

PAD SITE & RETAIL

MOSELEY | COMMERCIAL
REAL ESTATE

6870 SPENCER HIGHWAY, PASADENA, TX 77505



www.mcrehouston.com
(713) 522-4646

**1,600 –
2,500 SF
FOR LEASE**

PROPERTY INFORMATION

TRAFFIC COUNTS	CPD
SPENCER HIGHWAY WEST OF RED BLUFF ROAD	32,990
SPENCER HIGHWAY EAST OF RED BLUFF ROAD	31,481
RED BLUFF ROAD NORTH OF SPENCER HIGHWAY	16,151
RED BLUFF ROAD SOUTH OF SPENCER HIGHWAY	11,436

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,229	91,129	216,139
AVG. HH INCOME	\$81,091	\$87,535	\$86,873
DAYTIME POPULATION	3,369	40,741	84,999
HOUSEHOLD	4,143	32,320	73,005



LOCATION

6870 SPENCER HIGHWAY
PASADENA, TX 77505

PROPERTY NOTES

- 1,600 – 2,500 SF AVAILABLE
- PAD SITE OPPURTUNITY
- HIGH TRAFFIC CENTER
- MONUMENT SIGNAGE
- MINUTES FROM BELTWAY 8
- EXCELLENT INGRESS & EGRESS

NEIGHBORS



MOSELEY

COMMERCIAL
REAL ESTATE

SPENCER HIGHWAY



RED BLUFF ROAD



PAD
SITE

LAU

6768-B
2,500 SF

REMCO
AUTO INSURANCE

BARBER

SMOOTHIE

NAILS

SHOE
SHOW

NOTHING OVER 99
CENTS

DOLLAR TREE

HARBOR
FREIGHT
TOOLS
Quality Tools at
Reluctantly Low Prices

home
OUTLET
Kitchens, Baths, Floors & More

CATO

SPA
MOMENTS

BIG
LOTS!

BIN
STORE

6816
1,600 SF

LAUNDRY
4U

A & K
AMUSEMENTS

VFITX
ATHLETICS

TO

SAM HOUSTON
TOLLWAY

SUITE	TENANT	SF
5626	A & K AMUSEMENTS	8,841
6818	LUCKY DUCK TATTOO	2,520
6816	AVAILABLE	1,600
6812-14	BIN STORE	3,206
6804	BIG LOTS	23,984
6802-B	SPA MOMENTS	1,820
6802-A	CATO	5,828
6802	HOME OUTLET	33,600
6800-A	HARBOR FREIGHT TOOLS	15,000
6800	DOLLAR TREE	21,045
6790	NOTHING OVER 99	16,000
6848-E	SHOE SHOW	4,409
6848-D	NAILS & SPA STUDIO	1,500
6848-C	REVVED UP SMOOTHIE	1,000
6848	ACE CASH EXPRESS	1,000
6848-A	2 BLENDZ BARBERSHOP	1,500
6748-B	REMCO AUTO INSURANCE	1,500
6768	LAUNDRY4U	5,702
6768-B	AVAILABLE	2,500
	VFITX ATHLETICS	10,600

