

LAND - FOR SALE

15225 Cullen Blvd, Houston, TX 77047



- Price: \$2,900,000
- Price/SF: \$3.65
- Lot Size: +/- 18.26 AC
- Frontage: +/- 895.03' on Cullen Blvd
- Approx Miles: 0.8 – Sam Houston Tollway, 2.4 – SH 288, 5.9 – I-35, 9.6 – Hobby Airport, 25 – Port of Houston, 11.7 – NRG, and 8 – Pearland City Hall
- Existing Warehouse +/- 6,000 SF



Danny Nguyen, CCIM

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O - (713) 270-5400

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www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

288
TEXAS

BELTWAY
8

SITE

FARM
2234
ROAD

FARM
518
ROAD

TARGET

CUBESMART
self storage

BW | Best Western
Hotels & Resorts

WOODFOREST
NATIONAL BANK

Walmart

BOONIES

Aaron's
Rent to Own

DOLLAR TREE

NAPA

Kroger

HCA
Healthcare

AmegyBank
of Texas

LA CRACKERS

SLEEP
AND SUITES

CITGO

WATABURGER

WINGS-STEAKS

BOONIES

Kroger

Cracker Barrel

BOMBHELLS

Holiday Inn
Express

HOME2
SUITES BY HILTON

Bass Pro Shops

Cullen Blvd

McHard Rd

Mykawa Rd

N Main St

W Broadway St

Mykawa Rd

Telephone Rd

Pearland Plwy

Jack
in the box

PANDA EXPRESS
CHINESE KITCHEN

Starbucks

McDonald's

SWIFT

PENSKE

BURGER KING

SONIC

CHURCH'S
FRANCHISE

HOUSTON
GARDEN CENTERS

amazon
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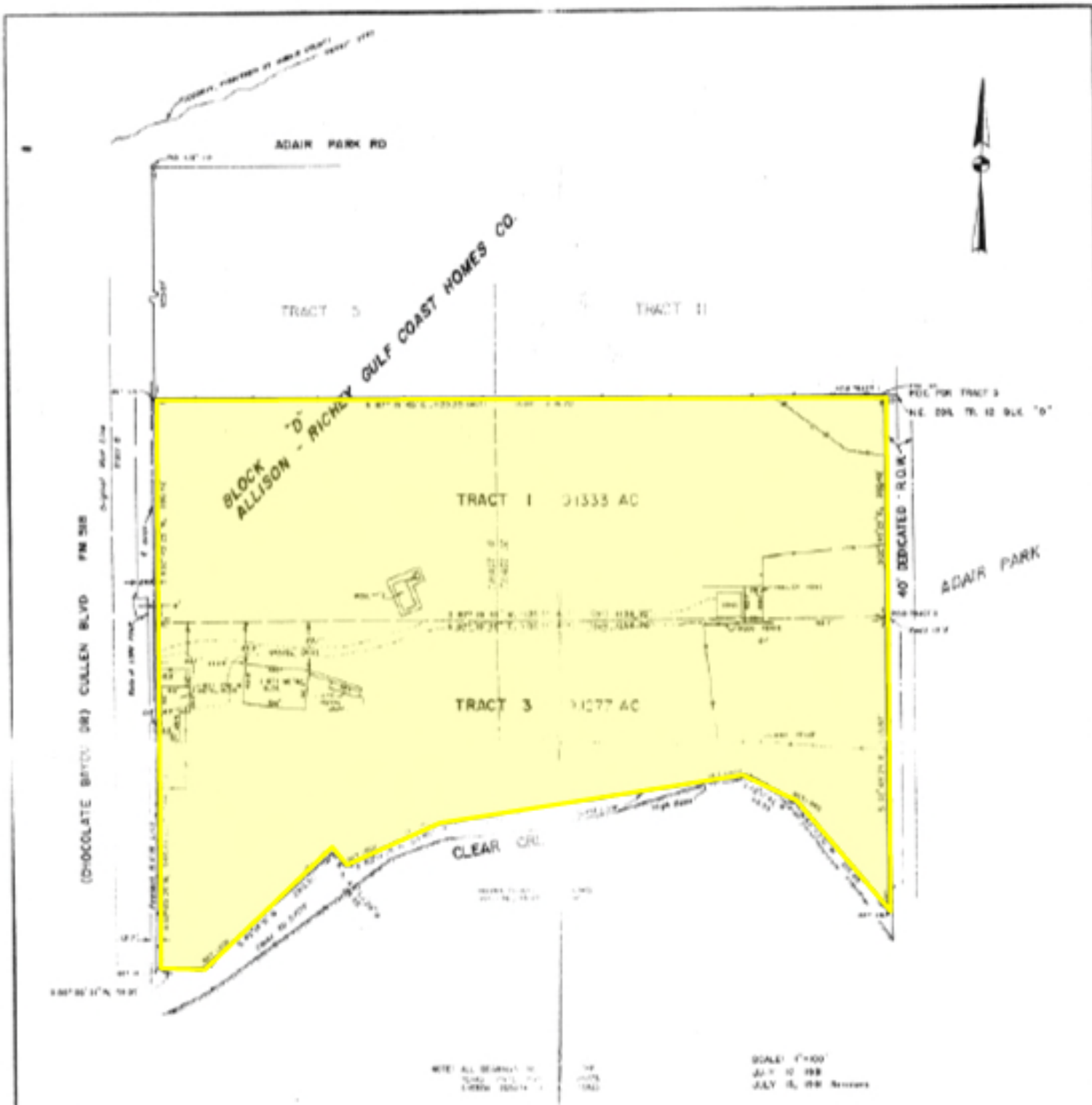
Cracker Barrel

