



- Available:**
- 2,280 SF Freestanding Building
  - 2,060 SF Space & 1,350 SF Space (former Bakery)
- Pricing:** Call for Pricing
- Description:**
- Anchored by Fiesta Supermarket, a full-service neighborhood grocer founded in Houston 40+ years ago
  - Signalized intersection of Cullen Boulevard and Wilmington Street
  - Highly Visible Shopping Center facing Cullen Blvd
  - High Traffic Counts
  - Ample Parking
  - Ideally positioned in the southwest region of Houston with quick multiple freeway access to Beltway 8 and 288
  - Cullen Plaza's national tenants include: Fiesta, Family Dollar, Taco Bell, Wing Stop, T-mobile, Brident Dental, Cricket Wireless & Liberty Tax

**Traffic Counts:** Cullen Blvd @ Bellfort: 17,118 VPD (TXDOT 2021)  
Reed Rd: 13,718 VPD (TXDOT 2021)

Demographics:	1 mile	3 mile	5 mile
2022 Population	13,367	99,832	275,953
Daytime Population	12,018	94,082	447,879
Average HH Income	\$47,032	\$59,283	\$77,114



For More Information:

**David K. Ferguson | BPI Realty Services**  
david@bpirealty.com | 713-350-2783



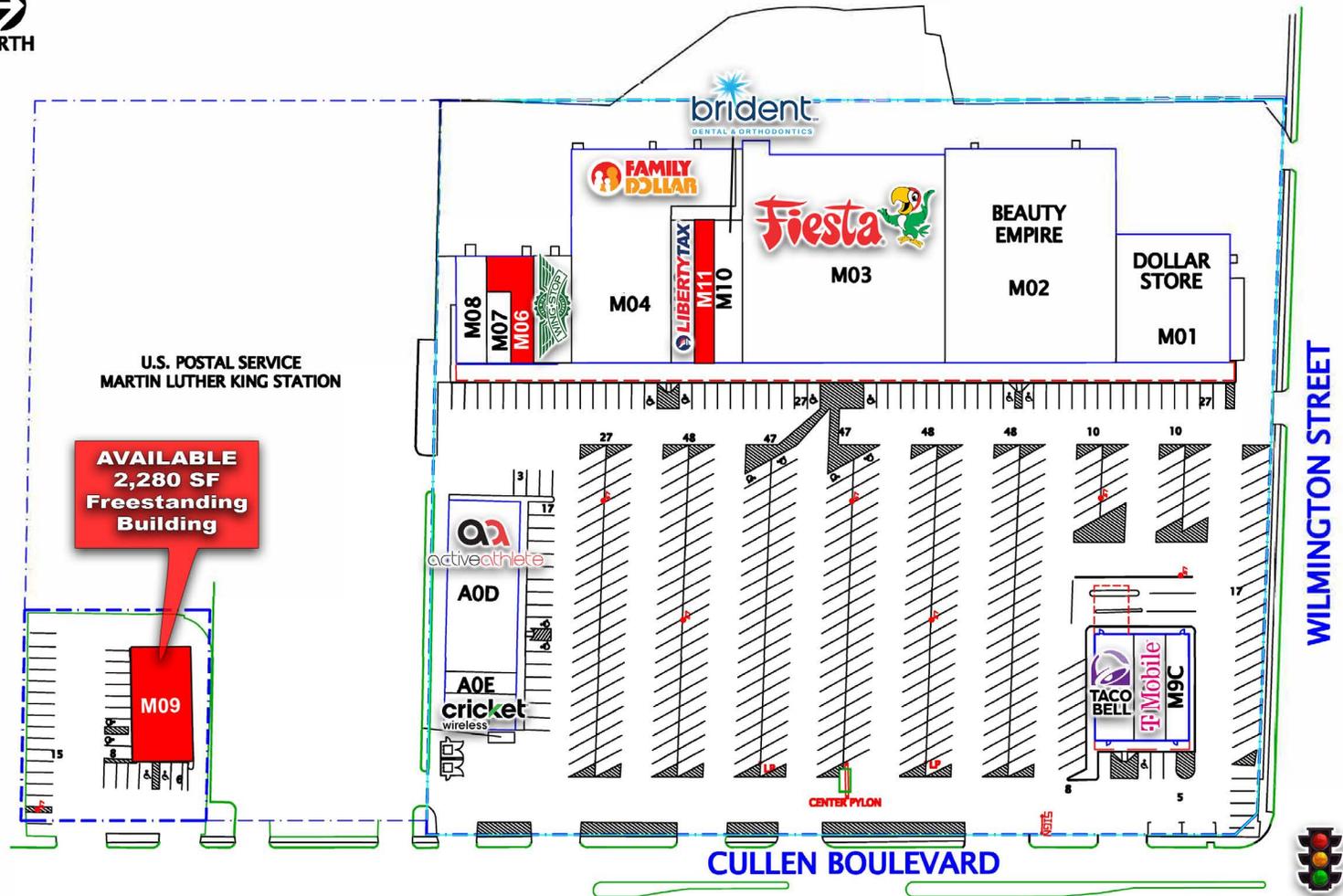
REALTY SERVICES

# Cullen Plaza Shopping Center

Cullen Boulevard & Wilmington Street

Houston, Texas 77051

AOD	Active Athlete	6,000 SF
AOE	Galaxy Insurance	750 SF
AOF	Cricket Wireless	1,250 SF
M01	Dollar Store	7,200 SF
M02	Beauty Empire	18,000 SF
M03	Fiesta	20,804 SF
M04	Family Dollar	12,300 SF
M05	Wing Stop	1,500 SF
<b>M06</b>	<b>AVAILABLE</b>	<b>2,060 SF</b>
M07	Queen Hair Braid	850 SF
M08	Nails By Tweede	1,613 SF
<b>M09</b>	<b>AVAILABLE</b>	<b>2,280 SF</b>
M10	Brident Dental	2,000 SF
<b>M11</b>	<b>AVAILABLE</b>	<b>1,350 SF</b>
M12	Liberty Tax Service	1,650 SF
M9A	Taco Bell	2,068 SF
M9B	T-Mobile	1,682 SF
M9C	L.A. Insurance	1,250 SF





**AVAILABLE**  
**2,280 SF**  
**Freestanding**  
**Building**

LANSBOUROUGH  
APARTMENT HOMES  
176 UNITS

Magnolia  
PLACE  
APARTMENT HOMES  
144 UNITS

PROVISION  
LEARNING TODAY LEADING TOMORROW  
177 STUDENTS

UNITED STATES  
POSTAL SERVICE  
(NOT A PART)

