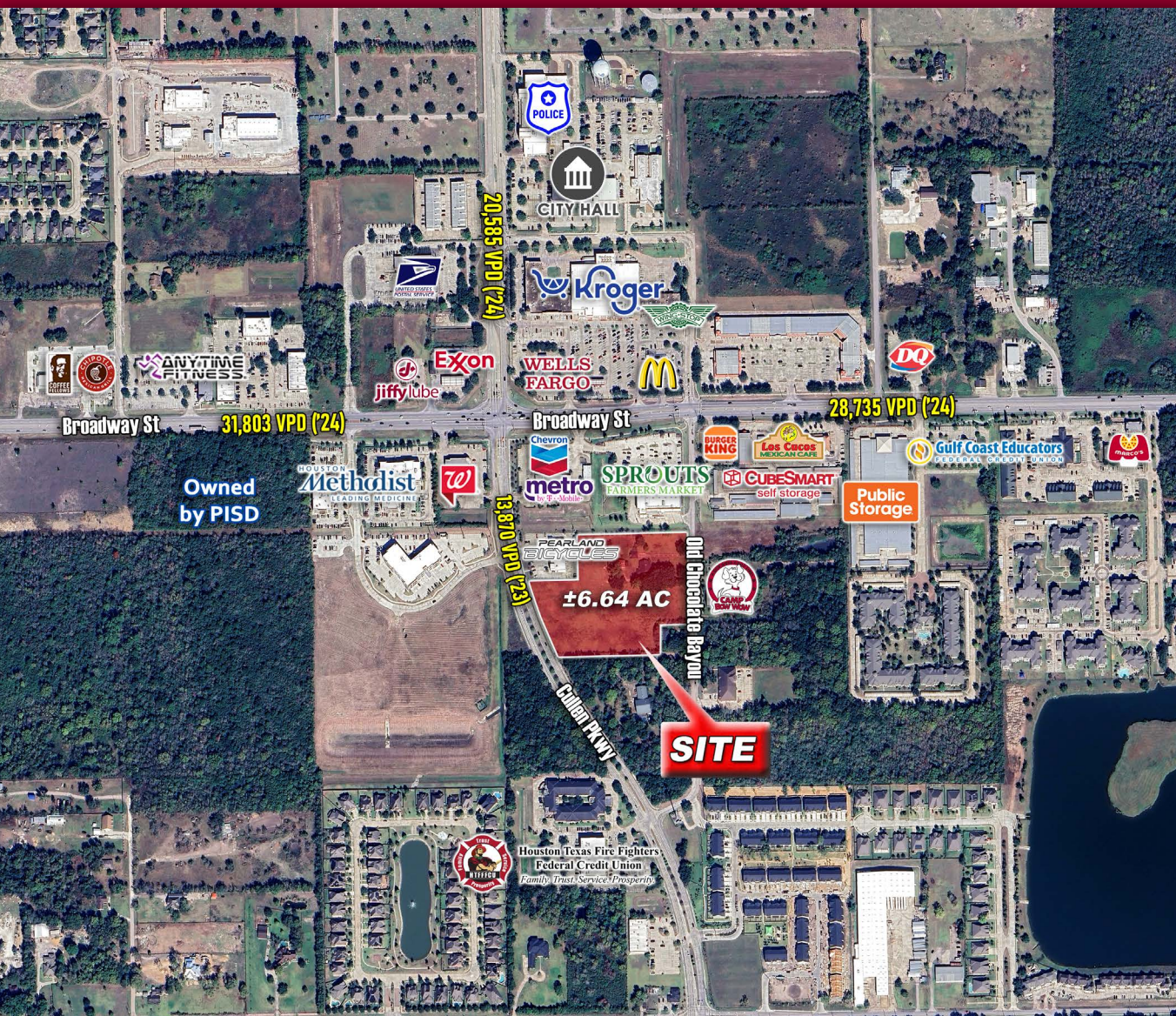




# Cullen Pkwy & 2830 Old Chocolate Bayou Road

±6.64 Acres For Sale | Pearland, Texas



**SIZE:** ±6.64 Acres  
**PRICE:** \$2,561,458 (\$8.50/SF)  
**LOCATION:** SEQ of Broadway St & Cullen Pkwy in Pearland  
**USE:** Zoned as General Business: Retail, Medical, Office Flex/Condo, Hospitality and Self-Storage

