

+/- 18.26 ACRES LAND FOR SALE

15225 Cullen Blvd, Houston, TX 77047



Property Description

- Lot Size: +/- 18.26 AC
- Price: \$3,000,000
- Price/SF: \$3.77
- Frontage: +/- 895.03' on Cullen Blvd
- Approximately 0.8 miles to Sam Houston Tollway, 2.4 miles to SH 288, and 5.9 miles to I-35
- Existing +/- 6,000 SF warehouse



Danny Nguyen, CCIM

M - (713) 478-2972

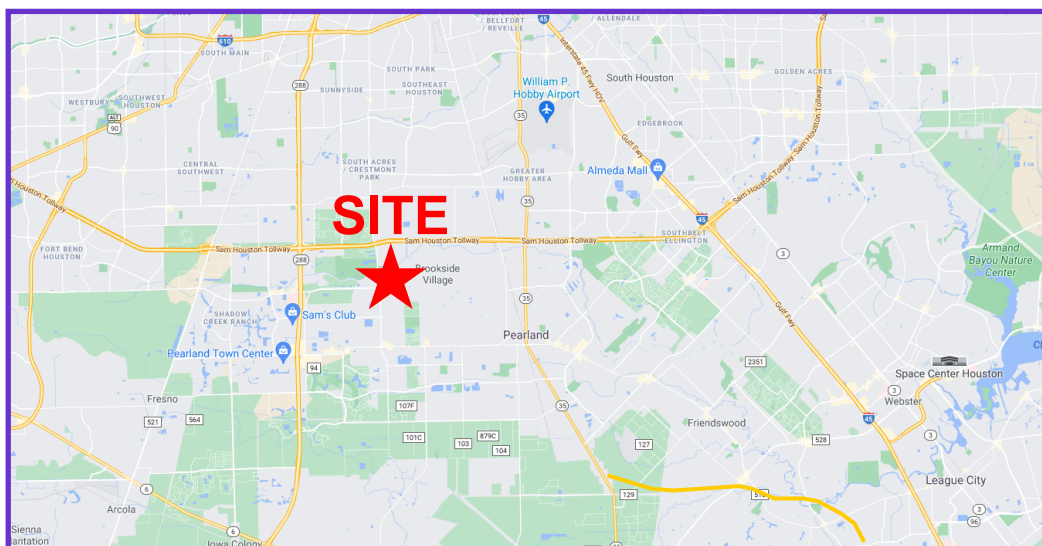
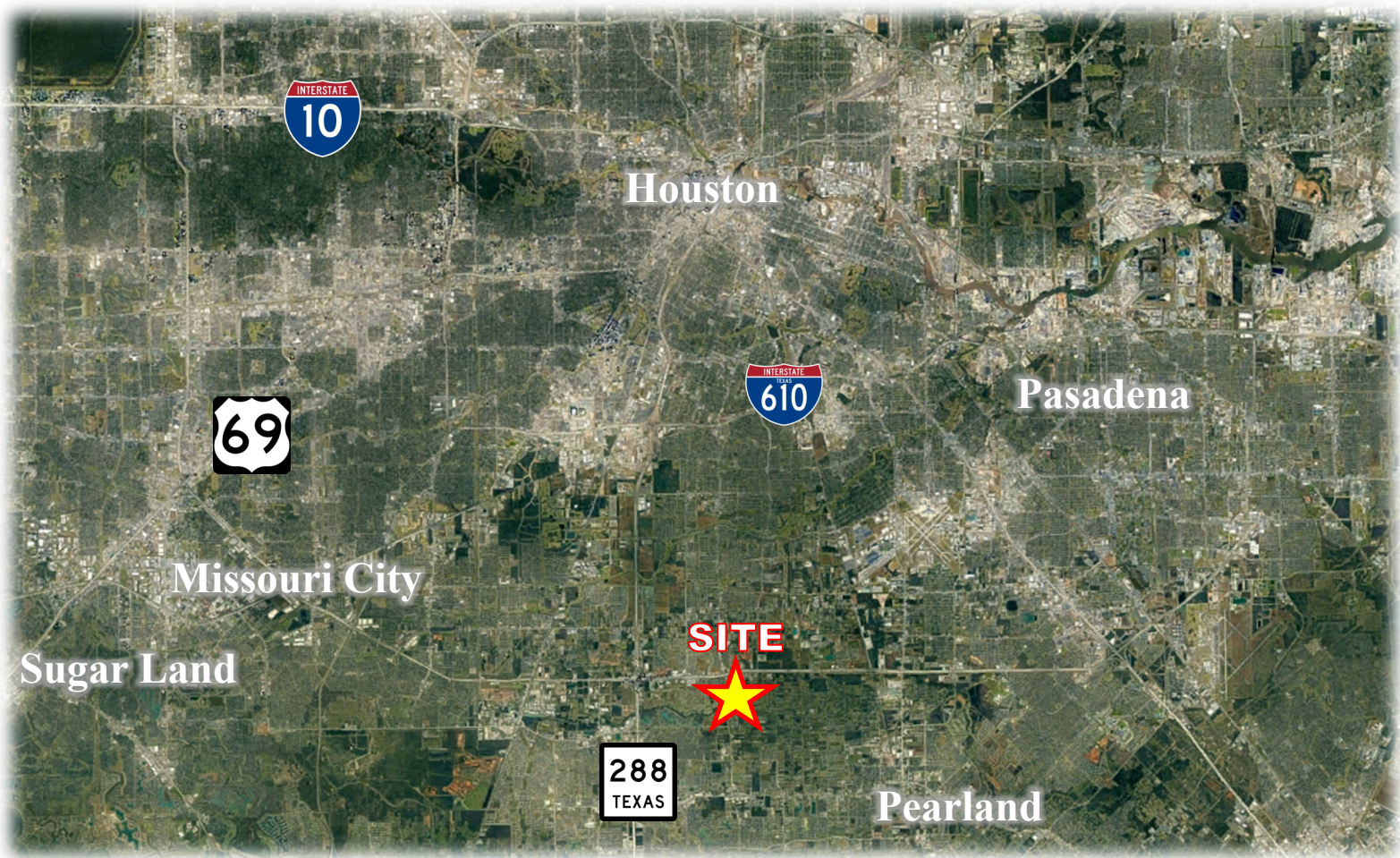
O - (713) 270-5400