**AVAILABLE**  
**2,060 SF**

**FAMILY DOLLAR**  
**AVAILABLE**  
**1,350 SF**

Fiesta

cricket  
wireless

LIBERTY TAX  
brident  
DENTAL ORTHODONTICS

TACO BELL

T-Mobile

EXXON

Cullen Blvd

Wilmington St

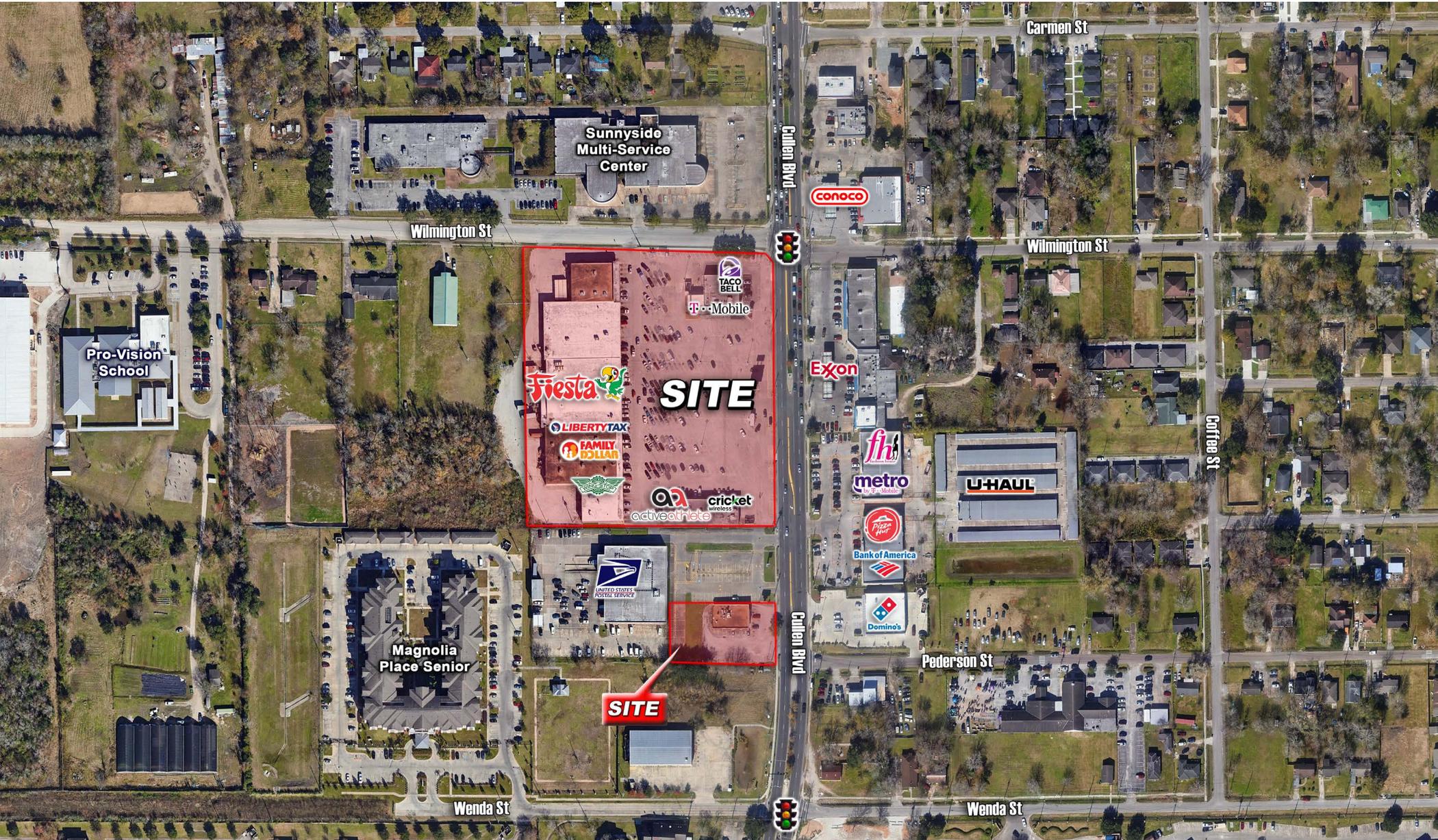


REALTY SERVICES

# Cullen Plaza Shopping Center

Cullen Boulevard & Wilmington Street

Houston, Texas 77051



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

