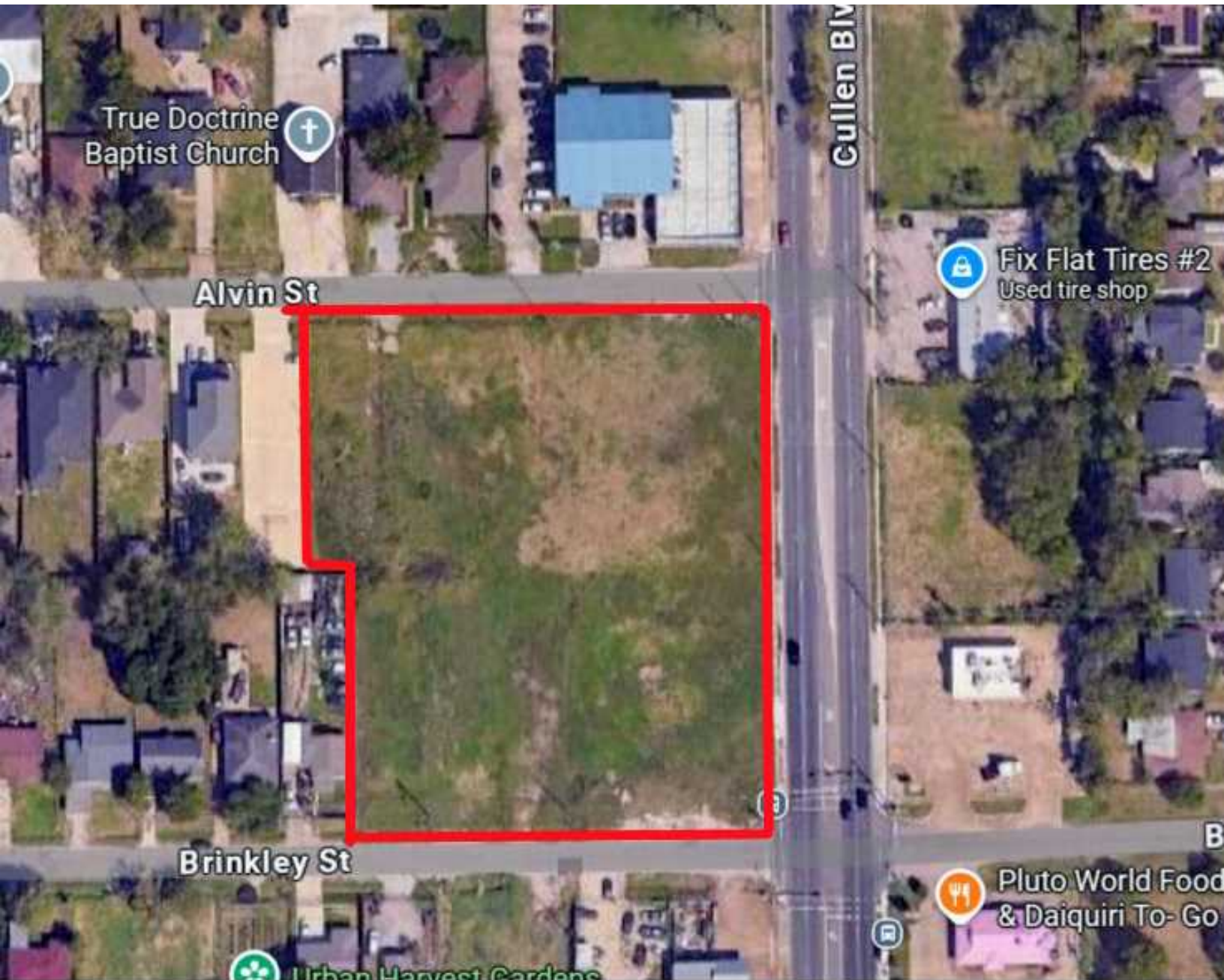


COMMERCIAL LOT/LAND FOR SALE

DEVELOPMENT SITE

RARE 2.27 ACRES NEAR MEDICAL CENTER SOUTH

8810 CULLEN BLVD, HOUSTON, TX 77051



FOR SALE
RARE DEVELOPMENT OPPORTUNITY

KW COMMERCIAL, HOUSTON



Each Office Independently Owned and Operated

PRESENTED BY:

