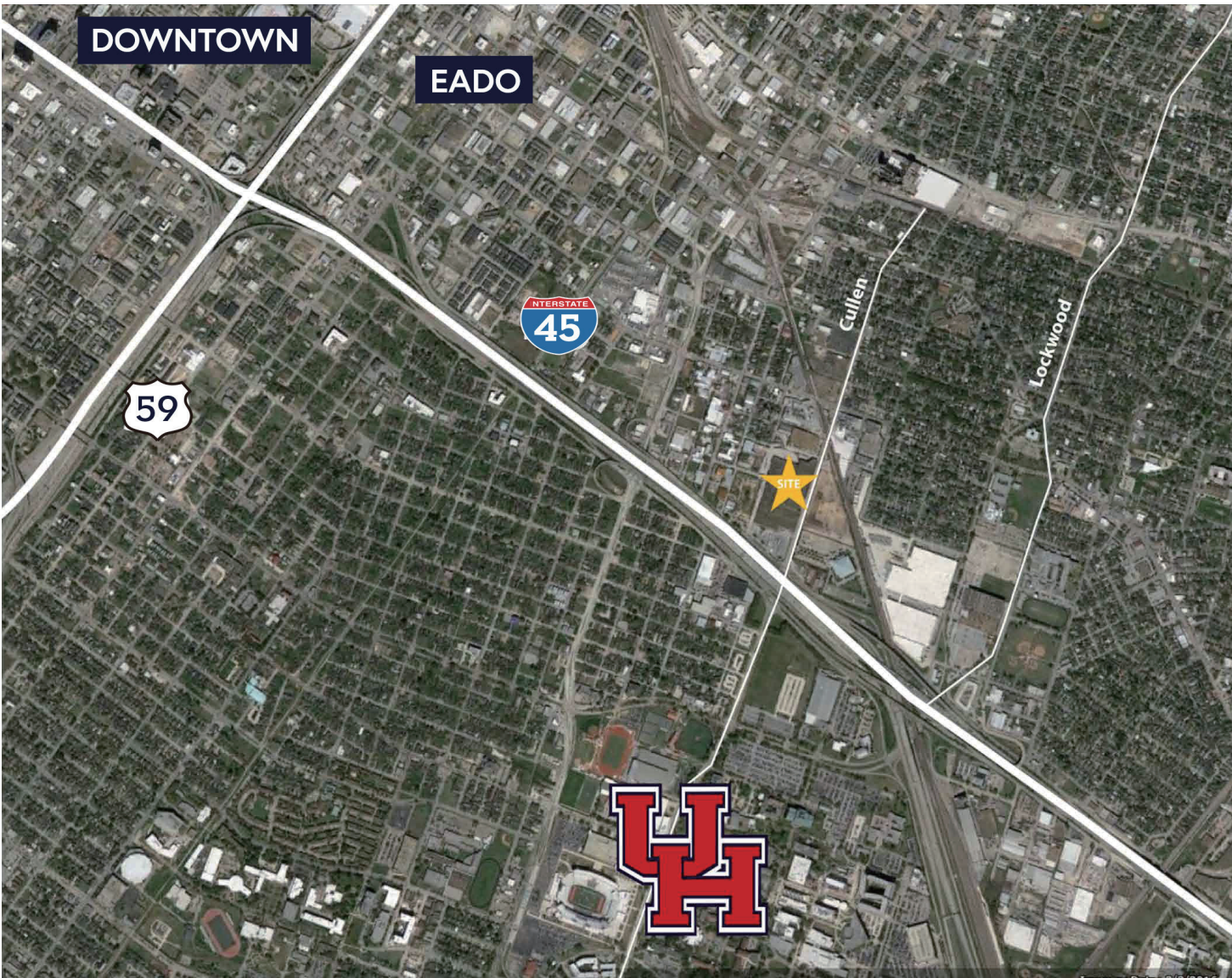


COOGS CROSSING GULF FREEWAY AT CULLEN

Houston, TX 77003



HOUSTON METRO



PROPERTY CONTACTS

CLAY MEALY

office 832.553.5925

claym@lovetcommercial.com

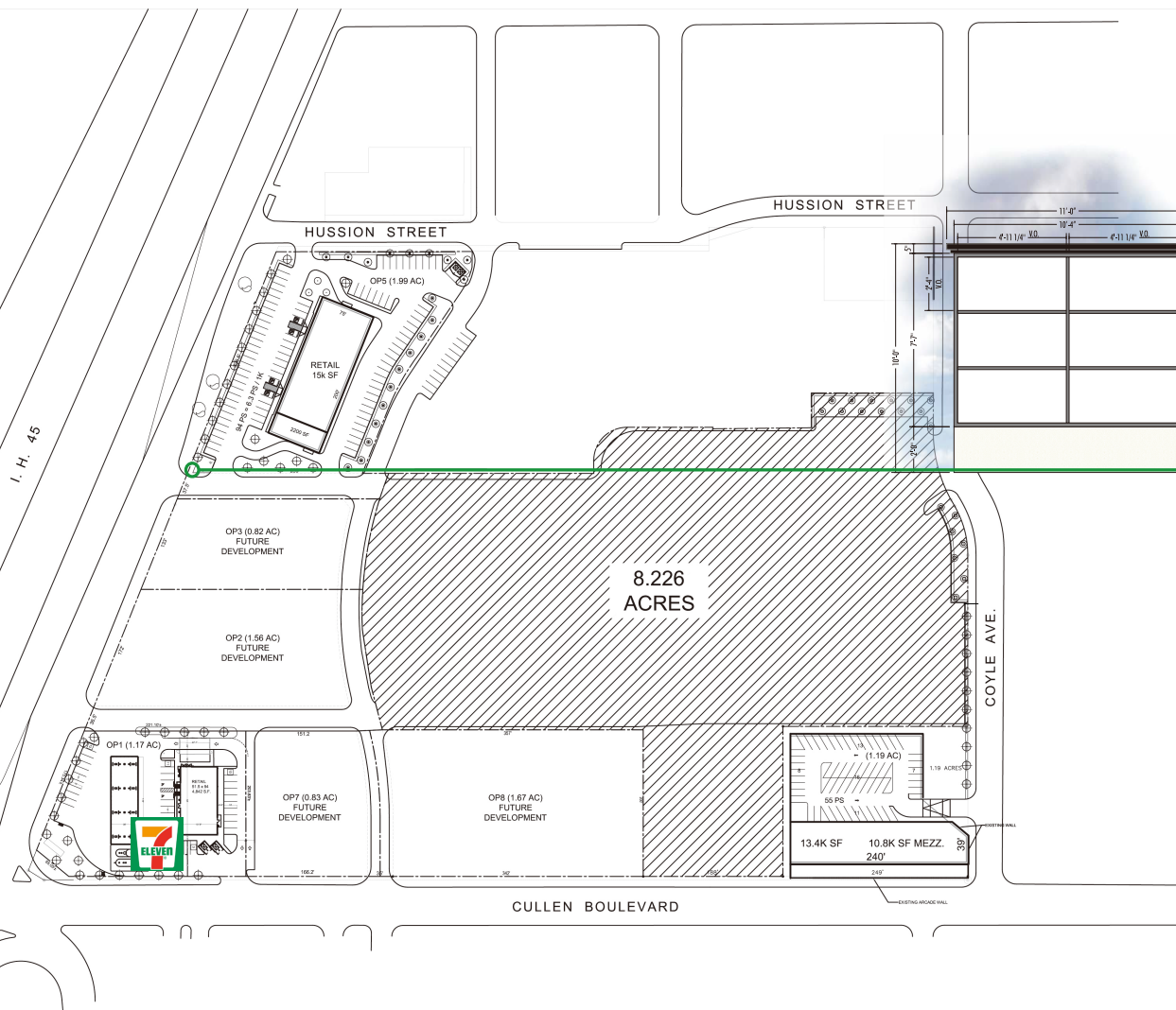
ERIN DYER

office 832.553.5930

erind@lovetcommercial.com

COOGS CROSSING GULF FREEWAY AT CULLEN

Houston, TX 77003



PROPERTY INFORMATION

- 2021 Delivery for multi-tenant
- Excellent freeway visibility & accessibility
- Across freeway from U of H
- High density trade area
- 1.5 miles from Downtown
- Opportunity zone
- 2020 Delivery for Outparcel

2020 ESTIMATED DEMOGRAPHICS

	Population	Household Income	Employees
1 MILE	16,597	\$56,710	20,581
3 MILE	166,568	\$79,507	250,030
5 MILE	441,851	\$92,590	574,926

2018 AADT (Annual Average Daily Traffic) Count

220,575	Gulf Fwy North of Cullen
34,330	Gulf Fwy Feeder at Cullen
229,170	Gulf Fwy South of Cullen
17,240	Cullen South of Gulf Free way