## PROPERTY HIGHLIGHTS:

- Pearland is one of the fastest growing cities in Texas
- ±350' of frontage on Cullen Parkway and ±392' of frontage on Old Chocolate Bayou Road (CR 89)
- Outside of both the 100- & 500-year floodplains
- Utilities through the City of Pearland
- Located just south of Broadway Street / FM 518
- Quick access to Highway 288, Magnolia Parkway, Highway 6, Beltway 8 and Main Street
- Just a 20-minute drive to the world-famous Houston Medical Center

**KEITH GROTHAUS, CCIM, SIOR** | 281.664.6635 | KGrothaus@CaldwellCos.com

**OLEH BRYNDZIA** | 281.664.6731 | OBryndzia@caldwellcos.com

**ALEJANDRO LUIS, JR.** | 281.664.6742 | ALuis@caldwellcos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



713-690-0000 | CaldwellCos.com

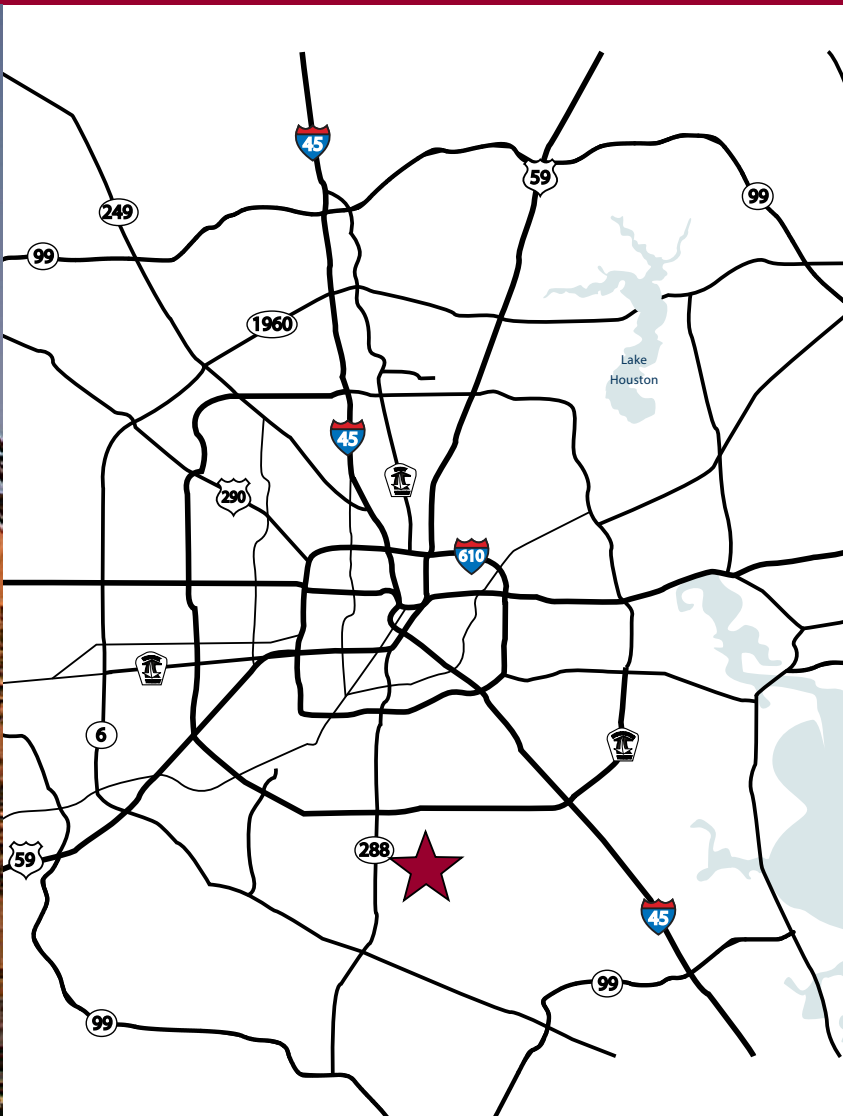




# Cullen Pkwy & 2830 Old Chocolate Bayou Road

±6.64 Acres For Sale | Pearland, Texas

Pearland  
Town Center



## LOCATION:

SEQ of Broadway St & Cullen Pkwy  
Pearland, Texas 77584

## TAXES:

Pearland ISD	\$1.14
City of Pearland	\$0.63
Brazoria County	\$0.26
Road & Bridge Fund	\$0.04