MANUEL CHAVEZ

Commercial Professional

O: (281) 662-4546

C: (281) 662-4546

manuelchavez@mctxcre.com

Broker Lic.# 900862, Agent Lic.# 718357

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

8810 CULLEN BOULEVARD



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1 - Property Information

land executive summary	4
Property Summary	5
Property Description	6
Attachment 1	7
Property Photos	8

2 - Location Information

Regional Map	11
Location Maps	12
Aerial Map	13

3 - Trade Area Overview

Business Map	15
Demographics	16

4 - Agent Profile

Professional Bio	18
Disclaimer	19
Attachment 2	20



8810 CULLEN BOULEVARD

Property Information

1

LAND EXECUTIVE SUMMARY

PROPERTY SUMMARY

PROPERTY DESCRIPTION

ATTACHMENT 1

PROPERTY PHOTOS

LAND EXECUTIVE SUMMARY

8810 CULLEN BOULEVARD



Executive Summary OVERVIEW

KW Commercial Texas is pleased to present the exclusive offering of 8810 Cullen Blvd, Houston, TX 77051. This ±2.27-acre commercial land site represents a rare investment or development opportunity located in Houston's Medical Center South submarket, with proximity to major transportation corridors, residential neighborhoods, and employment centers.

- * Property Type: Commercial Acreage
- * Lot Size: ±99,034 SF (2.2735 acres)
- * Zoning: Commercial (per County records)
- * Flood Zone: X (Minimal Risk)
- * Assessed Value (2024): \$1,089,374
- * Tax Rate: 2.0924%
- * This property offers excellent potential for retail, medical, multifamily, or mixed-use development, given its high visibility on Cullen Blvd and strong surrounding demographics.

Property Highlights

- Prime Location: Positioned along Cullen Blvd, with direct access to Houston's Medical Center South, major employment hubs, and dense residential neighborhoods.
- Development Flexibility: Commercial acreage with no current structures—offering a clean slate for investors or developers.
- Strong Demographics: Within Houston ISD boundaries and near major commuter routes.
- Land Value Growth: Assessed land value has increased by over 10% year-over-year.
- Flood Zone X: Minimal flood risk per FEMA panel 48201C0890M.

Price:	\$2,500,000.00
Lot Size:	99,034 SF
Price / Sq.Ft.:	\$25.24
Access:	10
Cross Streets:	Brinkley St.
Permitted Uses:	Commercial / Residential
Frontage:	331"
Traffic Count:	22,116
Signal Intersection:	Brinkley St.
Utilities:	Access / Buyer's Due Diligence
Zoning:	Commercial Acreage
APN:	144-971-001-0001

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PROPERTY SUMMARY

8810 CULLEN BOULEVARD



Property Summary

APN:	144-971-001-0001
\$/SF (Land)	\$25.24
Land SF:	99,034 SF
% Improved	0
Frontage:	331 Ft
Lot Size:	2.2735 Acres
Property Type:	Commercial
Zoning:	Commerciall Acreage
County Use	Commercial / Land Neighborhood
Sale Price	\$ 2,500,000.00
St Num1	8810
Street	Cullen Boulevard
Tax	

Property Overview

The property is located in East Sunnyside Court, just minutes from:

Location Overview

Texas Medical Center – one of the largest medical complexes in the world.

Downtown Houston – ±10 miles north.

Major Highways – quick access to I-610, SH-288, and Beltway 8.

Residential Growth – Sunnyside and surrounding neighborhoods experiencing infill development and demand for retail and housing.

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PROPERTY DESCRIPTION

8810 CULLEN BOULEVARD



Investment Highlights

- * Prime Location: Positioned along Cullen Blvd, with direct access to Houston's Medical Center South, major employment hubs, and dense residential neighborhoods.
- * Development Flexibility: Commercial acreage with no current structures—offering a clean slate for investors or developers.
- * Strong Demographics: Within Houston ISD boundaries and near major commuter routes.
- * Land Value Growth: Assessed land value has increased by over 10% year-over-year.
- * Flood Zone X: Minimal flood risk per FEMA panel 48201C0890M.
- * Address: 8810 Cullen Blvd, Houston, TX 77051
- * Parcel ID: 144-971-001-0001
- * Lot Size: ±99,034 SF / 2.2735 Acres
- * Current Use: Vacant Commercial Land
- * Utilities: Available through City of Houston (Buyer to verify).