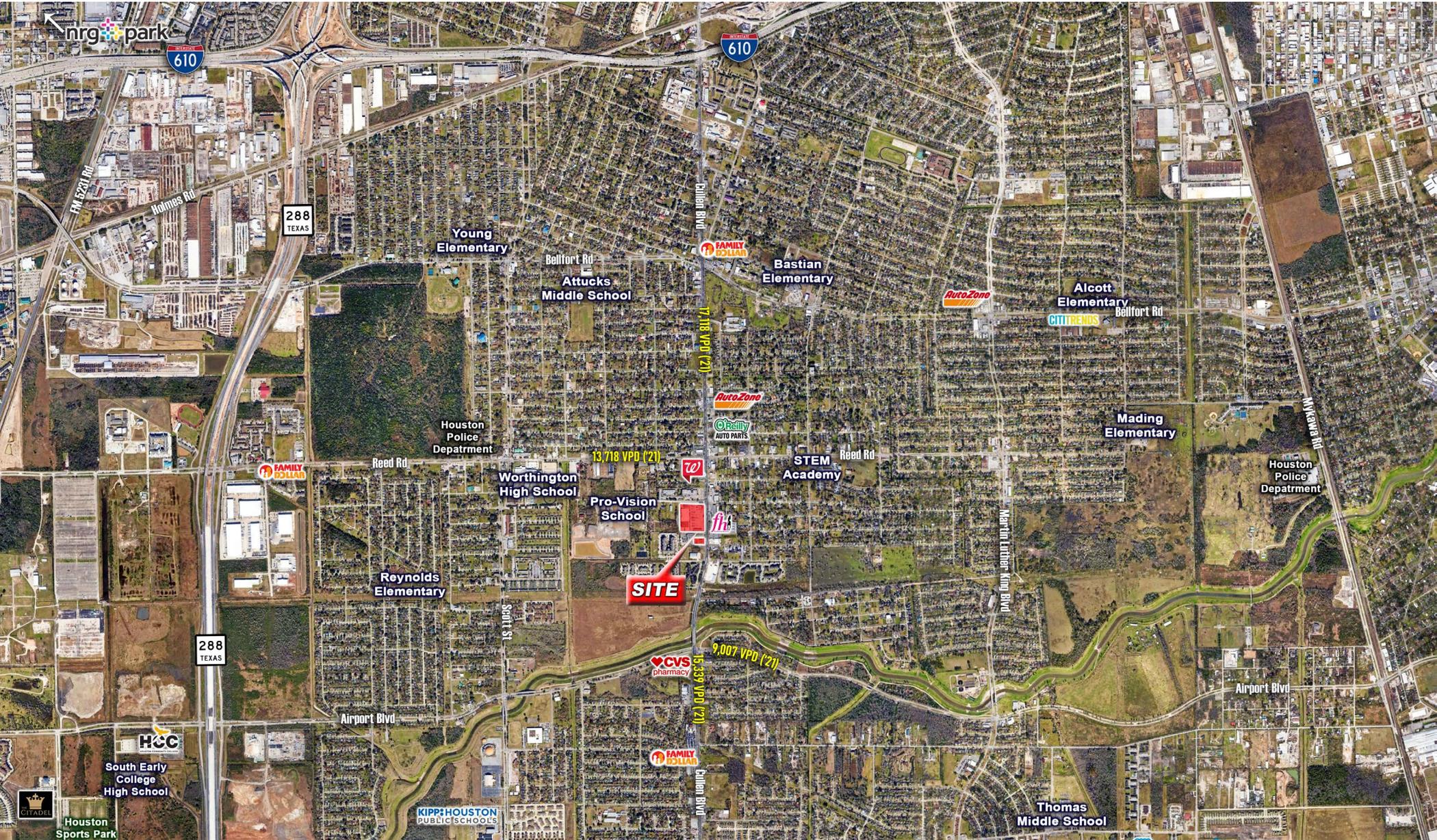


REALTY SERVICES

# Cullen Plaza Shopping Center

Cullen Boulevard & Wilmington Street

Houston, Texas 77051



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# Cullen Plaza Shopping Center

Cullen Boulevard & Wilmington Street  
Houston, Texas 77051

**2022 Population**  
(3 mi Radius)  
**99,832**

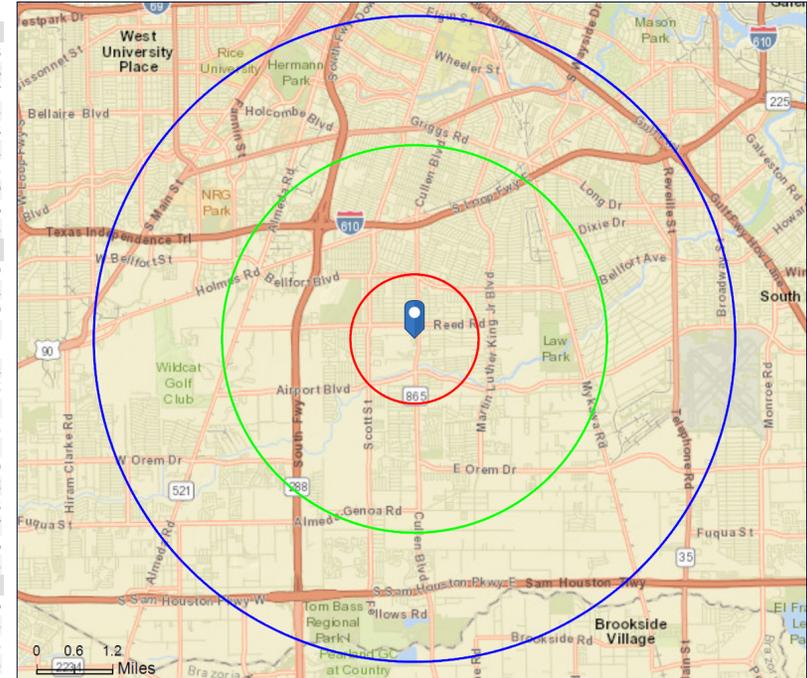
**Households**  
(3 mi Radius)  
**36,118**

