Saga International Realty

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SECOND-GEN RESTAURANT/DAIQUIRI SHOP OPPORTUNITY

8903 CULLEN BLVD

HOUSTON, TEXAS 77051

$789,000

EXECUTIVE SUMMARY

Saga Realty is pleased to present 8903 Cullen Blvd, a two-parcel second-generation restaurant opportunity in Houston's Sunnyside / South Park trade area. The offering includes a **1,948 SF** restaurant building and an adjacent paved parcel, totaling approximately **16,380 SF**. The property is currently leased at **$3,200 per month gross**, providing interim income while preserving owner-user or repositioning potential.

HIGHLIGHTS OF PROPERTY	**$789K** ASKING PRICE	**$3.2K/MO** CURRENT RENT
1,948 SF BUILDING	**16,380 SF** LAND AREA	**1995** YEAR BUILT

INVESTMENT HIGHLIGHTS

- Existing second-generation restaurant infrastructure
- Two commercial parcels totaling **±0.376 acres**
- Commercial kitchen with hood, fry line, and walk-in cooler
- **$38,400** annual gross rental income
- Suitable for owner-user, investment, or adaptive reuse
- Heavy-concrete paving on both parcels (**per HCAD**)

PRICING NOTE:

At $789,000, buyer motivation is expected to come from owner-user utility, existing restaurant infrastructure, two-parcel control, and future repositioning value. Investor underwriting will likely depend on verified NOI and lease structure.

PROPERTY OVERVIEW

PROPERTY TITLE	8903 Cullen Blvd Restaurant Property
PARCELS	Lot 1 and Lot 2, Block 14, Chocolate Bayou Estates Sec.1
ASKING PRICE	$789,000
LAND SIZE	16,380 SF / approx. 0.376 acre
BUILDING SIZE	1,948 SF per HCAD
YEAR BUILT	1995
CURRENT USE	Restaurant / daiquiri shop operation
CURRENT RENT	$3,200/month gross
OWNERSHIP	Evergreen Produce and Foods Co., LLC per HCAD

INTERIOR GALLERY

NATURAL LIGHTING

POLISHED FLOOR/WALL

MENU BOARDS

VARIETY OF SEATING

SERVICE COUNTER

SECURITY FEATURES

(Final marketing photos should also include exterior, signage, frontage, parking, and site access.)

KITCHEN & OPERATIONS

- Hood and cooking line visible.
- Walk-in refrigeration/freezer doors visible.
- Prep areas, sinks, and beverage machines.
- Buyer to verify equipment ownership, condition, code compliance, and transferability.