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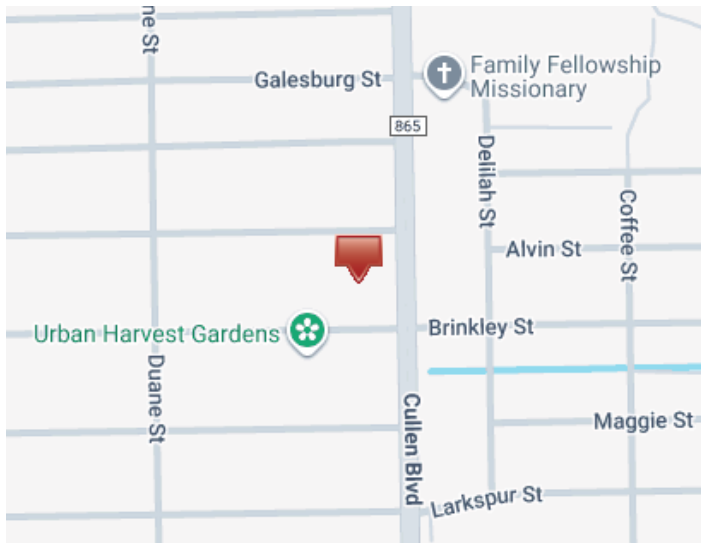
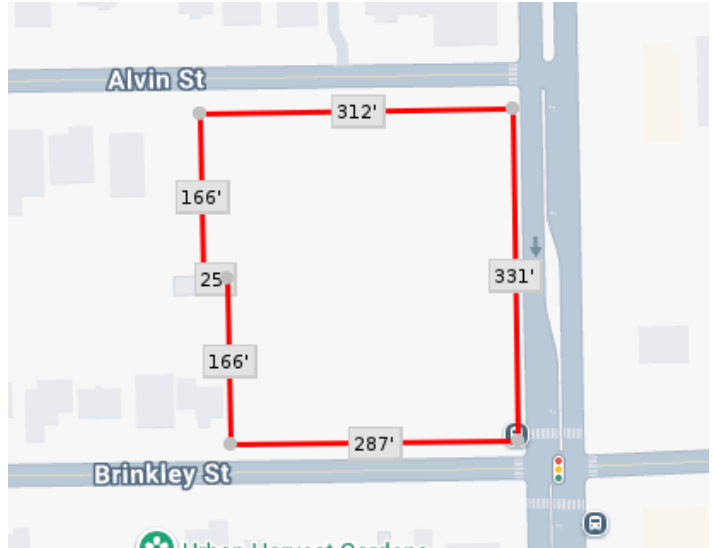
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PROPERTY PHOTOS