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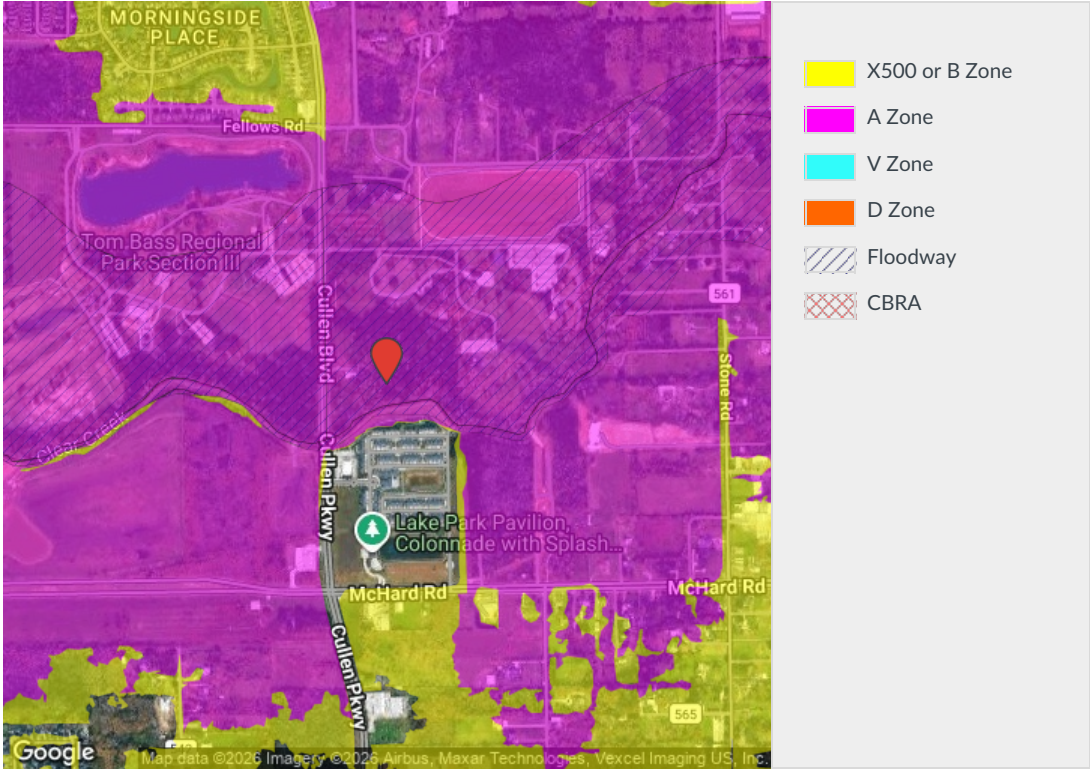
15225 CULLEN BLVD HOUSTON, TX 77047-6715

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **IN**

COMMUNITY	480296	PANEL	1030M
PANEL DATE	May 02, 2019	MAP NUMBER	48201C1030M





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Traffic Count Profile

15225 Cullen Blvd, Houston, Texas, 77047



Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.00	Cullen Blvd	Kilnar	2010	16,000
0.10	Cullen Boulevard	Brookside Rd	2019	23,794
0.10	Cullen Boulevard	Kilnar	2022	19,804
0.40	McHard Road	Cullen Blvd	2022	2,982
0.40	Dagg Rd	Old Chocolate Bayou Rd	2001	210
0.40	Fellows Rd	Dagg Rd	2011	2,450
0.50	Cullen Blvd	President's Dr S	2006	20,830
0.60	Stone Rd	Brookside Rd	2011	1,570
0.70	Brookside Rd	Stone Rd	2011	3,170
0.70	Cullen Boulevard	Beltway 8	2019	24,551
0.70	Cullen Blvd	Beltway 8	2011	11,380
0.80	Cullen Blvd	Hawk Rd	2007	1,603
0.80	Brookside Rd	Stone Rd	2011	1,470
0.80	Stone Rd	Seddon Rd	2007	2,093
1.00	South Sam Houston Parkway East	Mary Kay Ln	2022	12,188
1.00	BW 8	Beltway 8	2021	16,953
1.00	BW 8	Beltway 8	2022	15,770
1.00	Cullen Blvd	Beltway 8	2011	14,260
1.00	South Sam Houston Tollway East	Cottingham Rd	2022	94,773
1.00	E Peach Hollow Cir	N Peach Hollow Cir	2000	966
1.10	N Hampton Dr	Southdown Dr	2001	842
1.10	Hughes Ranch Rd	Cullen Blvd	2011	4,560
1.10	Hughes Ranch Rd	Cullen Blvd	2011	1,230
1.20	Hughes Ranch Rd	Crystal Lake Cir N	2008	6,260
1.30	Hughes Ranch Rd	Brookney St	2015	5,892
1.30	Scott Street	Beltway 8	2022	13,305
1.30	Beltway 8	Max Rd	2010	68,000
1.30	N Hampton Dr	Sheldon Dr	2001	2,410

