

12707

CULLEN BLVD

67,189 SF Educational
Property in Houston, Texas

FOR SALE: \$13.95M



CONTACTS

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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				
2024 Population - Current Year Estimate	13,447	73,858	214,045	1,179,672
2029 Population - Five Year Projection	13,827	78,312	221,285	1,215,101
2020-2024 Annual Population Growth Rate	1.24%	1.91%	1.03%	0.51%
2024 Businesses	192	1,349	6,123	48,058
2024 Employees	1,164	10,932	72,066	757,647
Generations				
2024 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				
2024 Households - Current Year Estimate	4,969	26,734	78,239	451,576
2029 Households - Five Year Projection	5,214	28,766	82,299	474,935
2024 Average Household Income	\$71,087	\$79,981	\$81,597	\$117,700
2029 Average Household Income	\$76,913	\$89,705	\$90,166	\$127,910
2024 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

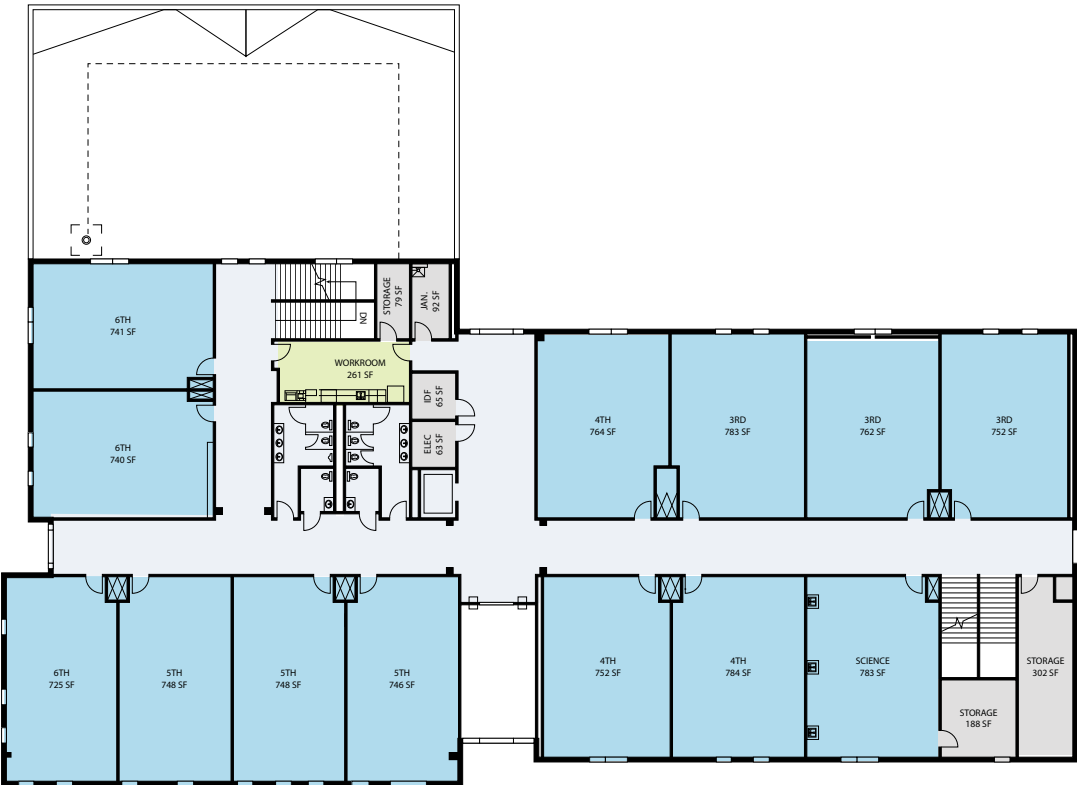


Building A

FIRST FLOOR

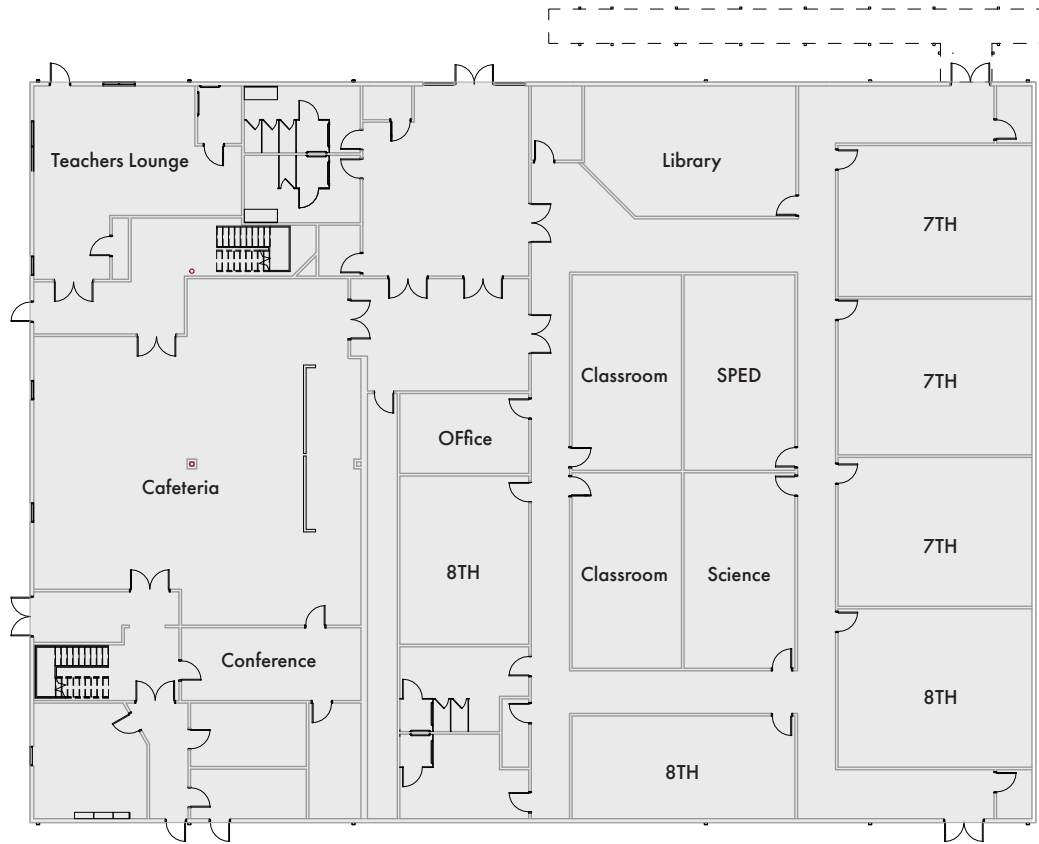


SECOND FLOOR

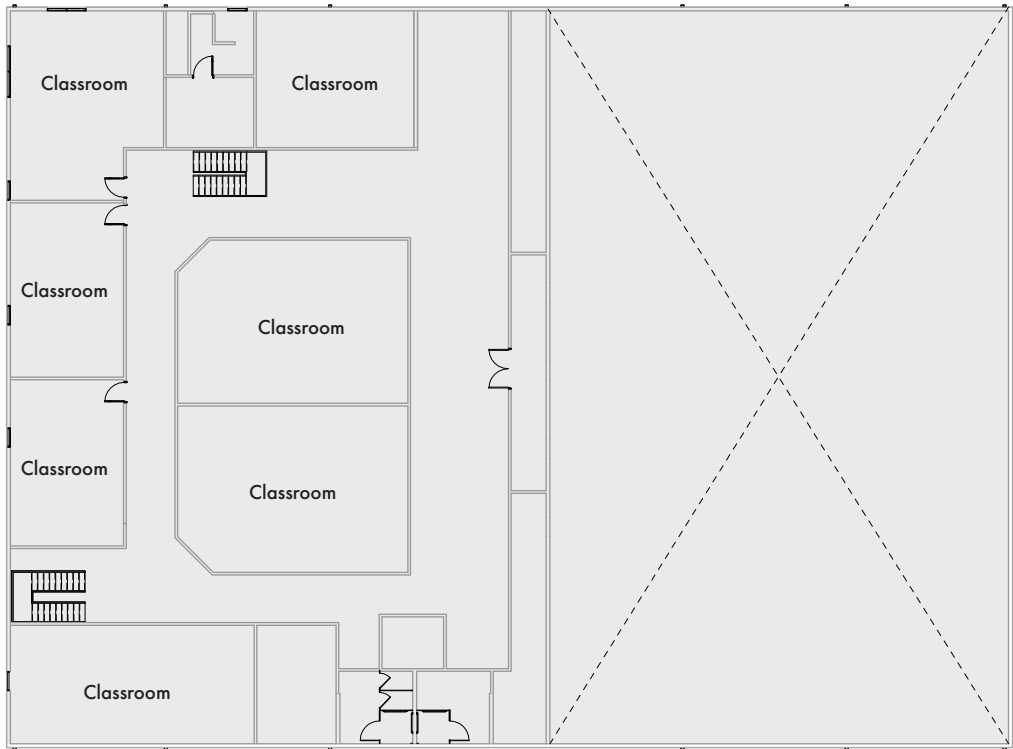


Building B

FIRST FLOOR



SECOND FLOOR







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