dannynguyen@dncommercial.net



MAP VIEW

15225 Cullen Blvd, Houston, TX 77047



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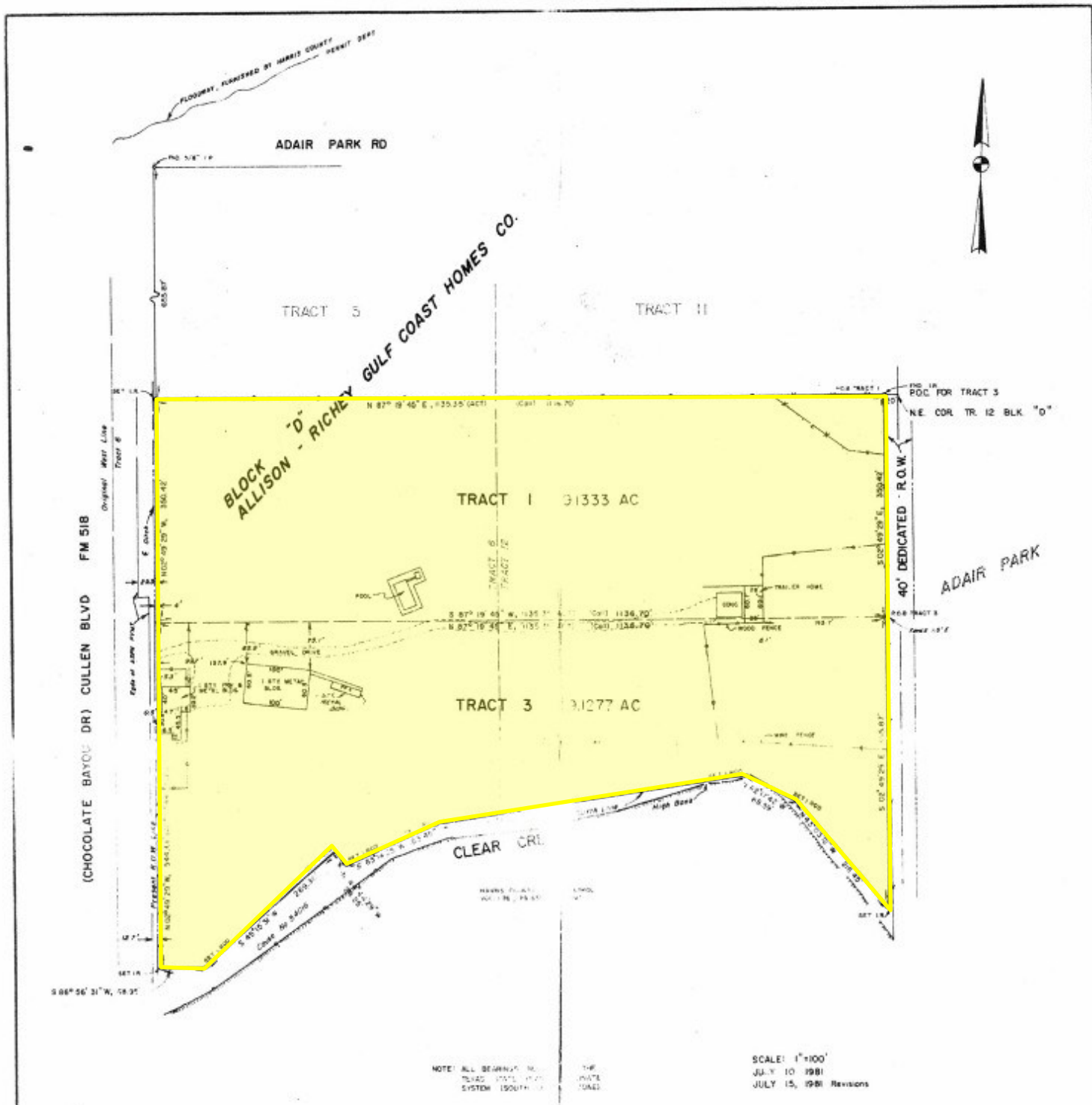
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SURVEY

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Executive Summary

Cullen Blvd, Houston, Texas, 77047
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.64769
Longitude: -95.35620