**Daytime Population**  
(3 mi Radius)  
**97,082**

**Average HH Income**  
(3 mi Radius)  
**\$99,734**

**Median Home Value**  
(3 mi Radius)  
**\$59,283**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	12,021	87,441	234,408
2020 Total Population	13,003	95,879	268,378
2020 Group Quarters	24	212	12,667
2022 Total Population	13,367	99,832	275,953
2022 Group Quarters	24	214	12,658
2027 Total Population	13,630	103,646	284,862
2022-2027 Annual Rate	0.39%	0.75%	0.64%
2022 Total Daytime Population	12,018	94,082	447,879
Workers	2,867	32,030	290,676
Residents	9,151	62,052	157,203
<b>Household Summary</b>			
2010 Households	4,475	31,218	86,369
2010 Average Household Size	2.68	2.78	2.62
2020 Total Households	4,913	34,967	101,960
2020 Average Household Size	2.64	2.74	2.51
2022 Households	4,955	36,118	104,661
2022 Average Household Size	2.69	2.76	2.52
2027 Households	5,060	37,613	108,385
2027 Average Household Size	2.69	2.75	2.51
2022-2027 Annual Rate	0.42%	0.81%	0.70%
2010 Families	2,924	21,041	51,961
2010 Average Family Size	3.36	3.43	3.40
2022 Families	3,112	23,502	60,275
2022 Average Family Size	3.49	3.49	3.38
2027 Families	3,185	24,499	62,587
2027 Average Family Size	3.48	3.47	3.36
2022-2027 Annual Rate	0.46%	0.83%	0.76%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,715	30,593	82,926
Owner Occupied Housing Units	49.2%	56.3%	45.1%
Renter Occupied Housing Units	41.6%	35.3%	46.3%
Vacant Housing Units	9.2%	8.3%	8.6%
2010 Housing Units	5,117	35,814	99,563
Owner Occupied Housing Units	40.3%	47.6%	40.8%
Renter Occupied Housing Units	47.2%	39.6%	46.0%
Vacant Housing Units	12.5%	12.8%	13.3%
2020 Housing Units	5,376	38,306	114,814
Vacant Housing Units	8.6%	8.7%	11.2%
2022 Housing Units	5,506	39,690	118,077
Owner Occupied Housing Units	39.7%	46.6%	39.6%
Renter Occupied Housing Units	50.3%	44.4%	49.0%
Vacant Housing Units	10.0%	9.0%	11.4%
2027 Housing Units	5,716	41,921	123,903
Owner Occupied Housing Units	40.0%	46.7%	39.8%
Renter Occupied Housing Units	48.5%	43.0%	47.7%
Vacant Housing Units	11.5%	10.3%	12.5%
<b>Median Household Income</b>			
2022	\$31,294	\$41,502	\$52,797
2027	\$38,715	\$50,417	\$60,231
<b>Median Home Value</b>			
2022	\$89,906	\$99,734	\$171,919
2027	\$181,283	\$188,664	\$241,883
<b>Per Capita Income</b>			
2022	\$17,455	\$21,285	\$29,236
2027	\$20,975	\$25,274	\$34,177
<b>Median Age</b>			
2010	34.2	33.5	30.7
2022	35.3	35.4	32.3
2027	36.7	36.6	32.8



	1 mile	3 miles	5 miles
<b>2022 Households by Income</b>			
Household Income Base	4,955	36,118	104,661
<\$15,000	24.5%	18.3%	15.0%
\$15,000 - \$24,999	15.0%	11.7%	9.4%
\$25,000 - \$34,999	15.0%	12.5%	9.5%
\$35,000 - \$49,999	12.3%	14.8%	13.2%
\$50,000 - \$74,999	16.9%	17.9%	18.6%
\$75,000 - \$99,999	6.9%	10.2%	12.0%
\$100,000 - \$149,999	7.2%	10.3%	12.8%
\$150,000 - \$199,999	1.4%	2.5%	4.7%
\$200,000+	0.8%	1.9%	4.8%
Average Household Income	\$47,032	\$59,283	\$77,114
<b>2022 Population 25+ by Educational Attainment</b>			
Total	8,473	64,869	173,520
Less than 9th Grade	6.4%	7.0%	8.3%
9th - 12th Grade, No Diploma	11.3%	9.8%	8.0%
High School Graduate	30.4%	30.7%	23.2%
GED/Alternative Credential	7.0%	5.2%	3.6%
Some College, No Degree	30.1%	23.5%	19.2%
Associate Degree	4.2%	6.3%	6.2%
Bachelor's Degree	8.0%	11.3%	17.1%
Graduate/Professional Degree	2.6%	6.3%	14.4%



# 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:
  - 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

Regulated by the  
Texas Real Estate Commission

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