



**LAND**

**For Sale**

**Cullen**

**Swingle Rd**

**OMAR AHMAD  
(713) 538- 6645**

**APEXREALTORS.COM  
Omar@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,  
HOUSTON TX, 77056**

## Investment Highlights:

- ±9.26 Acres (±403,246 SF)
- \$2,600,000 | ~\$6.45/SF
- Direct Frontage on Cullen Blvd
- Minutes to Hwy 288 & Beltway 8
- ±12,000 CPD Traffic Exposure
- Concept Plan in Place (Flex + Retail + Gas Station)
- Multiple Warehouse Buildings (~11,600 SF Each)
- Retail Pad Sites Included
- Planned Circulation, Parking & Detention
- Survey + Site Plans Available

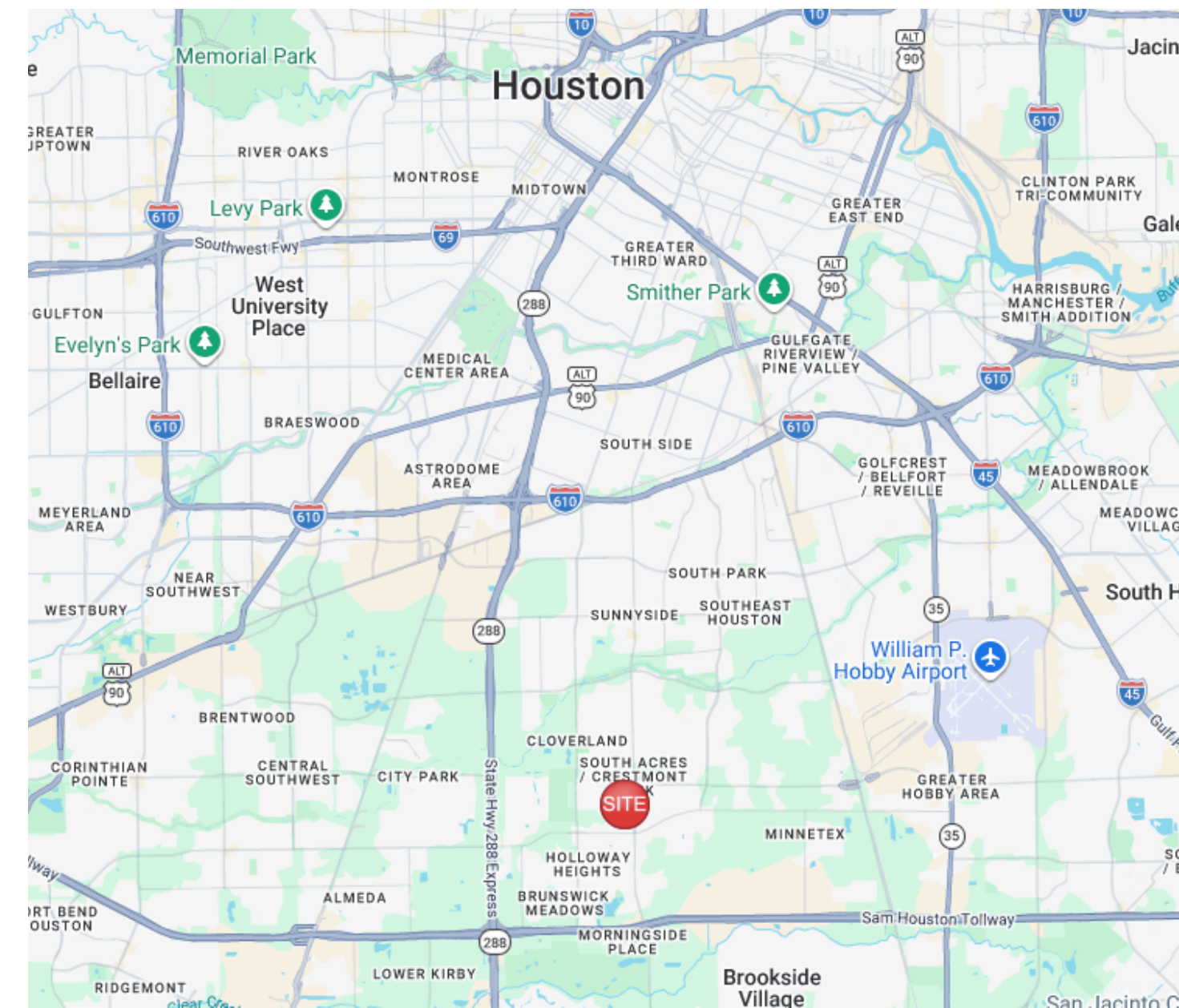
## EXECUTIVE SUMMARY:

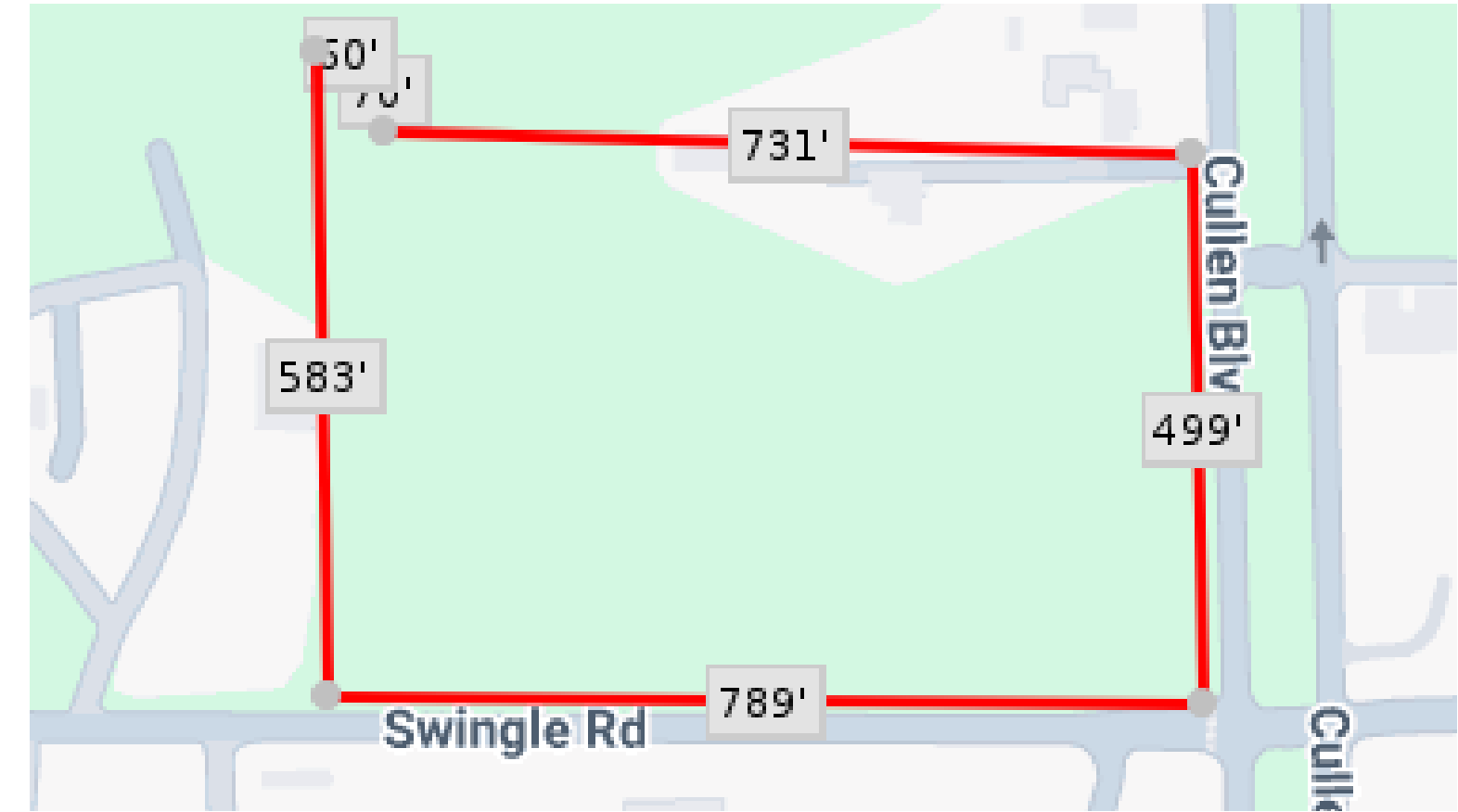
Strategically positioned along Cullen Blvd with direct frontage and immediate access to Highway 288 and Beltway 8, this ±9.26-acre site presents a high-visibility development opportunity in a rapidly expanding Houston corridor. The property offers strong fundamentals for a successful mixed-use project, supported by consistent traffic exposure (±12,000 CPD) and surrounding residential growth.

A fully conceptualized site plan is already in place, featuring a well-balanced mix of flex warehouse buildings, retail pad sites, and a potential gas station component. The layout incorporates internal circulation, parking, and detention, allowing developers to bypass early-stage planning hurdles and accelerate timelines from acquisition to construction.

With approximately 403,246 square feet of land priced at an attractive ~\$6.45/SF, this site provides a low basis for scalable development. Ideal for investors or developers seeking to capitalize on a flexible, phased project with strong visibility, accessibility, and long-term upside in a high-growth submarket.