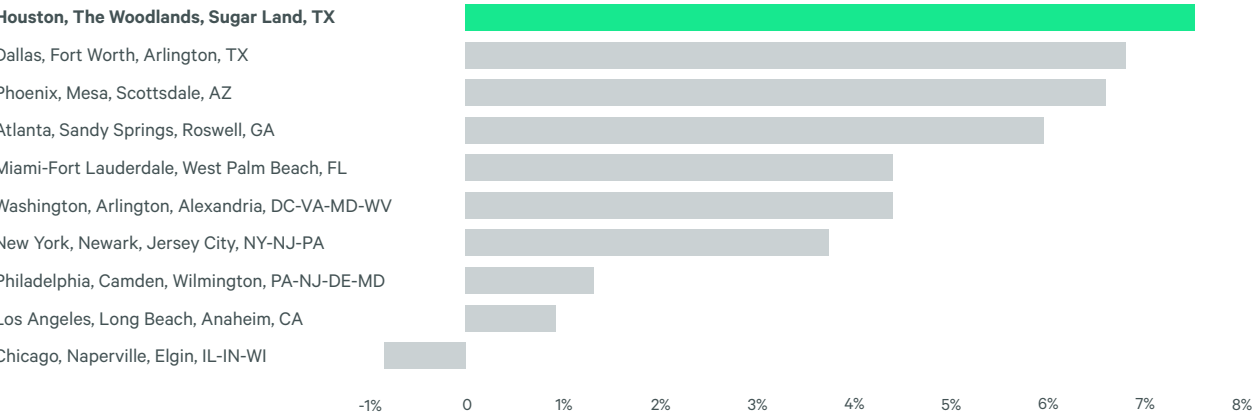


Market Overview

#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.

537,030

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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



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



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



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



Houston Airport System

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

AFFILIATED BUSINESS DISCLOSURE

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CONFIDENTIALITY AGREEMENT

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.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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. CMPM 12707 Cullen Blvd OM v2 08/12/2025



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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.

2-10-2025



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. **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 writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

_____ 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