

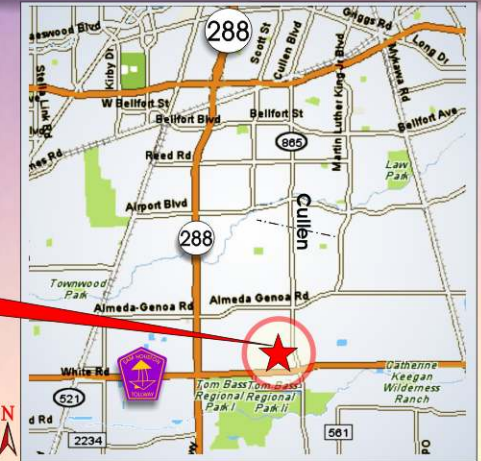
Cullen Shopping Plaza

NWC Beltway 8 South/Cullen Blvd

4001 S. Sam Houston Pkwy. E. ■ Houston, Texas 77047

- 18,500 sf Center
- Excellent Visibility/
High Traffic Counts
- Ample Parking-
Almost 6:1 Ratio
- End Caps Available
with Drive Thru
- Direct Access to
Beltway 8
- Additional retailers
include Jack In The
Box, Exxon, and
Sonic
- \$24-\$27 psf NNN

**Under Construction-
April 15, 2012
Delivery**



SITE

FOR MORE INFORMATION

Mark Davis

Mark@Davis-Commercial.com

Jonathan Hicks

Jonathan@Davis-Commercial.com

PH (713) 528-9776

2011 DEMOGRAPHICS

■ Population	■ Avg. HH Inc.
1 mi. - 6,268	1 mi. - \$61,849
3 mi. - 43,027	3 mi. - \$77,553
5 mi. - 167,565	5 mi. - \$73,451

