



910 FAIRMONT PKWY PASADENA, TX 77504  
OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



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**910 Fairmont Pkwy**

## PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	5,970 SqFt
Year Built	1997
Lot Size (acres)	1.18
Parcel ID	0640240000824
Zoning Type	Commercial
County	Harris
Frontage	175.00 Ft
Coordinates	29.650883,-95.198265

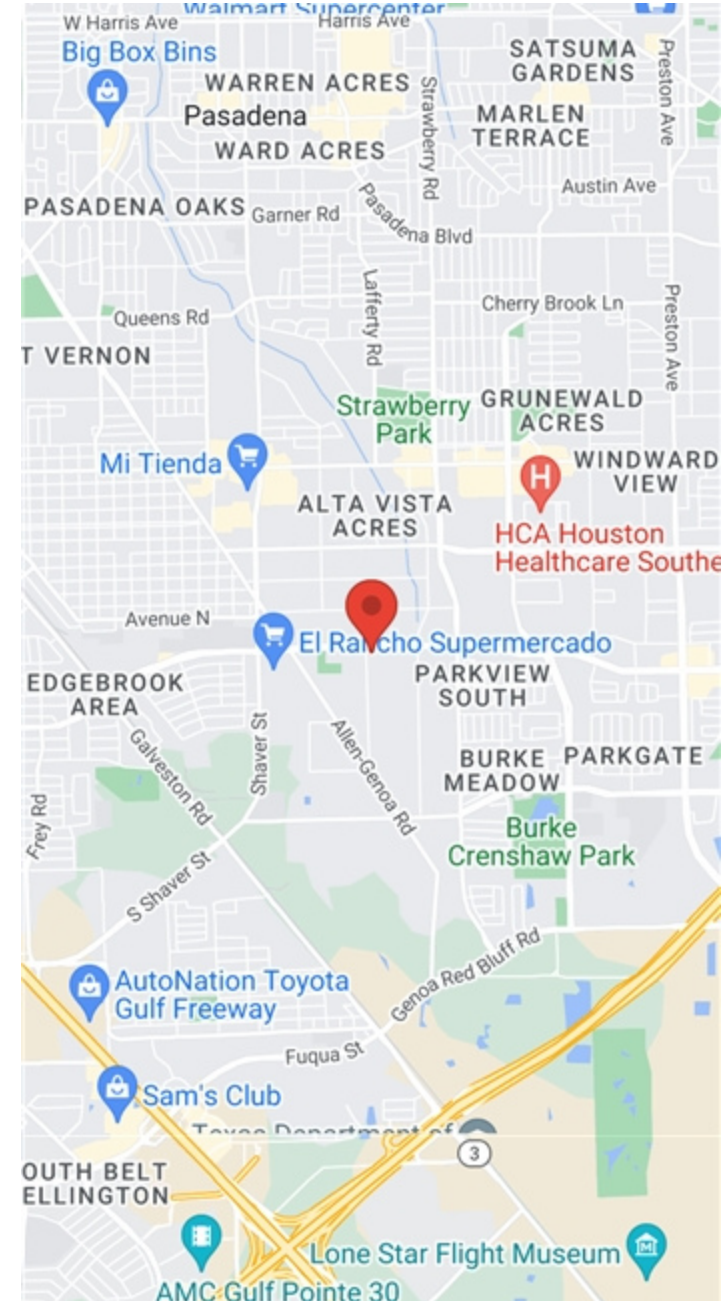
## INVESTMENT SUMMARY

We on behalf of the Owner, is pleased to offer for sale 910 Fairmont Pkwy, a RETAIL property conveniently located in Pasadena, TX. [910 Fairmont Pkwy](#) is strategically located on the busy street of Fairmont Pkwy. The property was a former bank and is now used as a Visitation location for Funeral Service. The subject property sits on 1.18 acres, was built in 1997, and consists of approximately 8,442 SF. The building construction is brick and there is ample parking along with drive-thru areas. This site is located in a high traffic area and a strong presence on the main road, surrounded by high density homes, schools and businesses. Minutes away from Beltway 8, Hwy 45 and both Ellington and Hobby Airports.



# INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Property is strategically located in the Pasadena with direct frontage on Fairmont Pkwy The opportunity is being offered for Sale
- Two Ingress/Egress Points.
- Priced Below Replacement Cost.
- Value Add Opportunity.
- Significant residential development.
- Excellent market & retail fundamentals.
- Prime stand-alone structure with many oppotunities.





# LOCATION HIGHLIGHTS

- Excellent Visibility from Fairmont Pkwy and Surrounding Businesses.
- Major local employers include: Ellington Airport, Hobby Airport and many factories.
- One of the strongest and most desirable retail trade areas within Pasadena.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- Located on Fairmont Pkwy, a major thoroughfare and premier location in the submarket.
- Dense Residential Neighborhood.
- Affluent and growing trade area.
- Excellent access, frontage and visibility.