	1 mile	3 miles	5 miles
Population			
2010 Population	11,870	78,546	216,217
2020 Population	13,180	88,959	246,044
2022 Population	13,583	92,727	253,594
2027 Population	13,856	96,101	262,007
2010-2020 Annual Rate	1.05%	1.25%	1.30%
2020-2022 Annual Rate	1.35%	1.86%	1.35%
2022-2027 Annual Rate	0.40%	0.72%	0.65%
2022 Male Population	44.4%	46.2%	48.0%
2022 Female Population	55.6%	53.8%	52.0%
2022 Median Age	36.7	35.6	32.8

In the identified area, the current year population is 253,594. In 2020, the Census count in the area was 246,044. The rate of change since 2020 was 1.35% annually. The five-year projection for the population in the area is 262,007 representing a change of 0.65% annually from 2022 to 2027. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 32.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	3.8%	7.1%	15.7%
2022 Black Alone	81.6%	67.7%	46.8%
2022 American Indian/Alaska Native Alone	0.6%	0.9%	1.0%
2022 Asian Alone	0.4%	1.5%	6.4%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	8.5%	14.4%	18.0%
2022 Two or More Races	5.1%	8.4%	12.1%
2022 Hispanic Origin (Any Race)	15.8%	26.8%	36.2%

Persons of Hispanic origin represent 36.2% of the population in the identified area compared to 19.0% 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 84.1 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	42	44	52
2010 Households	4,385	27,563	78,820
2020 Households	4,913	31,584	93,106
2022 Households	4,962	32,657	95,729
2027 Households	5,067	33,895	99,207
2010-2020 Annual Rate	1.14%	1.37%	1.68%
2020-2022 Annual Rate	0.44%	1.50%	1.24%
2022-2027 Annual Rate	0.42%	0.75%	0.72%
2022 Average Household Size	2.73	2.83	2.57

The household count in this area has changed from 93,106 in 2020 to 95,729 in the current year, a change of 1.24% annually. The five-year projection of households is 99,207, a change of 0.72% annually from the current year total. Average household size is currently 2.57, compared to 2.56 in the year 2020. The number of families in the current year is 56,812 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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

September 28, 2022



Executive Summary

Cullen Blvd, Houston, Texas, 77047
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	15.1%	14.1%	17.0%
Median Household Income			
2022 Median Household Income	\$35,776	\$43,141	\$52,346
2027 Median Household Income	\$44,289	\$52,016	\$59,994
2022-2027 Annual Rate	4.36%	3.81%	2.76%
Average Household Income			
2022 Average Household Income	\$53,570	\$61,825	\$74,569
2027 Average Household Income	\$63,873	\$73,205	\$87,169
2022-2027 Annual Rate	3.58%	3.44%	3.17%
Per Capita Income			
2022 Per Capita Income	\$19,642	\$21,680	\$28,036
2027 Per Capita Income	\$23,450	\$25,711	\$32,856
2022-2027 Annual Rate	3.61%	3.47%	3.22%

Households by Income

Current median household income is \$52,346 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$59,994 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$74,569 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$87,169 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$28,036 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$32,856 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	149	153	129
2010 Total Housing Units	4,883	31,510	90,373
2010 Owner Occupied Housing Units	2,322	15,953	39,083
2010 Renter Occupied Housing Units	2,063	11,609	39,738
2010 Vacant Housing Units	498	3,947	11,553
2020 Total Housing Units	5,303	34,348	103,976
2020 Vacant Housing Units	390	2,764	10,870
2022 Total Housing Units	5,381	35,651	107,154
2022 Owner Occupied Housing Units	2,569	17,758	45,499
2022 Renter Occupied Housing Units	2,392	14,899	50,230
2022 Vacant Housing Units	419	2,994	11,425
2027 Total Housing Units	5,580	37,554	112,529
2027 Owner Occupied Housing Units	2,686	18,784	47,868
2027 Renter Occupied Housing Units	2,381	15,111	51,338
2027 Vacant Housing Units	513	3,659	13,322

Currently, 42.5% of the 107,154 housing units in the area are owner occupied; 46.9%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 103,976 housing units in the area and 10.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.35%. Median home value in the area is \$168,901, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.81% annually to \$234,797.

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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

September 28, 2022

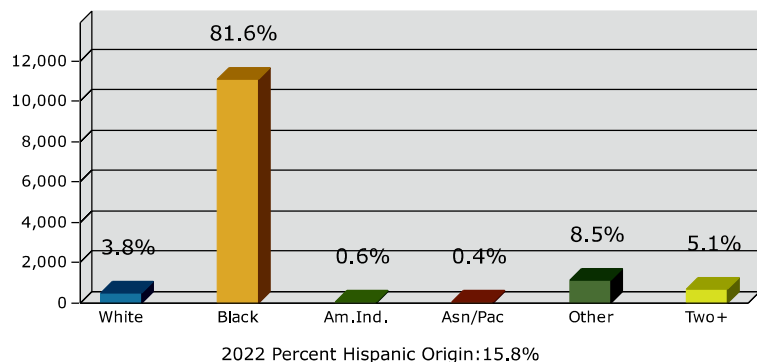


Graphic Profile

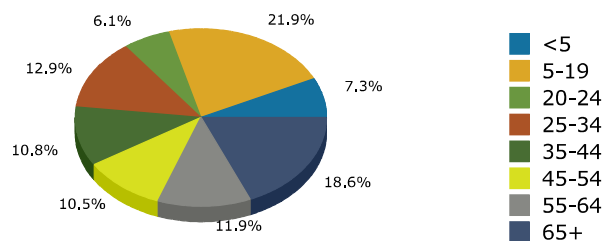
Cullen Blvd, Houston, Texas, 77047
Ring: 1 mile radius

