



**CULLEN CROSSING** | NEC FM 518 & CULLEN BLVD, PEARLAND, TX 77581

**Features**

- Adjacent to the 4,000-home master planned community - Silverlake
- Convenient access to both SH-288 & Beltway 8
- Average home value in 1-mile radius is \$220,729
- located just south of Glenda Dawson High School

[www.cullencrossing.com](http://www.cullencrossing.com)

**FOR LEASE**

**TOTAL SF:** 101,500  
**AVAILABLE SF:** 9,811  
**MIN CONTIGUOUS SF:** 1,200  
**MAX CONTIGUOUS SF:** 4,200  
**CONTACT FOR MORE INFORMATION**

**Traffic Counts**

FM 518 West of Cullen Blvd	32,449 VPD
FM 518 East of Cullen Blvd	29,119 VPD
Cullen Blvd North of FM 518	21,459 VPD
FM 288	164,856 VPD

**Demographics**

YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population	9,333	69,165	170,588
Total Households	3,184	24,039	57,645
Average HH Income	\$126,640	\$140,489	\$133,225
Daytime Population	11,287	61,690	142,061

**Caleb Reed**

Associate  
 713.781.1111  
[calebr@weitzmangroup.com](mailto:calebr@weitzmangroup.com)

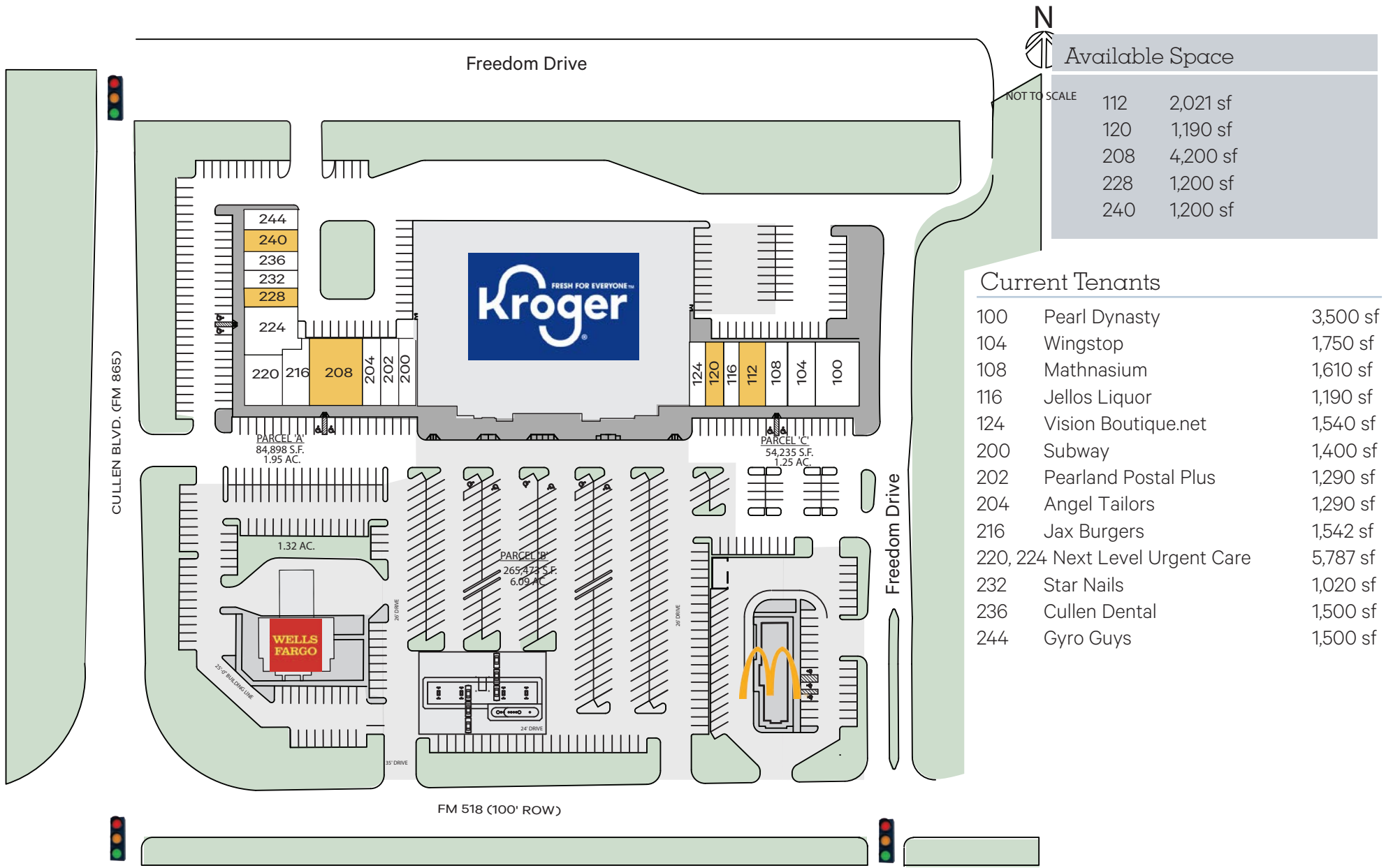
**Sarah Thobae, CCIM**

Assistant Vice President  
 713.781.7111  
[sthobae@weitzmangroup.com](mailto:sthobae@weitzmangroup.com)