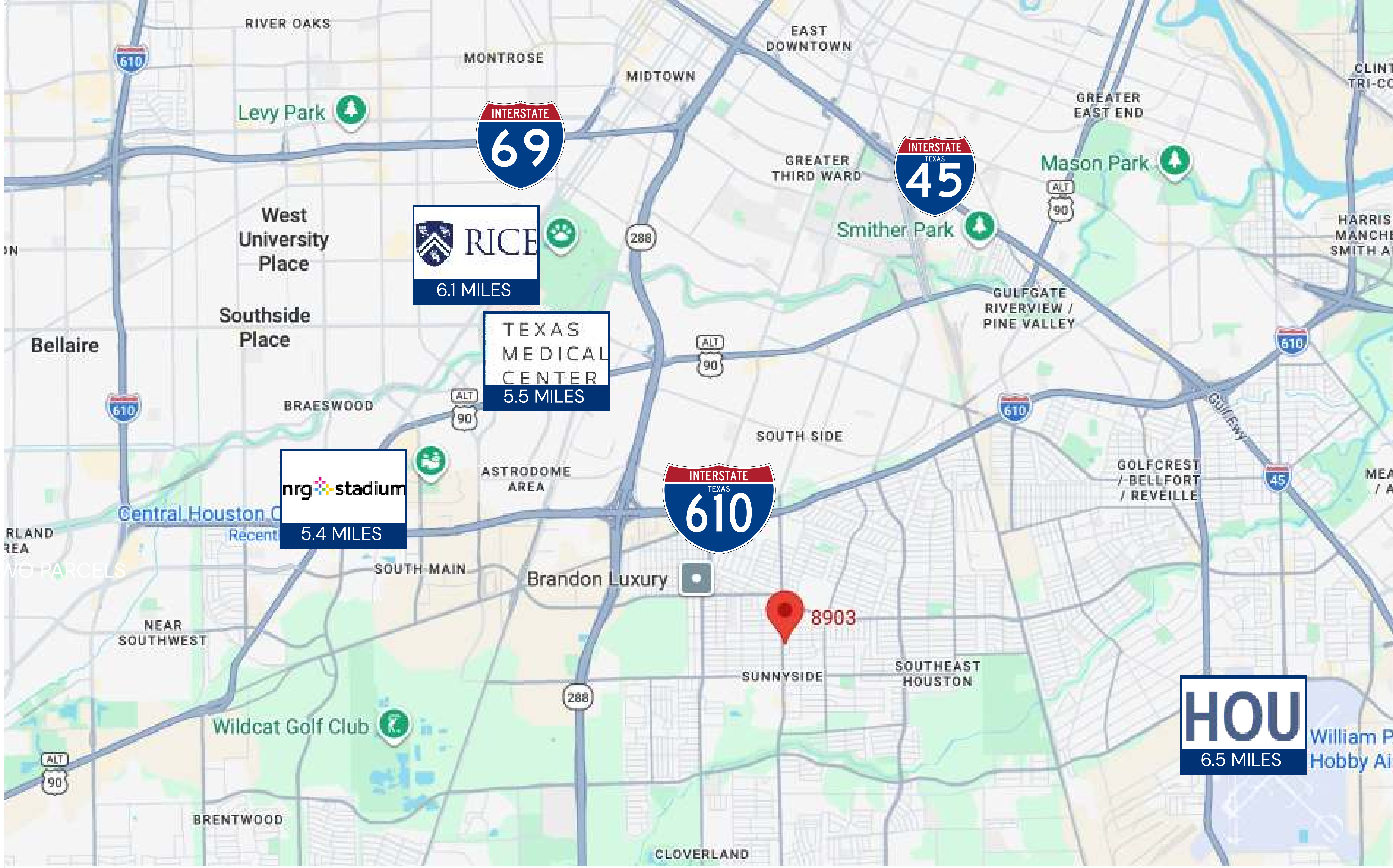
LOCATION OVERVIEW

The subject property is positioned along Cullen Boulevard in South Houston, serving surrounding residential neighborhoods, daily traffic, local service businesses, and food/beverage demand. The site offers a freestanding identity and a two-parcel footprint for operational flexibility.

