

FOR SALE +/- 10 AC + 2 Warehouses

1855 Cullen Blvd, Pearland, TX 77581



+/- 10 AC

Cullen Blvd (FM 865)



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net



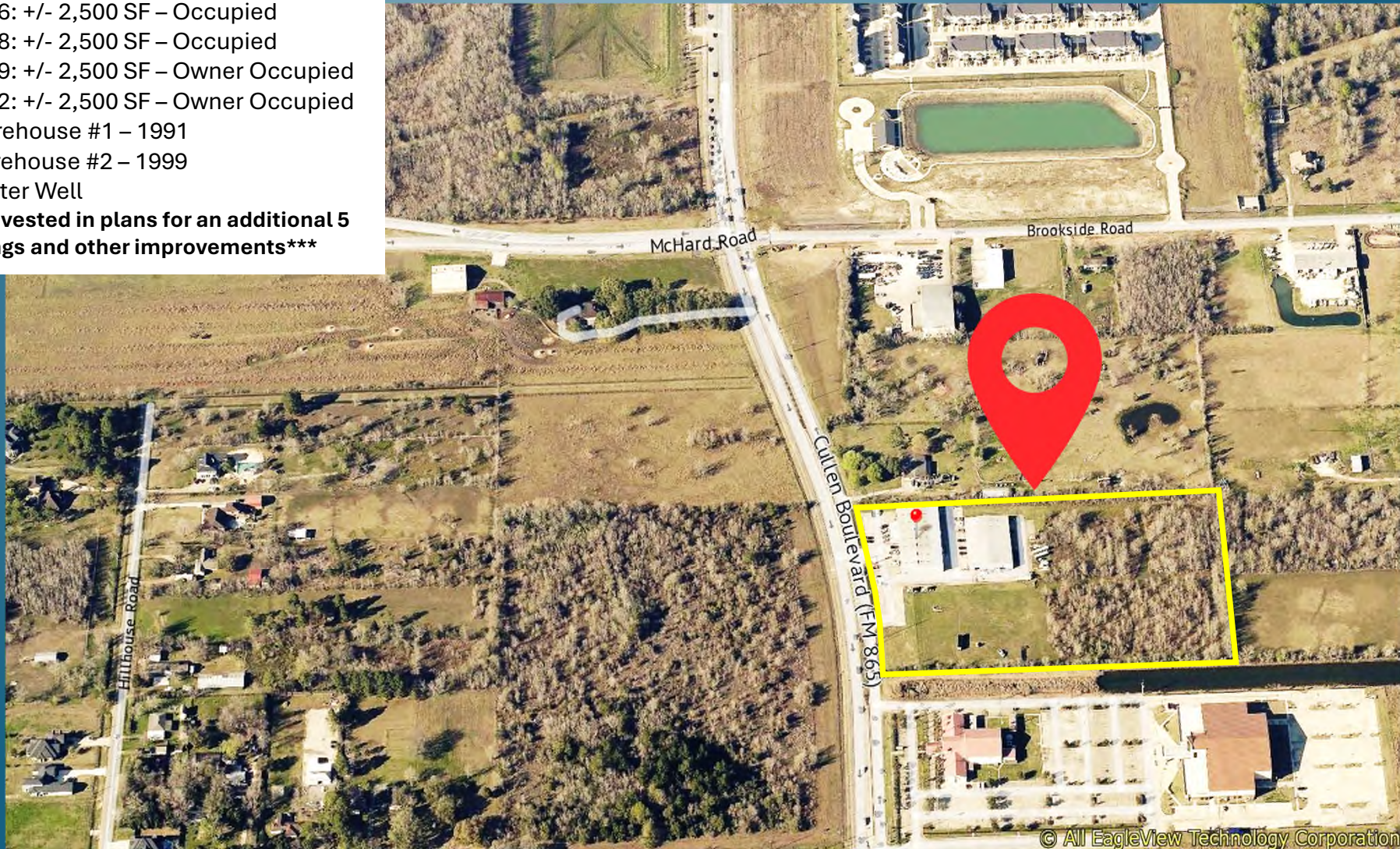
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change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

Price: \$3,900,000

Land Size: +/- 10 AC

Buildings: 2 Warehouses

- Warehouse #1 – Front Building - +/- 21,576 SF
 - Unit 103: +/- 13,500 SF – Vacant
 - Unit 103 Ext: +/- 1,000 SF - Vacant
 - Unit 107: +/- 6,500 SF – Occupied
 - Unit 113: +/- 576 SF - Vacant
- Warehouse #2 – Rear Building - +/- 15,000 SF
 - Unit 304: +/- 5,000 SF – Occupied
 - Unit 306: +/- 2,500 SF – Occupied
 - Unit 308: +/- 2,500 SF – Occupied
 - Unit 309: +/- 2,500 SF – Owner Occupied
 - Unit 312: +/- 2,500 SF – Owner Occupied
- Year Built: Warehouse #1 – 1991
Warehouse #2 – 1999
- Septic and Water Well
- ***** Seller has invested in plans for an additional 5 more buildings and other improvements*****





SITE



288
TEXAS



- +/- 3 miles to Hwy 288 & Beltway 8**
- +/- 2.5 miles to HCA Houston Healthcare**
- +/- 4.5 miles to Memorial Hermann Hospital**
- +/- 10 miles to Houston Hobby Airport**
- +/- 10 miles to the Texas Medical Center**
- +/- 14 miles to Downtown Houston**



