



±1.5 AC FOR SALE

1855 RICHEY ST. PASADENA, TX 77502



OVERVIEW AND HIGHLIGHTS

1855 RICHEY ST. PASADENA, TX 77502



Redevelopment Opportunity in Pasadena, TX. ±1.5 acres in a high-demand area, ideal for redevelopment into retail, RV park, self-storage, multifamily, and more. An existing car wash provides potential cash flow but is not the primary value driver. Benefit from federal tax incentives that enhance long-term investment returns.

BUILDING AREA

±6,481 SF

LAND AREA

±1.50 AC

YEAR BUILT/ RENOVATED

2002/ 2022

PRICE

Call for pricing

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population 2024	16,145	136,138	300,085
Households	4,748	43,645	99,098
Household Income	\$85,425	\$71,290	\$72,809

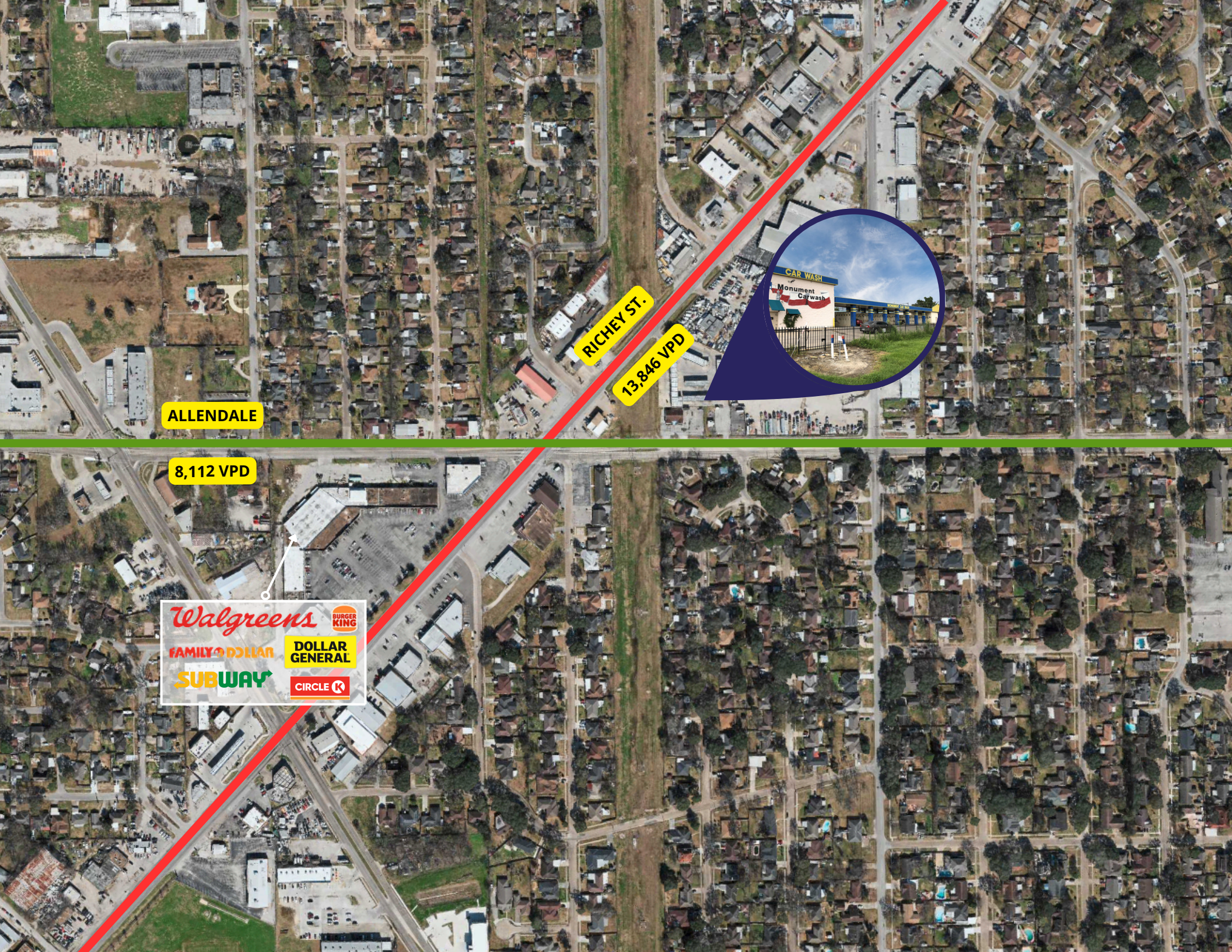
FOR MORE INFORMATION CONTACT:

RICK GUTIERREZ

(832) 435-4033

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ALLENDALE

RICHEY ST.

13,846 VPD

8,112 VPD

Walgreens
Burger King
Family Dollar
Dollar General
Subway
Circle K









CAR WASH

Monument
Carwash

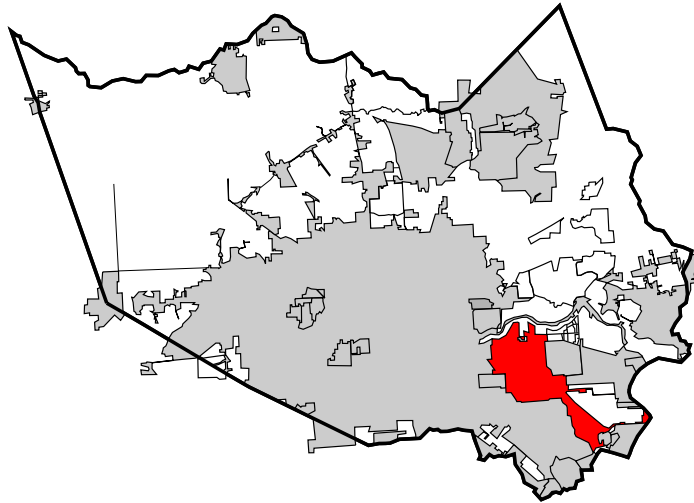
MONUMENT CAR WASH



MARKET OVERVIEW

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The Pasadena, Texas commercial real estate market is thriving, driven by strong growth in key industries such as construction and retail trade. Demand for commercial spaces is supported by Pasadena's strategic location near Houston, making it an attractive hub for businesses seeking expansion opportunities. The city's steady economic activity and increasing investment in commercial infrastructure position Pasadena as a growing and competitive market for businesses of all sizes.



STRATEGIC LOCATION

Close proximity to Houston, with easy access to major highways (US-45).

ECONOMIC GROWTH / OPPORTUNITY ZONE

Steady population growth and infrastructure improvements drive demand for residential and commercial developments.

BUSINESS-FRIENDLY ENVIRONMENT

Business-friendly incentives and infrastructure upgrades make Pasadena an attractive investment market.

DIVERSE OPPORTUNITIES

Growing demand for industrial, retail, and multifamily properties in a thriving, connected market.

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Information About Brokerage Services

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

XAG Properties, LLC	9009836	info@xagproperties.com	346-843-1281
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Rick E. Gutierrez	464315	rickg@xagproperties.com	346-843-1281
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
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Buyer/Tenant/Seller/Landlord Initials

Date