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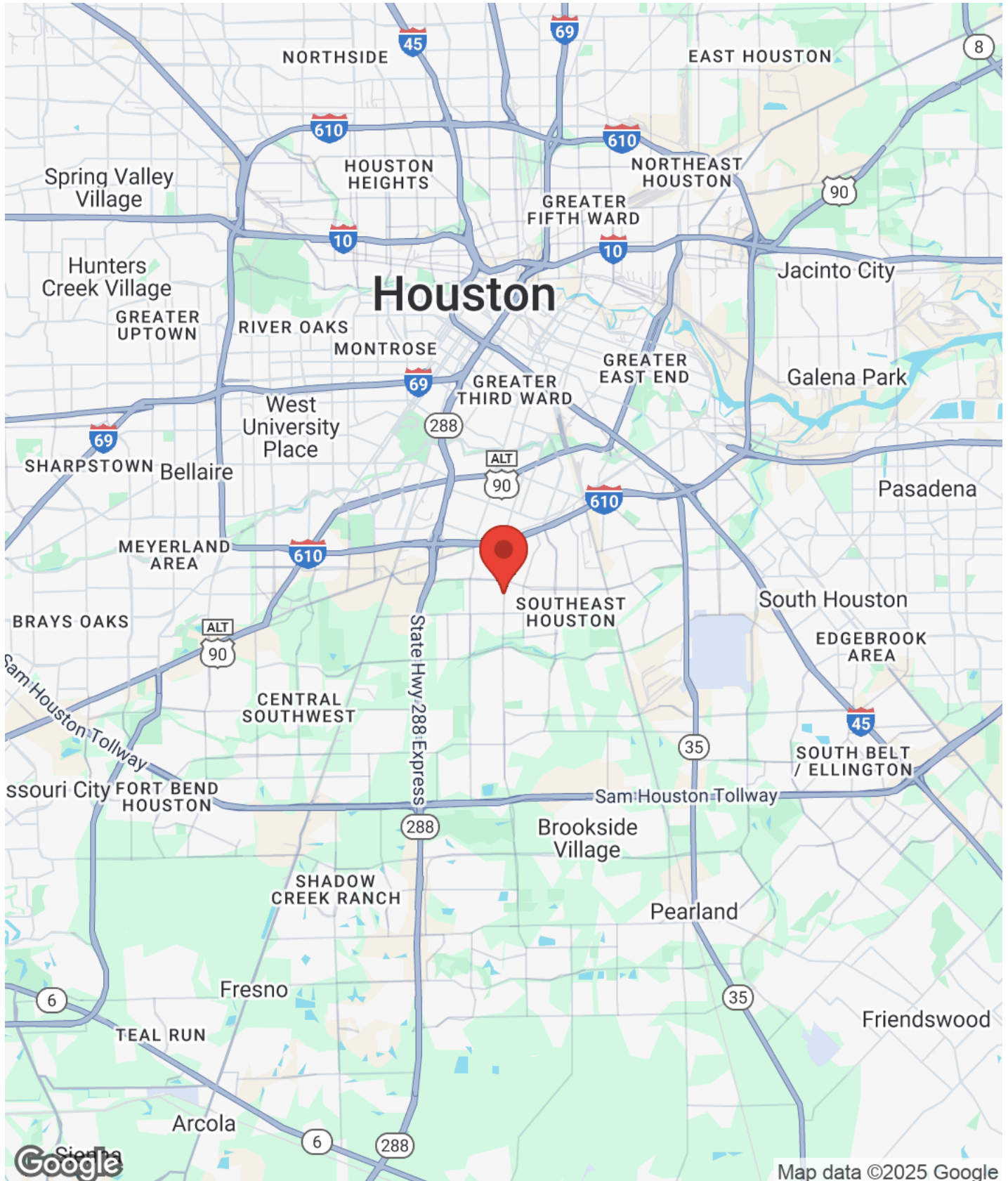
Location Information