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

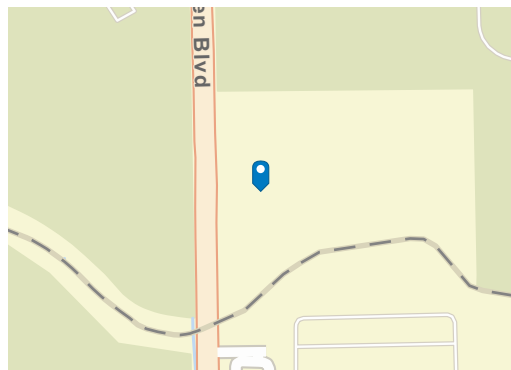
Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.40	Cliff Stone Rd W	Woodglen Ct	2007	2,263
1.40	Hughes Ranch Rd	N Hampton Dr	2011	4,770
1.40	McHard Rd	W Countryplace Blvd	2001	783
1.40	Beltway 8	Max Rd	2009	12,000
1.40	Schurmier Road	Old Chocolate Bayou Rd	2022	1,332
1.40	W Cliff Stone Rd	Max Rd	2007	1,066
1.60	Cullen Boulevard	Schurmier Rd	2019	18,293
1.60	Southdown Dr	Oxford Dr	2011	2,373
1.60	Cullen Blvd	Schurmier Rd	2011	14,910
1.60	Oxford Dr	Southdown Dr	2000	181
1.60	Beltway 8	Furman Rd	2006	48,000
1.60	Max Rd	W Cliff Stone Rd	2011	3,030
1.70	McHard Road	E Larkspur Cir	2019	16,073
1.70	Cottingham St	Fuqua St	2009	859
1.70	South Sam Houston Parkway East	Furman Rd	2022	29,698
1.70	Fuqua St	Cullen Blvd	2011	440
1.70			2011	160
1.70	Brookside Rd	Garden Rd	2011	1,960
1.80	South Sam Houston Tollway East	Fellows Rd	2022	57,437
1.80	South Sam Houston Tollway East	Furman Rd	2019	110,515
1.80	Fuqua St	Deluxe	2011	620
1.80	South Sam Houston Parkway East	Furman Rd	2022	21,638

