



CULLEN RETAIL

9301 Cullen Blvd, Houston, TX 77051

3,080 SF | AVAILABLE FOR LEASE



Exclusively Presented By

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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.





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

Property Overview

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





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:	\$15,434.20

Proforma Net

Operating Income:	\$60,464.24
Current Asking Price:	\$947,000
Proforma Cap Rate:	6.38%

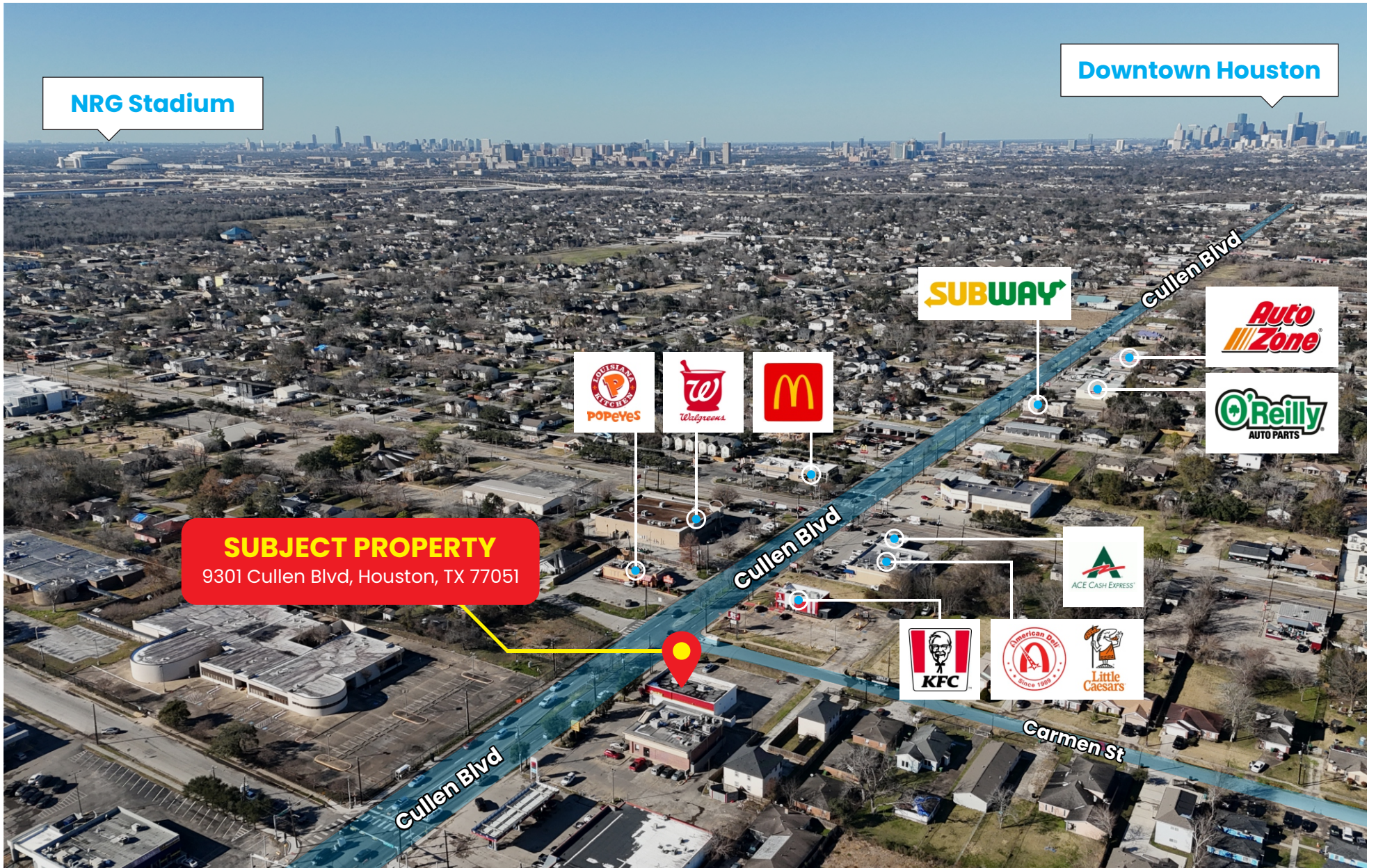
RENT ROLL



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

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

Households

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

Average Household Income

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





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 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____