CULLEN BLVD
FRONTAGE

16,380 SF
TWO PARCELS

1,948 SF
BUILDING



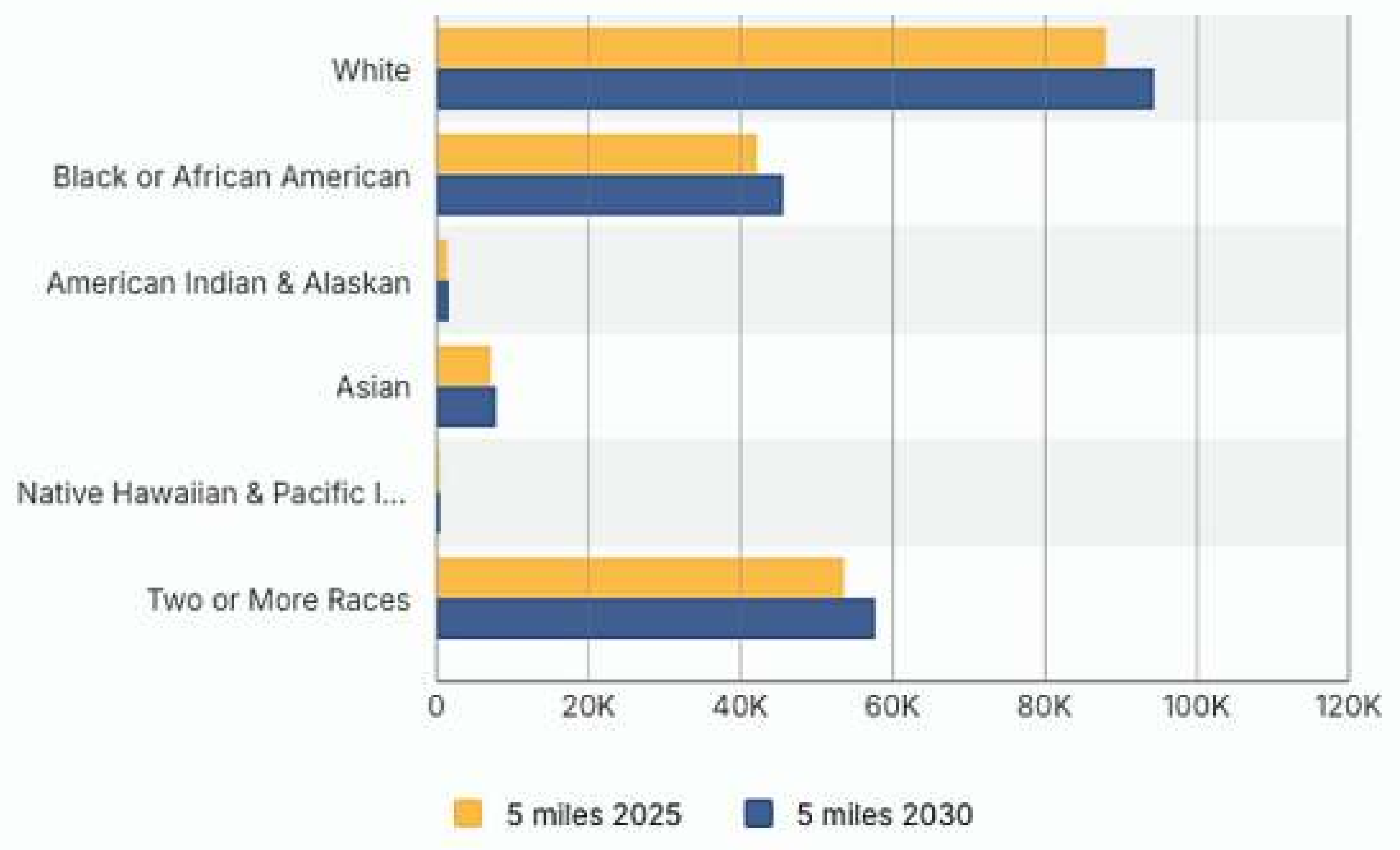
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Brinkley St	Cullen Blvd W	1,401	2025
Brinkley St	Cullen Blvd E	826	2025
Cullen Blvd	Davenport St NW	17,464	2025
Cullen Blvd	Mallow N	21,967	2025
Cullen Boulevard	Aledo St S	18,377	2025