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EMAIL US

KAYLA HOLLEY

KAYLA@MCREHOUSTON.COM

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713-522-4646

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6870 Spencer Highway



Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



COMMERCIAL REAL ESTATE

Moseley Commercial Real Estate, Inc.
 Lat/Lon: 29.6623/-95.1339

6870 Spencer Hwy Pasadena, TX 77505	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	12,229	91,129	216,139
2026 Projected Population	12,920	93,999	222,132
2020 Census Population	11,603	88,502	212,027
2010 Census Population	12,007	83,193	200,510
Projected Annual Growth 2021 to 2026	1.1%	0.6%	0.6%
Historical Annual Growth 2010 to 2021	0.2%	0.9%	0.7%
Households			
2021 Estimated Households	4,143	32,320	73,005
2026 Projected Households	4,452	34,096	76,755
2020 Census Households	3,958	31,423	71,605
2010 Census Households	4,145	29,106	66,589
Projected Annual Growth 2021 to 2026	1.5%	1.1%	1.0%
Historical Annual Growth 2010 to 2021	0.4%	0.3%	0.2%
Age			
2021 Est. Population Under 10 Years	14.2%	13.5%	14.4%
2021 Est. Population 10 to 19 Years	15.1%	14.6%	15.4%
2021 Est. Population 20 to 29 Years	14.3%	13.2%	13.4%
2021 Est. Population 30 to 44 Years	21.1%	20.8%	20.8%
2021 Est. Population 45 to 59 Years	18.7%	18.8%	18.8%
2021 Est. Population 60 to 74 Years	12.8%	13.9%	12.7%
2021 Est. Population 75 Years or Over	3.8%	5.1%	4.6%
2021 Est. Median Age	33.4	35.3	34.1
Marital Status & Gender			
2021 Est. Male Population	50.2%	49.3%	49.5%
2021 Est. Female Population	49.8%	50.7%	50.5%
2021 Est. Never Married	34.7%	31.3%	32.3%
2021 Est. Now Married	41.9%	47.5%	46.9%
2021 Est. Separated or Divorced	17.6%	15.9%	16.0%
2021 Est. Widowed	5.9%	5.3%	4.7%
Income			
2021 Est. HH Income \$200,000 or More	3.5%	6.1%	6.9%
2021 Est. HH Income \$150,000 to \$199,999	6.8%	8.2%	6.9%
2021 Est. HH Income \$100,000 to \$149,999	14.7%	19.2%	16.3%
2021 Est. HH Income \$75,000 to \$99,999	15.3%	14.4%	14.0%
2021 Est. HH Income \$50,000 to \$74,999	25.3%	20.2%	20.1%
2021 Est. HH Income \$35,000 to \$49,999	10.8%	10.7%	12.0%
2021 Est. HH Income \$25,000 to \$34,999	6.3%	7.1%	8.7%
2021 Est. HH Income \$15,000 to \$24,999	7.6%	6.4%	7.1%
2021 Est. HH Income Under \$15,000	9.6%	7.7%	7.9%
2021 Est. Average Household Income	\$81,091	\$87,535	\$86,873
2021 Est. Median Household Income	\$67,520	\$76,374	\$74,160
2021 Est. Per Capita Income	\$27,695	\$31,122	\$29,390
2021 Est. Total Businesses	353	3,158	6,545
2021 Est. Total Employees	3,369	40,741	84,999

Full Profile

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Race			
2021 Est. White	55.5%	58.5%	51.4%
2021 Est. Black	5.5%	4.8%	4.9%
2021 Est. Asian or Pacific Islander	3.5%	3.9%	4.4%
2021 Est. American Indian or Alaska Native	1.2%	0.8%	0.9%
2021 Est. Other Races	34.3%	31.9%	38.3%
Hispanic			
2021 Est. Hispanic Population	5,957	39,650	113,570
2021 Est. Hispanic Population	48.7%	43.5%	52.5%
2026 Proj. Hispanic Population	48.5%	43.9%	52.1%
2020 Hispanic Population	51.8%	49.9%	58.5%
Education (Adults 25 & Older)			
2021 Est. Adult Population (25 Years or Over)	7,768	59,510	137,203
2021 Est. Elementary (Grade Level 0 to 8)	6.7%	6.0%	9.9%
2021 Est. Some High School (Grade Level 9 to 11)	9.9%	7.6%	9.6%
2021 Est. High School Graduate	34.8%	32.6%	31.1%
2021 Est. Some College	27.3%	24.9%	21.5%
2021 Est. Associate Degree Only	10.5%	10.0%	8.2%
2021 Est. Bachelor Degree Only	8.6%	13.1%	13.0%
2021 Est. Graduate Degree	2.2%	5.8%	6.6%
Housing			
2021 Est. Total Housing Units	4,768	33,940	77,170
2021 Est. Owner-Occupied	50.6%	63.6%	60.0%
2021 Est. Renter-Occupied	36.4%	31.7%	34.6%
2021 Est. Vacant Housing	13.1%	4.8%	5.4%
Homes Built by Year			
2021 Homes Built 2010 or later	7.9%	7.6%	7.2%
2021 Homes Built 2000 to 2009	14.8%	12.3%	10.9%
2021 Homes Built 1990 to 1999	12.8%	14.3%	13.8%
2021 Homes Built 1980 to 1989	16.8%	17.5%	15.6%
2021 Homes Built 1970 to 1979	15.0%	22.7%	19.8%
2021 Homes Built 1960 to 1969	9.1%	11.4%	12.4%
2021 Homes Built 1950 to 1959	8.5%	6.5%	11.4%
2021 Homes Built Before 1949	1.9%	3.0%	3.6%
Home Values			
2021 Home Value \$1,000,000 or More	0.9%	1.0%	1.3%
2021 Home Value \$500,000 to \$999,999	2.5%	2.1%	2.9%
2021 Home Value \$400,000 to \$499,999	1.4%	1.8%	3.0%
2021 Home Value \$300,000 to \$399,999	5.3%	6.6%	8.1%
2021 Home Value \$200,000 to \$299,999	20.1%	27.1%	23.4%
2021 Home Value \$150,000 to \$199,999	27.3%	30.3%	25.3%
2021 Home Value \$100,000 to \$149,999	19.9%	18.2%	19.4%
2021 Home Value \$50,000 to \$99,999	8.7%	6.9%	10.5%
2021 Home Value \$25,000 to \$49,999	6.5%	2.0%	2.5%
2021 Home Value Under \$25,000	7.5%	4.1%	3.7%
2021 Median Home Value	\$161,464	\$180,832	\$180,550
2021 Median Rent	\$947	\$971	\$933