Traffic Count Map - Close Up

15225 Cullen Blvd, Houston, Texas, 77047

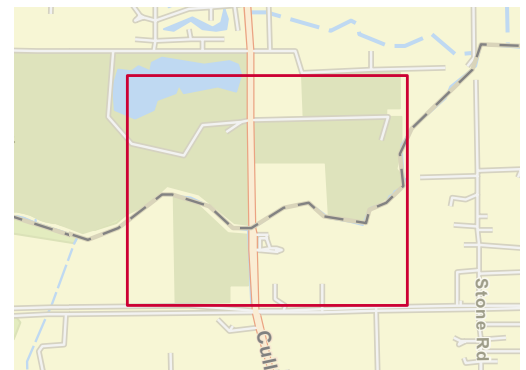


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



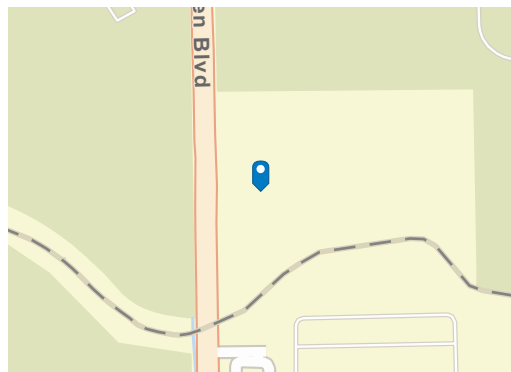
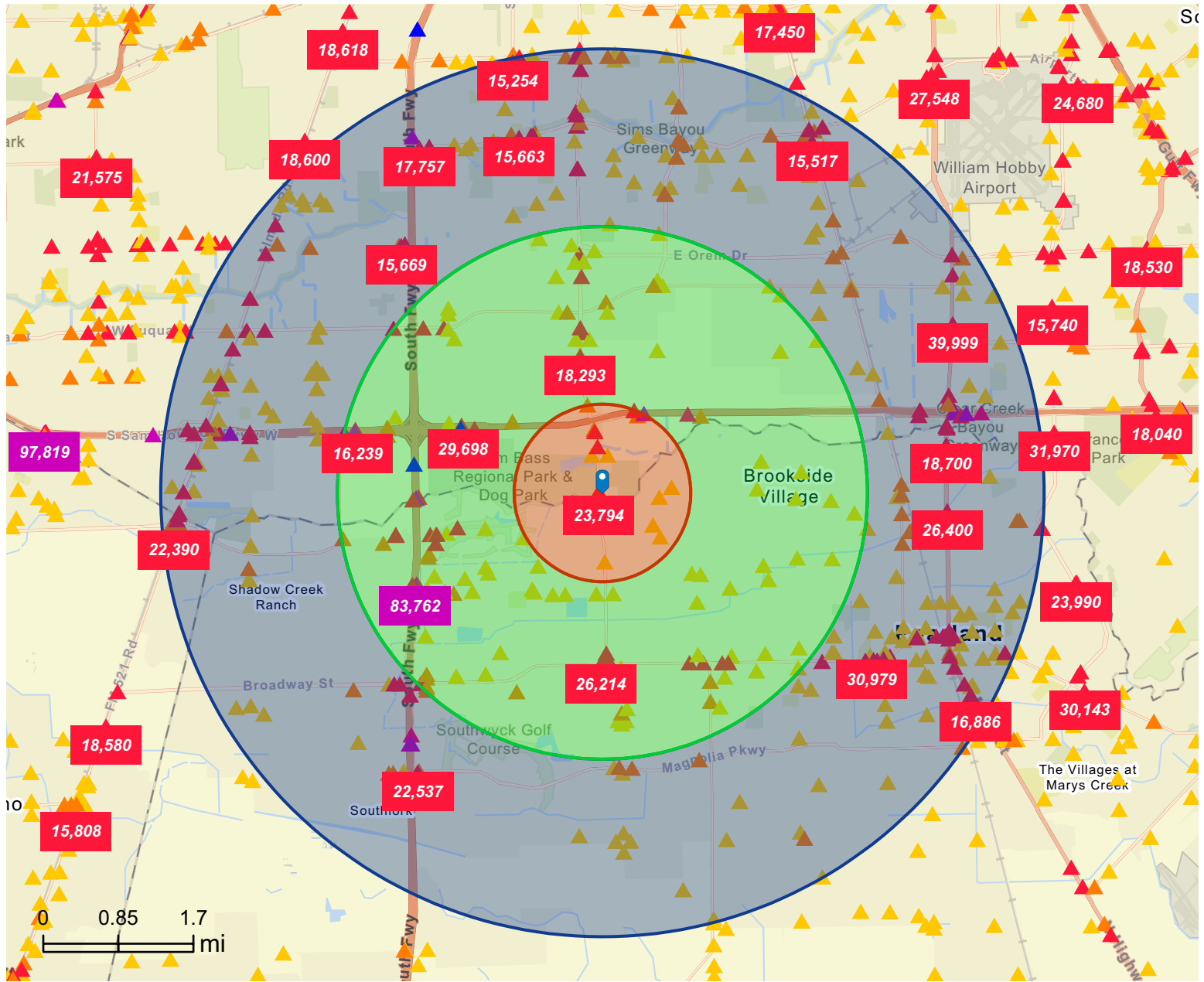
[Source:](#) Traffic Counts (2025)

Traffic Count Map

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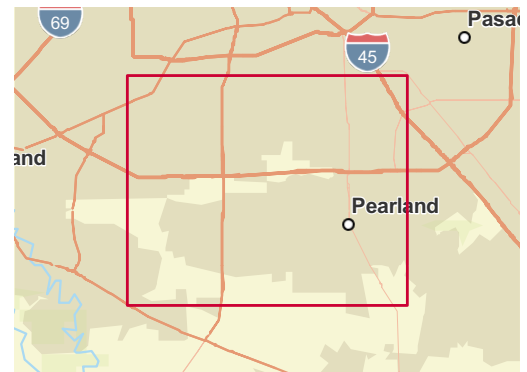


