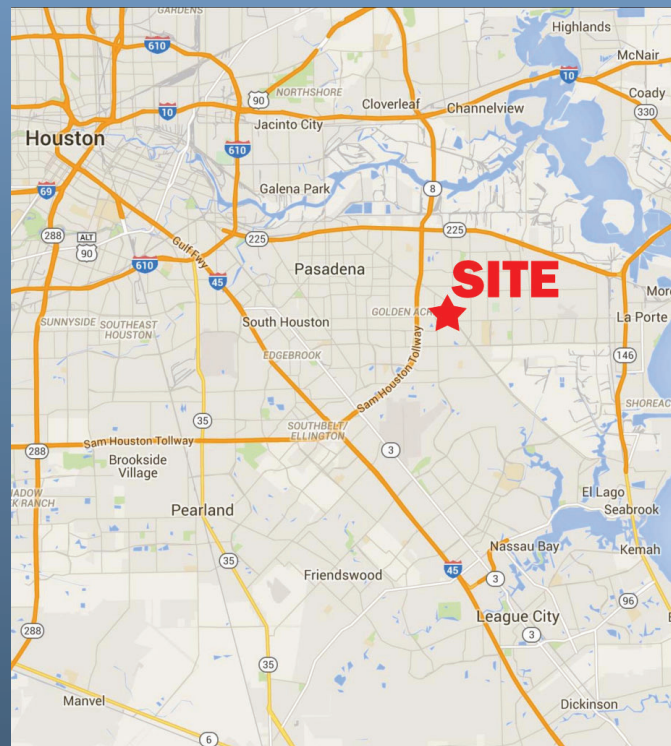


Crossroads Centre

6701 - 6793 Spencer Hwy, Pasadena, Texas 77505



PROPERTY DATA

- Strong Kroger and LA Fitness anchored center in the heart of a dense residential trade area
- Serves Pasadena and Deer Park markets
- Opportunities from 1,175 SF to 3,614 SF
- Solid daytime population with over 139,000 people within 5 miles

2025 DEMOGRAPHICS

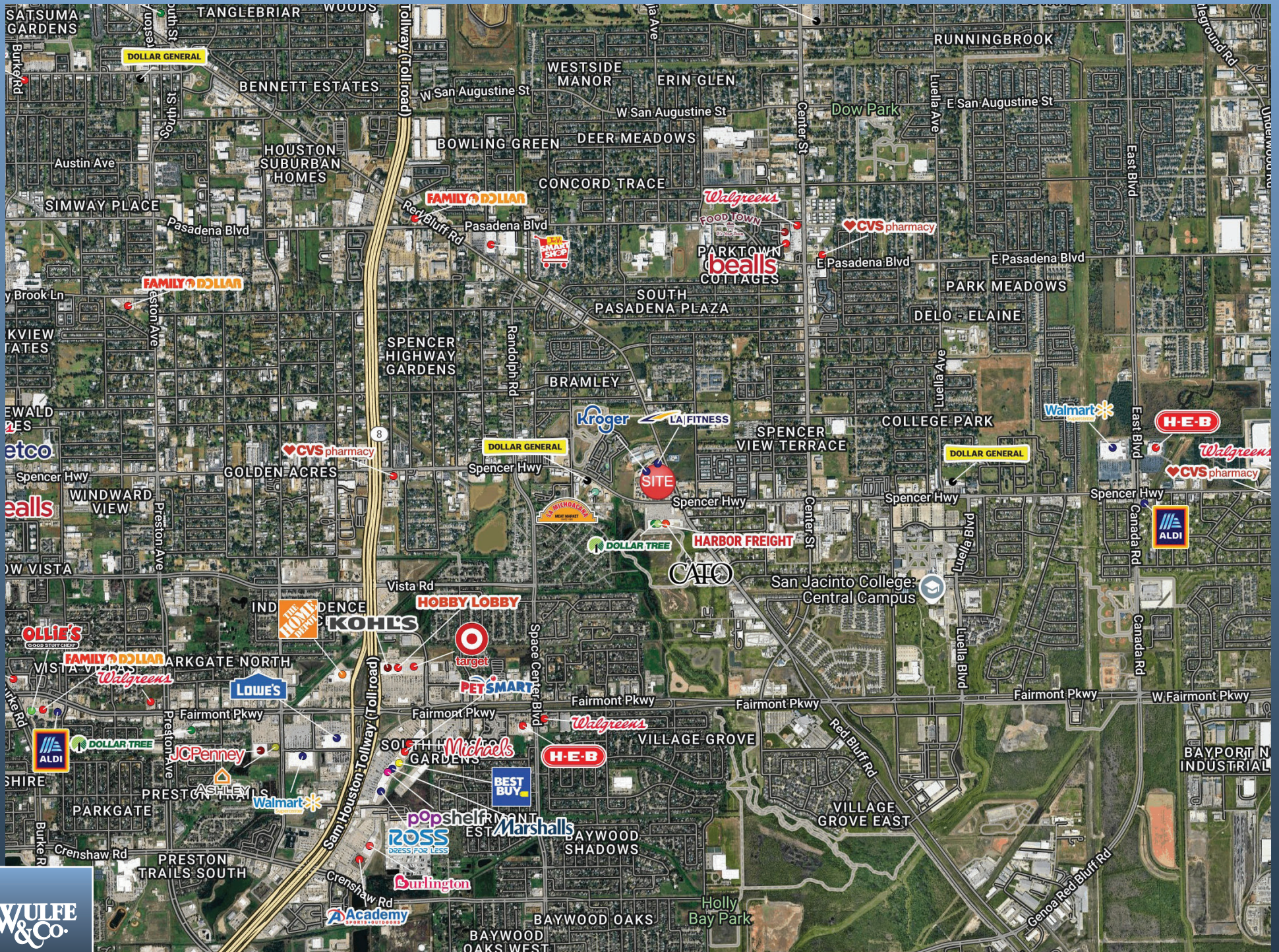
	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Population	14,629	94,459	208,341
Avg HH Income	\$92,454	\$108,596	\$107,287
Daytime Pop	7,982	72,123	139,437
Traffic Counts			
Spencer Hwy	35,951 cars per day		
Red Bluff Rd	18,128 cars per day		