Prepared by Esri
Latitude: 29.64769
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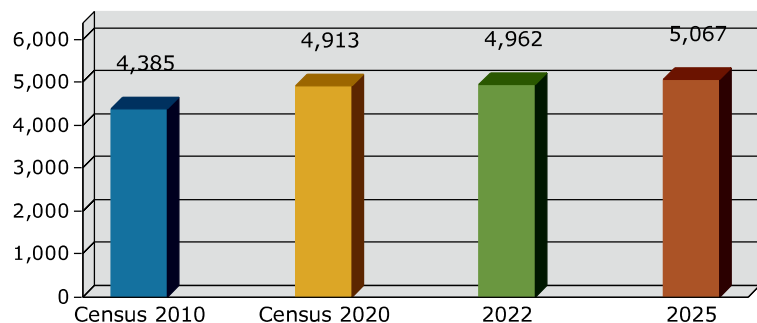
2022 Population by Race



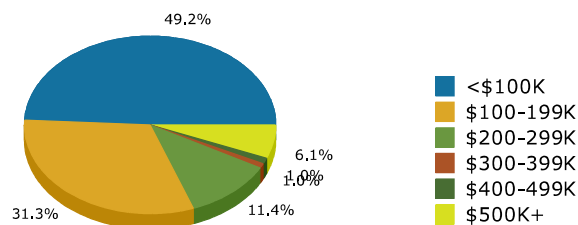
2022 Population by Age



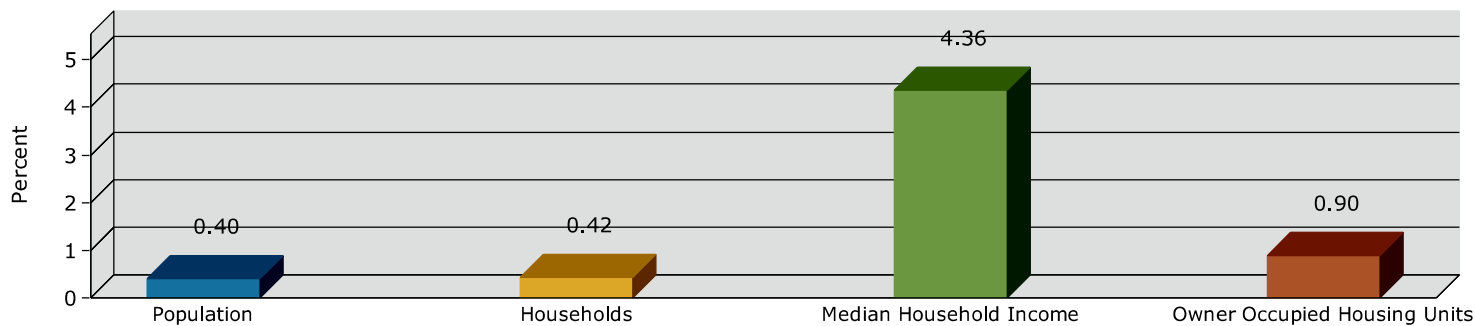
Households



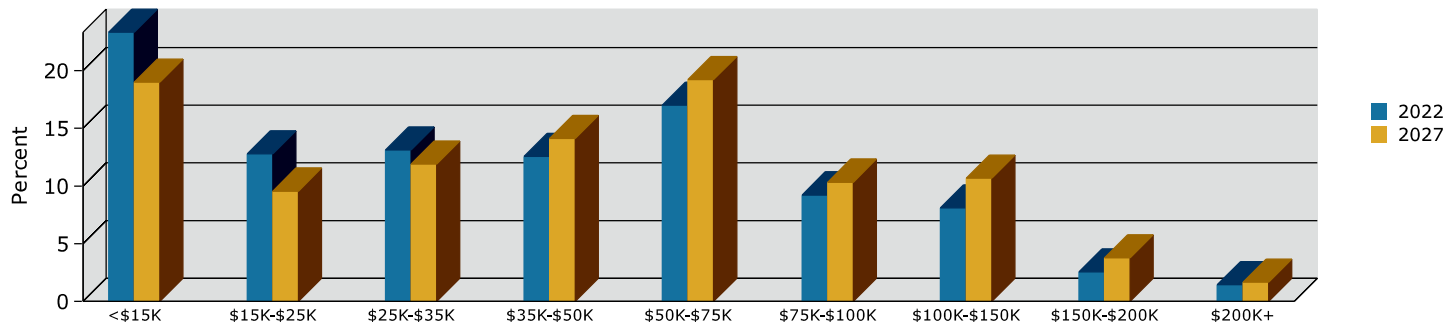
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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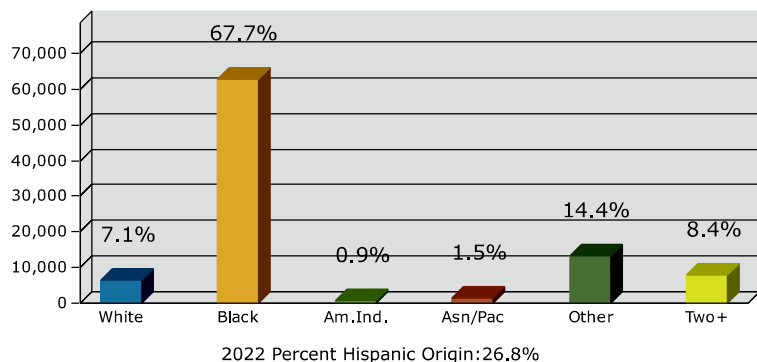