REGIONAL MAP
LOCATION MAPS
AERIAL MAP

2

REGIONAL MAP

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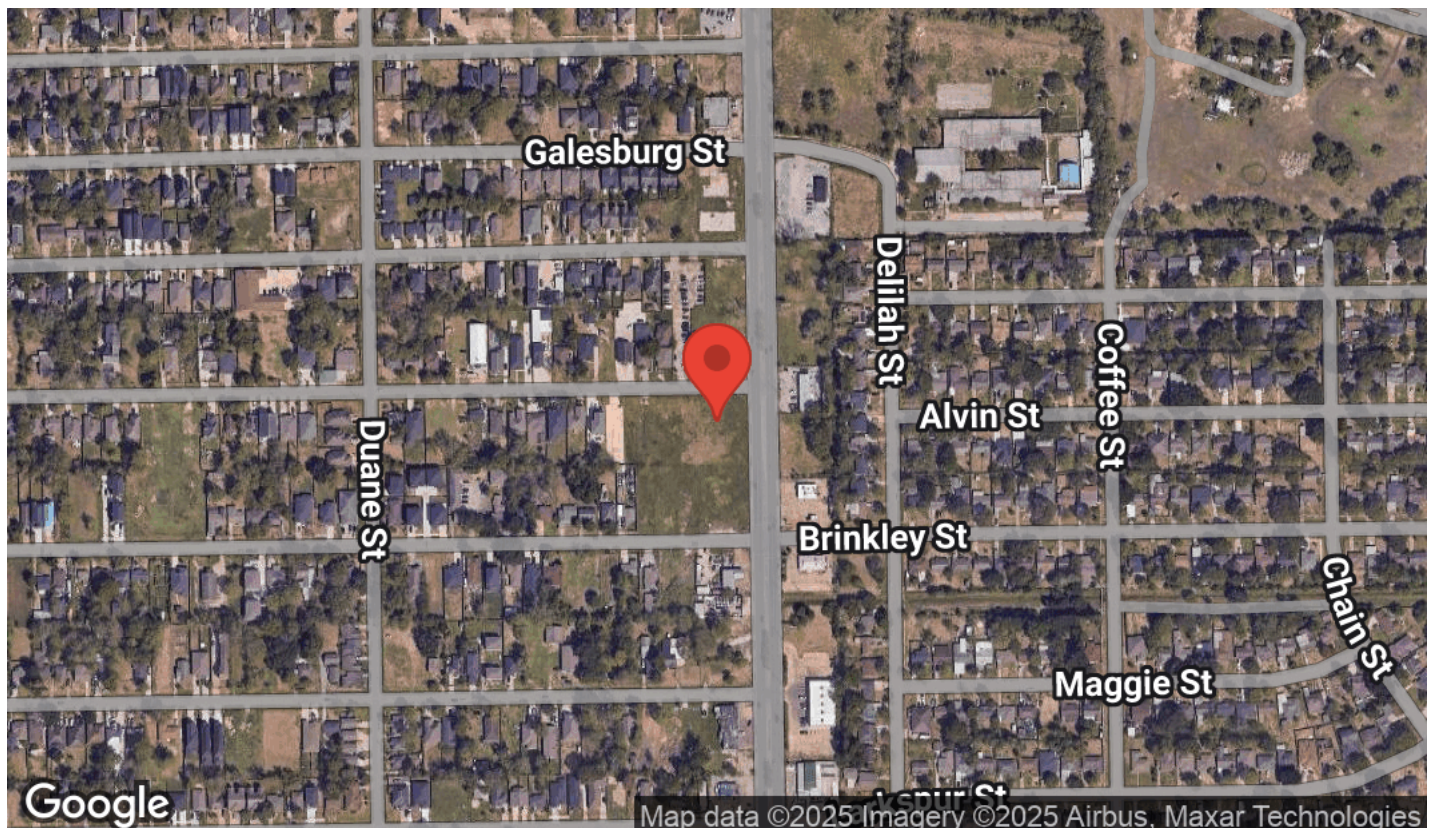