Full Profile

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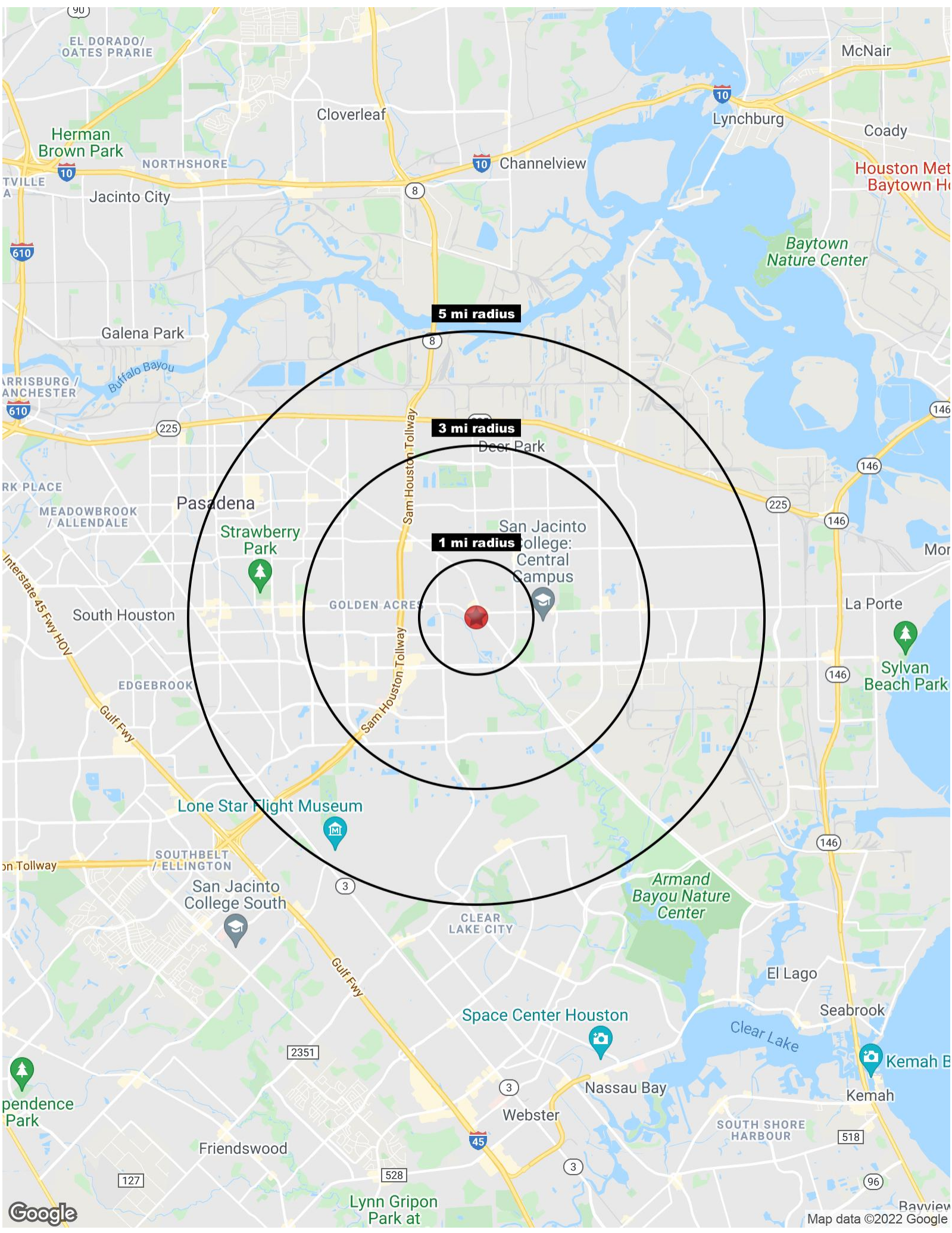