Graphic Profile

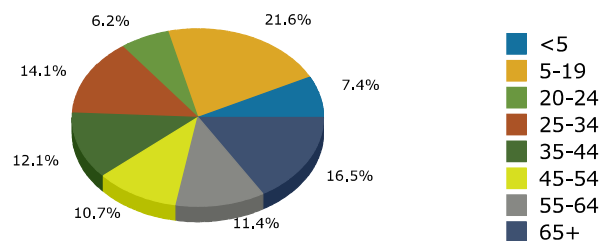
Cullen Blvd, Houston, Texas, 77047
Ring: 3 mile radius

Prepared by Esri
Latitude: 29.64769
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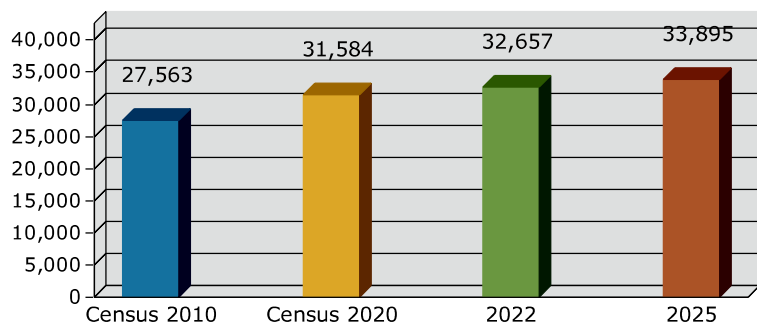
2022 Population by Race



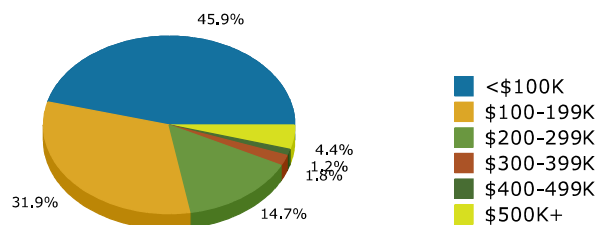
2022 Population by Age



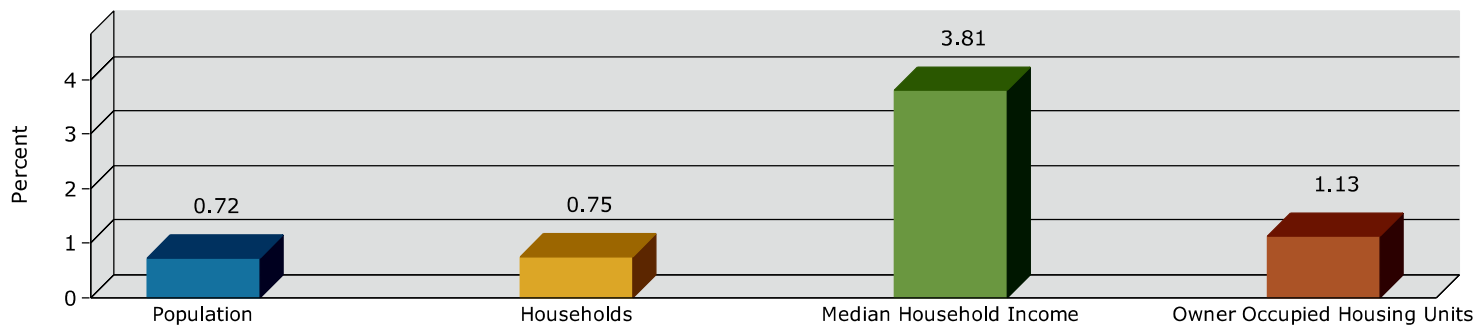
Households



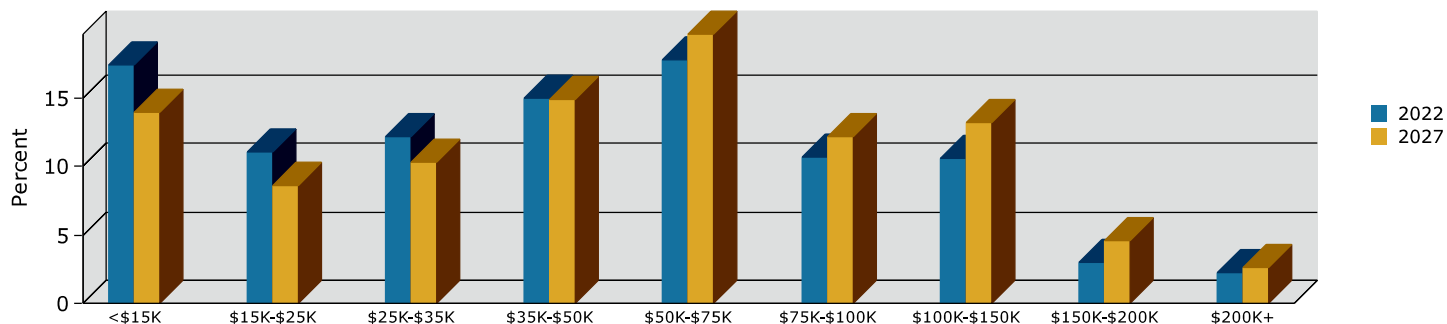
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



