



1.9 ACRES FOR SALE

Commercial Pad Site

SEQ BELTWAY 8 & SPENCER HIGHWAY
PASADENA, TX 77505

FUTURE
ASIAN BUFFET

1.9 AC

63,889 VPD

Land For Sale! Asking \$25 PSF!

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Property Highlights

- ±1.9 AC (±82,962 SF)
- Premier frontage along Beltway 8 in Pasadena
- Detention in place and all utilities provided
- Directly adjacent to Saltgrass Steakhouse
- Located in a high-traffic, high-visibility retail corridor
- Surrounded by national retailers and strong commercial activity
- Strong daytime population of ±110,284 within a 3-mile radius
- ±63,889 vehicles per day on Beltway 8



63,889 VPD

BELTWAY
8

1.9 AC

FUTURE
ASIAN BUFFET

DISCOUNT
TIRE

DISCOUNT
TIRE



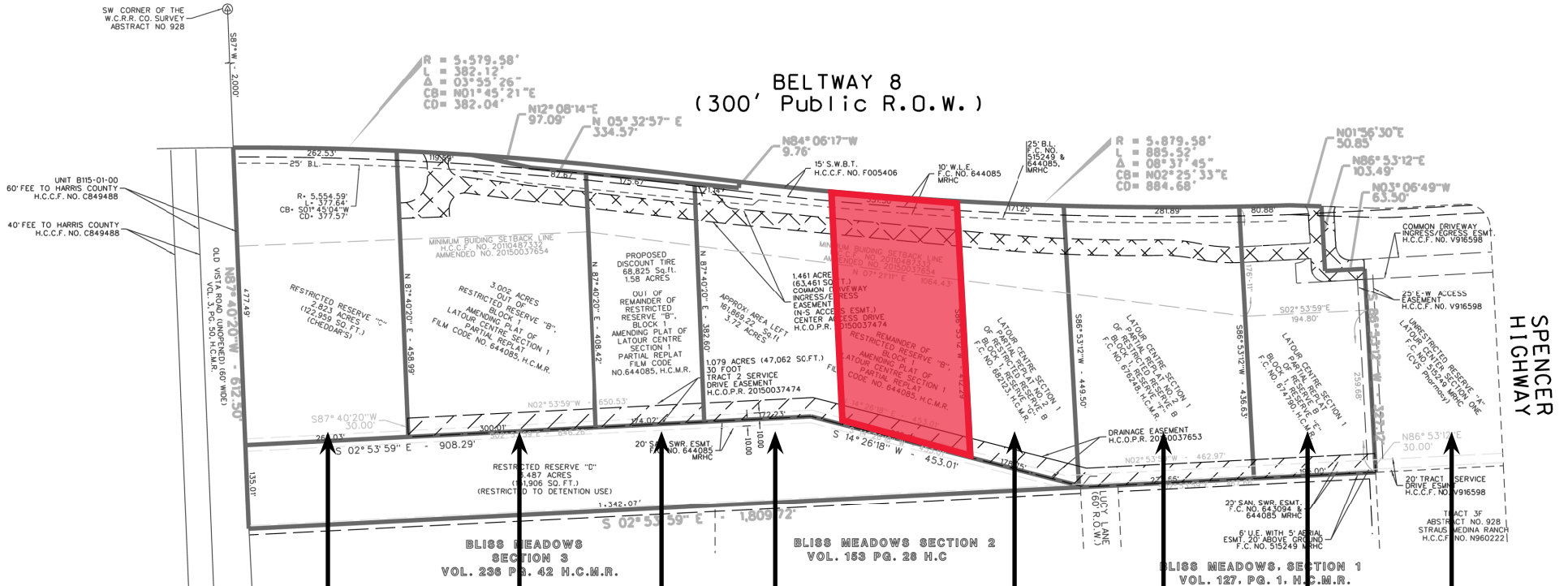
**FUTURE
ASIAN BUFFET**

1.9 AC

63,889 VPD



Property Survey



**HARRIS COUNTY
TOLL ROAD AUTHORITY**

**FUTURE
ASIAN
BUFFET**

**DISCOUNT
TIRE**

**SALTGRASS
STEAK HOUSE**

**Bubba's
STEAK HOUSE**

Frost

CVS



**SPENCER
HIGHWAY**



Demographic Summary Report

Y:29.663124 X:-95.154693

Prepared by Colliers
 Latitude: 29.663124
 Longitude: -95.154693

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	8,421	99,317	218,313
2010 Total Population	8,424	107,286	238,802
2024 Total Population	7,977	110,703	245,509
2024 Group Quarters	96	1,047	1,318
2029 Total Population	7,873	110,341	244,264
2023-2028 Annual Rate (CAGR)	-0.26%	-0.07%	-0.10%
2000 to 2010 Population Change	0.0%	8.0%	9.4%
2000 to 2024 Population Change	-5.3%	11.5%	12.5%
2010 to 2029 Population Change	-6.5%	2.8%	2.3%
2024 to 2029 Population Change	-1.3%	-0.3%	-0.5%
2024 Total Daytime Population	10,439	110,284	236,642
Workers	6,001	51,735	105,289
Residents	4,438	58,549	131,353
