

# 4.6 ACRES FOR SALE

## CULLEN BLVD., PEARLAND, TEXAS

25

**LOCATION:** ALONG THE EAST SIDE OF CULLEN BLVD. (STATE HWY FM NO. 865) JUST NORTH OF HUGES RANCH ROAD AND ACROSS THE STREET FROM GLENDA DAWSON HIGH SCHOOL, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

KEY MAP #613 H

**ADDRESS:** 2109 CULLEN BLVD., PEARLAND, TEXAS 77581

**SIZE:** 4.69 ACRE (204,296 SQUARE FEET)

**PRICE:** \$7.71 PER SQUARE FOOT OR \$1,575,000

**SELLER**

**FINANCING:** AVAILABLE – CONSULT BROKER

**BUILD TO SUIT:** OWNER WILL CONSIDER A BUILD TO SUIT FOR A GOOD CREDIT TENANT

**FRONTAGE/** 261 FEET ALONG CULLEN BLVD  
**DIMENSIONS:** 782 FEET ALONG THE NORTH BORDER  
781 FEET ALONG THE SOUTH BORDER  
261 FEET ALONG THE WEST (REAR) BORDER

**IMPROVE-MENTS:** 2 ALL METAL WAREHOUSE BUILDINGS  
BLDG. #1 – 40' X 23' = 900 SF – PITCHED ROOF  
2 OVERHEAD DOORS – FRONT 13' WIDE / SIDE 4' WIDE (DOOR MISSING)  
BLDG #2 – 160' X 42' = 6,720 SF – PITCHED ROOF  
2 OVERHEAD DOORS ALONG THE SOUTH SIDE - 12' W X 15' H / 12' W X 20' H  
2 OVERHEAD DOORS ALONG THE WEST END – 12' W X 20' H  
1 OVERHEAD DOOR ALONG THE EAST END – 12' W X 15' H  
¾ OF THE INTERIOR FLOOR IS CONCRETE. THE BALANCE IS PACKED SOIL.

ASPHALT PAD NEAR THE CULLEN FRONTAGE AT THE DRIVEWAY ENTRANCE  
SIZE: 130' X 125'

ASPHALT DRIVEWAY ENTRANCE – 26' WIDE X 52'

**UTILITIES:** THERE IS A WATER WELL WITH PUMP THAT IS NOT IN WORKING CONDITION. THERE IS ALSO A SEPTIC SYSTEM NEAR THE EXISTING BUILDINGS THAT IS NOT OPERATIONAL. THERE ARE NO CITY WATER OR SANITARY LINES CLOSE TO THE PROPERTY. NEW ELECTRICAL LINES WERE RECENTLY BROUGHT TO AND INSTALLED AT THE LARGE WAREHOUSE THAT INCLUDED NEW ELECTRICAL BOXES AT THE EAST SIDE OF THE BUILDING.

**ACCESS:** EXISTING CURB CUT ACCESS ALONG CULLEN BLVD. FRONTAGE ROAD.

**EASEMENTS:** THERE ARE NO KNOWN EASEMENTS.

**ZONING/** ZONED "C-MU" (CULLEN MIXED USE) BY THE CITY OF PEARLAND.  
**RESTRICTIONS:** COPY OF THE PEARLAND ZONING REGULATIONS CAN BE PROVIDED UPON REQUEST.

**TOPOGRAPHY /** THE PROPERTY IS GENERALLY FLAT AND PARTIALLY STABILIZED.  
**DRAINAGE** ON SITE STORM WATER DETENTION MAY BE REQUIRED.

**AREA DEVELOPMENT:** DAWSON HIGH SCHOOL LOCATED DIRECTLY ACROSS THE STREET. AN AUTO / TRUCK RELATED BUSINESS LOCATED ALONG THE SOUTH BORDER. VACANT LAND ALONG THE NORTH AND WEST BORDERS.

