



FOR SALE

NWQ of Alameda Genoa Rd & Cullen Blvd
Houston, TX 77047

 **JLL** SEE A BRIGHTER WAY

PROPERTY HIGHLIGHTS

NWQ of Alameda Genoa Rd & Cullen Blvd | Houston, TX

FOR SALE



LOCATION

NWQ of Alameda Genoa Rd & Cullen Blvd
Houston, Texas 77048



OVERVIEW

A ±3.16-acre hard corner land site located in Houston, TX. Suitable for a convenience store, retail center, industrial, medical, or various other types of development.



AVAILABLE

» ±3.16 Acres of Land on Hard Corner



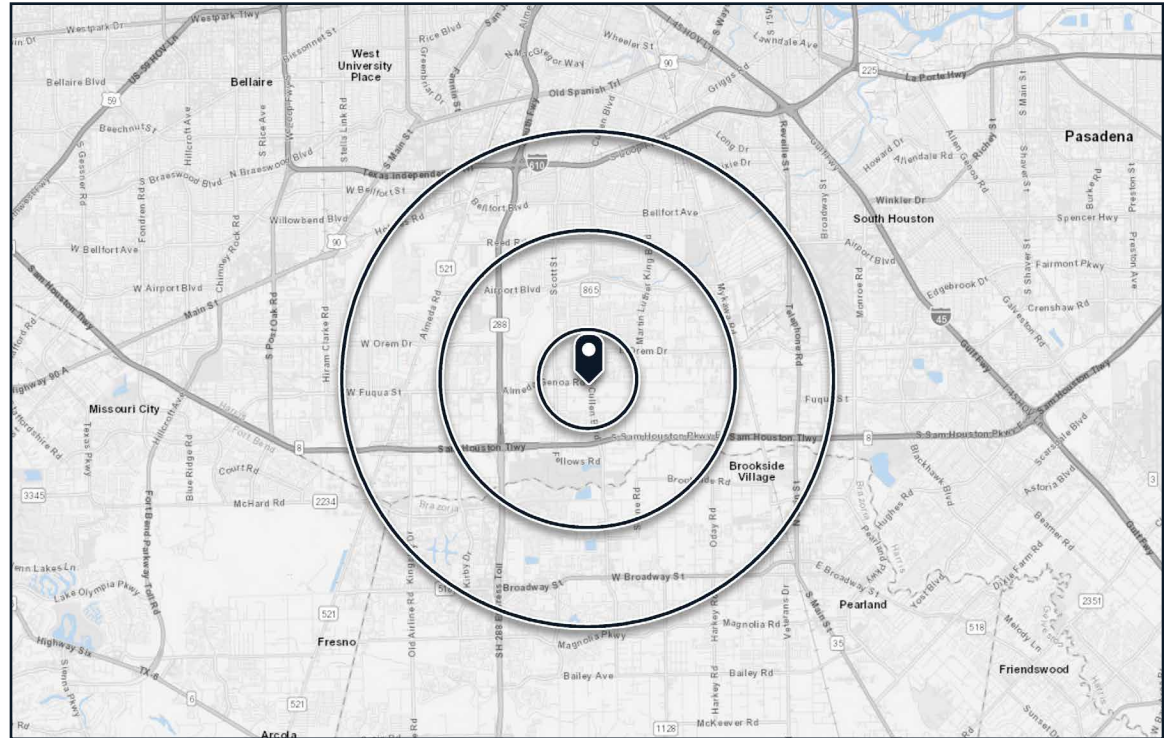
PRICE

Contact Broker



TRAFFIC COUNTS

Alameda Genoa Rd: 8,280 VPD ('22)
Cullen Blvd: 18,343 VPD ('23)



DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Mile	5-Mile
2024 Population	9,909	67,889	208,294
2029 Population	10,979	74,029	218,055
Total Households	3,353	24,239	72,728
Average HH Income	\$90,672	\$84,257	\$87,526

