

RUTLEDGE COMMERCIAL REAL ESTATE

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February 01, 2019

CULLEN CENTER

RETAIL SHOPPING CENTER - \$4,000,000.00 **2620 CULLEN BLVD., PEARLAND, TEXAS 77581**

LOCATION: Neighborhood/Community shopping center is located in the City of Pearland near the heavily travelled intersection of Broadway (FM 518) and Cullen Blvd. and in one of the more developing markets of the Greater Houston Area. Brazoria County, Texas. Property ID #175933

SIZE: BUILDINGS = 24,000/SF - Two buildings – [12,000/SF each]
LAND = 2.00 acres [87,120/SF].
FRONTAGE - Approximately 295.14 linear feet on Cullen Blvd.
SHOPPING CENTER DEPTH - Approximately 60 linear feet.

RESTRICTIONS: Property is zoned commercial. Zoning by the City of Pearland and requires construction/occupancy permitting.

UTILITIES: All water/sewer utilities are available to the property through the City of Pearland, electrical through CenterPoint Reliant Energy, AT&T telephone and Comcast cable communications.

PROPERTY TAXES: 2018 \$59,791.77

COMMENTS: The shopping center has some upside and is currently at 100% occupancy, Tenants include Lone Star Bounce Town (9,000/SF), Studio 4:1 (3,000/SF), Prime Equip Services (3,000/SF), TG Global Ministry (3,000/SF), Five Star Home Dialysis (1,500/SF) and Extreme Level Dance (4,500/SF).

KEY MAP NUMBER: 613R

SALES PRICING: **\$4,000,000.00**

NEED MORE INFORMATION: **WAYNE RUTLEDGE @ 832.875.2980**
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The information contained herein has been obtained from reliable sources; however, we do not guarantee it. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.