Brazoria Cty Drain. Dist.#4	\$0.11
<b>TOTAL TAXES</b>	<b>\$2.18</b>

## TRAFFIC COUNTS:

Broadway St/FM-518: 31,803 VPD (TXDOT 2024)  
Cullen Pkwy: 13,870 VPD (TXDOT 2023)  
Old Chocolate Pkwy: 2,528 VPD (TXDOT 2022)

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>2025 Population</b>	11,111	68,048	169,426
<b>Daytime Population</b>	12,550	59,808	139,717
<b>Average HH Income</b>	\$133,398	\$140,429	\$133,103

**KEITH GROTHAUS, CCIM, SIOR** | 281.664.6635 | KGrothaus@CaldwellCos.com

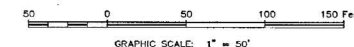
**OLEH BRYNDZIA** | 281.664.6731 | OBryndzia@caldwellcos.com

**ALEJANDRO LUIS, JR.** | 281.664.6742 | ALuis@caldwellcos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



713-690-0000 | CaldwellCos.com



713-690-0000 | CaldwellCos.com





# Cullen Pkwy & 2830 Old Chocolate Bayou Road

±6.64 Acres For Sale | Pearland, Texas



KEITH GROTHAUS, CCIM, SIOR | 281.664.6635 | KGrothaus@CaldwellCos.com

OLEH BRYNDZIA | 281.664.6731 | OBryndzia@caldwellcos.com

ALEJANDRO LUIS, JR. | 281.664.6742 | ALuis@caldwellcos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