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Labor Force			
2021 Est. Labor Population Age 16 Years or Over	9,386	70,870	164,855
2021 Est. Civilian Employed	58.5%	59.4%	59.0%
2021 Est. Civilian Unemployed	6.8%	6.1%	6.0%
2021 Est. in Armed Forces	-	-	-
2021 Est. not in Labor Force	34.6%	34.6%	34.9%
2021 Labor Force Males	50.0%	48.8%	48.9%
2021 Labor Force Females	50.0%	51.2%	51.1%
Occupation			
2021 Occupation: Population Age 16 Years or Over	5,492	42,064	97,314
2021 Mgmt, Business, & Financial Operations	12.8%	13.7%	11.9%
2021 Professional, Related	12.0%	19.5%	18.4%
2021 Service	17.2%	14.7%	16.1%
2021 Sales, Office	18.6%	20.1%	19.0%
2021 Farming, Fishing, Forestry	-	0.1%	0.2%
2021 Construction, Extraction, Maintenance	18.1%	14.6%	16.4%
2021 Production, Transport, Material Moving	21.3%	17.3%	17.9%
2021 White Collar Workers	43.4%	53.3%	49.3%
2021 Blue Collar Workers	56.6%	46.7%	50.7%
Transportation to Work			
2021 Drive to Work Alone	82.1%	84.6%	82.9%
2021 Drive to Work in Carpool	9.4%	7.6%	9.2%
2021 Travel to Work by Public Transportation	0.7%	0.7%	0.8%
2021 Drive to Work on Motorcycle	-	0.2%	0.2%
2021 Walk or Bicycle to Work	1.9%	1.6%	1.9%
2021 Other Means	0.6%	0.6%	0.5%
2021 Work at Home	5.2%	4.6%	4.4%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	26.5%	25.9%	24.6%
2021 Travel to Work in 15 to 29 Minutes	33.9%	36.8%	36.8%
2021 Travel to Work in 30 to 59 Minutes	31.0%	29.1%	29.7%
2021 Travel to Work in 60 Minutes or More	8.6%	8.2%	8.8%
2021 Average Travel Time to Work	22.4	22.0	22.7
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$252.62 M	\$2.07 B	\$4.63 B
2021 Est. Apparel	\$8.93 M	\$73.47 M	\$164.45 M
2021 Est. Contributions, Gifts	\$13.72 M	\$116.7 M	\$262.35 M
2021 Est. Education, Reading	\$7.76 M	\$66.3 M	\$149.4 M
2021 Est. Entertainment	\$14.15 M	\$117.62 M	\$262.2 M
2021 Est. Food, Beverages, Tobacco	\$39.27 M	\$318.88 M	\$711.49 M
2021 Est. Furnishings, Equipment	\$8.79 M	\$73.03 M	\$162.63 M
2021 Est. Health Care, Insurance	\$23.1 M	\$189.12 M	\$420.57 M
2021 Est. Household Operations, Shelter, Utilities	\$82.25 M	\$669.82 M	\$1.5 B
2021 Est. Miscellaneous Expenses	\$4.72 M	\$39.07 M	\$87.05 M
2021 Est. Personal Care	\$3.38 M	\$27.82 M	\$61.99 M
2021 Est. Transportation	\$46.54 M	\$380.93 M	\$848.27 M

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5 mi radius

3 mi radius

1 mi radius





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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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