CONTACT

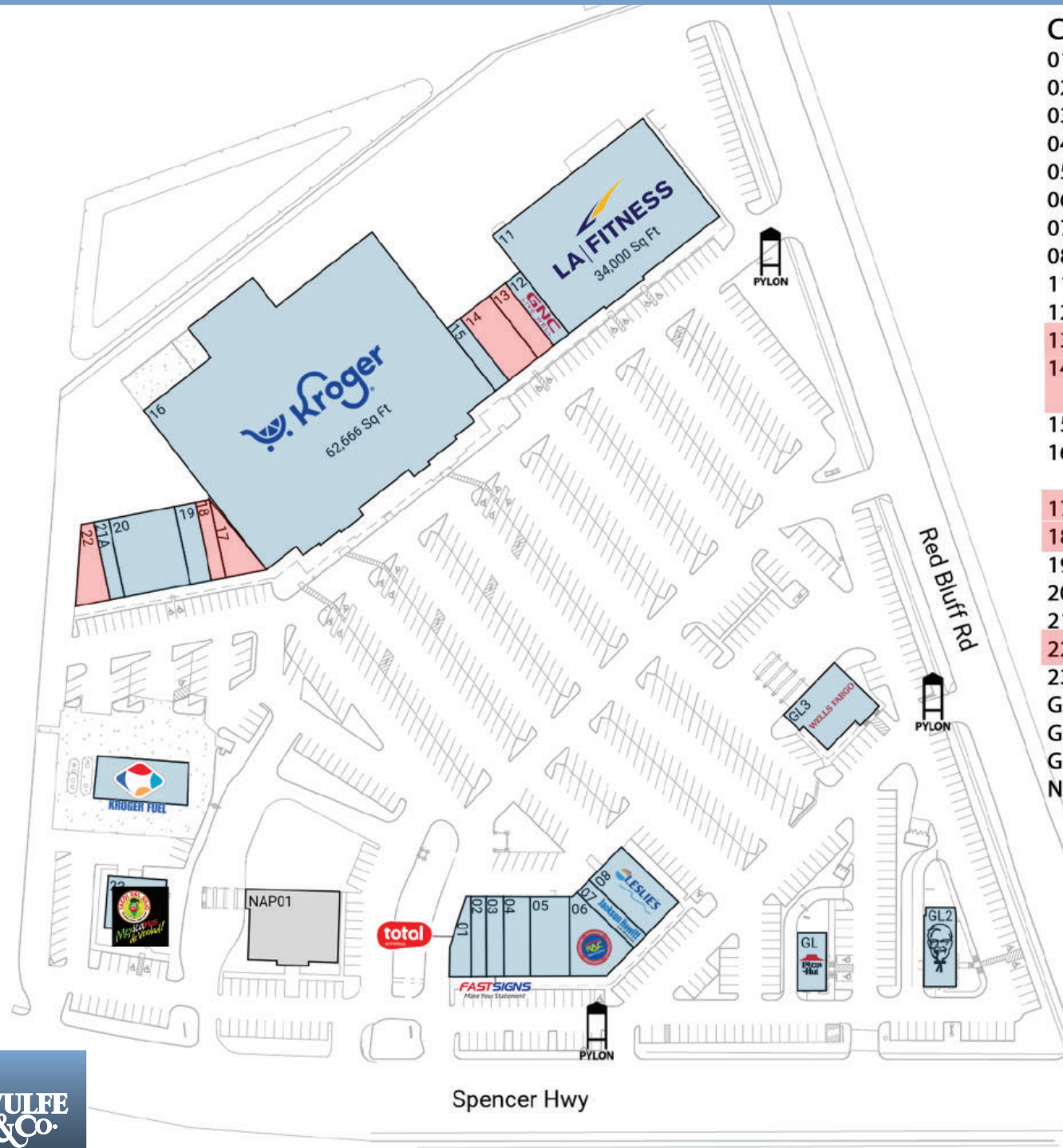
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Current Tenants