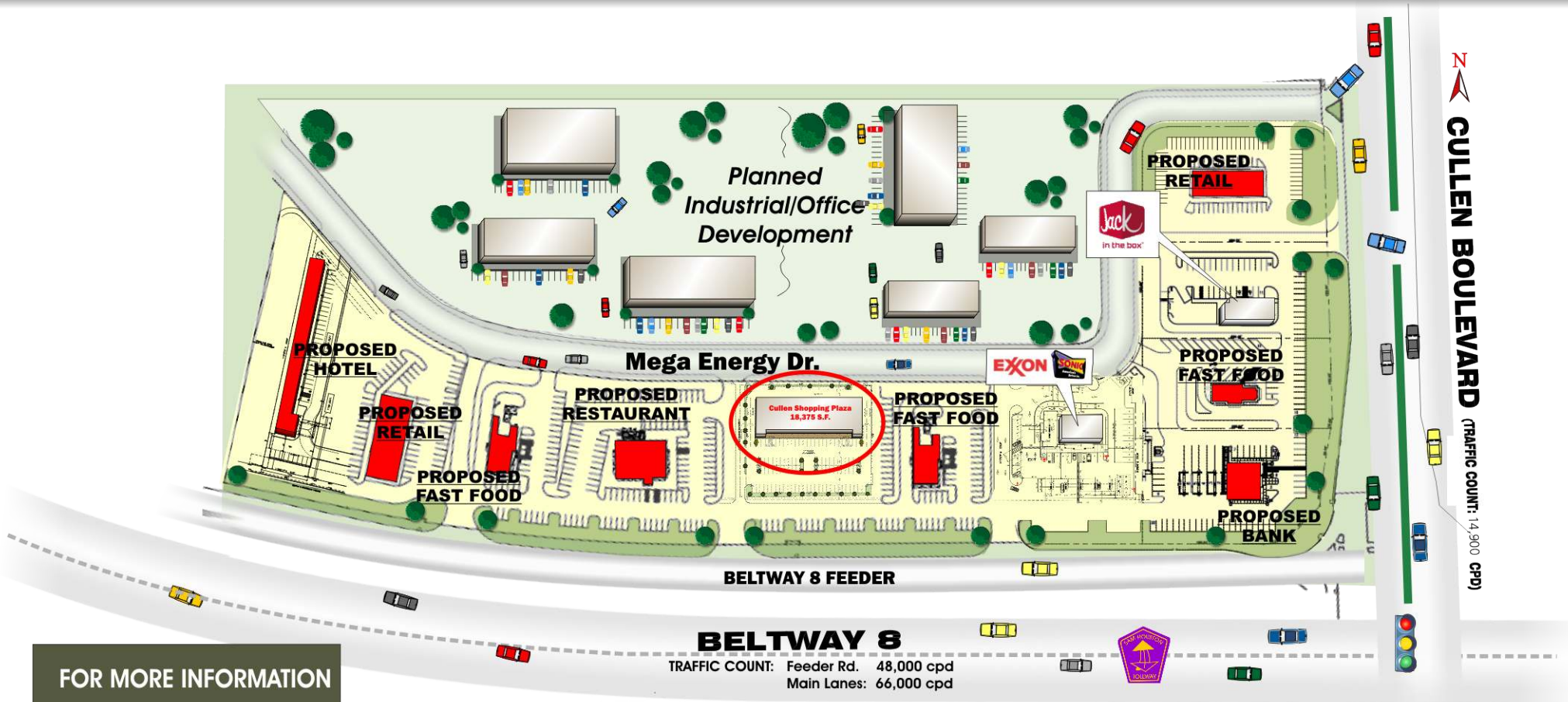
TRAFFIC COUNTS

■ Beltway 8 Main Lanes	66,000 (2008)
■ Beltway 8 Feeder Rd.	48,000 (2006)
■ Cullen Blvd.	14,900 (2006)

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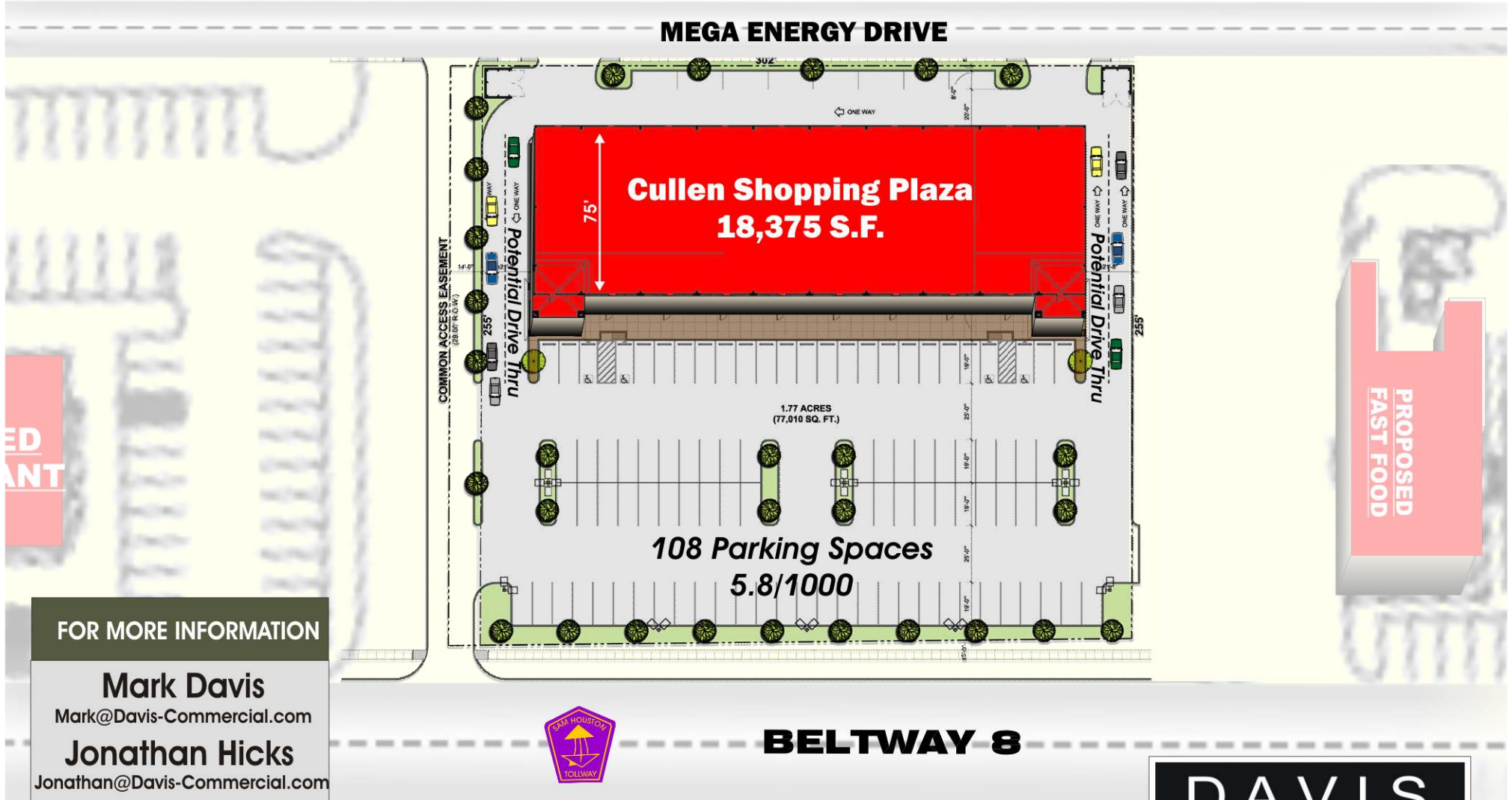
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BELTWAY 8

