

# FOR SALE 2620 CULLEN CENTER

## SHOPPING CENTER FOR SALE

2620 Cullen Blvd. Pearland, Texas 77581

PRICE REDUCTION!

PROPERTY INFORMATION:

SALE PRICE: **\$4,000,000.00**

TOTAL ACREAGE: 2.0 Acres

BUILDING SIZE: 24,000 SF

Two (2) 12,000 SF Buildings

- Upside –100% Occupancy
- Ample Parking
- Near the busy FM 518 (Broadway) Intersection
- Adjacent to the Post Office Building
- Near many sit-down and Fast food restaurants



### FOR MORE INFORMATION:

Nancy Furst	713.301.8801	JLA Realty	
Wayne Rutledge	832.875.2980	Rutledge Commercial Real Estate	
Demographics:	1M	3M	5M
Population	5,907	58,071	114,873
Avg. Age	42	40	41
Avg. Income	99,761	93,588	78,175

# FOR SALE

## 2620 CULLEN CENTER



Directly on Cullen Blvd. near intersection of  
FM518



### CULLEN SHOPPING CENTER- 2620 CULLEN BLVD.

#### Executive Summary

Sale Price	\$4,000,000.00	
Cap Rate	7.81%	
NOI	\$312,260.29	
Building Size	2 Buildings 12,000 SF Each	24,000 SF
Lot Size	87,120 SF	
Occupancy	100%	
No. of Tenants	6	
Lease Type	NNN	
Location	Brazoria County	
Frontage	295.14 linear ‘	
Parking	125 Spaces	

#### Traffic Volume: 2017

18,428 on Cullen & Broadway St

28,513 on Broadway St & Cullen Blvd

# FOR SALE

# 2620 CULLEN CENTER

2620 Cullen Blvd.  
Pearland, Texas 77581

11/2/2015



## Information About Brokerage Services

Texas law requires all real estate licensees 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>JLA REALTY</b>	<b>9000562</b>	<b>jaltic@jlarealestate.com</b>	<b>(281)744-2611</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Wayne Rutledge/RUTLEDGE REAL ESTATE LLC</b>	<b>0574582</b>	<b>wayne@rutledgecommercial.com</b>	<b>(832)875-2980</b>
Designated Broker of Firm	License No.	Email	Phone
<b>John Altic</b>	<b>0572287</b>	<b>jaltic@jlarealestate.com</b>	<b>(281)744-2611</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Nancy Furst/JLA REALTY</b>	<b>0483209</b>	<b>nancy@callnancyfurst.com</b>	<b>(713)301-8801</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

Rutledge Commercial Real Estate, P. O. Box 580066 Houston TX 77258  
Wayne Rutledge

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 832.875.2980 Fax: 2620 Cullen Blvd.  
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)



This information contained herein was obtained from sources believed reliable; however, Rutledge Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

[www.RutledgeCommercial.com](http://www.RutledgeCommercial.com)

PO Box 580332, Houston, TX 77258