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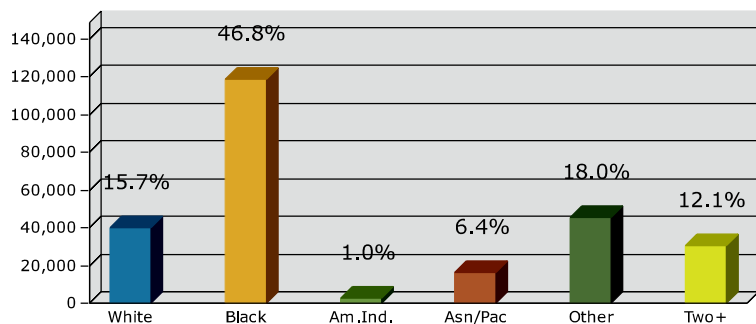


Graphic Profile

Cullen Blvd, Houston, Texas, 77047
Ring: 5 mile radius

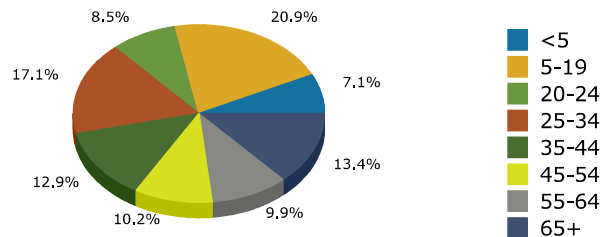
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2022 Population by Race