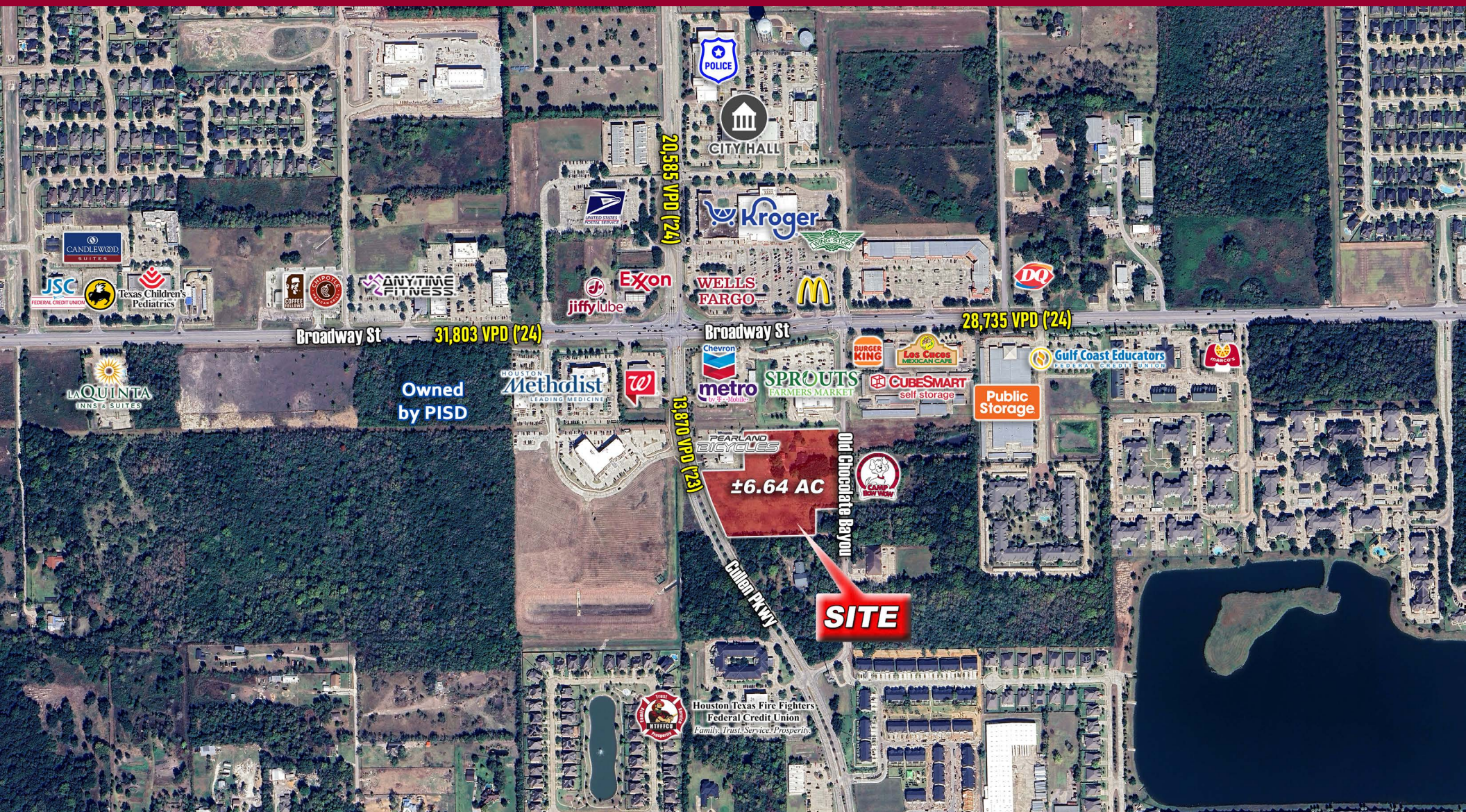
713-690-0000 | CaldwellCos.com





# Cullen Pkwy & 2830 Old Chocolate Bayou Road

±6.64 Acres For Sale | Pearland, Texas



KEITH GROTHAUS, CCIM, SIOR | 281.664.6635 | KGrothaus@CaldwellCos.com

OLEH BRYNDZIA | 281.664.6731 | OBryndzia@caldwellcos.com

ALEJANDRO LUIS, JR. | 281.664.6742 | ALuis@caldwellcos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