288
TEXAS



Tom Bass
Reg'l Pk
& Dog Pk

Christia V. Adair Park



HCA Houston
Healthcare
Pearland



Broadway St

Cullen Blvd

Glenda Dawson
High School



Hickory
Slough
Sportsplex

Hughes Ranch Rd

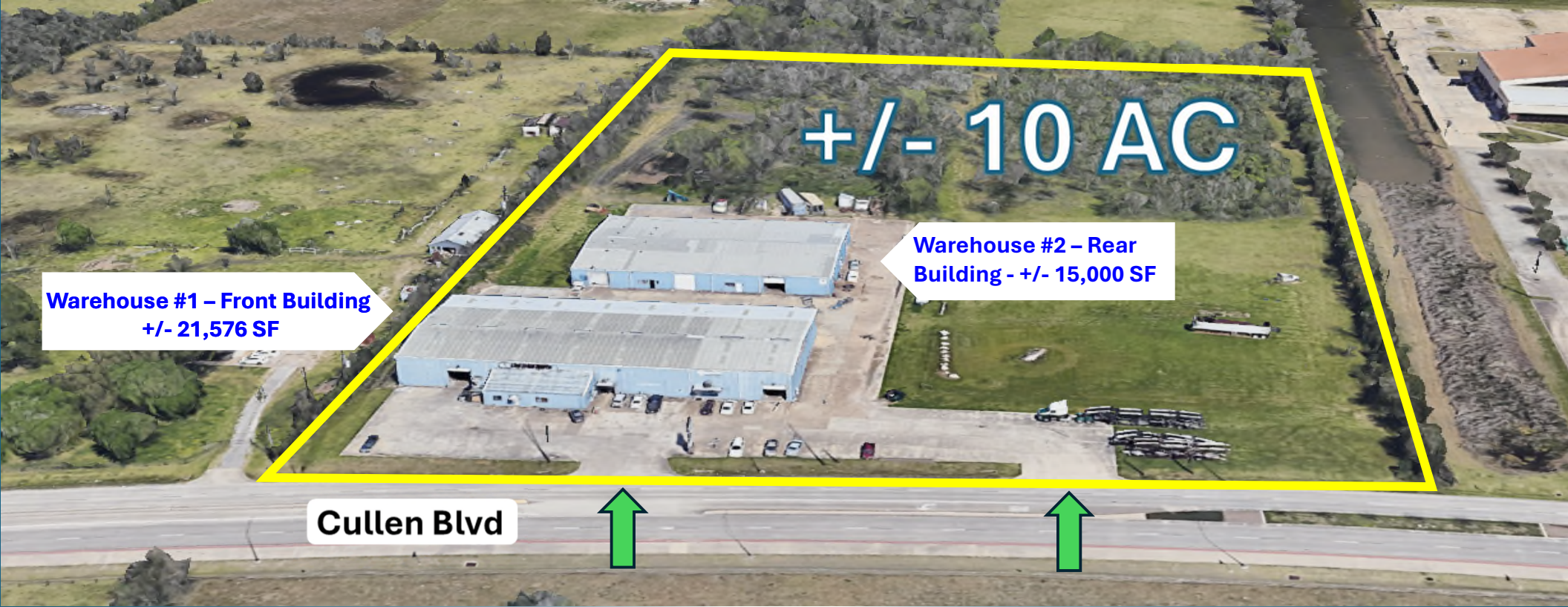
McHard Rd



Brookside
Village

HCA Houston
Healthcare
Pearland

Clear Creek







Community Development

General Commercial (GC) District

Permitted Uses

Adult Day Care Center (Business)
Ambulance Service
Animal Hospital (No Outside Pens)
Antique Shop
Appliance Repair
Art Museum, Dealer, or Studio
Assisted Living Facility
Astrology, Hypnotist or Psychic Arts
Auction House
Auto Accessories and/or Parts (Only retail sales in building)
Auto Wash (Full Service/Detail Shop)
Automobile Driving School
Bakery (Wholesale)
Barber/Beauty Shop/Tanning Studios / Cosmetology School/College
Bed & Breakfast Inn
Building Material Sales
Cabinet Business
Cafeteria
Cannery Wholesale
Catering Service
Cemetery (Including Mausoleum)
Child Day Care Center (Business)
Child Day Nursery
Church, Temple, or Place of Worship
Cinema
Civic Center (Municipal)
Civic Club
Clinic, Medical or Dental
Clothing Manufacturing
Coffee Roasting
Commercial Amusement
Contractor's Temporary On-Site Office
Convenience Store (Without gasoline sales)
Copy/Printing Shop
Country Club/ Golf Course
Credit Agency
Dance Hall or Night Club
Day Camp (For Children)

Department Store
Dinner Theatre
Drive-In Theater
Emergency Care Clinic
Exhibition Hall or Public Assembly
Exterminator Service (No outdoor sales)
Farm (Ranch, Livestock)
Feed & Grain Store/Farm Supply Store
Financial Institution
Food Store/Supermarket or Food Sales On or Off Premise
Fraternal Organization
Fraternity or Sorority House
Funeral Home/Mortuary/Crematorium
Furniture/Appliance Store (Indoor/open storage)
Garden Shop & Outside Plant Sales
General Retail Store, other than listed
Governmental Building or Use
Gravestone/Tombstone Sales
Gym/Health Club (Indoors Only)
Hardware Store
Heating & Air-Conditioning Sales/ Services
Hospital
Religious/Educational/Philanthropic Institution
Jewelry Store
Laboratory, Medical or Dental
Laundromat (Self-Service Laundry)
Library, Public or Museum (Indoor)
Locksmith/Key Shop
Manufactured Home Display, Sales or Rental
Metal, Machine or Wood Shop
Microblading
Municipal Public Administration Offices
Nursing/Convalescent Home
Office (other than listed)
Office Warehouse Storage or Sales
Office/Clinic, Veterinarian (No Outside

Pens)
Park and/or Playground
Pet Care/Grooming/Shop (With Indoor Pens)
Piano and Musical Instruments (Retail Only)
Plumbing/Carpenter Shop (No outside storage)
Printing Equipment, Supplies and Repairs
Private Club
Propane Sales (Retail)
Railroad, Bus, Light Rail Passenger Station
Recreation Center (Private, For Profit)
Resale/Consignment Shop
Restaurant
Sale of Produce from Community Garden
Satellite Dish (Private, less than 4' in diameter)
School
Seamstress, Tailor or Laundry Dry Cleaning
Security Monitoring Company
Sign Shop
Social & Recreational Building, (Includes HOA)
Stable/ Riding Facility, Commercial
Stone Monuments - Retail Sales Only (indoors)
Studio for Radio and/or Television (No towers)
Studio or Learning Center for Fine or Performing Arts
Swimming Pool
Telemarketing Agency
Tennis Court (Private/Lighted)
Tennis or Swim Club (Private, For Profit)
Theater for the Performing Arts
Upholstery Business (with Outdoor Storage)
Utility Shops or Storage, Yards and Building
Wholesale Trade - Nondurable Goods