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

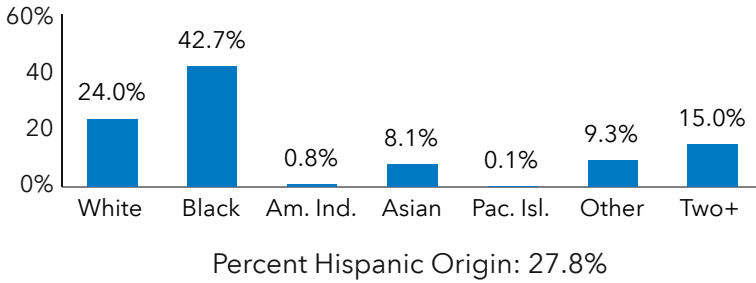
Graphic Profile

15225 Cullen Blvd, Houston, Texas, 77047

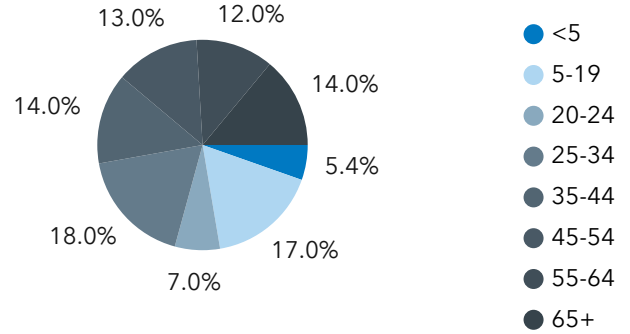


Ring band: 0 - 1 mile radius

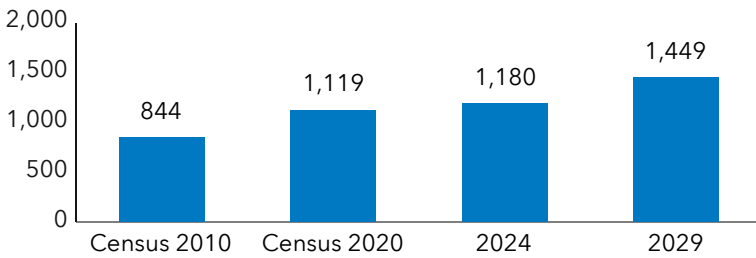
Population by Race



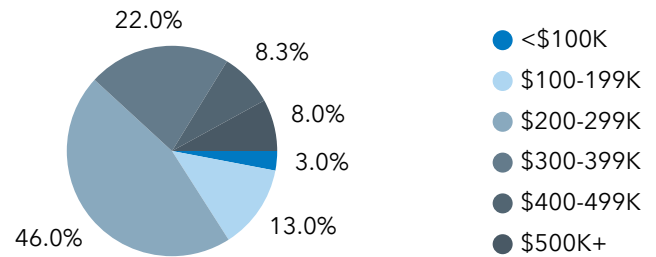
Population by Age



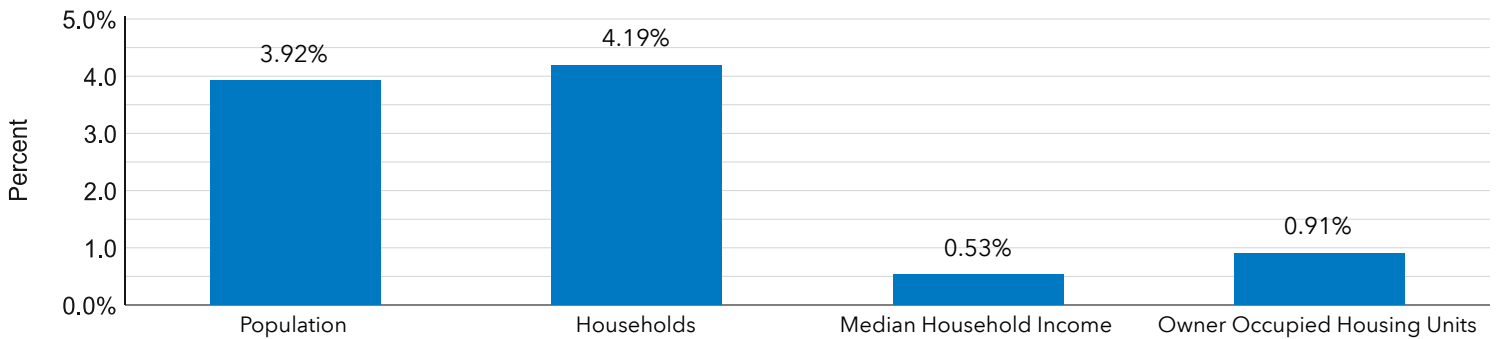
Households



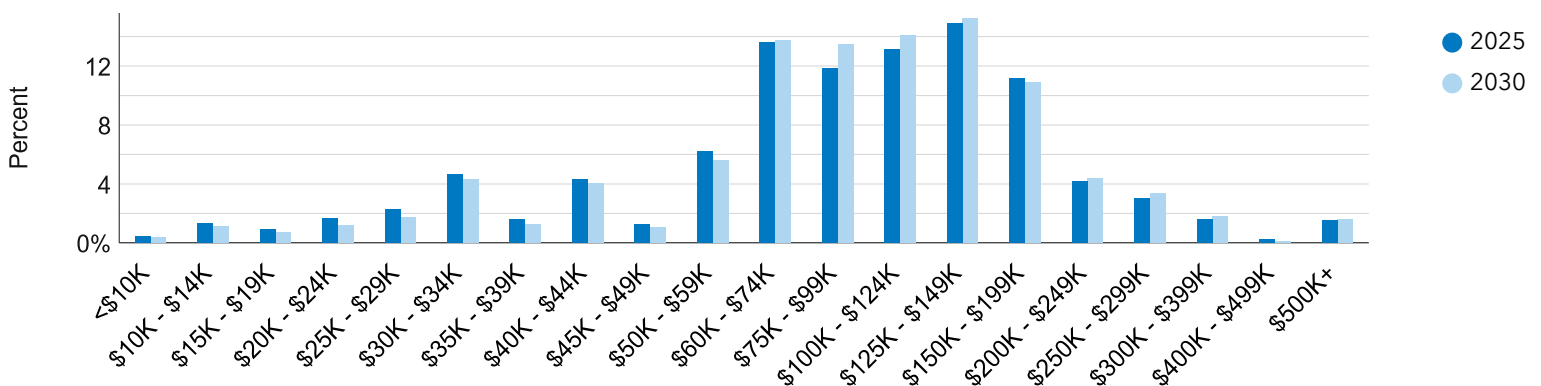
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