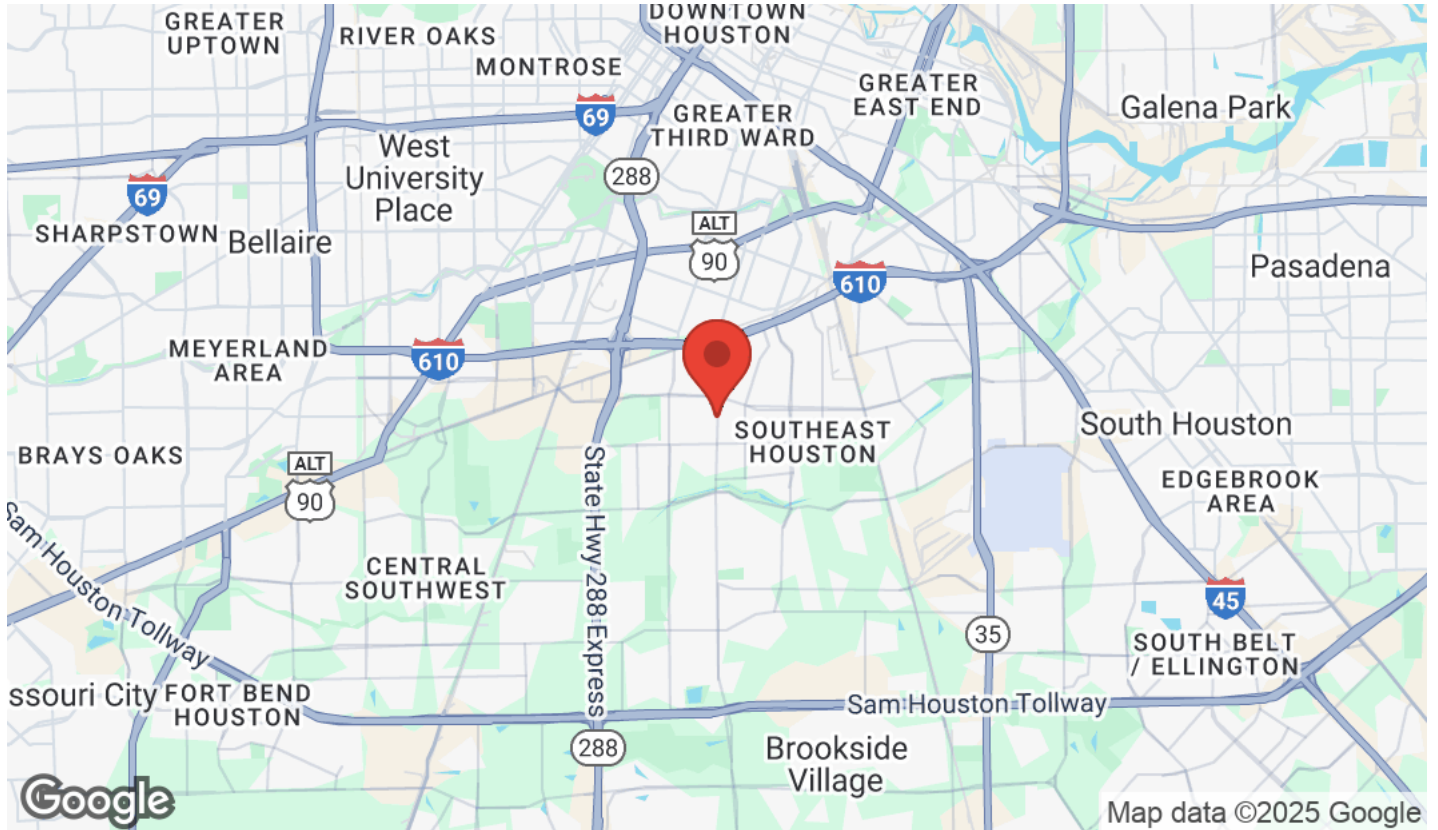
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LOCATION MAPS