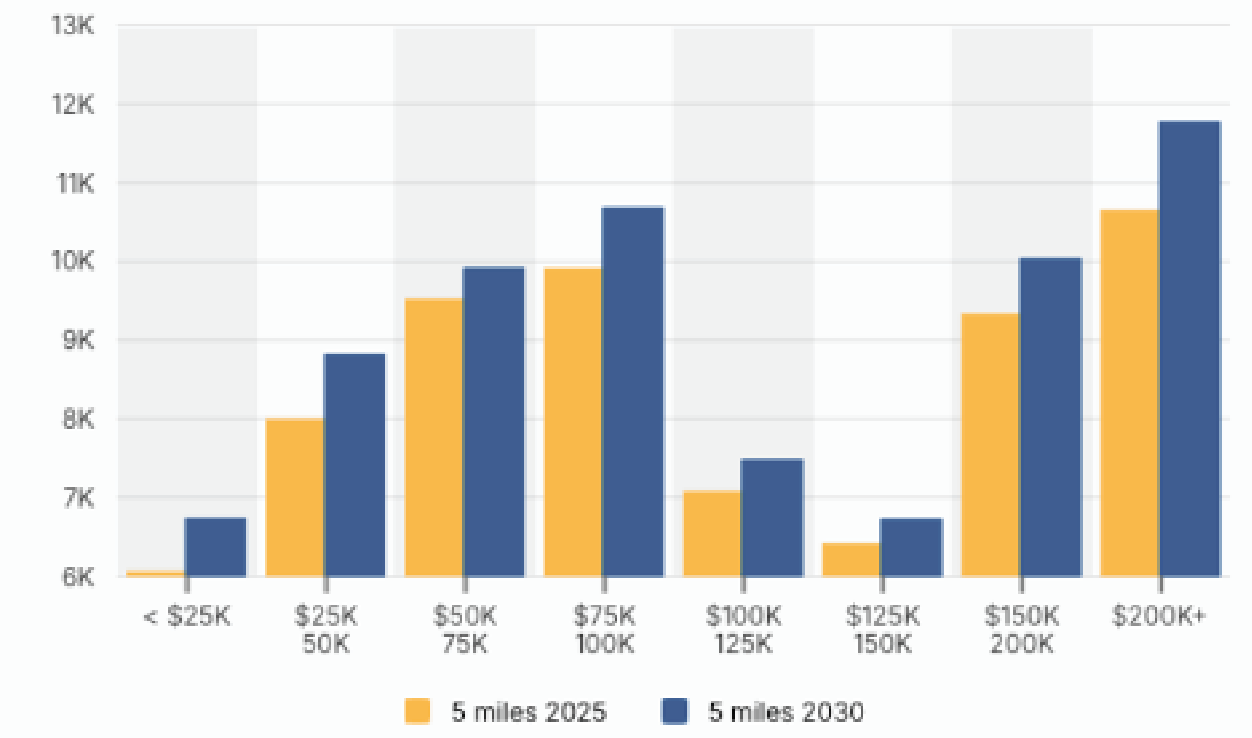
Population

	2 miles	5 miles	10 miles
2020 Population	33,945	179,315	412,507
2025 Population	34,160	193,880	452,207
2030 Population Projection	36,063	208,403	490,530