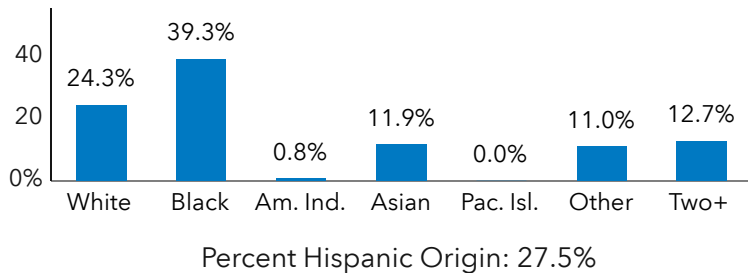
Graphic Profile

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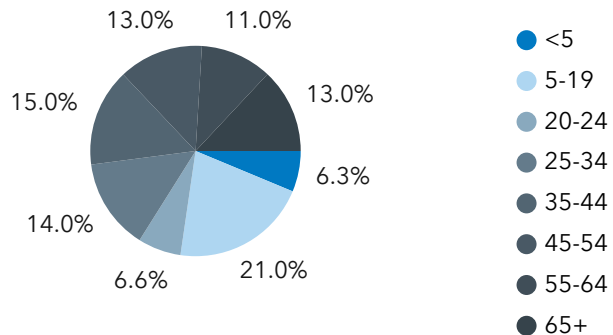


