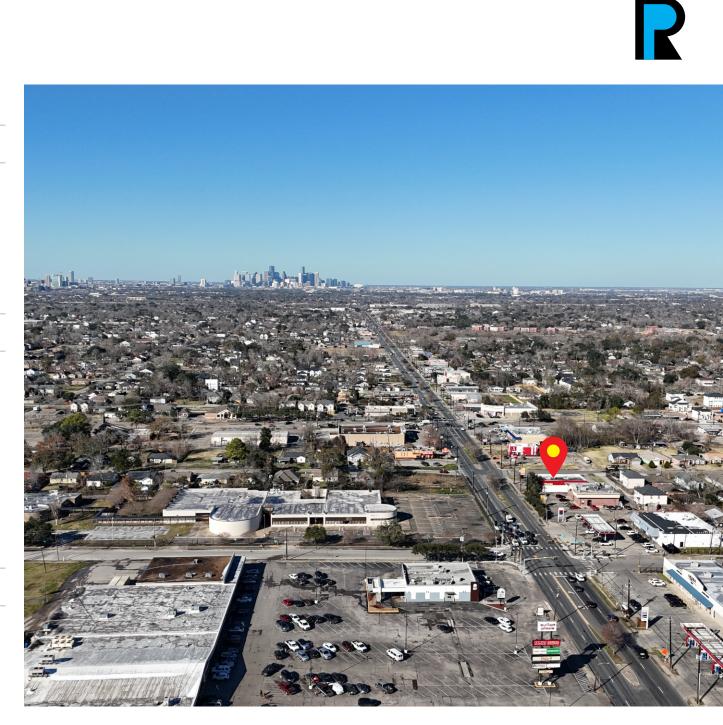
14,938	102,444	291,712
1 Mile	3 Mile	5 Mile

Households

5,524	37,043	109,494
1 Mile	3 Mile	5 Mile

Average Household Income

\$43,797	\$51,421	\$67,725
1 Mile	3 Mile	5 Mile



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A BROKER'S MINIM • Put the interes • Inform the clie • Answer the clii • Treat all partie	XER'S MINIMUM DUTIES REQURED BY LAW (A client is the p Put the interests of the client above all others, including the br Inform the client of any material information about the proper Answer the client's questions and present any offer to or coun' Treat all parties to a real estate transaction honestly and fairly.	BY LAW (A client is Il others, including mation about the sent any offer to o action honestly and	 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. 	the broker represents): ;; ceived by the broker; ent; and	
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AS AGENT FOR BUY written representati material information seller's agent.	ER/TENANT: The brok on agreement. A buyer about the property or	er becomes the bu 's agent must perfo transaction knowr	Jyer/tenant's agent by agr orm the broker's minimur or by the agent, including in	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.	ually through a he buyer of any by the seller or
AS AGENT FOR BO agreement of <i>each</i> underlined print, set	TH - INTERMEDIARY: party to the transactio : forth the broker's oblig	To act as an inte m. The written agr gations as an interr	irmediary between the pi reement must state who v mediary. A broker who acti	AS AGENT FOR BOTH - INTERMEDIARY : To act as an intermediary between the parties the broker must first obtain the agreement of <i>each party</i> to the transaction. The written agreement must state who will pay the broker and, in conspicuous underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:	ain the written bicuous bold or
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Nolan Rencher Designated Broker of Firm	ler if Firm	655571 License No.	nolan@rencherproperties.com Email		Phone
Licensed Supervisor of Sales Agent/ Associate	of Sales Agent/	License No.	Email		Phone
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