	1 mi	5 mi	10 mi
<b>Population</b>	10,909	216,329	1,211,809
<b>Population Median Age</b>	36.9	34	34.4
<b>Households</b>	3,785	76,059	453,134
<b>Average HH Income</b>	\$79,241	\$87,389	\$121,939





ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
8	23 FEB 10	COH COMMENTS3

This document is released for interim review. It is NOT TO BE USED FOR regulatory approval, bidding, permit, or construction purposes.

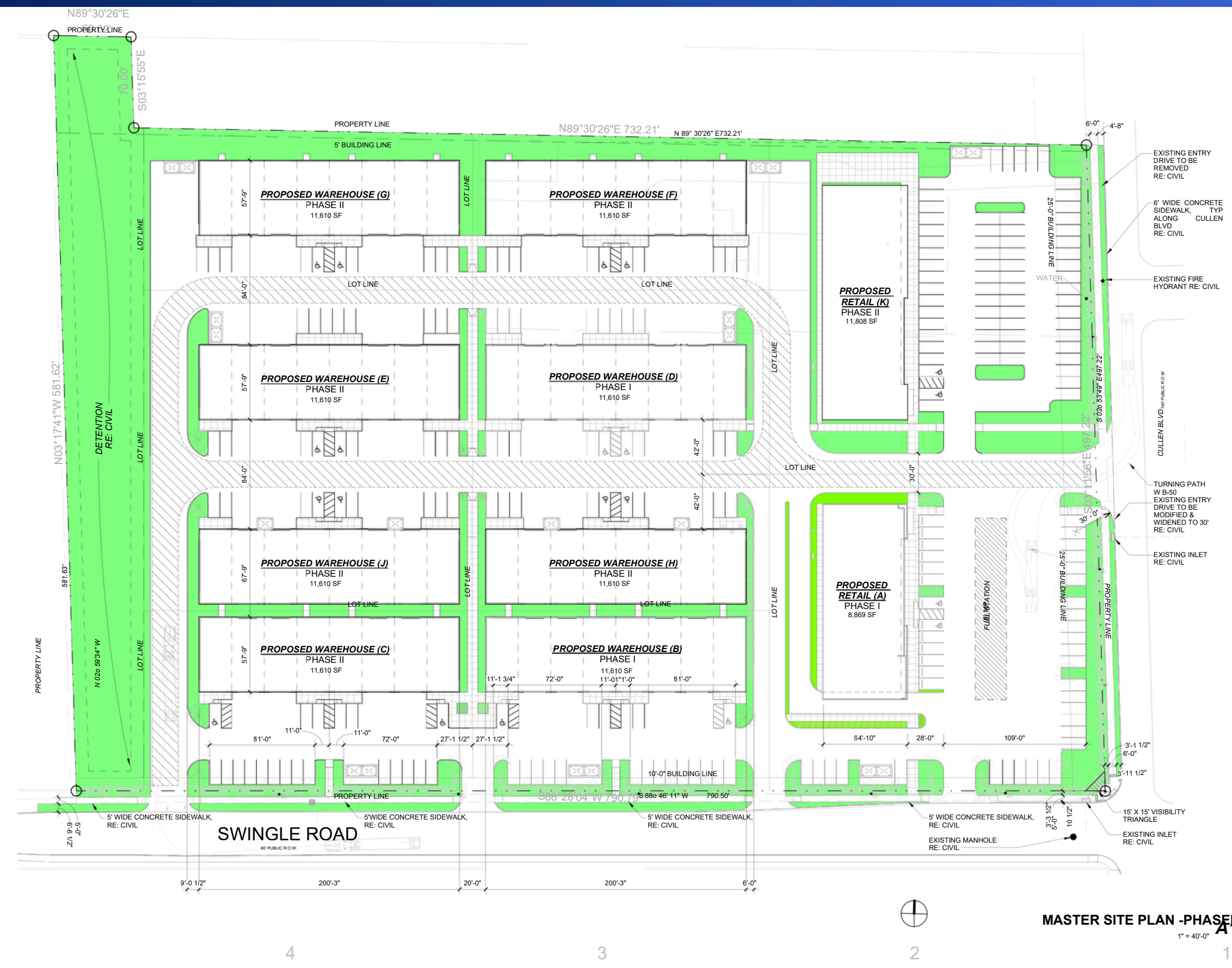
CULLEN  
4055 SWINGLE ROAD  
HOUSTON, TX 77047

SHEET TITLE  
**MASTER SITE PLAN, PHASE II**

SHEET NUMBER  
A112.18.36

PROJECT #

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Architect shall own the overall conceptual design prepared and developed for the project on the intangible exclusive rights or copyright therein.



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