



2.8059 Acres
Available Land

CULLEN BLVD & EAST OREM DR

Cullen Blvd & East Orem Dr, Houston, TX

**WEINGARTEN
REALTY**

Located at the intersection of East Orem and Cullen in Houston. This land parcel is ideal for residential, retail, industrial, warehouse, or storage users.

PROPERTY SIZE 0 SQ. FT.

LAT/LONG 29.62781 N, -95.3564 W

TRAFFIC COUNTS \U200BCULLEN BLVD & EAST OREM DR. - 22,811

CONTACT

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NORTH



TENANTS LIST

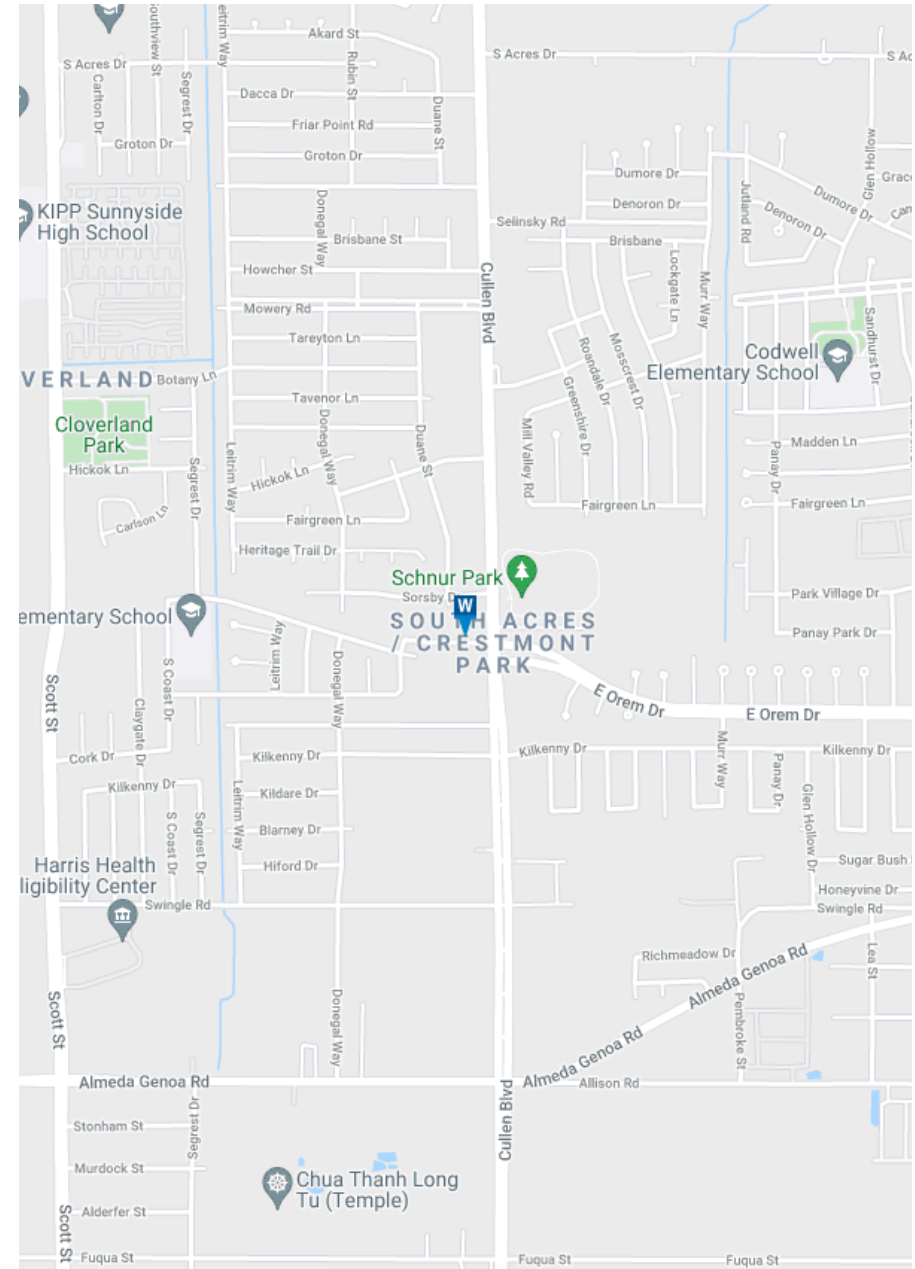
X0A	Available	0 SF
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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	14,217	36,565	66,516	206,387
Average Household Income	\$62,183	\$57,755	\$58,554	\$66,870
Population Trends				
2000 Population	10,653	26,346	44,860	141,217
2010 Population	11,599	29,710	54,567	177,589
2020 Population	14,217	36,565	66,516	206,387
2025 Population	15,819	40,386	72,967	220,528
Absolute Growth 2010 to 2020'	22.57%	23.07%	21.9%	16.22%
Projected Growth 2020 to 2025'	11.27%	10.45%	9.7%	6.85%
Race & Ethnicity				
% White	1.72%	2.63%	3.87%	11.41%
% Black	85.87%	82.22%	77.77%	52.23%
% Asian	0.7%	0.92%	1.43%	6.02%
% Other	0.78%	1.01%	1.13%	1.37%
% Hispanic	10.92%	13.22%	15.79%	28.97%
Income & Education				
Median Household Income	47,297	43,592	44,487	50,553
Average Household Income	\$62,183	\$57,755	\$58,554	\$66,870
% College Graduates	25.21%	24.23%	25.07%	29.33%
Age				
Median Age	38.1	35.6	35.1	34.2
% Age < 18	24.08%	26.91%	27.7%	28.27%
% Age 65 +	18.51%	16.11%	14.81%	12.76%
Households & Housing				
Households	5,084	13,092	23,866	72,446
Average Household Size	2.8	2.79	2.78	2.83
Median Housing Value	\$98,920	\$103,136	\$106,896	\$123,335
% Owner Occupied Housing	66.46%	55.45%	54.63%	54.06%
% Renter Occupied Housing	26.21%	32.47%	34.8%	36.63%
% Vacant Housing	7.33%	12.08%	10.57%	9.31%
Workplace & Workers				
Number of Businesses	79	214	519	2,759
% White Collar	52.31%	53.79%	55.65%	57.83%
% Blue Collar	47.69%	46.21%	44.35%	42.17%



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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.



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 on 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 listening 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.

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Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date