



Land for Sale

±6.03 acres available

Beltway 8 & Cullen Boulevard

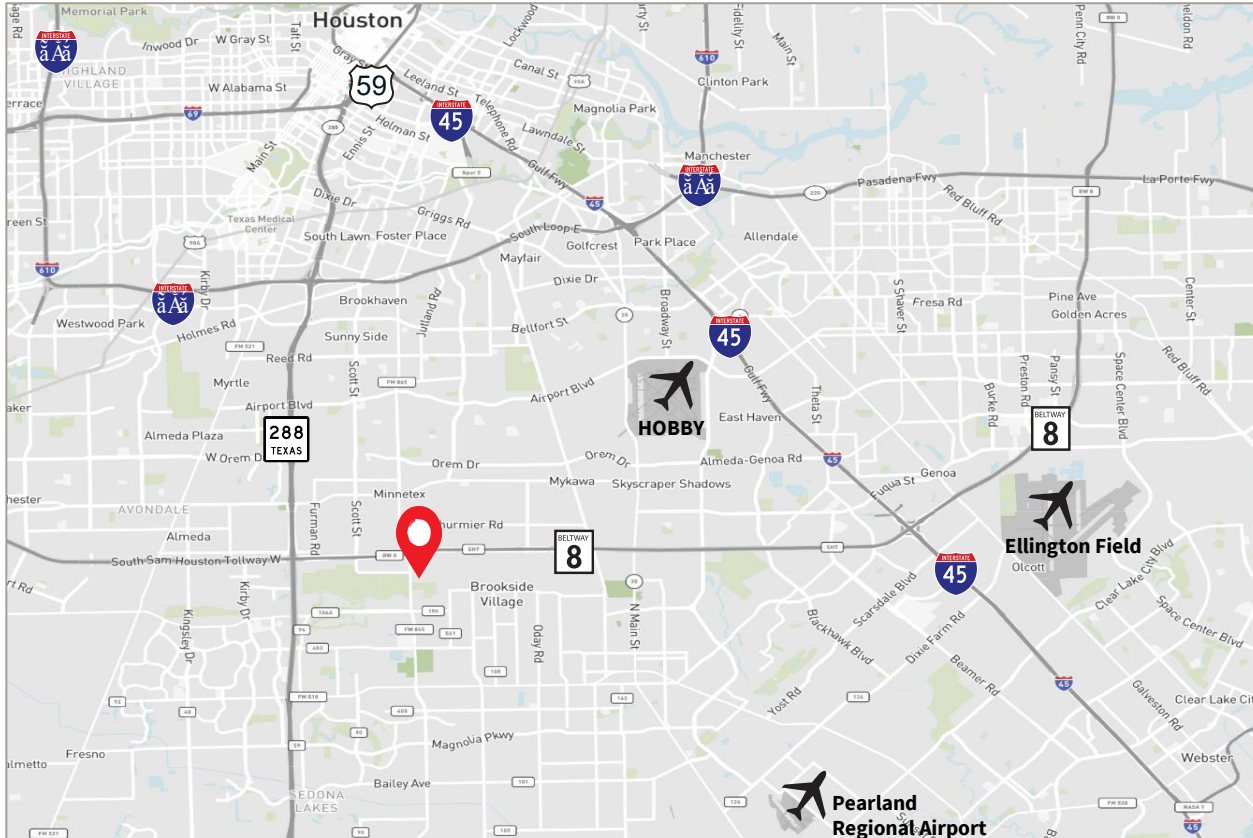
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Beltway 8 & Cullen Boulevard



Location

NEC of Cullen Blvd and Dagg Road just south of Beltway 8

Size

± 6.03 acres

Highest & Best Use

Retail/commercial, office and self-storage

Accessibility

- .25 miles from Beltway 8
- 2.5 miles from SH 288
- 6 miles from Pearland Town Center
- 9 miles from Hobby Airport
- 15 miles from Baybrook Mall

Zoning

Located in Harris County which has no zoning

Utilities

Utilities available to site

Floodplain, Pipelines, Wetlands

Unaffected by floodplains, pipelines or wetlands

Price

\$5.69 PSF or \$1,494,574.09 total



Estimated Population

| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| 4,958 | 53,963 | 195,143 |



Average Household Income

| 1-mile | 3-miles | 5-miles |
|----------|----------|----------|
| \$77,996 | \$88,565 | \$92,868 |



Traffic Counts

20,830 VPD

Cullen Blvd at Presidents Drive

11,380 VPD

Cullen Blvd at Beltway 8



Number of Households

| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| 1,756 | 19,071 | 65,732 |



Median Age

| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| 30.5 | 35.9 | 34.4 |

Aerial