Community Development

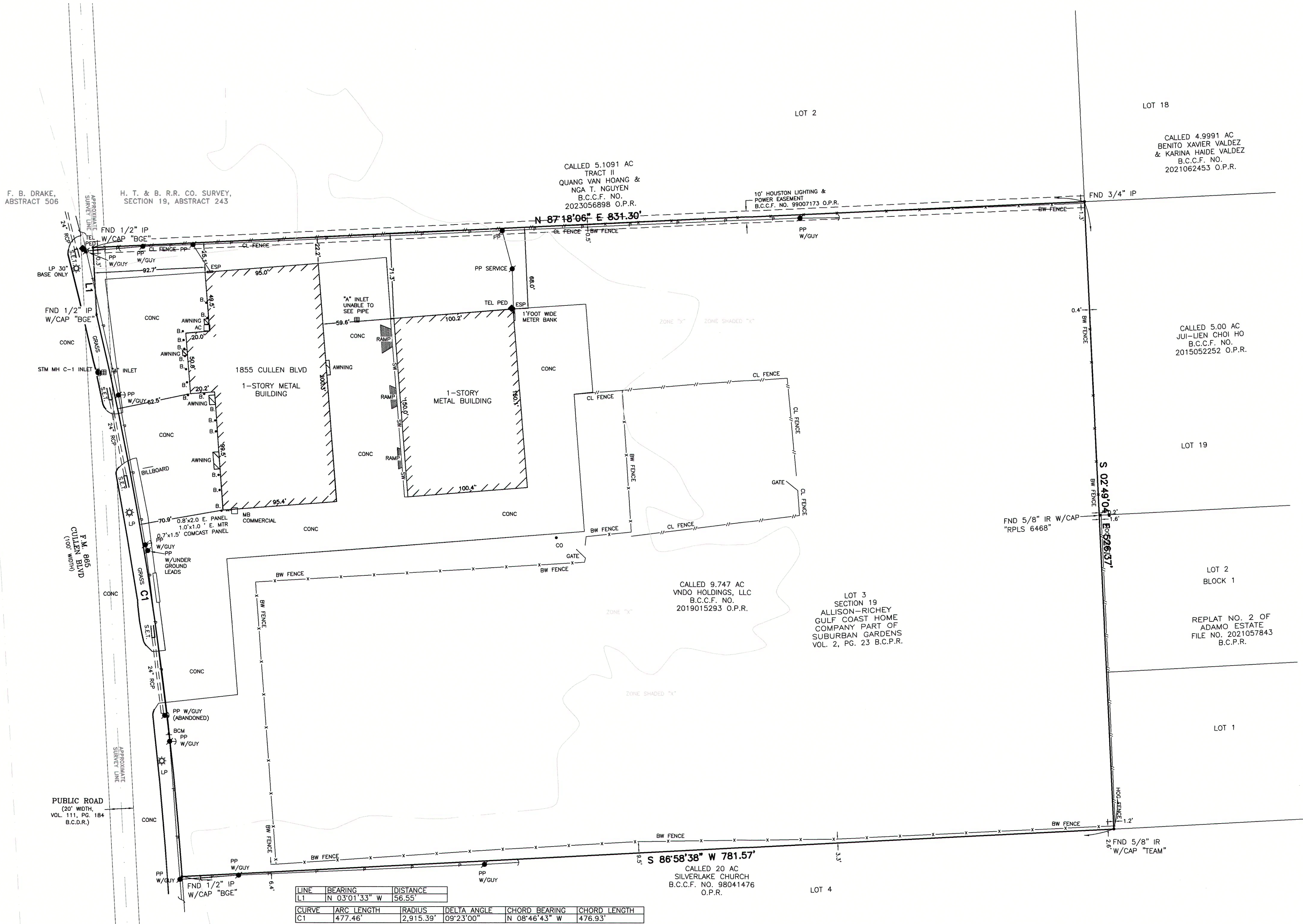
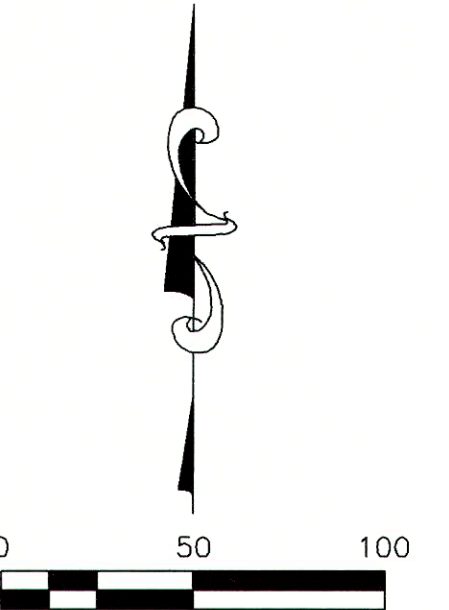
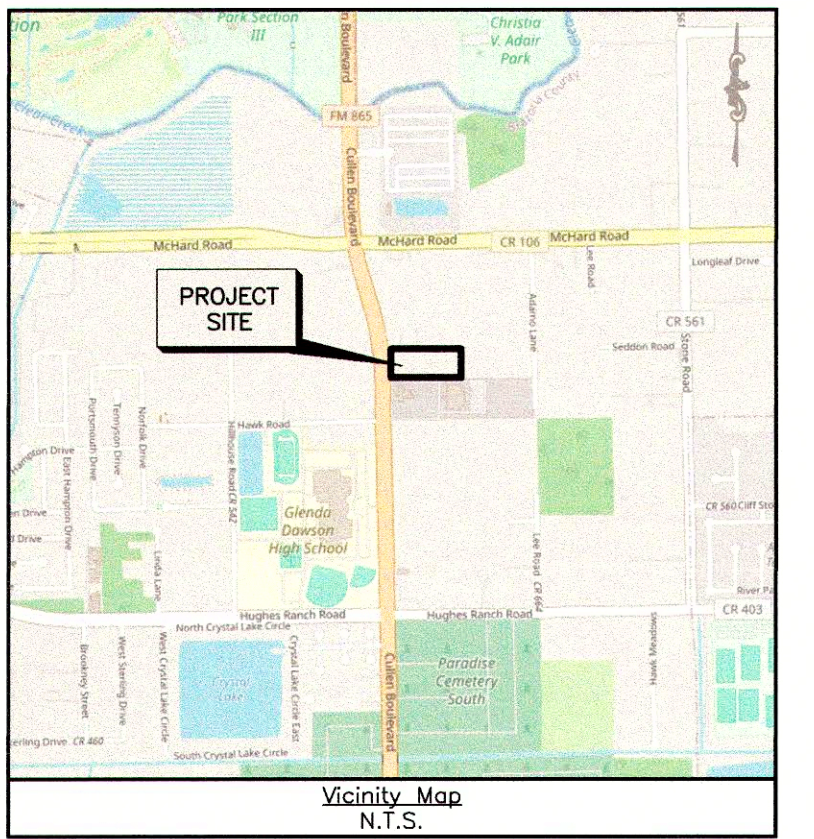
General Commercial (GC) District

Conditional Uses (cup required)

Agricultural Animal Husbandry
Airport & Heliport/Helipad & or Landing Field
All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales
Animal Processing
Asphalt/Concrete Batching Plant
Auto Assembly or Auto Parts Manufacturing
Auto Glass Repair/Tinting
Auto Interior Shop/Upholstery Auto Parts Sales (With Outside Storage or Display)
Auto Rental
Auto Repair (Major)
Auto Repair (Minor)
Auto Sales/Dealer (New - In Building, Auto Servicing and Used Auto Sales as accessory uses only) - Combined auto lease
Auto Wash (Self-Service)
Auto Wrecker Service
Bio-Tech, High-Tech Manufacturing
Boarding or Rooming House
Boat Sales/Personal Watercraft Sales (New/ Repair)
Bulk Grain and/or Feed Storage
Bus or Truck Storage
Cattle Feedlot (CAFO)
Cellular Communications Tower/PCS
Cigars Shop (Retail Only)
Commercial Extraction of Soil, Sand, and Gravel or similar material and storage
Commercial Transit Terminal
Construction Contractor with Storage Yard
Drag Strip/Race Track
Electrical Substation

Extended Stay Hotel/Motel, Hotel and Motel
Fairgrounds or Rodeo Grounds
Franchised Private Utility (Other than those listed)
Gaming Establishment
Garage and/or Yard Sales
Gas Transmission & Metering Station
Gasoline Station (With or Without Auto Wash - Self Serve)
Guest, Caretakers or Security Quarters
Heavy Machinery Sales, Storage, Rental & Repair/Combined Tool and Machinery Rental, (Indoor Storage only)
Home for Alcoholic, Narcotic or Psychiatric Patients
Limousine/Taxi Service
Liquefied Petroleum Storage & Sales
Liquor/Package Store
Lumber Mill/Yard
Market - Open Air (i.e., Flea Market)
Massage Establishment
Medical Device Assembly
Micro-Brewery/Micro-Distillery/Micro-Winery
Mini-Warehouse/Self Storage
Minor Concrete Batching Operation & Storage of Associated Processing Material (Restricted to 1.5 Yards or Less Per Batch)
Mobile/ Manufactured Home Sales or Rental
Motorcycle Sales/Dealer (New/Repair)
Moving and Storage Company
News Printing/Book Binding
Office, Parole-Probation, Bail Bonds
Office/Clinic, Veterinarian (Animal Hospital, With Outside Pens)
Off-site Detention Facility
Outside Storage

Parking Lot or Garage for passenger cars and trucks of less than 1 ton capacity
Pet Care Facility/Animal Kennel (With Outdoor Pens)
Petroleum or Petroleum Product Extraction
Petroleum Products Bulk Storage (Wholesale)
Pipe Processing or Storage Yard
Radio or Television or Microwave Towers (Commercial)
Radio or Television Transmitting Station (Commercial)
Rehabilitation Care Facility (Halfway House)
Rehabilitation Care Institution (Commercial)
Satellite Dish (greater than 4' in diameter)
Sheltered Care Facility
Stone Monuments – Fabrication and Outdoor Storage
Storage of Used Lumber and Building Materials
Studio - Tattoo or Body Piercing
Tavern
Taxidermist
Telephone Exchange Switching Relay & Transmitting Equipment
Tire Sales (Outdoors, With Open Storage)
Tool and Machinery Rental (with Outdoor Storage)
Transfer Station (Refuse/Pick-up)
Travel Trailer/RV Park/Campground (Long-term Stays) {Travel Trailer Defined}
Truck (Heavy) and Bus Rental or Sales
Truck or Freight Terminal
Warehouse & Distribution Facility



LEGEND

- B. BOLLARD
- BCM BURIED CABLE MARKER
- SW BARBED WIRE
- CL CHAIN LINK
- CO CLEAN OUT
- CONC CONCRETE
- E MTR ELECTRIC METER
- E PANEL ELECTRIC PANEL
- ESP ELECTRIC SERVICE PANEL
- FND FOUND
- GUY GUY WIRE
- IR/IP IRON ROD/IRON PIPE
- LP LIGHT STANDARD
- MB METER BOX
- PG PAGE
- PP POWER POLE
- RCP REINFORCED CONCRETE PIPE
- S.E.T. SAFETY END TREATMENT
- SW SIDEWALK
- TEL PED TELEPHONE PEDESTAL
- VOL VOLUME
- B.C.C.F. NO. BRAZORIA COUNTY CLERK'S FILE NUMBER
- B.C.D.R. BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS

GENERAL NOTES:

- The Basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation: based on GPS measurements.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Brazoria County, Texas, Map No. 480390030K dated December 30, 2020 the subject tract appears to be within: (a) Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain; (b) Shaded Zone "X"; defined as areas of 0.2% annual chance flood event; areas of 1% annual chance flood event with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood event. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. KM Surveying, LLC assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of KM Surveying, LLC.
- This survey has been prepared without the benefit of a Commitment for Title Insurance or Abstractor's Certificate and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Brazoria County regarding these easements or encumbrances was performed by KM Surveying, LLC.
- Research for adjoiner tracts was performed by KM Surveying, LLC.
- Fences shown hereon with dimensional ties are shown where they were physically measured. The fence line may meander between measured locations.
- Readily visible improvements/utilities were located with this survey, no subsurface probing, excavation, or exploration was performed by KM Surveying, LLC.
- No parking stripes were observed during the course of the survey.
- This is not a boundary survey for the conveyance of real property.