2024 Workers % of Daytime Population	57.5%	46.9%	44.5%
2024 Residents % of Daytime Population	42.5%	53.1%	55.5%
Household Summary			
2000 Households	2,914	34,780	72,391
2010 Households	2,921	37,461	77,543
2024 Households	2,776	39,433	82,910
2024 Average Household Size	2.84	2.78	2.95
2029 Households	2,783	39,936	83,878
2023-2028 Annual Rate	0.05%	0.25%	0.23%
2000 to 2010 Household Change	0.2%	7.7%	7.1%
2000 to 2024 Household Change	-4.7%	13.4%	14.5%
2010 to 2029 Household Change	-4.7%	6.6%	8.2%
2024 to 2029 Household Change	0.3%	1.3%	1.2%
2010 Families	2,141	27,073	58,610
2024 Families	2,043	27,256	59,761
2029 Families	2,037	27,409	60,035
2023-2028 Annual Rate	-0.06%	0.11%	0.09%
Housing Unit Summary			
2024 Housing Units	2,979	42,291	90,088
Owner Occupied Housing Units	71.9%	58.7%	59.9%
Renter Occupied Housing Units	28.1%	41.3%	40.1%
Vacant Housing Units	6.8%	6.8%	8.0%
Owner Occupied Median Home Value			
2024 Median Home Value	\$255,208	\$241,655	\$239,418
2029 Median Home Value	\$399,832	\$300,998	\$307,523
Income			
2024 Per Capita Income	\$32,477	\$32,840	\$31,862
2024 Median Household Income	\$69,464	\$70,284	\$68,919
2024 Average Household Income	\$94,168	\$92,624	\$94,351
Household Income Base	2,776	39,433	82,910
<\$15,000	9.3%	6.8%	6.8%
\$15,000 - \$24,999	8.6%	6.3%	6.8%
\$25,000 - \$34,999	6.0%	7.7%	8.2%
\$35,000 - \$49,999	10.1%	11.9%	12.2%
\$50,000 - \$74,999	19.1%	20.1%	19.5%
\$75,000 - \$99,999	12.5%	14.7%	13.5%
\$100,000 - \$149,999	17.3%	16.4%	16.5%
\$150,000 - \$199,999	10.1%	10.1%	9.4%
\$200,000+	7.0%	6.0%	7.1%



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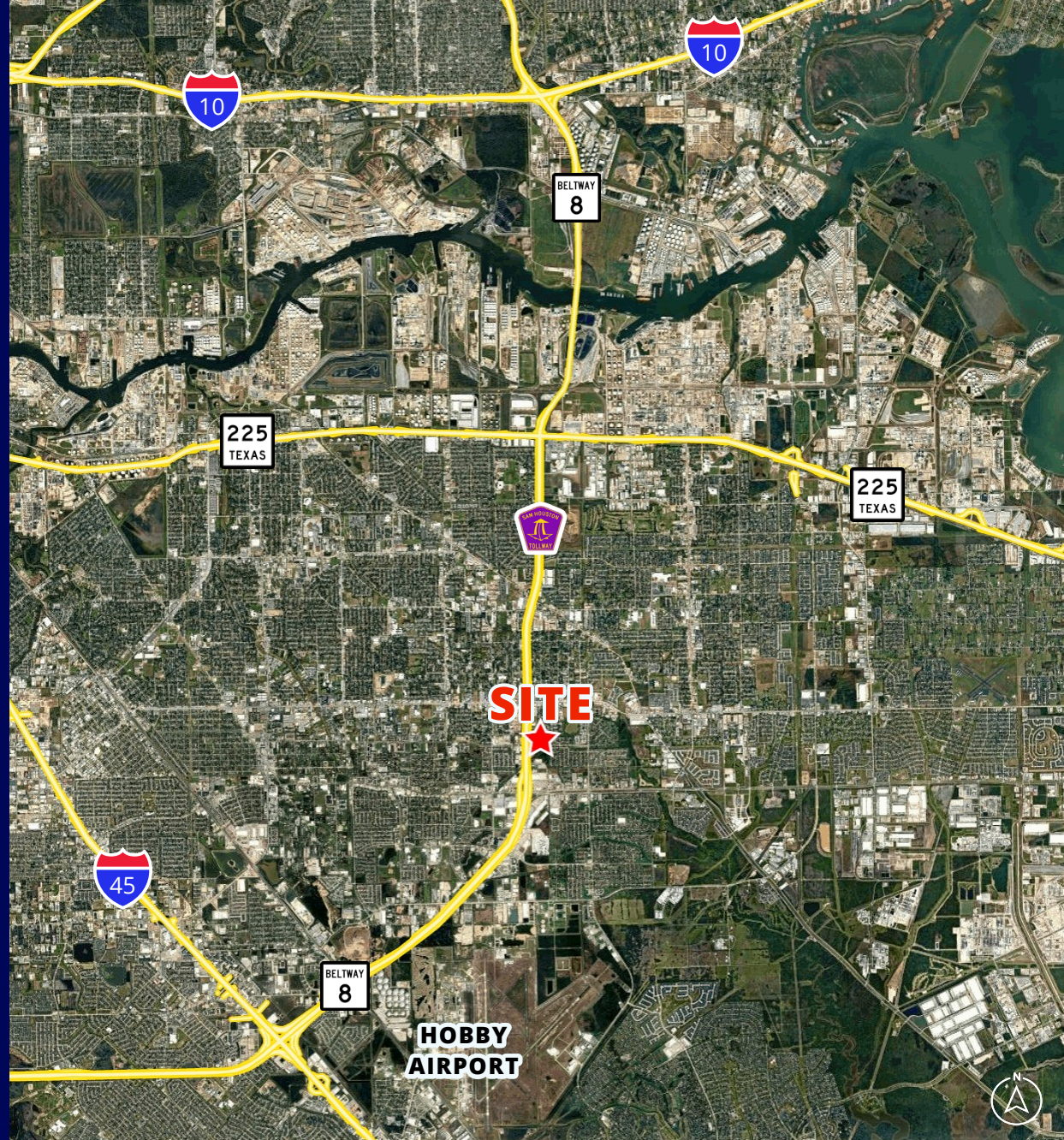
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date