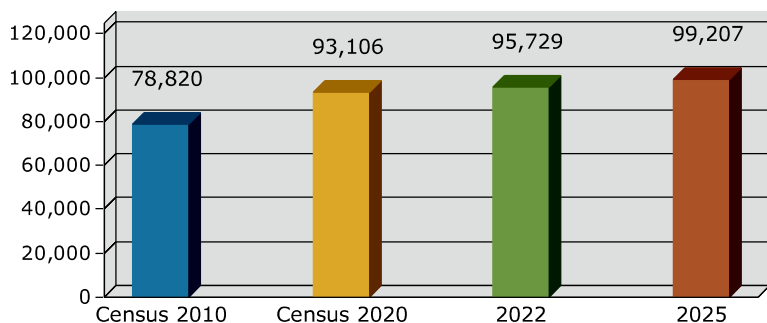


2022 Percent Hispanic Origin: 36.2%

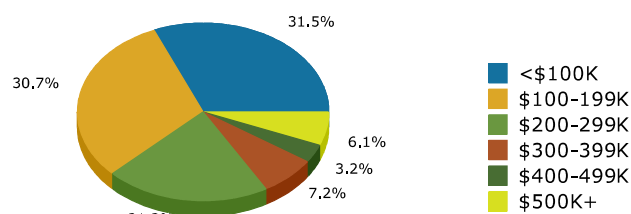
2022 Population by Age



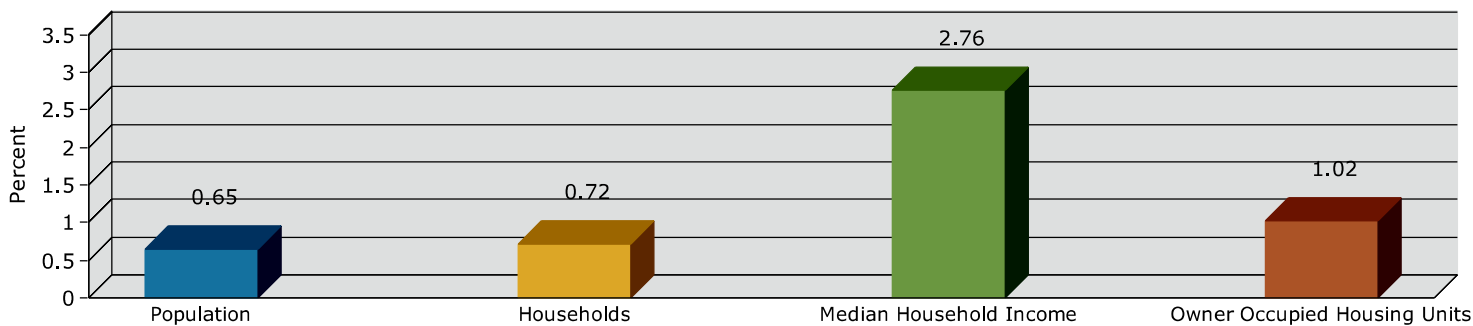
Households



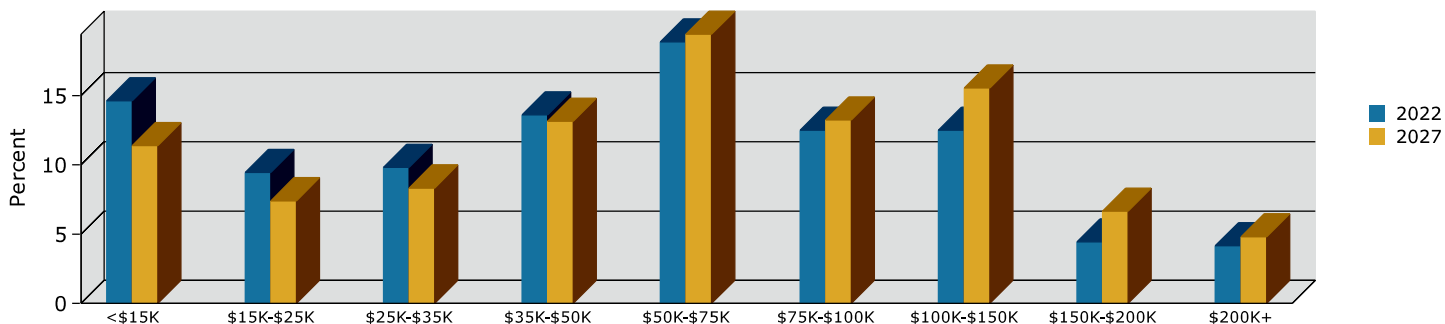
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Traffic Count Map

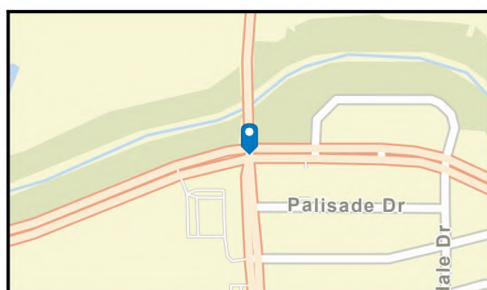
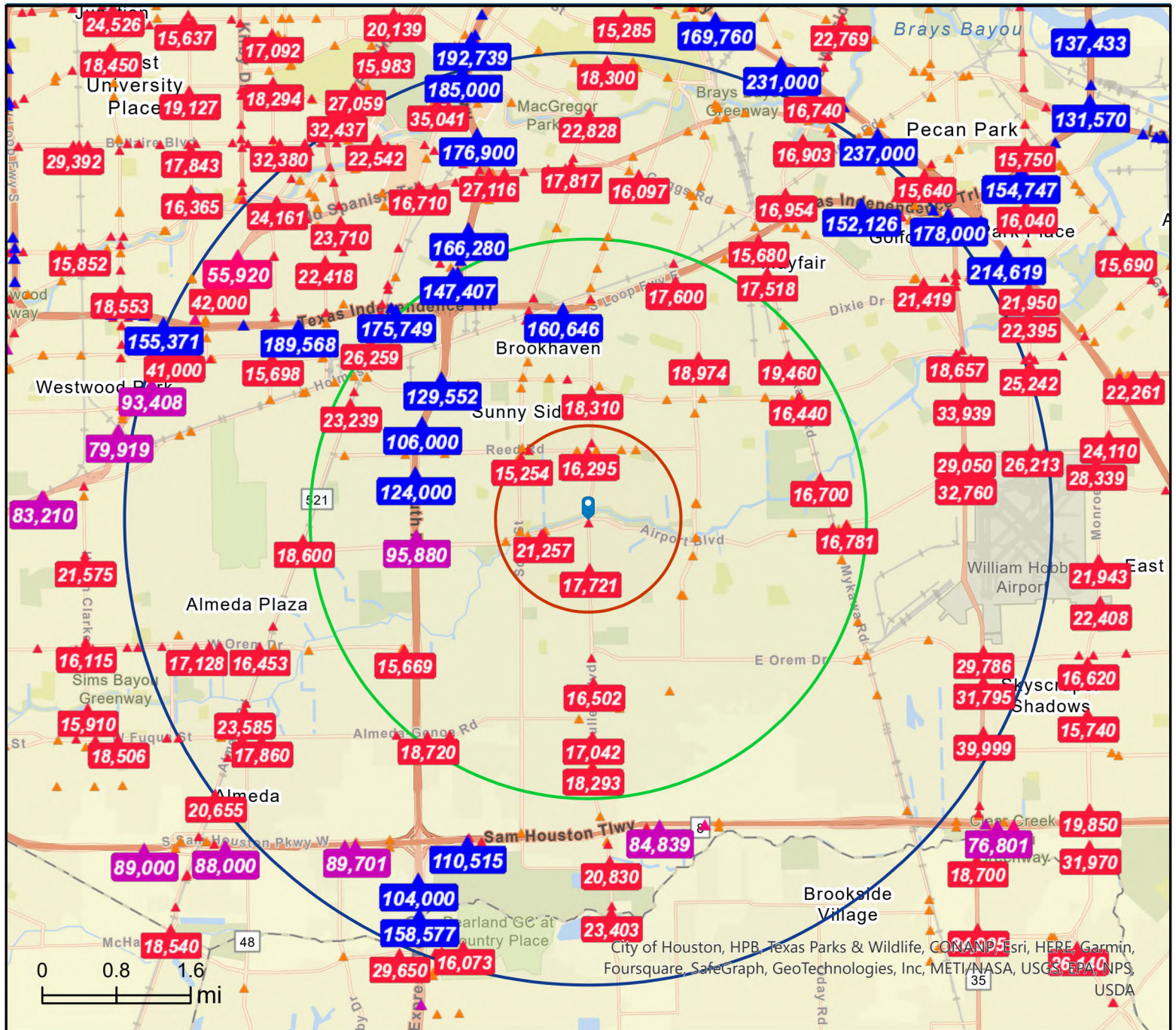
Cullen Blvd, Houston, Texas, 77047