To:

We, KM Surveying, LLC, acting by and through Kevin Drew McRae, a Texas Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision.

Surveyed on this the 9th day of April, 2024

Kevin Drew McRae 4/15/24

Kevin Drew McRae
Registered Professional Land Surveyor
Texas Registration No. 5485



KM Surveying, LLC

3902 REESE ROAD - SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6627

TBPELS FIRM #10178700

www.kmsurveying.com

IMPROVEMENTS SURVEY
CALLED 9.747 ACRES
B.C.C.F. NO. 2019015293 O.P.R.
H. T. & B. R.R. CO. SURVEY,
SECTION 19, ABSTRACT 243
BRAZORIA COUNTY, TEXAS

DATE: APRIL 15, 2024 SCALE: 1"= 50' JOB NO.: 1329-2401

DWG. NAME: 1329-2401 tp tp01.dwg

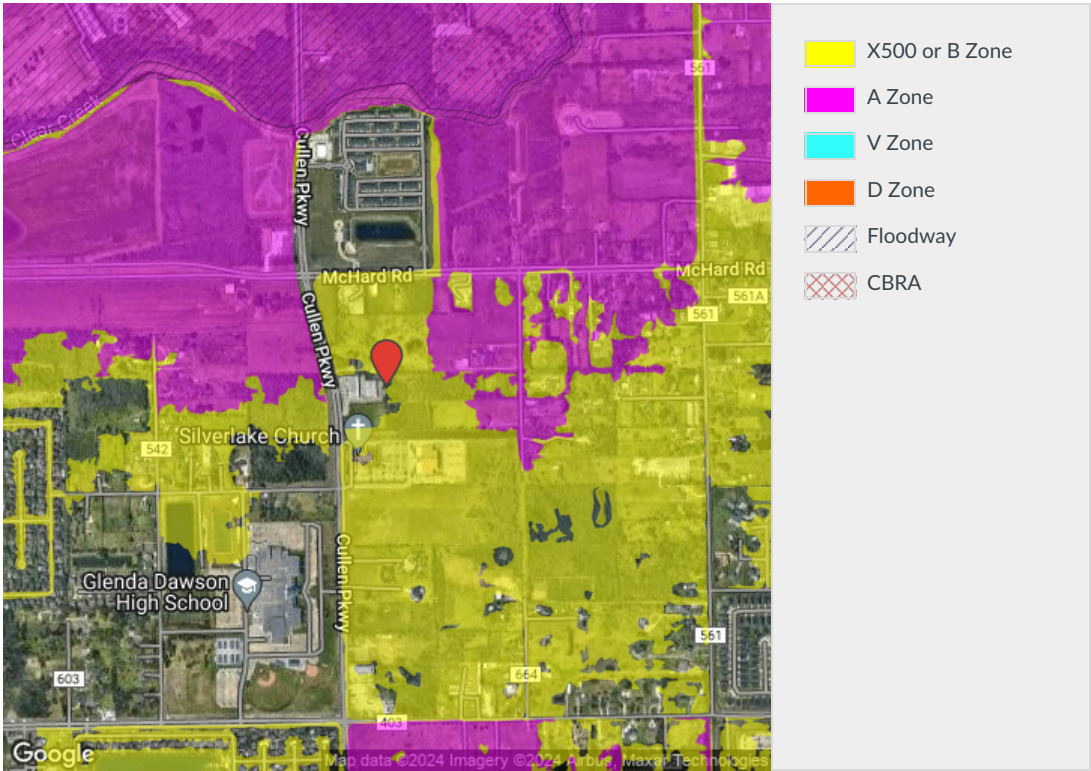
1855 CULLEN BLVD PEARLAND, TX 77581

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480077	PANEL	0030K
PANEL DATE	December 30, 2020	MAP NUMBER	48039C0030K





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



Executive Summary

1855 Cullen Blvd, Pearland, Texas, 77581
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.57892
Longitude: -95.35045

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	2,598	47,091	88,179
2020 Population	3,404	57,980	123,773
2024 Population	3,649	59,171	132,465
2029 Population	3,645	62,194	138,391
2010-2020 Annual Rate	2.74%	2.10%	3.45%
2020-2024 Annual Rate	1.65%	0.48%	1.61%
2024-2029 Annual Rate	-0.02%	1.00%	0.88%
2020 Male Population	46.9%	47.3%	47.7%
2020 Female Population	53.1%	52.7%	52.3%
2020 Median Age	37.0	35.4	34.9
2024 Male Population	48.1%	48.2%	48.6%
2024 Female Population	51.9%	51.8%	51.4%
2024 Median Age	37.9	36.4	35.5

In the identified area, the current year population is 132,465. In 2020, the Census count in the area was 123,773. The rate of change since 2020 was 1.61% annually. The five-year projection for the population in the area is 138,391 representing a change of 0.88% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 35.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	33.8%	29.5%	25.8%
2024 Black Alone	26.5%	32.2%	36.4%
2024 American Indian/Alaska Native Alone	0.6%	0.7%	0.8%
2024 Asian Alone	17.2%	13.2%	11.3%
2024 Pacific Islander Alone	0.1%	0.0%	0.1%
2024 Other Race	6.2%	10.4%	12.1%
2024 Two or More Races	15.6%	13.9%	13.4%
2024 Hispanic Origin (Any Race)	24.5%	27.5%	30.3%

Persons of Hispanic origin represent 30.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	135	111	97
2010 Households	879	16,444	29,948
2020 Households	1,220	20,087	41,840
2024 Households	1,232	20,613	44,738
2029 Households	1,238	21,795	47,118
2010-2020 Annual Rate	3.33%	2.02%	3.40%
2020-2024 Annual Rate	0.23%	0.61%	1.59%
2024-2029 Annual Rate	0.10%	1.12%	1.04%
2024 Average Household Size	2.96	2.86	2.95

The household count in this area has changed from 41,840 in 2020 to 44,738 in the current year, a change of 1.59% annually. The five-year projection of households is 47,118, a change of 1.04% annually from the current year total. Average household size is currently 2.95, compared to 2.95 in the year 2020. The number of families in the current year is 32,897 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

July 19, 2024



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	16.1%	18.8%	22.7%
Median Household Income			
2024 Median Household Income	\$123,146	\$99,047	\$84,317
2029 Median Household Income	\$137,333	\$110,345	\$95,755
2024-2029 Annual Rate	2.20%	2.18%	2.58%
Average Household Income			
2024 Average Household Income	\$145,558	\$128,181	\$117,962
2029 Average Household Income	\$165,150	\$145,953	\$133,558
2024-2029 Annual Rate	2.56%	2.63%	2.51%
Per Capita Income			
2024 Per Capita Income	\$49,001	\$44,787	\$39,856
2029 Per Capita Income	\$55,977	\$51,296	\$45,486
2024-2029 Annual Rate	2.70%	2.75%	2.68%
GINI Index			
2024 Gini Index	29.8	36.1	38.7
Households by Income			