**TRAFFIC:** TRAFFIC COUNTS UNKNOWN

**TAX JURIS-  
DICTIONS:** BRAZORIA COUNTY AND CITY OF PEARLAND.

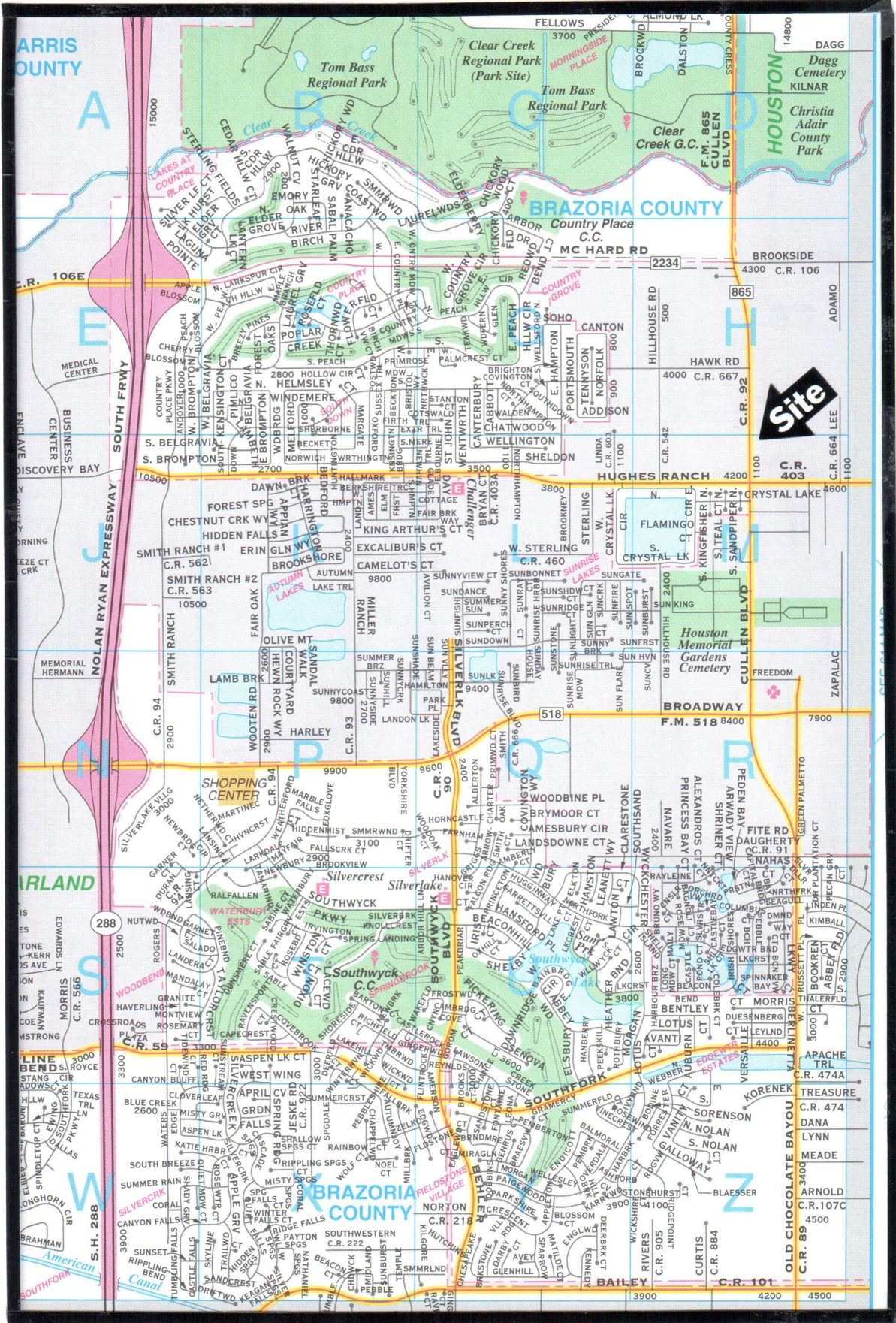
**HIGHLIGHTS:** FRONTAGE ALONG CULLEN BLVD. A MAIN NORTH-SOUTH THOROUGHFARE.  
EXCELLENT PEARLAND LOCATION  
EASY ACCESS TO ALL PARTS OF PEARLAND  
SHORT DISTANCE TO STATE HIGHWAY 288