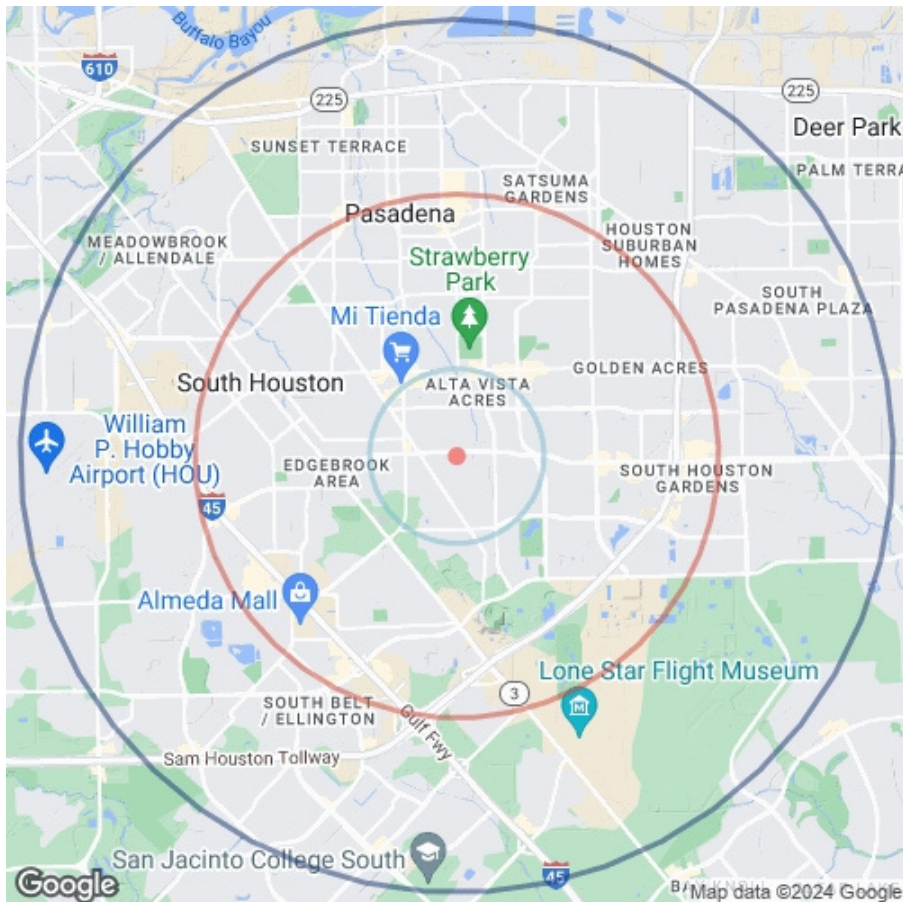






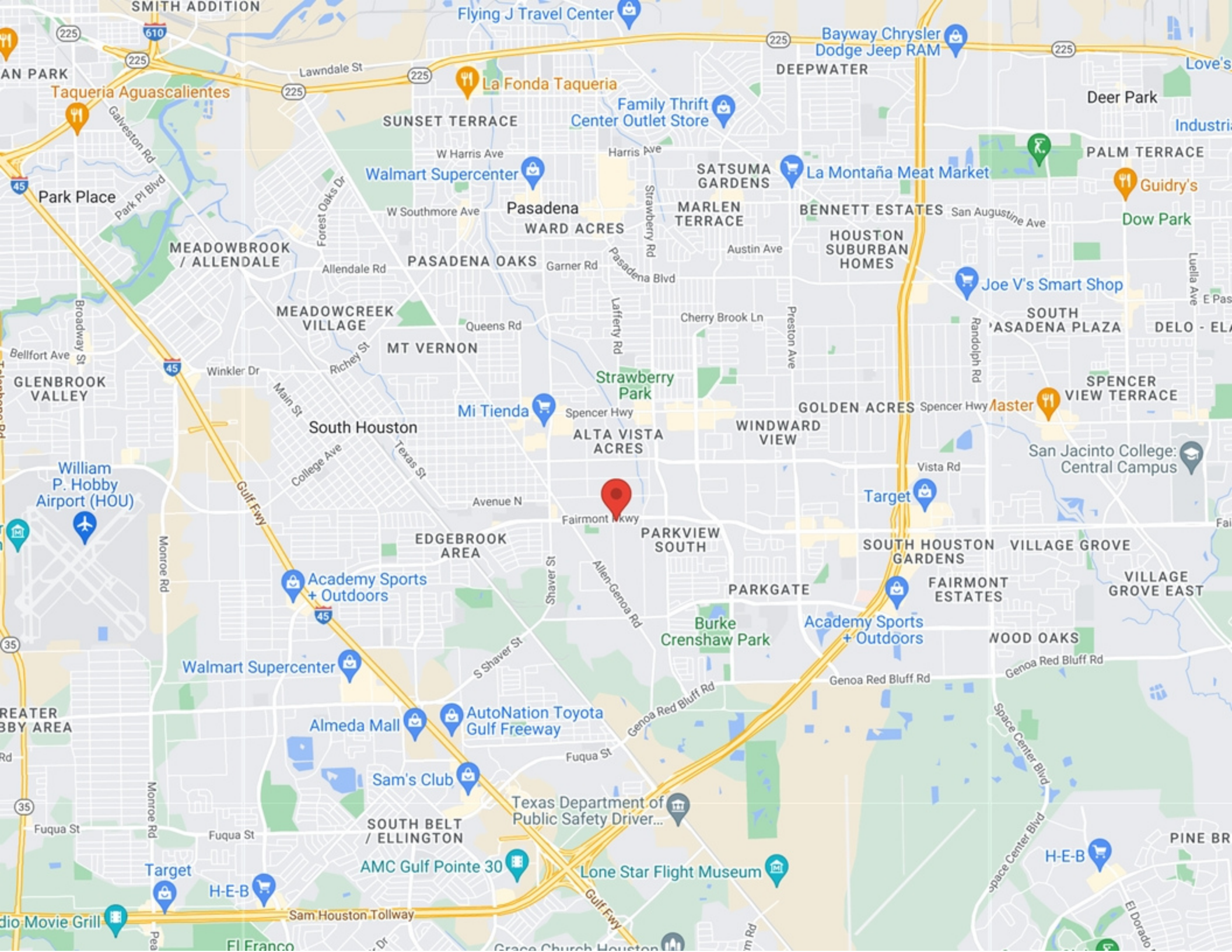
# DEMOGRAPHICS

POPULATION	1	3 MILE	5 MILE
2000 Population		107,42	280,717
2010 Population	13,210	8	312,944
2023 Population	15,739	125,838	316,455
2028 Population	16,937	128,650	314,402
2023-2028 Growth Rate	17,113	127,690	-0.13 %
2023 Daytime Population	-0.21 %	-0.15 %	308,707
	15,368	129,641	



2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	858	4,539	10,139
\$15000-24999	817	4,265	9,389
\$25000-34999	792	5,025	10,906
\$35000-49999	970	6,083	14,105
\$50000-74999	994	7,816	20,129
\$75000-99999	700	5,878	15,112
\$100000-149999	667	5,911	15,339
\$150000-199999	243	2,167	6,591
\$200000 or greater	193	1,207	3,780
Median HH Income	\$ 43,915	\$	\$ 57,875
Average HH Income	\$	53,484	\$
	66,452	\$ 72,857	78,673

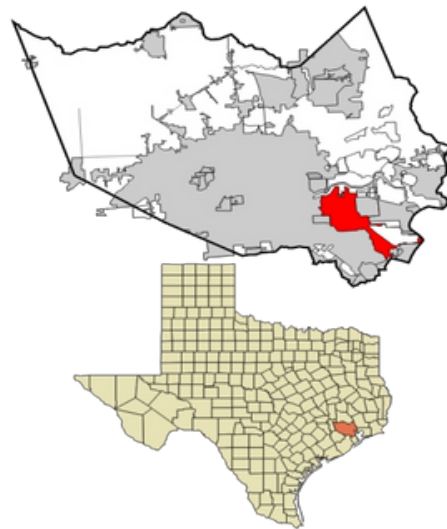
HOUSEHOLDS	1	3	5 MILE
2000 Total Households			93,273
2010 Total Households	4,987	36,94	100,55
2023 Total Households	5,650	4	4
2028 Total Households	6,237	40,58	105,49
2023 Average Household Size	6,364	3	4
2023 Owner Occupied Housing	2,71	42,891	105,74
2028 Owner Occupied Housing	2,520	42,955	9 2.99
2023 Renter Occupied Housing	2,646	2,98	55,655
2028 Renter Occupied Housing	3,717	21,287	56,582
2023 Vacant Housing	3,717	21,677	49,839
2023 Total Housing	1,053	21,604	49,167
	7,290	21,278	10,345
		4,650	115,839
		47,541	





# ABOUT PASADENA

Pasadena is a city in the U.S. state of Texas, located in Harris County. It is part of the Houston–The Woodlands–Sugar Land metropolitan area. As of the 2020 U.S. census, the city's population was 151,950, making it the twentieth most populous city in Texas and the second most populous in Harris County.



CITY OF PASADENA	
County	Harris
Incorporated	12/21/1923
AREA	
City	44.7 sq
Land	mi 43.7 sq
Water	mi 1.1 sq
Elevation	mi
POPULATION	
Populatio	151,950
n Density	3,462.00 sq mi



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Lorena Tamez</b>	<b>0648734</b>	<b>miriam@alumbraproperties.com</b>	<b>(832)696-4362</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date