Current median household income is \$84,317 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$95,755 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$117,962 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$133,558 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$39,856 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,486 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	134	116	96
2010 Total Housing Units	904	17,469	33,076
2010 Owner Occupied Housing Units	816	12,343	22,139
2010 Renter Occupied Housing Units	64	4,101	7,808
2010 Vacant Housing Units	25	1,025	3,128
2020 Total Housing Units	1,259	21,250	44,336
2020 Owner Occupied Housing Units	867	13,739	28,198
2020 Renter Occupied Housing Units	353	6,348	13,642
2020 Vacant Housing Units	51	1,151	2,452
2024 Total Housing Units	1,273	21,979	47,692
2024 Owner Occupied Housing Units	889	14,207	30,566
2024 Renter Occupied Housing Units	343	6,406	14,172
2024 Vacant Housing Units	41	1,366	2,954
2029 Total Housing Units	1,283	23,178	50,318
2029 Owner Occupied Housing Units	909	14,775	32,920
2029 Renter Occupied Housing Units	329	7,021	14,198
2029 Vacant Housing Units	45	1,383	3,200
Socioeconomic Status Index			
2024 Socioeconomic Status Index	60.6	51.5	48.7

Currently, 64.1% of the 47,692 housing units in the area are owner occupied; 29.7%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 44,336 housing units in the area and 5.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.73%. Median home value in the area is \$305,737, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.23% annually to \$358,377.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

July 19, 2024

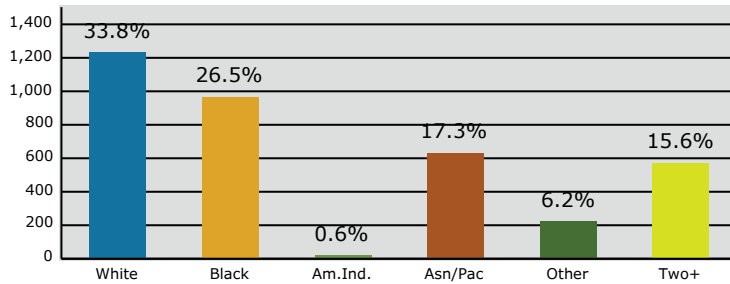


Graphic Profile

1855 Cullen Blvd, Pearland, Texas, 77581
Ring band: 0 - 1 mile radius

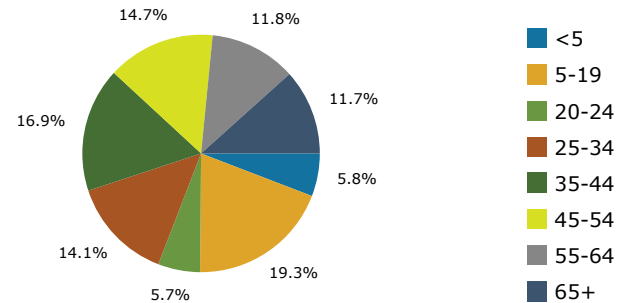
Prepared by Esri
Latitude: 29.57892
Longitude: -95.35045

2024 Population by Race

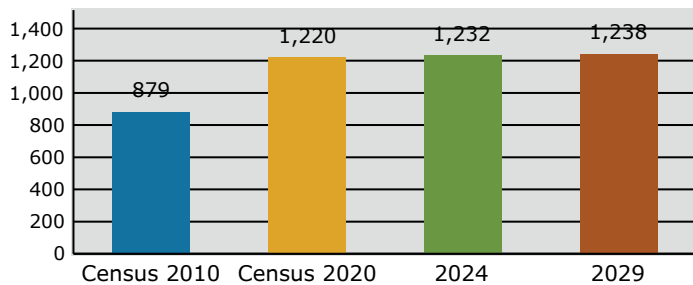


2024 Percent Hispanic Origin: 24.5%

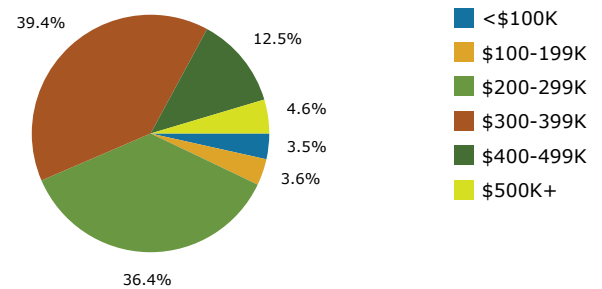
2024 Population by Age



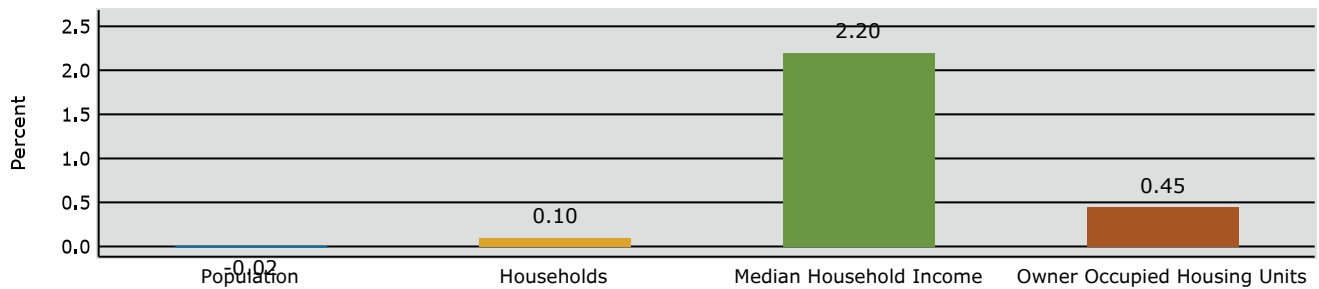
Households



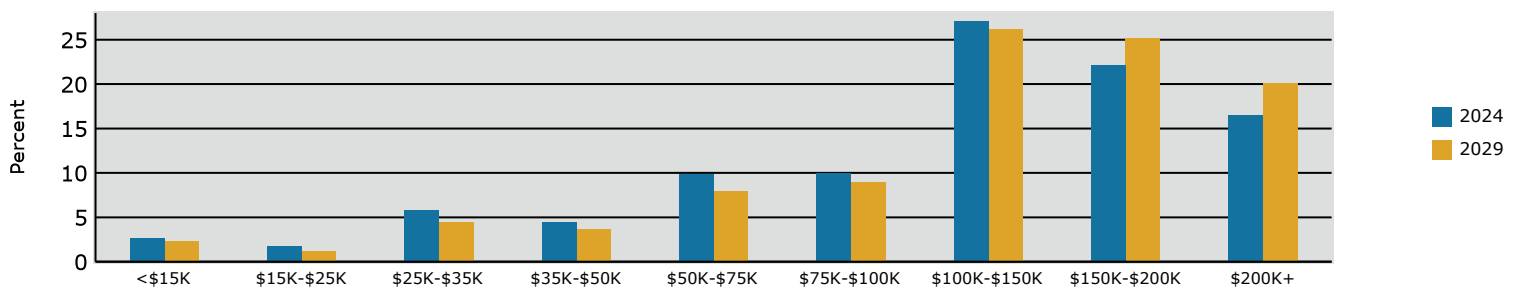
2024 Home Value



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.