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AERIAL MAP

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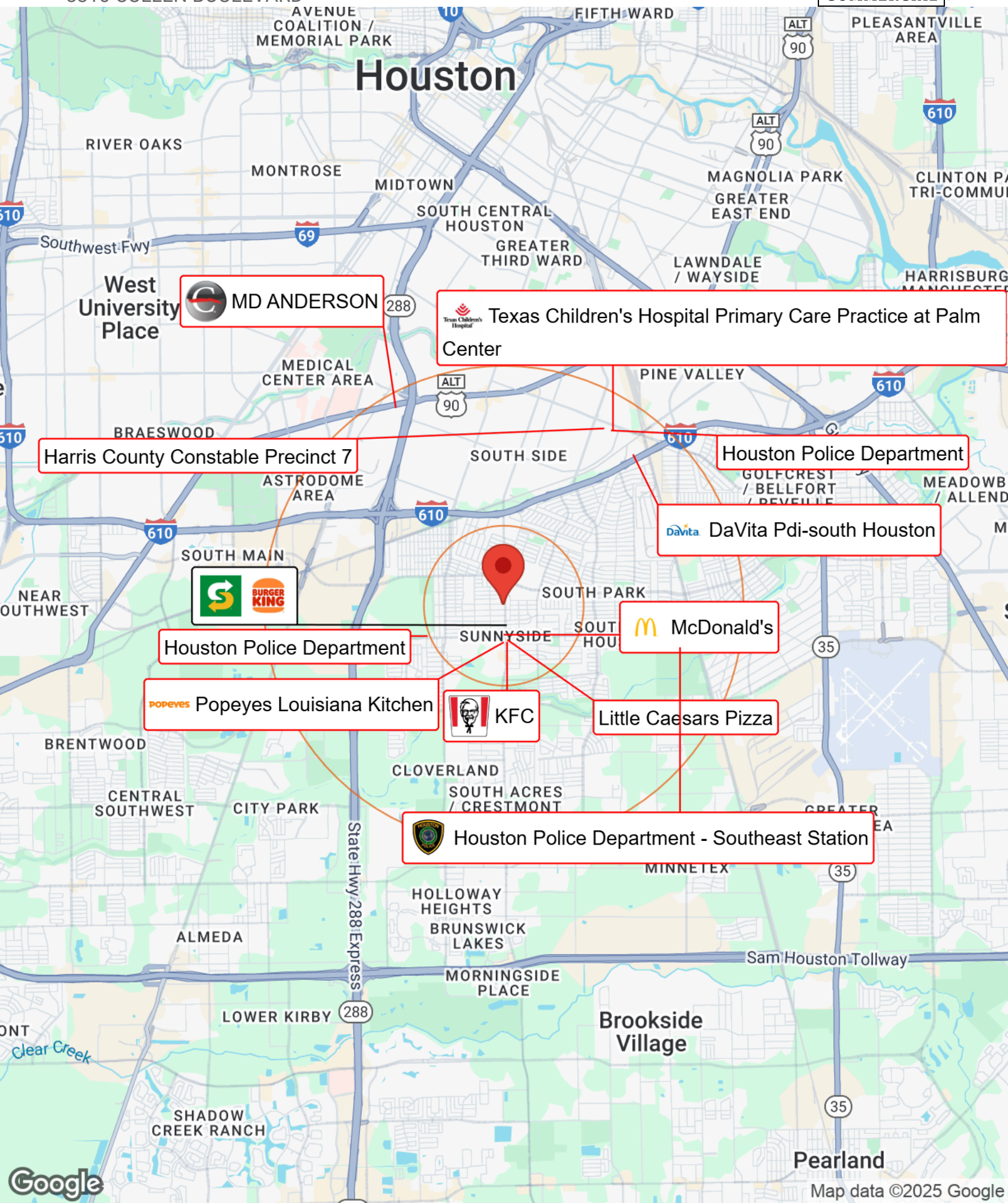
Trade Area Overview