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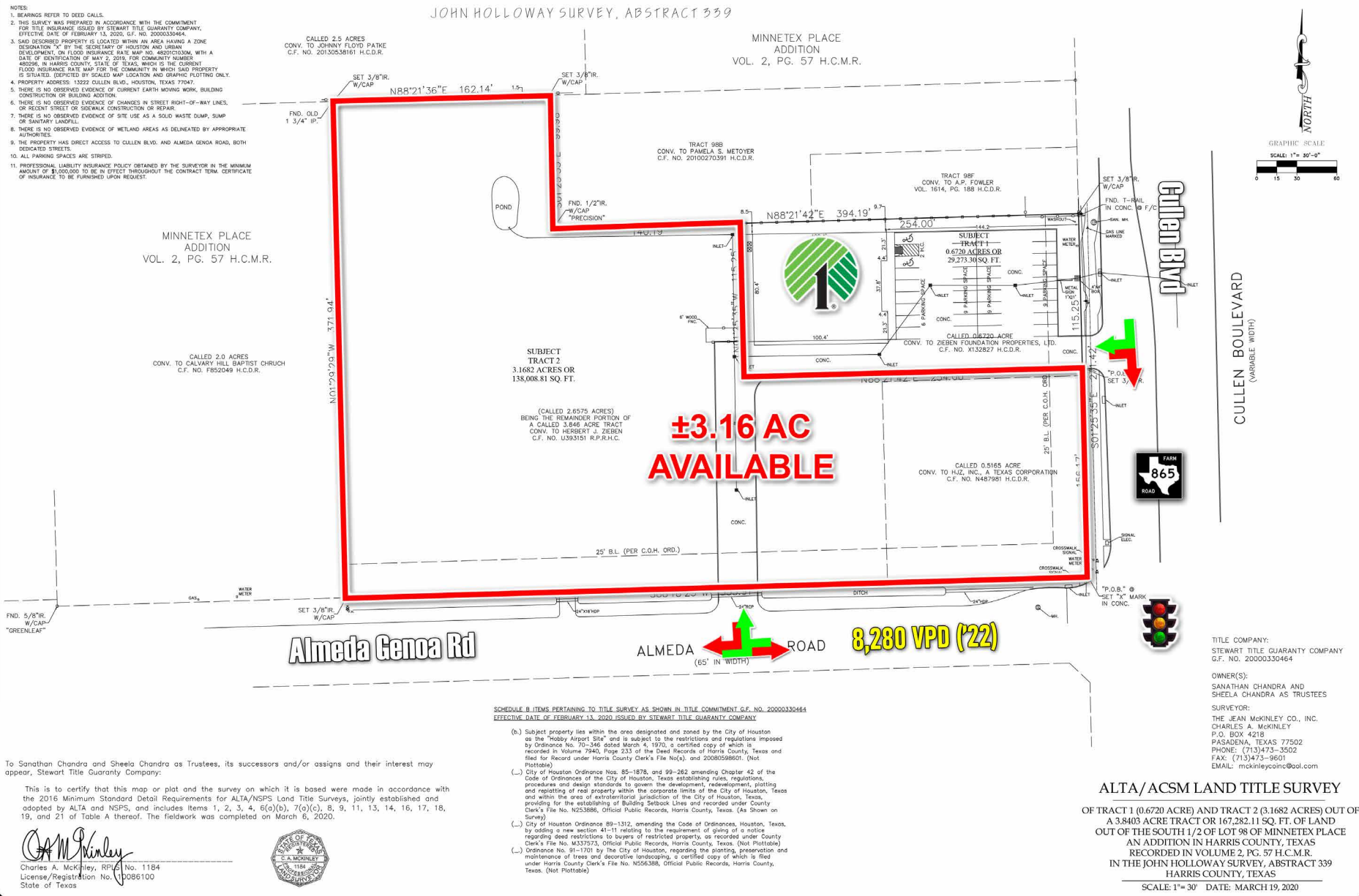
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NOTES

1. BEARINGS REFER TO DEED CALLS.
2. THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STANLEY TITLE GUARANTY COMPANY.
3. THE DATE OF FURNISHING THIS SURVEY TO THE CLIENT IS 01/20/2015.
4. SAID DECEASED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONING OF R-1. THE PROPERTY IS LOCATED WITHIN AN AREA OF DEVELOPMENT, ON FLOOD RISK MAPS OF THE STATE OF TEXAS, WITH A FLOOD RISK OF 1% ANNUAL FLOOD RISK. THE PROPERTY IS LOCATED IN 480906, IN HARRIS COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD RISK MAP. THE FLOOD RISK MAP IS NOT A GUARANTEE OF FLOOD RISK IS SITUATED. (DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING).
5. PROPERTY ADDRESS: 13222 CULLEN BLVD, HOUSTON, TEXAS 77047.
6. THE PROPERTY IS LOCATED IN CURRENT EARTH WAREHOUSE BUILDING CONSTRUCTION OR BUILDING ADJACENT.
7. THE PROPERTY IS LOCATED IN CURRENT EARTH WAREHOUSE BUILDING CONSTRUCTION OR BUILDING ADJACENT. CHANGES IN STREET RIGHT-OF-WAY LINES, OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
8. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SOIL, OR SANITARY LANDFILL.
9. THERE IS NO OBSERVED EVIDENCE OF WETLAND AREAS AS Delineated BY APPROPRIATE AGENCY.
10. THE PROPERTY HAS DIRECT ACCESS TO CULLEN BLVD. AND ALAMEDA GENE BLVD. BOTH DEDICATED STREETS.
11. ALL PARAPLANES ARE CURRENT.
12. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$500,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF BONDING IS NOT REQUIRED.