July 19, 2024

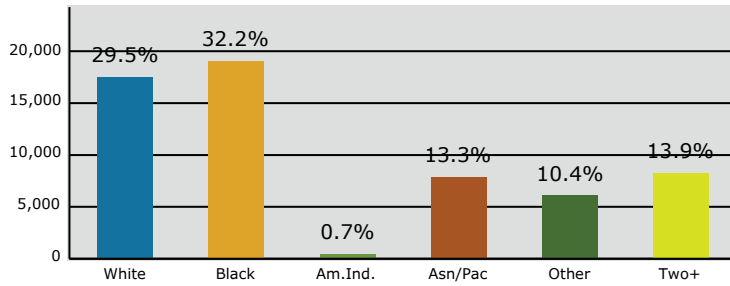


Graphic Profile

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Ring band: 1 - 3 mile radius

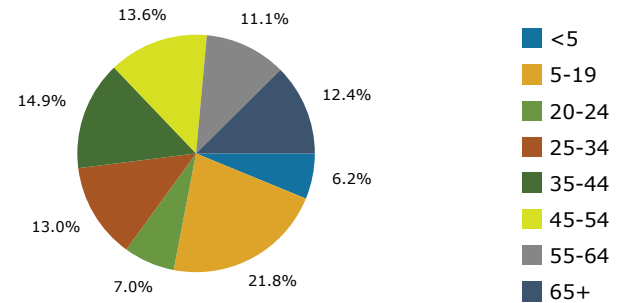
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Latitude: 29.57892
Longitude: -95.35045

2024 Population by Race

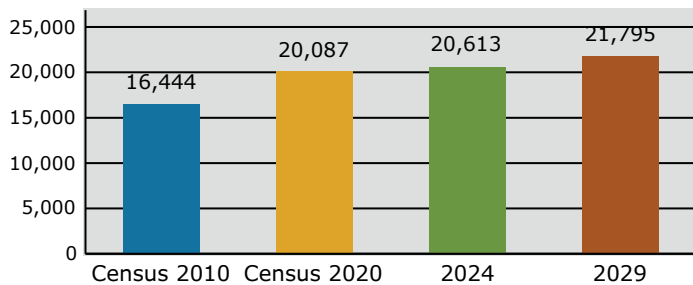


2024 Percent Hispanic Origin: 27.5%

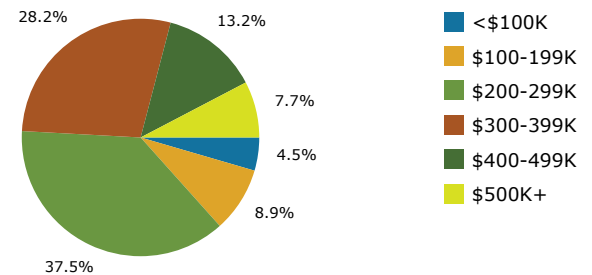
2024 Population by Age



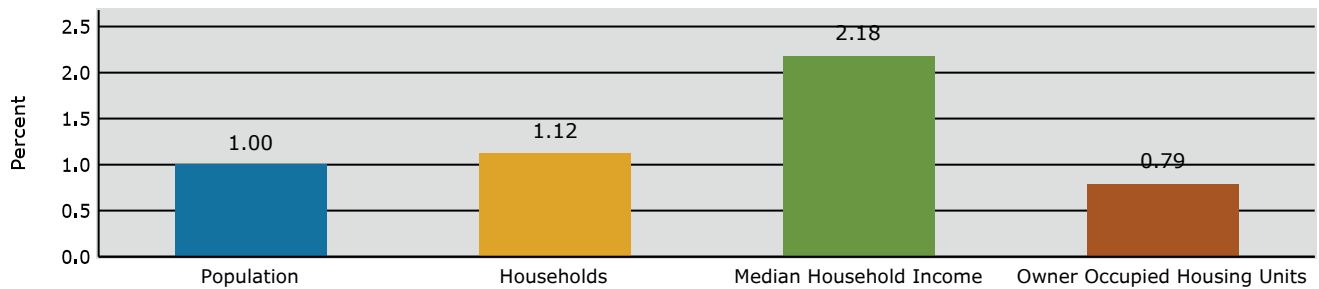
Households



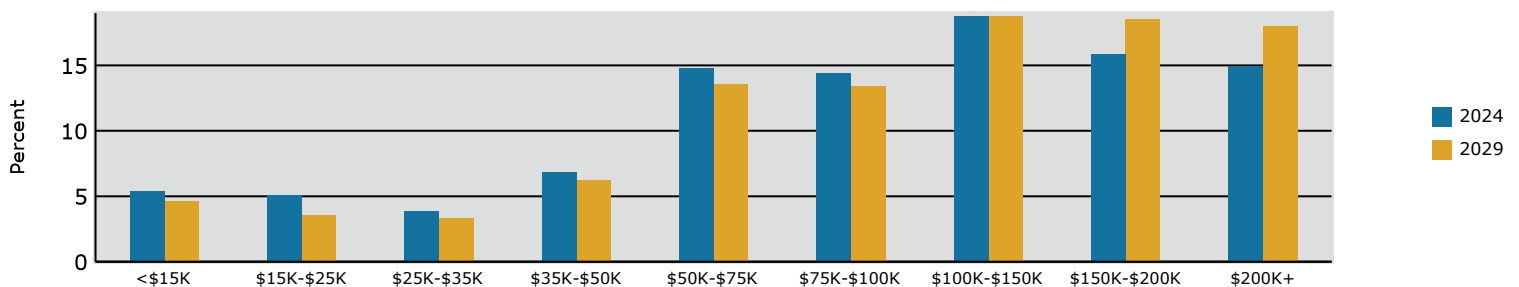
2024 Home Value



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.

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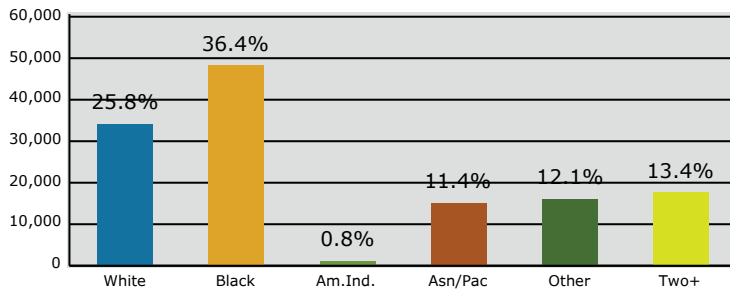


Graphic Profile

1855 Cullen Blvd, Pearland, Texas, 77581
Ring band: 3 - 5 mile radius

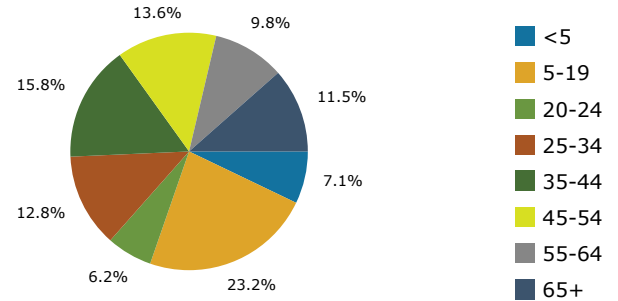
Prepared by Esri
Latitude: 29.57892
Longitude: -95.35045