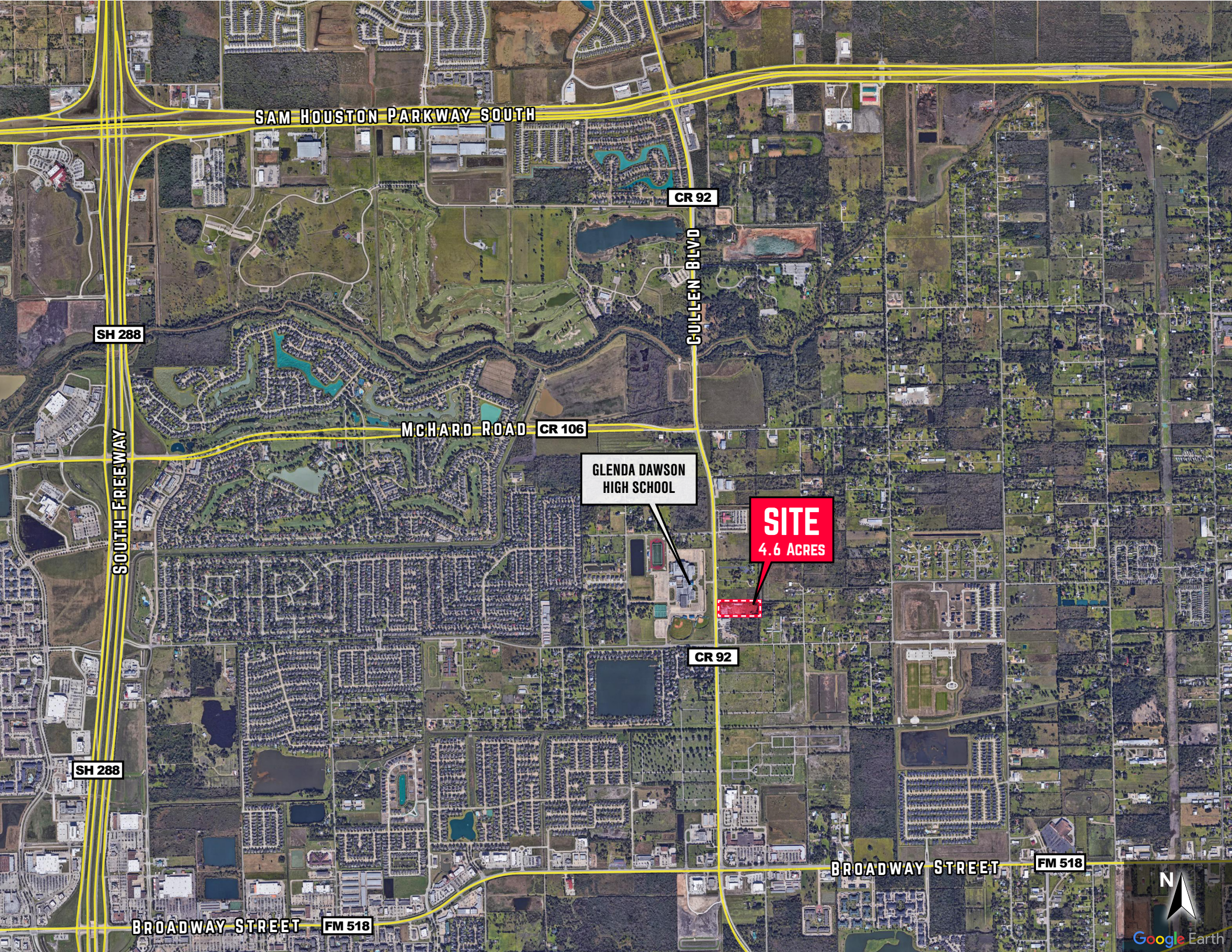
**FOR MORE INFORMATION CONTACT:**

**TIM OPATRNY**  
**TAO INTERESTS, INC.**  
**770 South Post Oak Lane, Suite 540**  
**Houston, Texas 77056**  
**713-621-9841 866-749-5988 (FAX)**  
[tim@taointerests.com](mailto:tim@taointerests.com)  
**TAOInterests.com**