Ring band: 1 - 3 mile radius

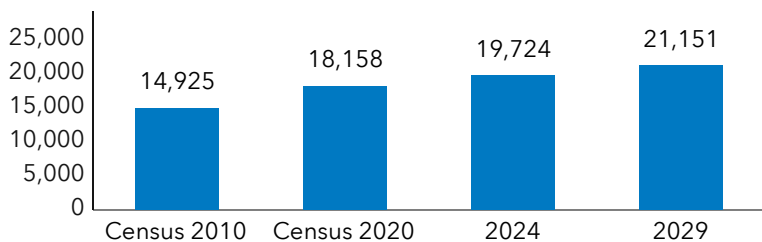
Population by Race



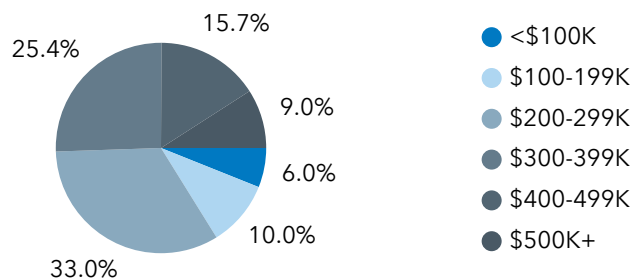
Population by Age



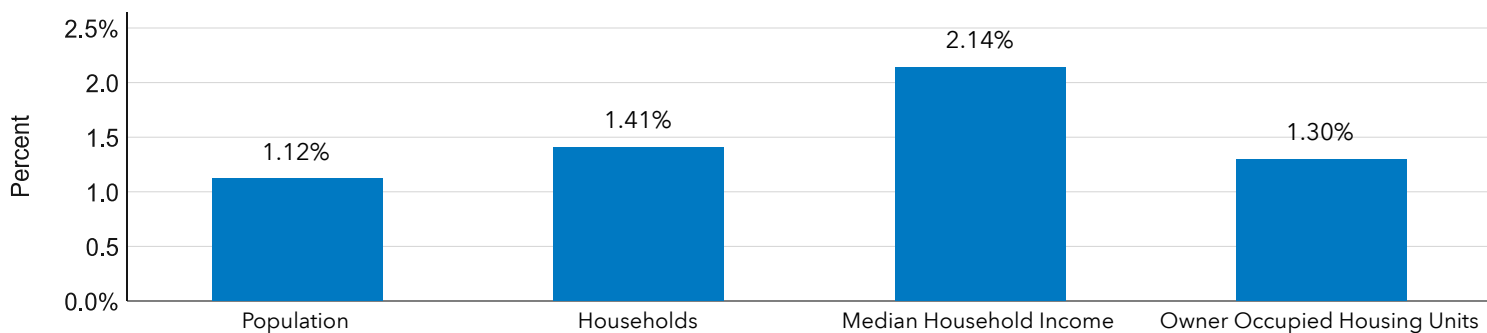
Households



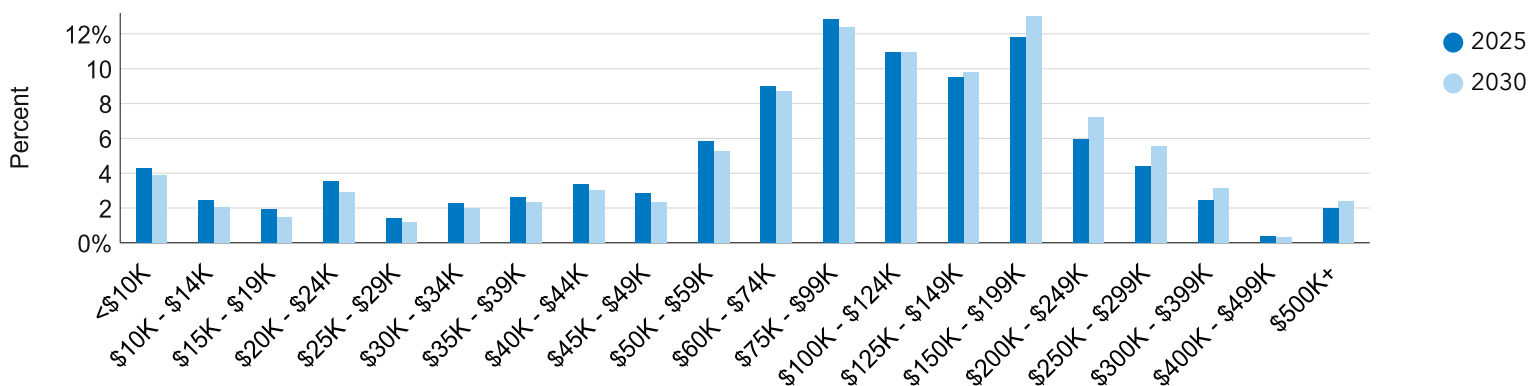
Home Value



2024-2029 Annual Growth Rate



Household Income



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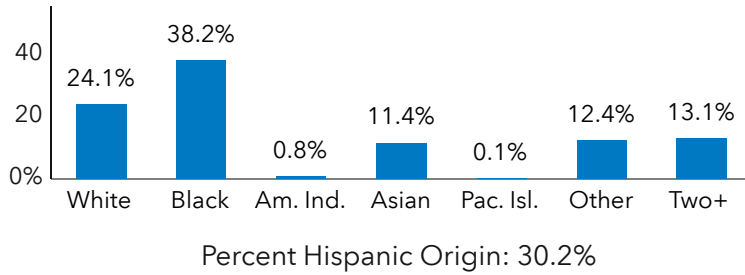
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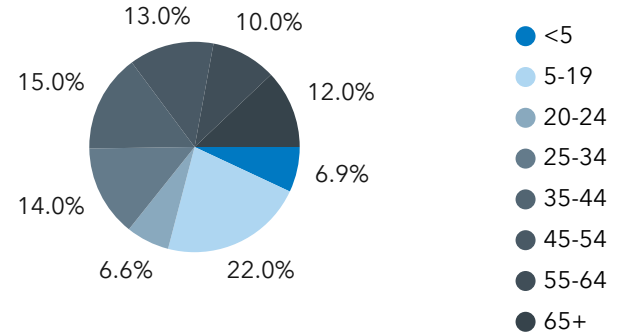