**Area Retailers & Businesses**



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Available Space

112	2,021 sf
120	1,190 sf
208	4,200 sf
228	1,200 sf
240	1,200 sf

Current Tenants

100	Pearl Dynasty	3,500 sf
104	Wingstop	1,750 sf
108	Mathnasium	1,610 sf
116	Jellos Liquor	1,190 sf
124	Vision Boutique.net	1,540 sf
200	Subway	1,400 sf
202	Pearland Postal Plus	1,290 sf
204	Angel Tailors	1,290 sf
216	Jax Burgers	1,542 sf
220, 224	Next Level Urgent Care	5,787 sf
232	Star Nails	1,020 sf
236	Cullen Dental	1,500 sf
244	Gyro Guys	1,500 sf

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



Pearland  
Police Dept.  
& Court

Pearland  
Fire Station 4

Cullen Blvd  
21,459 VPD

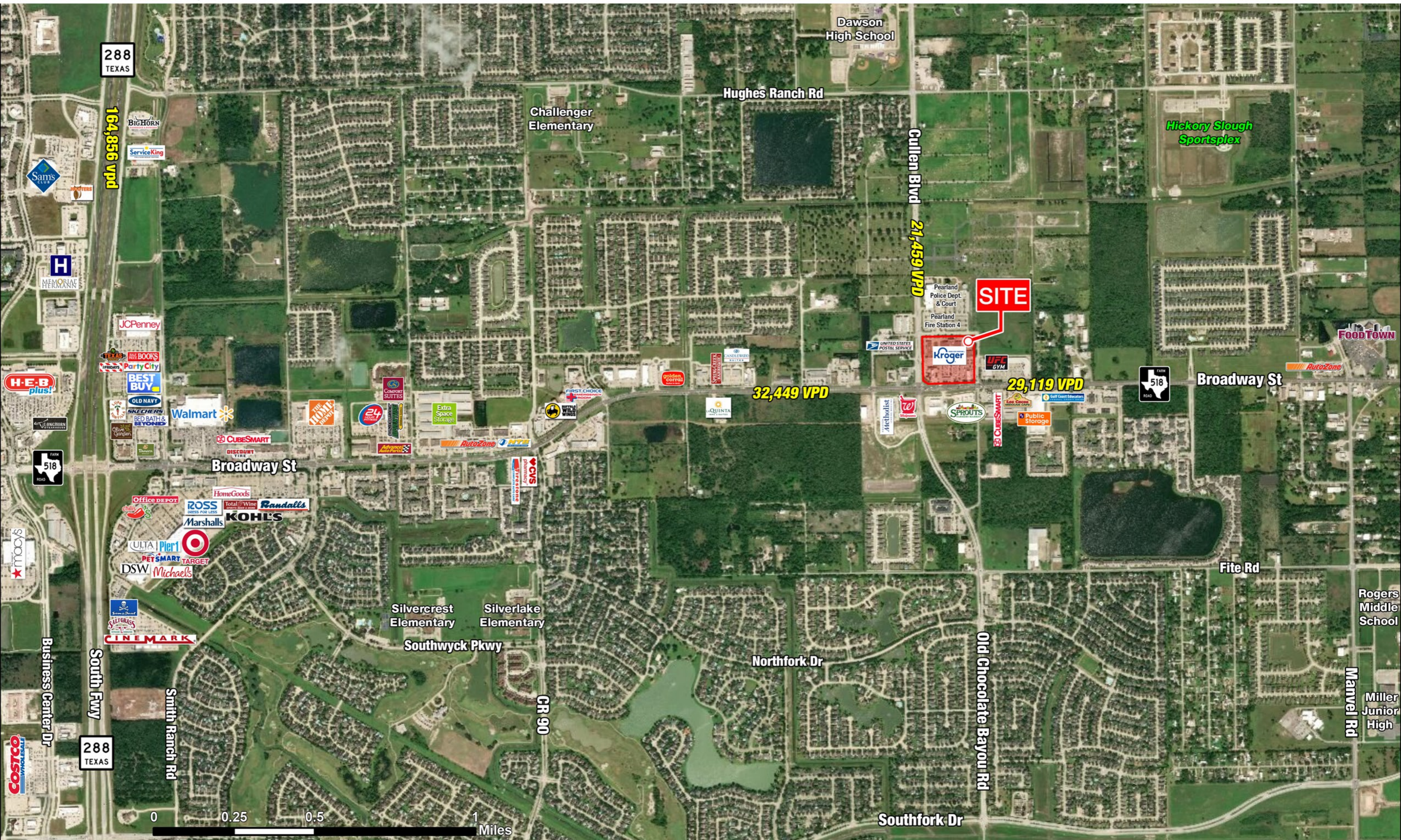
next level  
SUBWAY  
Kroger  
SUPER CUTS  
Parent Dynasty  
WELLS FARGO  
KROGER FUEL  
McDonald's

Broadway St  
32,449 VPD

29,119 VPD  
Broadway St



0 0.05 0.1 0.2 Miles



# 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 on 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 listening 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Caleb Reed

Sales Agent/Associate's Name

791551

License No.

calebr@weitzmangroup.com

Email

713-781-7111

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

License No.

jnamken@weitzmangroup.com

Email

713-781-7111

Phone

Sarah Thobae

Sales Agent/Associate's Name

712259

License No.

sthobae@weitzmangroup.com

Email

713-781-7111

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