ALL INFORMATION SHOWN IN THIS PRESENTATION, WHILE BASED UPON INFORMATION SUPPLIED BY THE SOURCES DEEMED TO BE RELIABLE, IS NOT IN ANY WAY WARRANTED BY TAO INTERESTS, INC. THIS PROPERTY IS SUBJECT TO PRIOR SALE, WITHDRAWAL, OR CHANGE IN PRICE WITHOUT NOTICE.

# Area Map





SAM HOUSTON PARKWAY SOUTH

CR 92

GULLEN BLVD

SH 288

MCHARD ROAD CR 106

GLEND A DAWSON  
HIGH SCHOOL

**SITE**  
4.6 ACRES

CR 92

SH 288

BROADWAY STREET FM 518

BROADWAY STREET FM 518





**GLENDA  
DAWSON  
HIGH SCHOOL**

**CR 92**

**GULLEN BLVD**

**SITE  
4.6 ACRES**

**HUGHES RANCH RD CR 403**



# HAGAN SURVEYING

P.O. BOX 462, LAKE JACKSON, TEXAS 77566

779-287-3251 1-800-460-3456

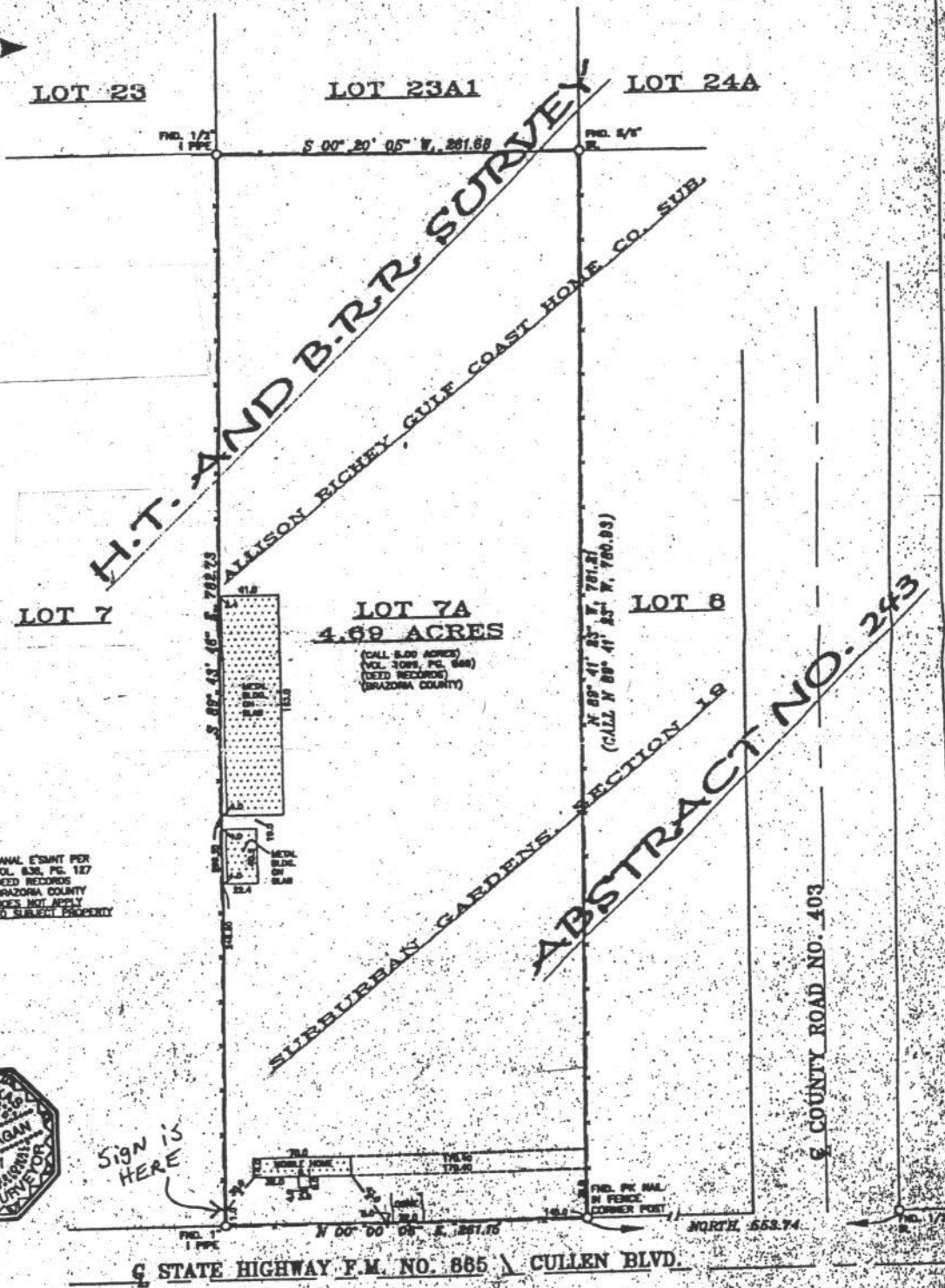
Buyers: William Randall Craig ET

AL Robert F. Craig

## TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this day, made a careful and accurate survey on the ground of the property located at 1027 STATE HIGHWAY F.M. NO. 865 CULLEN BOULEVARD IN THE CITY OF PEARLAND, TEXAS.

A certain five (5) acre tract or parcel of land, being the South one-half (S. 1/2) of Lot Seven (7) of the Allison Richey Gulf Coast Home Company Subdivision of Suburban Gardens, Section 19, T.11. N. & B. RR Co. Survey, Abstract 243, Brazoria County, Texas, according to the recorded map or plat thereof in Volume 2, Page 23 of the Plat Records of Brazoria County, Texas.



NOTE: CANAL E'MENT PER VOL. 638, PG. 127 DEED RECORDS BRAZORIA COUNTY DOES NOT APPLY TO SUBJECT PROPERTY



Sign is HERE