2024 Population by Race

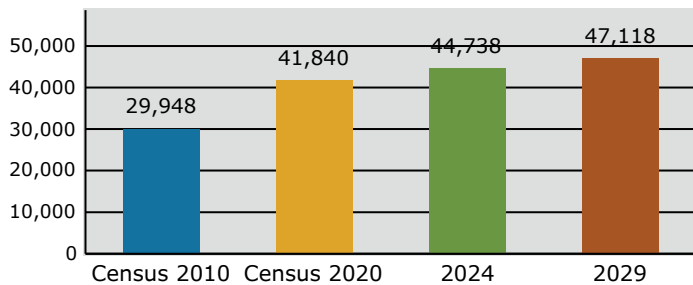


2024 Percent Hispanic Origin: 30.3%

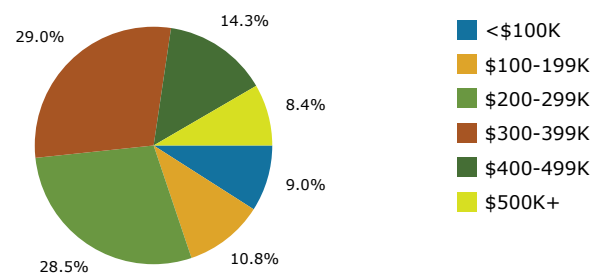
2024 Population by Age



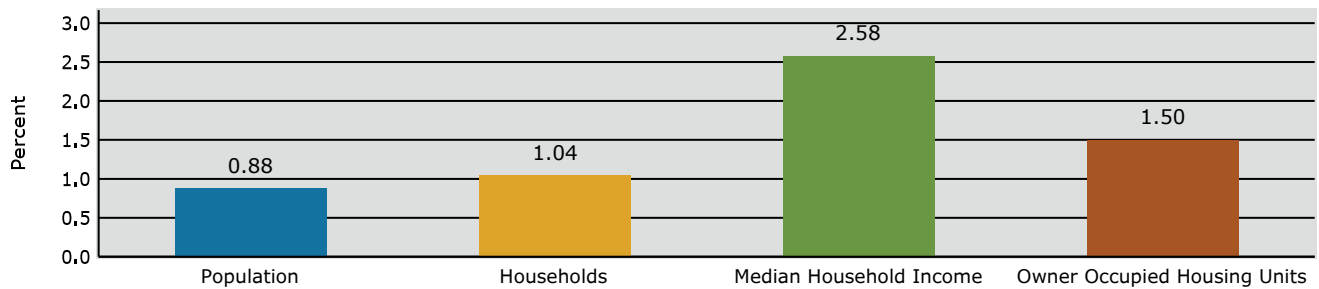
Households



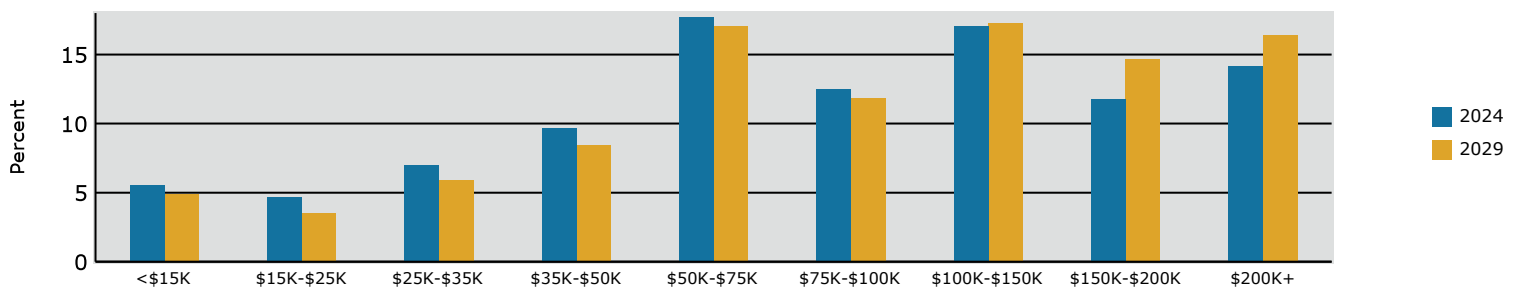
2024 Home Value



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.

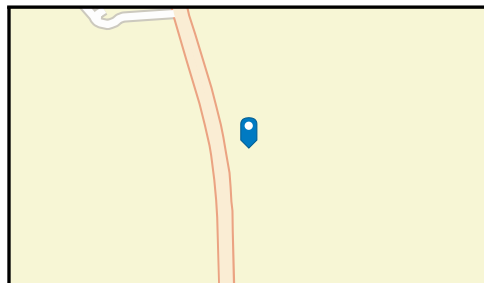
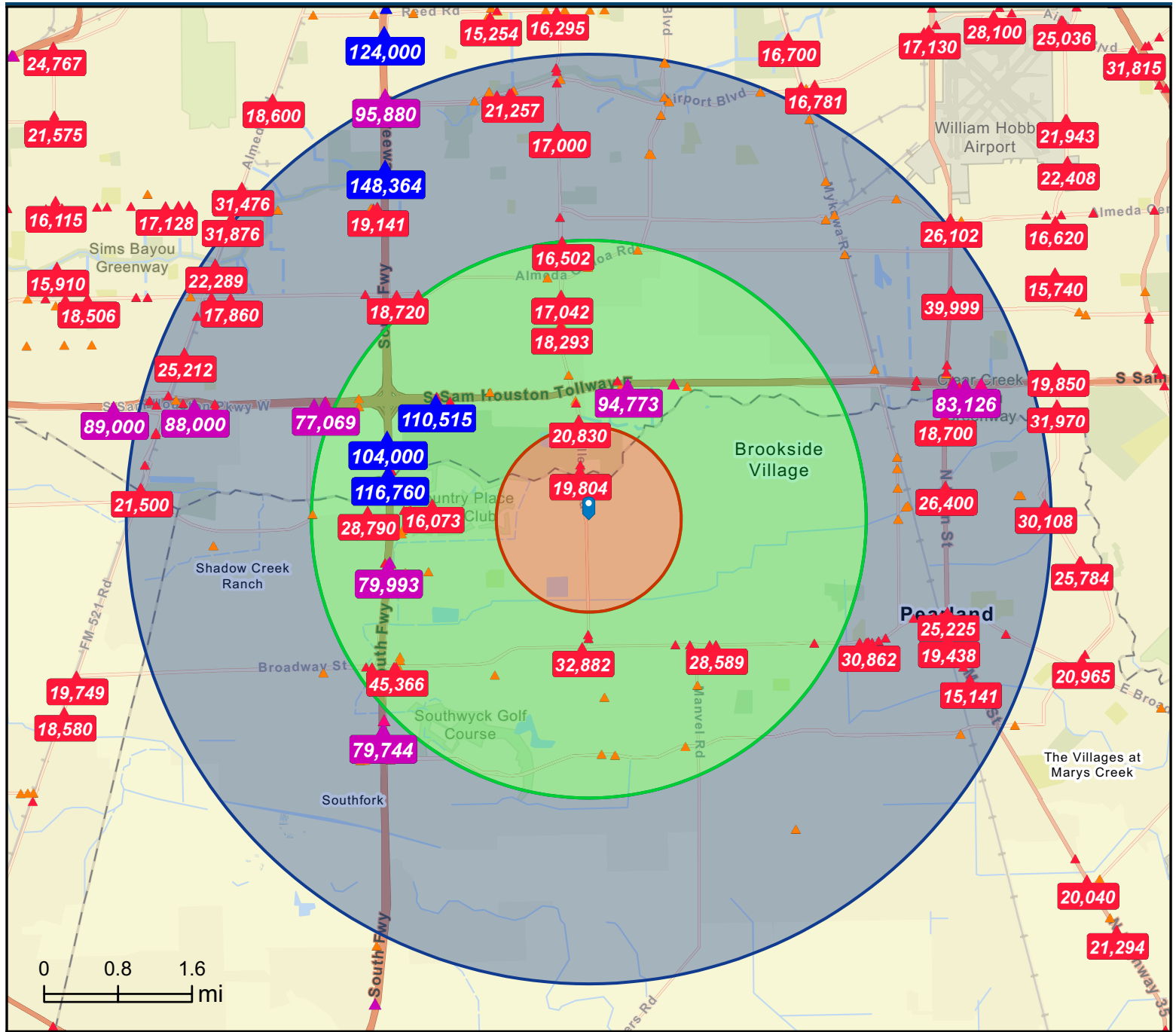
July 19, 2024



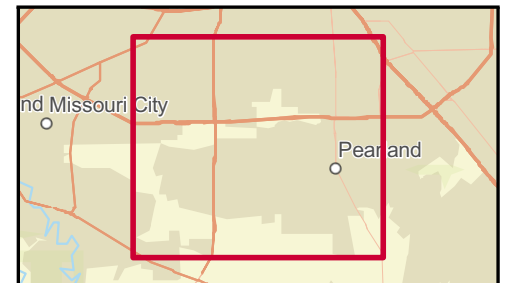
Traffic Count Map

1855 Cullen Blvd, Pearland, Texas, 77581
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.57892
Longitude: -95.35045