Rings: 1, 3, 5 mile radii

Prepared by Esri

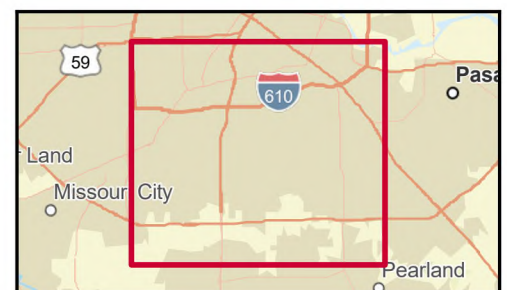
Latitude: 29.64769

Longitude: -95.35620



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



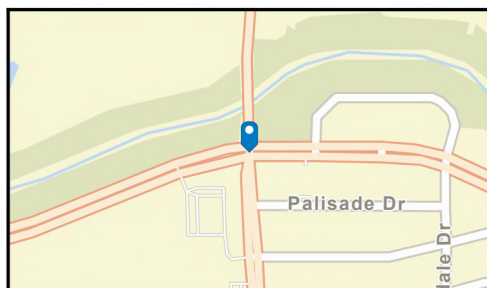
Source: ©2022 Kalibrate Technologies (Q1 2022).

September 28, 2022

Traffic Count Map - Close Up

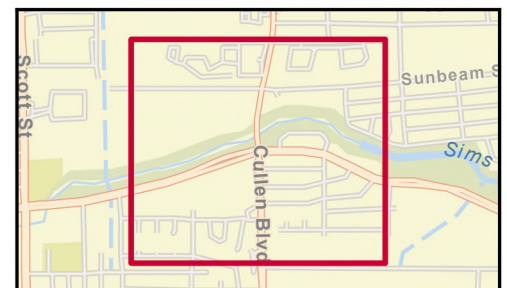
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September 28, 2022

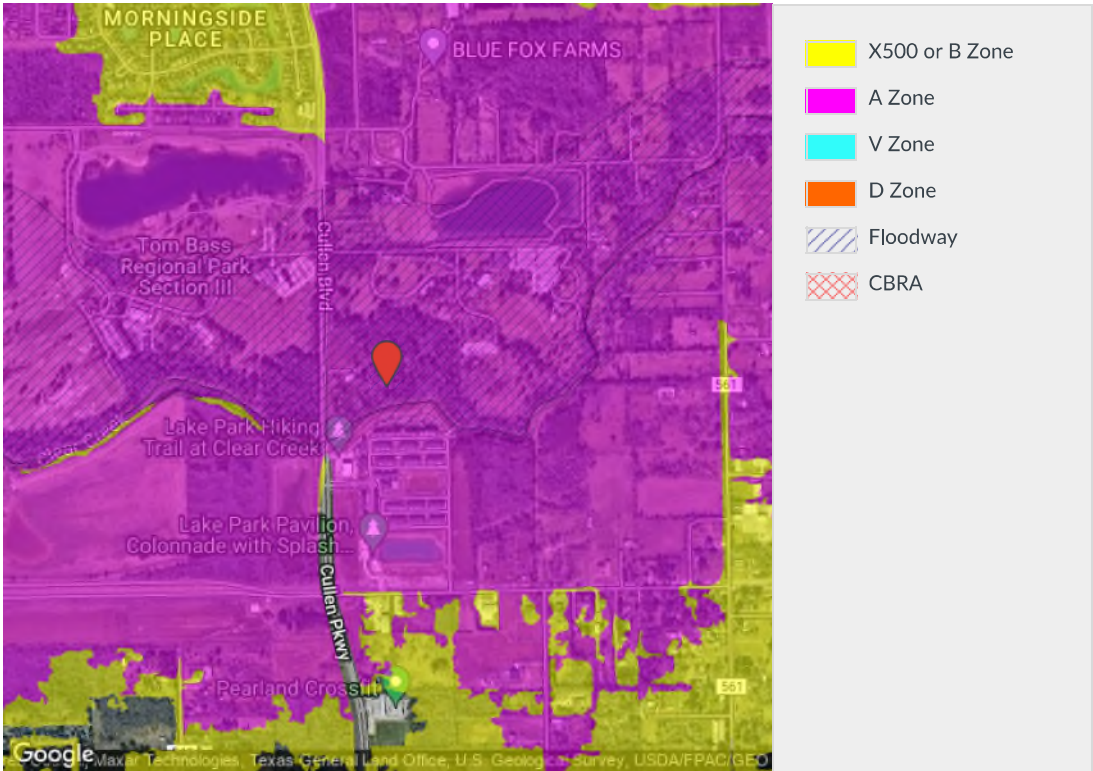
15225 CULLEN BLVD HOUSTON, TX 77047-6715

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **IN** 

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





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 coincidental 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.

Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen Commercial			
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

Information available at www.trec.texas.gov

IABS 1-0 Date