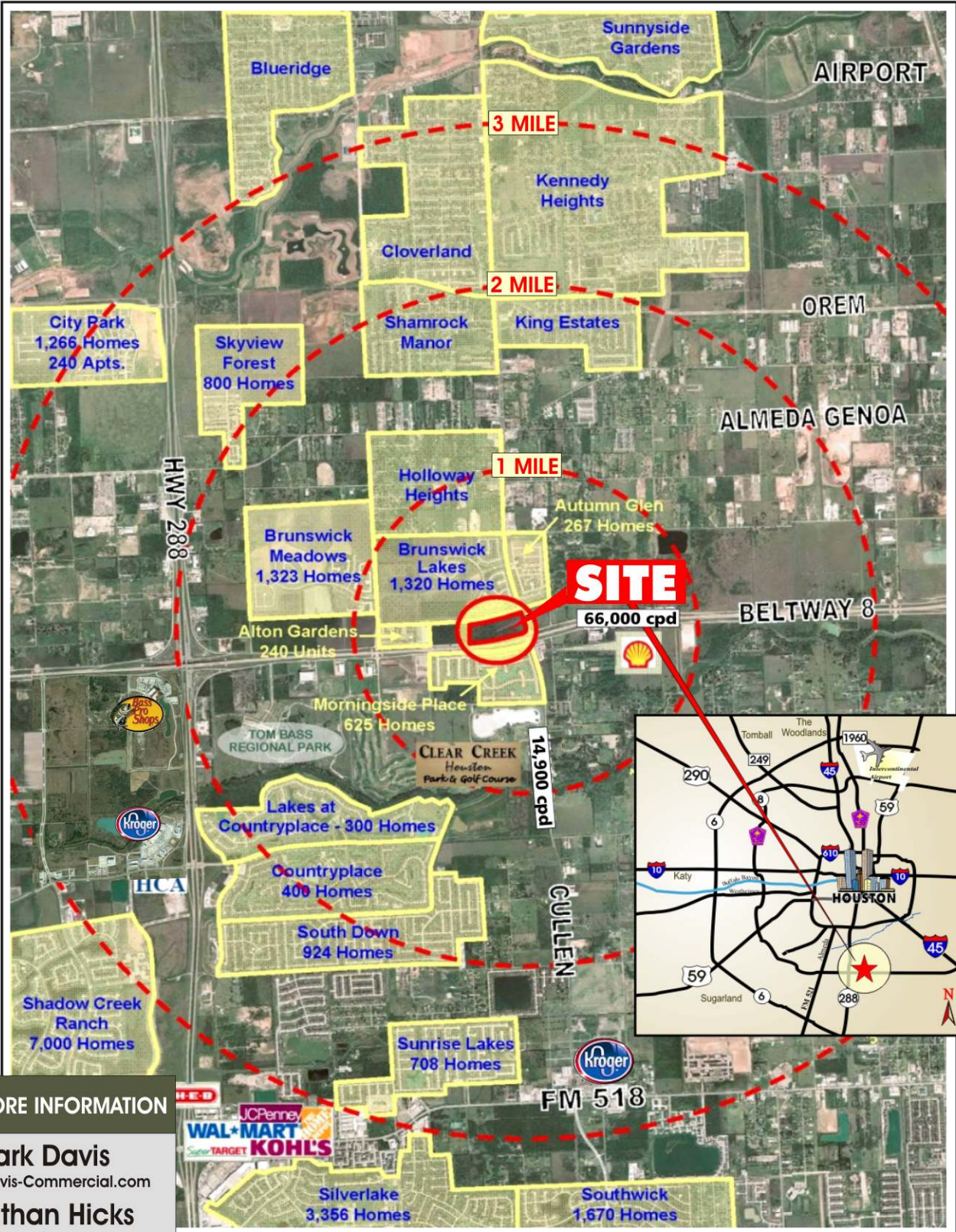


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2134 Richmond Ave., Houston, TX 77098

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