COMMUNITY NO: 485458 PANEL NO: 0030 SUFFIX: H ZONE: X DEPTH: N/A MAP REVISED: 6-5-89

I have consulted the HUD-FM Field Hazard Boundary Map in the above described property and it is NOT in a designated flood hazard area. The plat herein is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or prohibitions, except as shown.

Scale 1" = 80'  
Date 08-06-01

GF. No. 01 PE 450725-G  
Request: Debra Porter

Field Work: JHB  
Drawn by: [Signature]

Max L. Hagan, Civil Engineer, RPLS  
REGISTERED PROFESSIONAL ENGINEER NO. 9811 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 637



# INFORMATION ABOUT BROKER SERVICES

770 South Post Oak Lane, Suite 540  
Houston, TX 77056  
TAOInterests.com 713-631-9841

Texas law requires all real estate license holders to give you the following information about brokerage services to prospective buyers, 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 **SALE 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/LANDORD):** 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:
  - 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 coincidental 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.

<u>TAO Interests, Inc.</u>	<u>0480438</u>	<u>tim@taointerests.com</u>	<u>713-621-9841</u>
Licensed Broker/Broker Firm Name	License No.	Email	Phone
<u>Tim Opatrny</u>	<u>0235521</u>	<u>tim@taointerests.com</u>	<u>713-621-9841</u>
Designated Broker of Firm	License No.	Email	Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date