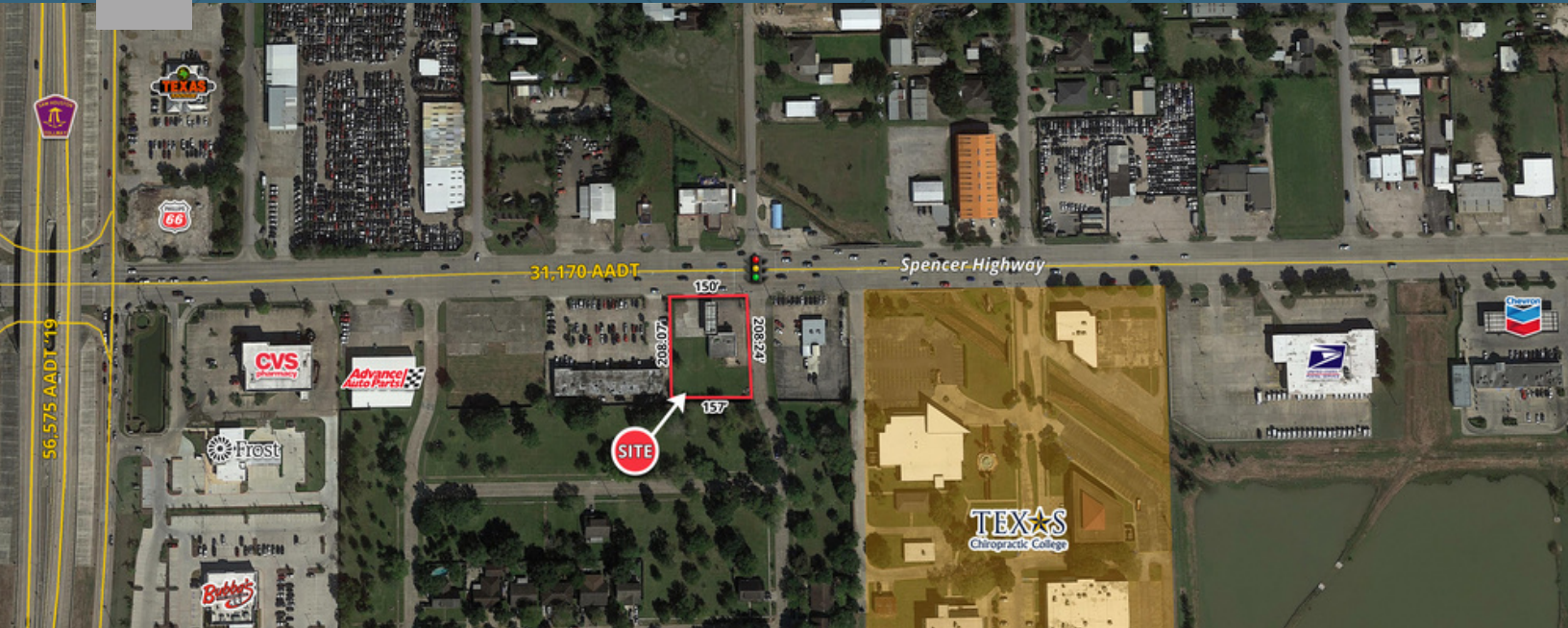


FOR SALE/GROUND LEASE

# Hard Corner Redevelopment Site

5834 Spencer Hwy | Pasadena, TX



## Overview

PRICE	Contact Broker
AVAILABLE	BLDG: +/- 2,300 SF LOT: +/- 0.72 AC



## Description

- Hard corner site
- Close proximity to the Sam Houston Tollway
- Strong traffic volumes
- Densely populated Pasadena market

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	10,116	115,453	249,202
Average Household Income	\$71,304	\$75,603	\$76,203
Total Households	3,402	39,801	79,659
Daytime Population	10,439	114,932	236,060