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

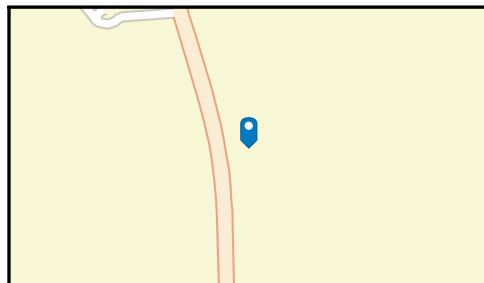
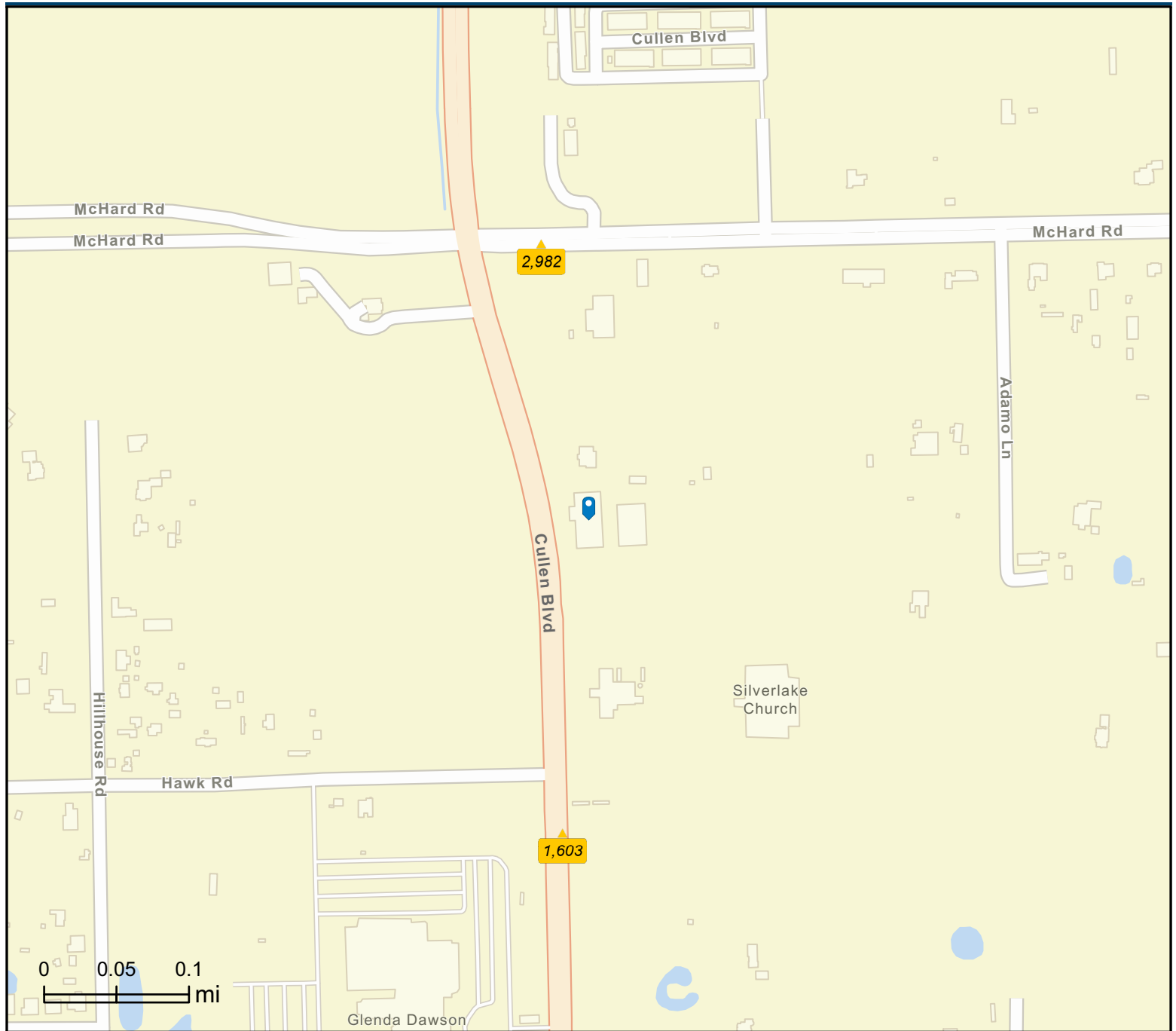
July 19, 2024



Traffic Count Map - Close Up

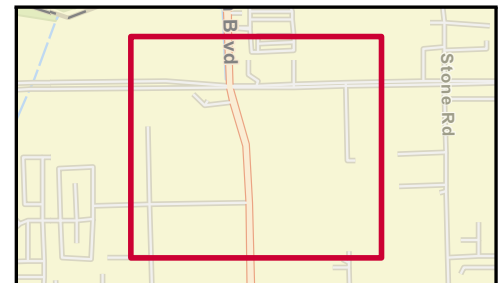
1855 Cullen Blvd, Pearland, Texas, 77581
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.57892
Longitude: -95.35045



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

July 19, 2024



Traffic Count Profile

1855 Cullen Blvd, Pearland, Texas, 77581
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.57892
Longitude: -95.35045

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.19	McHard Road	Cullen Blvd (0.11 miles W)	2022	2982
0.22	Cullen Blvd	Hawk Rd (0.04 miles N)	2007	1603
0.53	Cullen Boulevard	Brookside Rd (0.22 miles S)	2019	23794
0.53	Cullen Boulevard	Kilnar (0.25 miles N)	2022	19804
0.56	Brookside Rd	Stone Rd (0.08 miles E)	2011	3170
0.58	Hughes Ranch Rd	Cullen Blvd (0.09 miles W)	2011	1230
0.59	Hughes Ranch Rd	Cullen Blvd (0.1 miles E)	2011	4560
0.59	Cullen Blvd	Kilnar (0.2 miles N)	2010	16000
0.61	Stone Rd	Seddon Rd (0.09 miles S)	2007	2093
0.75	Hughes Ranch Rd	Crystal Lake Cir N (0.01 miles E)	2008	6260
0.79	Stone Rd	Brookside Rd (0.11 miles N)	2011	1570
0.82	N Hampton Dr	Southdown Dr (0.02 miles SW)	2001	842
0.84	Hughes Ranch Rd	Brookney St (0.03 miles W)	2015	5892
0.94	E Peach Hollow Cir	N Peach Hollow Cir (0.02 miles SW)	2000	966
0.96	Brookside Rd	Stone Rd (0.14 miles W)	2011	1470
0.99	N Hampton Dr	Sheldon Dr (0.01 miles N)	2001	2410
0.99	Dagg Rd	Old Chocolate Bayou Rd (0.05 miles W)	2001	210
0.99	Hughes Ranch Rd	N Hampton Dr (0.02 miles W)	2011	4770
1.00	Fellows Rd	Dagg Rd (0.07 miles E)	2011	2450
1.02	Cliff Stone Rd W	Woodglen Ct (0.05 miles W)	2007	2263
1.09	Cullen Blvd	President's Dr S (0.05 miles N)	2006	20830
1.12	W Cliff Stone Rd	Max Rd (0.04 miles W)	2007	1066
1.23	Max Rd	W Cliff Stone Rd (0.31 miles N)	2011	3030
1.25	Cullen Boulevard	Freedom Dr (0.02 miles N)	2022	20205
1.26	Cullen Boulevard	Beltway 8 (0.07 miles N)	2019	24551
1.29	Cullen Blvd	Beltway 8 (0.07 miles N)	2011	11380
1.29	Cullen Blvd	Broadway St (0.09 miles S)	2013	18428
1.38	West Broadway Street	Cullen Blvd (0.07 miles E)	2020	29333
1.38	Oxford Dr	Southdown Dr (0.06 miles N)	2000	181
1.38	McHard Rd	W Countryplace Blvd (0.05 miles NE)	2001	783

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 2024 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.

Source: ©2024 Kalibrate Technologies (Q2 2024).



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
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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

TXR-2501

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