BUSINESS MAP
DEMOGRAPHICS

3

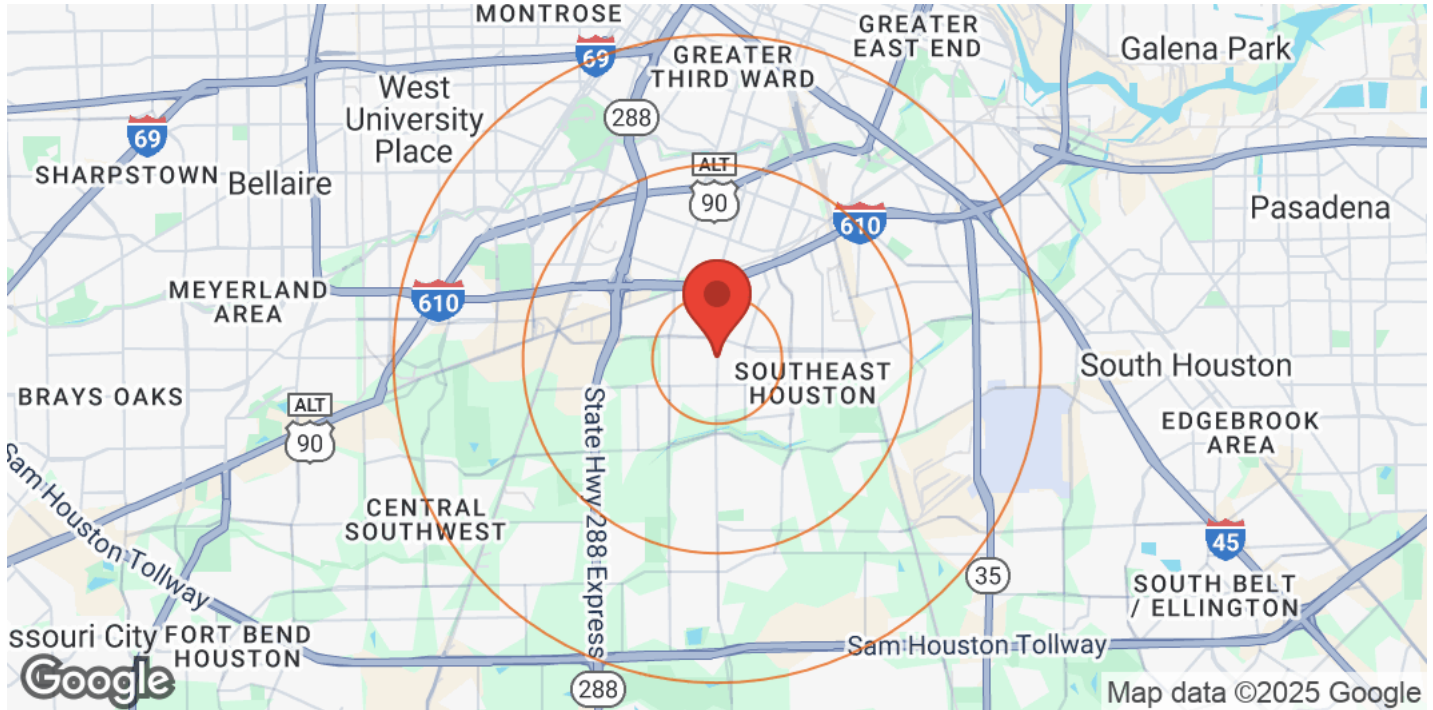
BUSINESS MAP

8810 CULLEN BOULEVARD



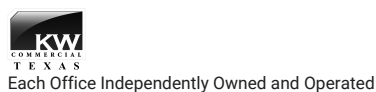
DEMOGRAPHICS

8810 CULLEN BOULEVARD



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	7,492	53,855	167,574
	Female	8,676	60,480	161,994
	Total Population	16,168	114,335	329,568
Age	Ages 0-14	3,705	23,414	60,778
	Ages 15-24	2,196	16,014	56,984
	Ages 25-54	6,071	46,402	139,636
	Ages 55-64	1,905	12,684	32,834
	Ages 65+	2,293	15,821	39,334
Race	White	637	8,186	49,237
	Black	11,513	70,087	130,773
	Am In/AK Nat	16	114	297
	Hawaiian	3	23	66
	Hispanic	3,702	30,745	117,359
	Asian	112	3,704	26,761
	Multi-Racial	155	1,235	3,889
	Other	32	240	1,153
Income	Median	\$34,899	\$48,790	\$58,476
	< \$15,000	1,532	8,211	20,696
	\$15,000-\$24,999	743	4,351	9,568
	\$25,000-\$34,999	696	3,940	9,701
	\$35,000-\$49,999	690	5,650	14,492
	\$50,000-\$74,999	872	8,568	23,486
	\$75,000-\$99,999	669	5,041	15,331
	\$100,000-\$149,999	447	4,770	16,448
	\$150,000-\$199,999	175	1,532	6,434
	> \$200,000	100	1,532	9,712
Housing	Total Units	6,608	48,457	140,804
	Occupied	5,924	43,594	125,868
	Owner Occupied	2,608	19,754	50,987
	Renter Occupied	3,316	23,840	74,881
	Vacant	684	4,864	14,936

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8810 CULLEN BOULEVARD

Agent Profile

4

PROFESSIONAL BIO

DISCLAIMER

ATTACHMENT 2

PROFESSIONAL BIO

8810 CULLEN BOULEVARD



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Manuel Chavez, a Houston native, brings 20+ years of business and real estate experience to every transaction. Bilingual in English and Spanish, he studied at the University of Houston with multiple Texas Accredited Commercial Specialist certifications, he specializes in multifamily, retail, and industrial sales, acquisitions, and leasing. His background in entrepreneurship, franchise ownership, construction, and land development equips him to navigate complex deals and deliver strategic solutions. Known for strong client service, negotiation skills, and market insight, Manuel is committed to helping investors and owners achieve their real estate goals.

Disclaimer

8810 CULLEN BOULEVARD



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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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.

2-10-2025



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.

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Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Manuel Chavez	0718357	ManuelChavez@KWCommercial.com	(281) 662-4546
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 1-1