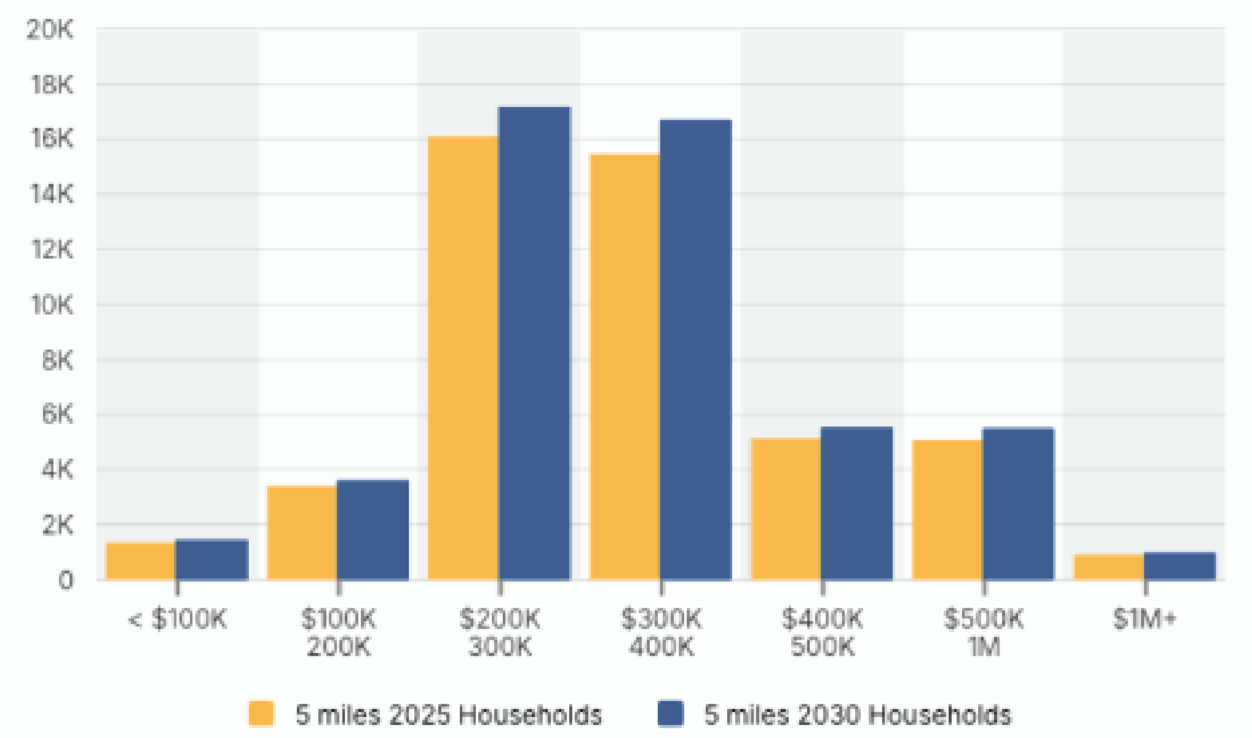
Population By Race



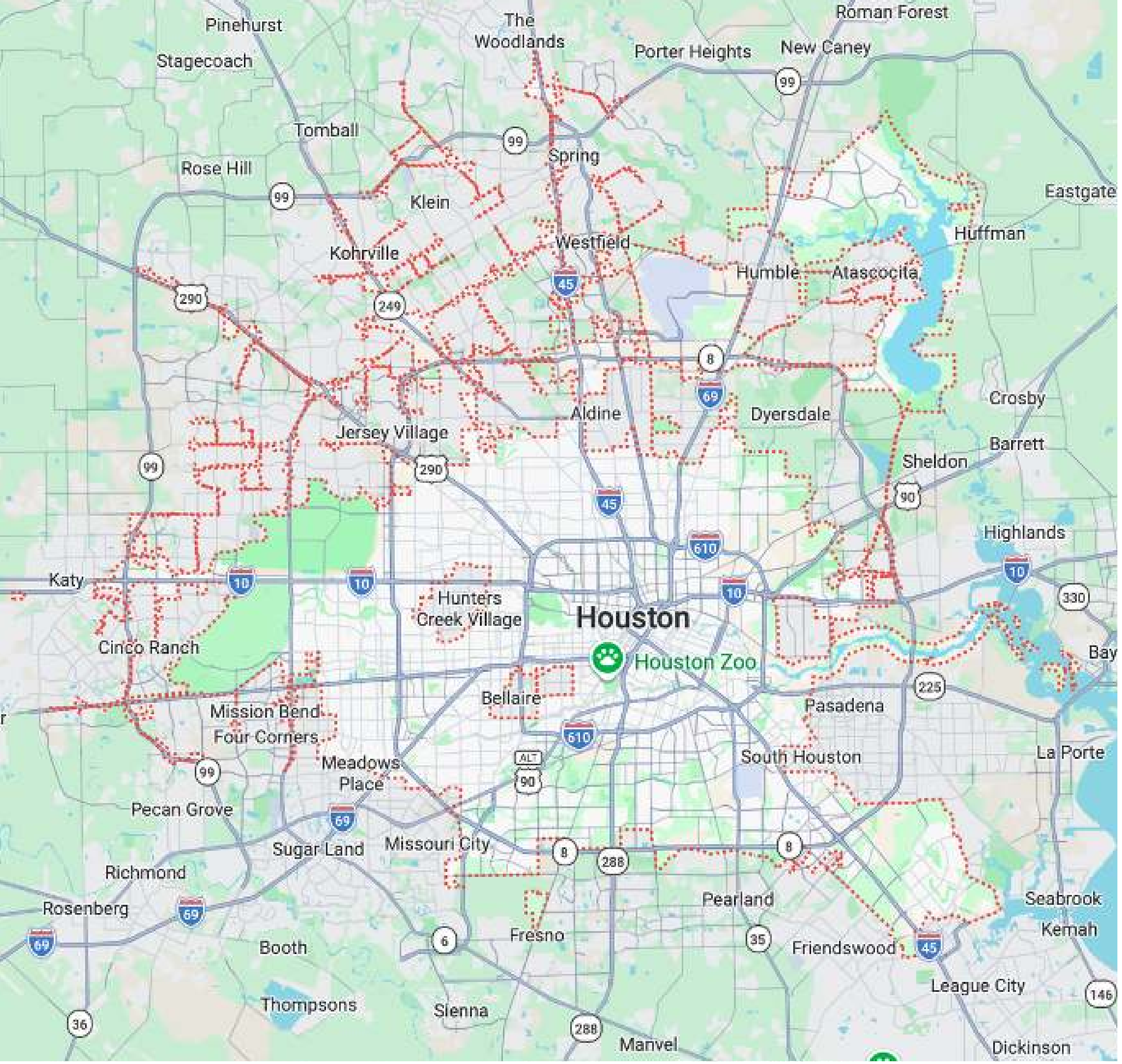
Households By Income



Home Values



DEMOGRAPHICS & TRAFFIC



HOUSTON - A THRIVING ECONOMIC HUB

HOUSTON, THE FOURTH-LARGEST U.S. METROPOLITAN AREA...

is a key global player, home to 7.5 million people and a GDP that reached $633.2 billion in 2022. Houston's population has been growing steadily in the past decades, and its non-farm job growth rate remains higher than the US average since Covid.

DIVERSE AND ROBUST ECONOMY:
Home to over 23 Fortune 500 companies, well-diversified, spanning from oil and gas to technology and healthcare.

EDUCATIONAL EXCELLENCE AND INNOVATION:
With over 40 higher education institutions, providing a steady stream of skilled professionals and fosters research and development, especially in fields like energy, medicine, and technology.

AFFORDABILITY AND QUALITY OF LIFE:
Houston offers a lower cost of living compared to other major metropolitan areas, no state income tax, and affordable housing options

7.5M+ METRO POPULATION	3.4M+ WORKFORCE	24+ FORTUNE 500 HQ
40+ HIGHER ED INSTITUTION	#1 U.S. TONNAGE PORT	TOP JOB GROWTH

5.5%
RETAIL VACANCY RATE

660,000
SQ FT POSITIVE NET ABSORPTION

500,000
SQ FT OF NEW RETAIL SPACE DELIVERED

HOUSTON RETAIL MARKET KEEPS BOOMING

Houston's retail market has continued to demonstrate resilience, supported by strong population growth, steady consumer spending, and sustained tenant demand across the region.

According to first-quarter 2026 market reports, the retail vacancy rate remained low at 5.5%, while the market recorded approximately 660,000 square feet of positive net absorption and delivered nearly 500,000 square feet of new retail space. Average asking rents increased to $20.87 per square foot, reflecting continued demand for well-located retail centers despite limited available space.

Restaurants, healthcare providers, fitness operators, grocery-anchored retailers, and other service-oriented businesses continue to lead leasing activity, reinforcing Houston's position as one of the nation's healthiest and fastest-growing retail markets.

THANK YOU

PLEASE REACH OUT IF INTERESTED!

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