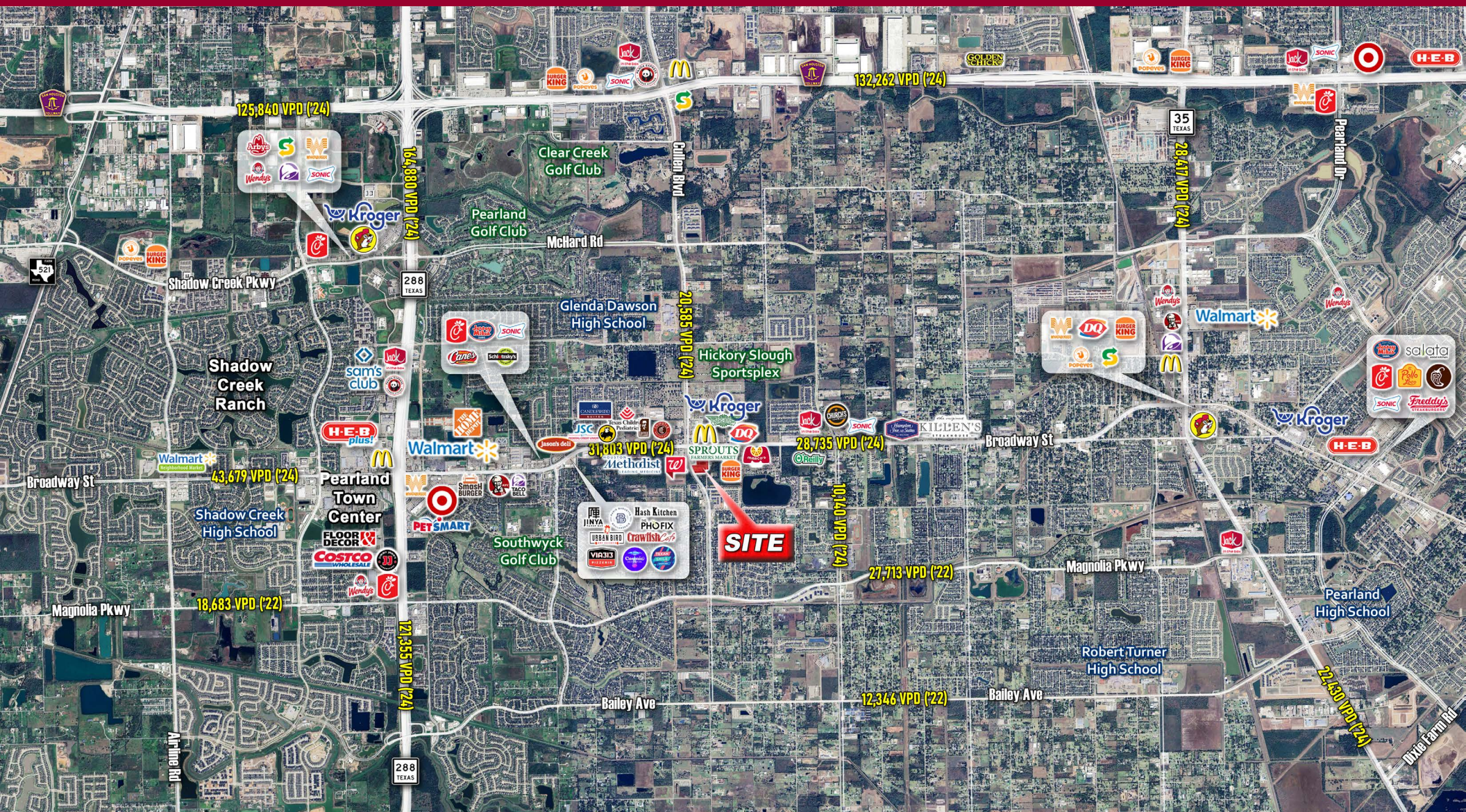
713-690-0000 | CaldwellCos.com





# Cullen Pkwy & 2830 Old Chocolate Bayou Road

±6.64 Acres For Sale | Pearland, Texas



KEITH GROTHAUS, CCIM, SIOR | 281.664.6635 | KGrothaus@CaldwellCos.com

OLEH BRYNDZIA | 281.664.6731 | OBryndzia@caldwellcos.com

ALEJANDRO LUIS, JR. | 281.664.6742 | ALuis@caldwellcos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



713-690-0000 | CaldwellCos.com





## 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. 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.

Caldwell Brokerage Company LLC dba Caldwell Land Co	9002313	N/A	713-690-0000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
License Supervisor of Sales Agent/ Associate	License No.	Email	Phone
		kgrothaus@caldwellcos.com	281-664-6635
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials

Date