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SITE AERIAL

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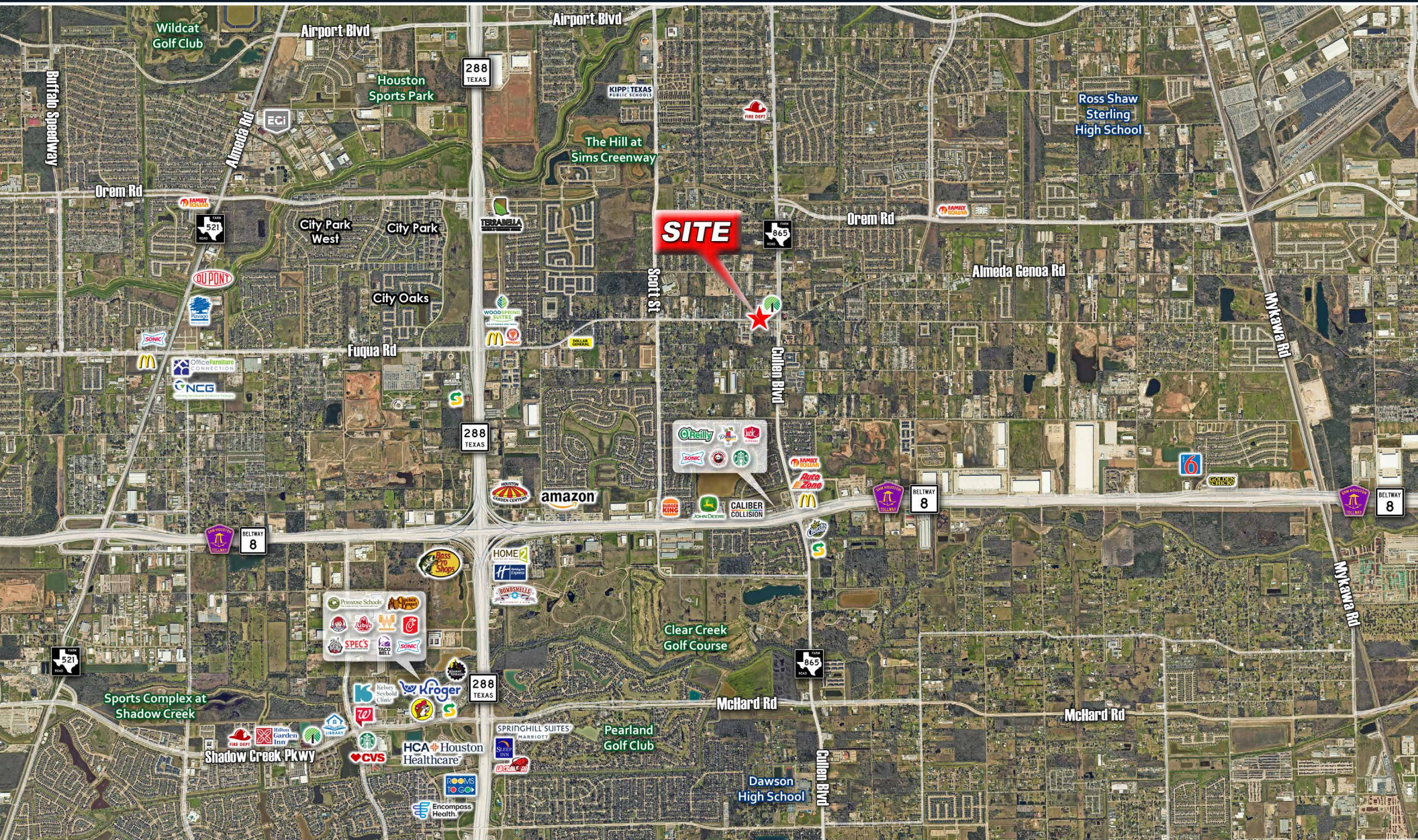
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TRADE AREA AERIAL

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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.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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