Year: 2020 | Source: Esri

## Traffic Counts

Sam Houston Tollway	56,575 VPD
Spencer Hwy	31,170 VPD

Year: 2019 | Source: TxDOT

## Contact

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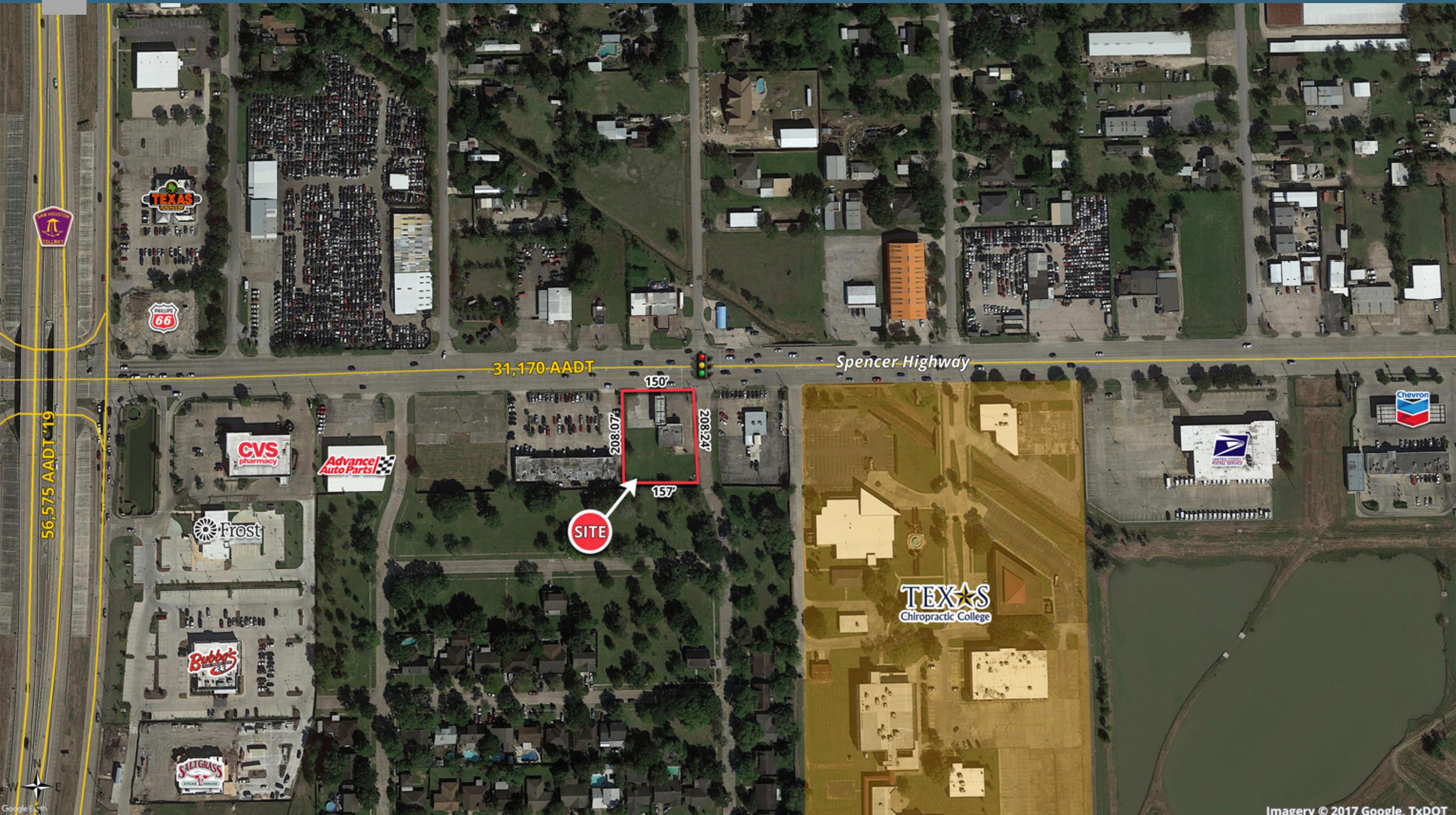
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SRSRE.COM



# Hard Corner Redevelopment Site | Spencer Hwy

5834 Spencer Hwy | Pasadena, TX



Imagery © 2017 Google, TxDOT



	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	10,116	115,453	249,202
2000 Population	10,464	100,385	212,611
2010 Population	10,103	109,275	231,484
2025 Population	10,438	120,023	260,164
2000-2010 Annual Rate	-0.35%	0.85%	0.85%
2010-2020 Population: Annual Growth Rate	0.01%	0.54%	0.72%
2020-2025 Population: Annual Growth Rate	0.63%	0.78%	0.86%
2020 Median Age	35.0	34.4	32.7
<b>Households</b>			
2000 Households	3,707	35,030	70,295
2010 Households	3,455	38,050	75,000
2020 Total Households	3,402	39,801	79,659
2025 Total Households	3,487	41,200	82,726
2000-2010 Annual Rate	-0.70%	0.83%	0.65%
2010-2020 Households: Annual Growth Rate	-0.15%	0.44%	0.59%
2020-2025 Households: Annual Growth Rate	0.49%	0.69%	0.76%
2020 Average Household Size	2.94	2.88	3.12
<b>Housing Units</b>			
2020 Total Housing Units	4,284	43,326	86,857
2020 Owner Occupied Housing Units	2,193	22,525	45,629
2020 Renter Occupied Housing Units	1,209	17,275	34,030
2020 Vacant Housing Units	882	3,525	7,198
<b>Race and Ethnicity</b>			
2020 White Alone	69.1%	74.7%	71.7%
2020 Black Alone	2.5%	2.6%	3.2%
2020 American Indian/Alaska Native Alone	0.9%	0.7%	0.7%
2020 Asian Alone	2.6%	3.0%	3.7%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	58.0%	55.5%	61.7%
<b>Income</b>			
2020 Median Household Income	\$57,537	\$57,686	\$56,572
2020 Average Household Income	\$71,304	\$75,603	\$76,203
2020 Per Capita Income	\$24,199	\$25,958	\$24,399
<b>2020 Population 25+ by Educational Attainment</b>			
Total	6,683	75,454	156,077
High School Graduate	30.8%	26.0%	24.8%
GED/Alternative Credential	7.4%	5.9%	6.1%
Some College, No Degree	23.2%	24.8%	21.6%
Associate Degree	9.8%	8.5%	7.2%
Bachelor's Degree	9.9%	11.8%	11.8%
Graduate/Professional Degree	2.5%	4.8%	5.6%
<b>Data for all businesses in area</b>			
Total Businesses:	421	3,646	7,096
Total Employees:	4,267	46,390	85,728
Total Residential Population:	10,116	115,453	249,202
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	10,439	114,932	236,060
Workers	4,652	50,941	97,731
Residents	5,787	63,991	138,329

Source: Esri, Esri and Infogroup, U.S. Census

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 or 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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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

Buyers Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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