Ring band: 3 - 5 mile radius

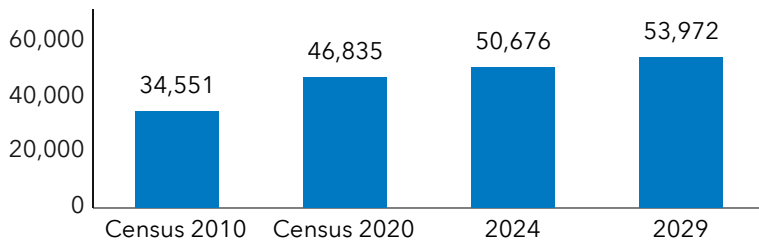
Population by Race



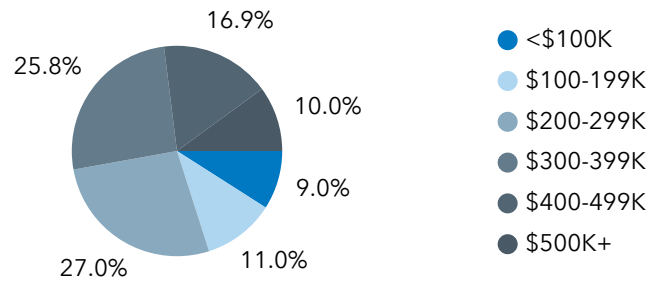
Population by Age



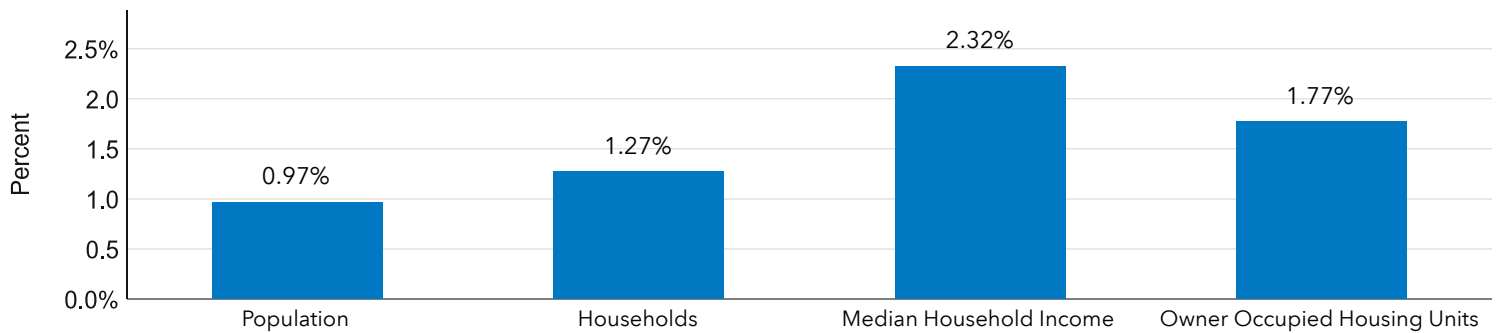
Households



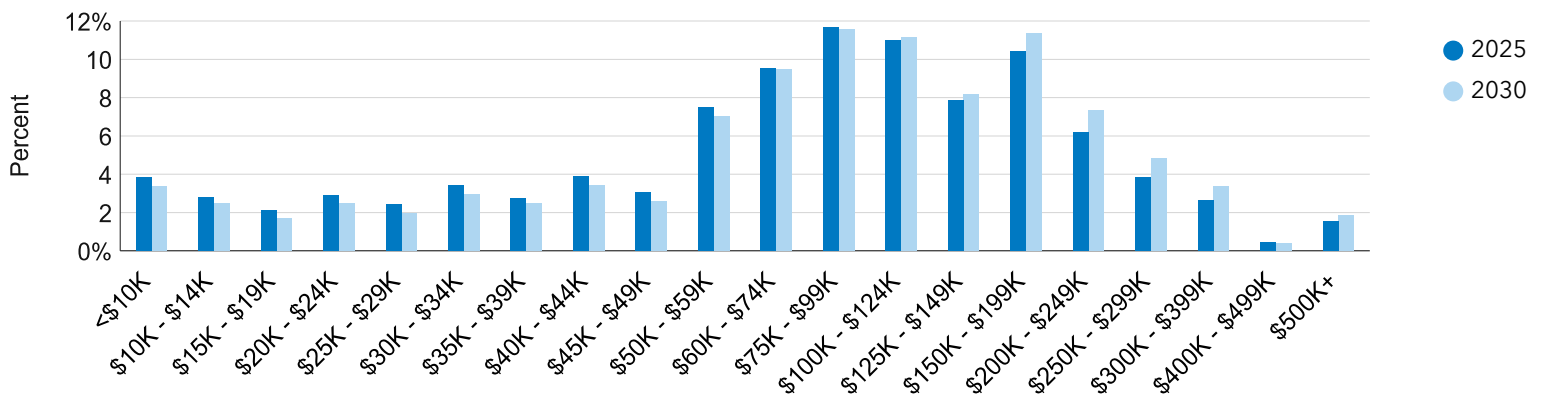
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Executive Summary

15225 Cullen Blvd, Houston, Texas, 77047



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	2,356	42,238	102,612
2020 Population	2,971	52,548	137,766
2025 Population	3,279	56,140	146,059
2030 Population	3,974	59,350	153,299
2010-2020 Annual Rate	2.35%	2.21%	2.99%
2020-2025 Annual Rate	1.90%	1.27%	1.12%
2025-2030 Annual Rate	3.92%	1.12%	0.97%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	37.0	36.6	35.3
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	24.0%	24.3%	24.1%
Black Alone	42.7%	39.3%	38.2%
American Indian Alone	0.8%	0.8%	0.8%
Asian Alone	8.1%	11.9%	11.4%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	9.3%	11.0%	12.4%
Two or More Races	15.0%	12.7%	13.1%
Hispanic Origin	27.8%	27.5%	30.2%
Diversity Index	83.4	84.6	85.6

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	844	14,925	34,551
2020 Total Households	1,119	18,158	46,835
2025 Total Households	1,180	19,724	50,676
2030 Total Households	1,449	21,151	53,972
2010-2020 Annual Rate	2.86%	1.98%	3.09%
2020-2025 Annual Rate	1.02%	1.59%	1.51%
2025-2030 Annual Rate	4.19%	1.41%	1.27%
2025 Average Household Size	2.75	2.84	2.87
Wealth Index	91	99	90

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	17.3%	20.0%	22.7%
Median Household Income			
2025 Median Household Income	\$99,430	\$94,083	\$85,563
2030 Median Household Income	\$102,113	\$104,596	\$95,973
2025-2030 Annual Rate	0.53%	2.14%	2.32%
Average Household Income			
2025 Average Household Income	\$116,913	\$120,457	\$114,145
2030 Average Household Income	\$120,753	\$132,431	\$124,923
Per Capita Income			
2025 Per Capita Income	\$39,856	\$42,866	\$39,561
2030 Per Capita Income	\$41,704	\$47,820	\$43,922
2025-2030 Annual Rate	0.91%	2.21%	2.11%
Income Equality			
2025 Gini Index	37.2	43.2	44.0
Socioeconomic Status			
2025 Socioeconomic Status Index	58.2	49.2	46.5
Housing Unit Summary			
Housing Affordability Index	118	100	89
2010 Total Housing Units	864	15,998	37,943
2010 Owner Occupied Hus (%)	90.0%	73.6%	71.6%
2010 Renter Occupied Hus (%)	9.9%	26.4%	28.4%
2010 Vacant Housing Units (%)	2.3%	6.7%	8.9%
2020 Housing Units	1,162	19,217	49,615
2020 Owner Occupied HUs (%)	70.0%	68.7%	64.5%
2020 Renter Occupied HUs (%)	30.0%	31.3%	35.5%
Vacant Housing Units	5.1%	5.3%	5.8%
2025 Housing Units	1,434	20,958	53,593
Owner Occupied Housing Units	67.5%	68.5%	65.8%
Renter Occupied Housing Units	32.5%	31.5%	34.3%
Vacant Housing Units	17.7%	5.9%	5.4%
2030 Total Housing Units	1,689	22,375	57,085
2030 Owner Occupied Housing Units	833	14,421	36,377
2030 Renter Occupied Housing Units	616	6,730	17,595
2030 Vacant Housing Units	240	1,224	3,113



Information About Brokerage Services

Texas law requires all real estate licensees 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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
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Buyer/Tenant/Seller/Landlord Initials		Date	

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TXR-2501

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