

PASADENA TOWN CENTER

20,810-SF Junior-Anchor Space Now Available

SEC of Southmore Avenue and Pasadena Boulevard
Pasadena, Texas



 NewQuest

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Project Highlights



8.9%
POPULATION
GROWTH
WITHIN 2 MILES
FROM 2020 TO 2023



\$78K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



296K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2023 Estimates with Delivery Statistics as of 09/23

ESTABLISHED RESIDENTIAL

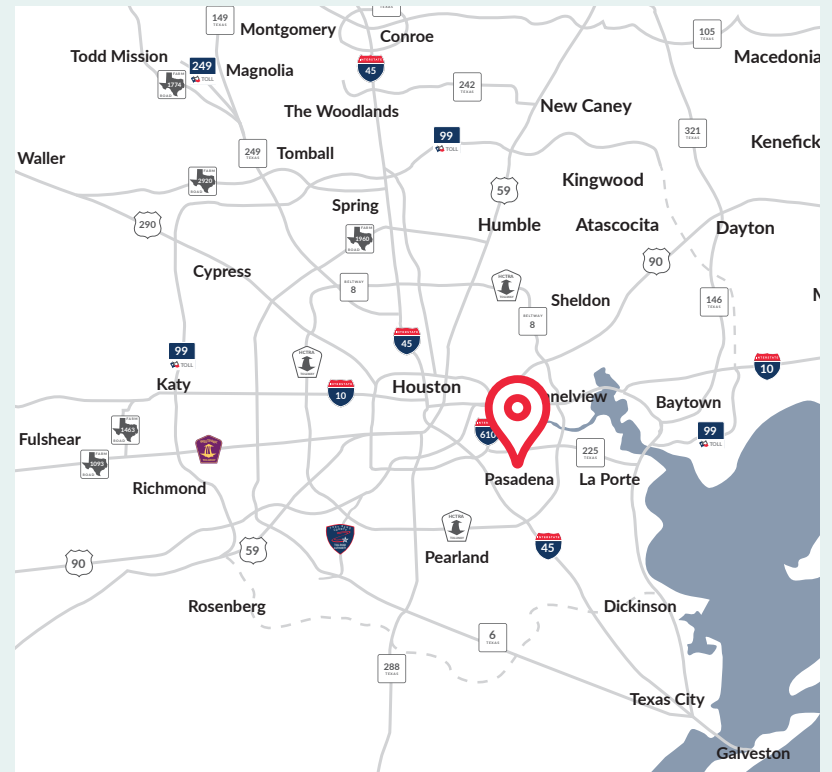
575 ANNUAL TRANSACTIONS WITH \$232,356 AVERAGE VALUE

\$133+ MILLION ANNUAL TRANSACTION VALUE

MOST ACTIVE SUBDIVISIONS | FREEWAY MANOR (24), SOUTH HOUSTON (30),
OAK MEADOWS (21)

96,851 TOTAL HOUSEHOLDS

5-Mile Radius Regis and MetroStudy Estimates as of 3Q 2023



KEY TENANTS

dd's
DISCOUNTS DOLLAR TREE

MELROSE ROSS

five BELOW

AMERICA'S BEST
CONTACTS & EYEGLASSES

Project Highlights

DIRECTLY ACROSS FROM
MACROPLAZA MALL
FORMERLY PASADENA
TOWN CENTER MALL



LEASE
20,810 SF



LOCATED IN ONE OF THE
FASTEST-GROWING AREAS
IN THE COUNTRY, AT THE
MAIN INTERSECTION FOR
THE TRADE AREA, WITH
EXCELLENT VISIBILITY
AND ACCESS



ESTABLISHED RETAIL
NEIGHBORHOOD CENTER
WITH 50% OF VISITORS
LIVING LESS THAN 5 MILES
AWAY AND 1.1 MILLION
VISITS IN THE LAST YEAR

-PLACER.AI, '23



STRONG TENANT MIX AND
VISITOR GROWTH BETWEEN
JAN '23 AND JAN '24:
DD'S DISCOUNTS +13% AND
DOLLAR TREE +15%

-PLACER.AI, '23



AVAILABLE:
20,810-SF INLINE AVAILABLE
WITH DIRECT SOUTHMORE
AVENUE FRONTAGE



KEY	BUSINESS	AREAS
1	DD's Discounts	24,350 SF
2	Dollar Tree	9,409 SF
3	Melrose	12,254 SF
4	Available For Lease	20,810 SF
5	Ross Dress For Less	29,967 SF
6	Five Below	9,648 SF
7	America's Best	3,500 SF



01.24 | 12.19



Demographics



**LEASE
20,810 SF**

POPULATION	2 MILES	3 MILES	5 MILES	INCOME	2 MILES	3 MILES	5 MILES
Current Households	25,453	44,010	96,851	Average Household Income	\$72,490	\$75,654	\$78,154
Current Population	83,424	137,510	295,880	Median Household Income	\$57,500	\$59,047	\$59,361
2020 Census Population	76,637	131,419	275,741	Per Capita Income	\$22,316	\$24,402	\$25,776
Population Growth 2020 to 2023	8.86%	4.64%	7.30%	CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
2023 Median Age	30.9	31.7	32.2	1 Person Households	18.21%	21.20%	21.84%
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES	2 Person Households	21.80%	23.27%	25.15%
White	37.43%	37.85%	37.09%	3+ Person Households	59.99%	55.53%	53.01%
Black or African American	4.34%	5.27%	7.99%	Owner-Occupied Housing Units	47.46%	48.55%	49.35%
Asian or Pacific Islander	0.91%	1.16%	2.66%	Renter-Occupied Housing Units	52.54%	51.45%	50.65%
Other Races	56.00%	54.37%	51.00%				
Hispanic	81.30%	77.99%	71.56%				

2020 Census, 2023 Estimates with Delivery Statistics as of 09/23

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.

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.

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 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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Bob Conwell	319701	bconwell@newquest.com	281.477.4324
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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