01	Total Wireless	1,260 SF
02	Venus Nails	1,260 SF
03	Fastsigns	1,440 SF
04	Noodle Master	2,160 SF
05	NextCare Urgent Care	3,280 SF
06	Rent-A-Center	3,588 SF
07	Jackson Hewitt Tax Service	1,200 SF
08	Leslie's Pool Supplies	3,300 SF
11	LA Fitness	34,000 SF
12	GNC	1,600 SF
13	AVAILABLE	1,614 SF
14	Pasadena Martial Arts (potentially available)	3,000 SF
15	Spencer Discount Liquor	1,400 SF
16	Kroger Kroger Fuel Center	62,666 SF
17	AVAILABLE	1,307 SF
18	AVAILABLE	1,175 SF
19	EverSmiles Dental	1,760 SF
20	Armed Forces Recruiting	6,050 SF
21A	Slaybae Salon	1,200 SF
22	AVAILABLE	1,600 SF
23	Tacos Del Julio	2,888 SF
GL	Pizza Hut	1,667 SF
GL2	KFC	3,152 SF
GL3	Wells Fargo	4,000 SF
NAP	Texas Coastal Bank	

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6651/-95.1345

6777 Spencer Hwy Pasadena, TX 77505	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	14,629	94,459	208,341
2030 Projected Population	14,859	91,975	203,470
2020 Census Population	12,457	93,102	207,350
2010 Census Population	12,985	89,571	200,191
Projected Annual Growth 2025 to 2030	0.3%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	0.8%	0.4%	0.3%
2025 Median Age	33.4	35.9	34.6
Households			
2025 Estimated Households	4,916	33,491	71,082
2030 Projected Households	5,077	33,150	70,616
2020 Census Households	4,274	33,373	70,633
2010 Census Households	4,493	31,430	66,321
Projected Annual Growth 2025 to 2030	0.7%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	0.6%	0.4%	0.5%
Race and Ethnicity			
2025 Estimated White	50.1%	53.9%	48.4%
2025 Estimated Black or African American	8.6%	6.4%	6.8%
2025 Estimated Asian or Pacific Islander	3.4%	3.3%	3.9%
2025 Estimated American Indian or Native Alaskan	1.4%	1.0%	1.0%
2025 Estimated Other Races	36.7%	35.5%	39.9%
2025 Estimated Hispanic	53.4%	50.1%	56.9%
Income			
2025 Estimated Average Household Income	\$92,454	\$108,596	\$107,287
2025 Estimated Median Household Income	\$66,987	\$82,845	\$84,480
2025 Estimated Per Capita Income	\$31,352	\$38,609	\$36,667
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	10.0%	7.1%	10.5%
2025 Estimated Some High School (Grade Level 9 to 11)	10.5%	7.5%	9.8%
2025 Estimated High School Graduate	32.3%	30.8%	29.6%
2025 Estimated Some College	21.7%	22.4%	19.9%
2025 Estimated Associates Degree Only	7.7%	9.2%	8.4%
2025 Estimated Bachelors Degree Only	13.6%	14.7%	13.6%
2025 Estimated Graduate Degree	4.2%	8.2%	8.2%
Business			
2025 Estimated Total Businesses	427	3,893	7,443
2025 Estimated Total Employees	3,541	45,423	81,471
2025 Estimated Employee Population per Business	8.3	11.7	10.9
2025 Estimated Residential Population per Business	34.3	24.3	28.0



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
<u>Katherine Wildman</u>	<u>326662</u>	<u>kwildman@wulfe.com</u>	<u>713-621-1700</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Devon Irby</u>	<u>478511</u>	<u>dirby@wulfe.com</u>	<u>713-621-1700</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date