

FOR SALE | \$2,450,000
BUILDING 1,795 SF | LAND ± 8.83 AC
2055 PASADENA BLVD
PASADENA, TX 77502



DOWNTOWN HOUSTON



Carlos Iglesias
Broker

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PROPERTY SUMMARY

Sales Price:	\$2,450,000
Property Type:	Land
Total Lot Size:	± 8.83 AC
Sale:	Land Value
Frontage:	282 ft on Pasadena Blvd
Total GBA:	1,795 SF
Year Built:	1953

PROPERTY HIGHLIGHTS

- Location offers excellent accessibility: Hobby Airport ± 7.5 miles, Port of Houston ± 9 miles, I-45 North Fwy ± 6 miles, Hwy 225- 3 miles, and Beltway 8 about 2 miles away.
- Suitable for retail centers, schools, warehouses, or industrial facilities developments.
- Located one block away from the intersection of Burke Rd. and Pasadena Blvd.
- No zoning regulations, developments are governed by the city of Pasadena local codes and ordinances.
- Located outside of the flood zone area.

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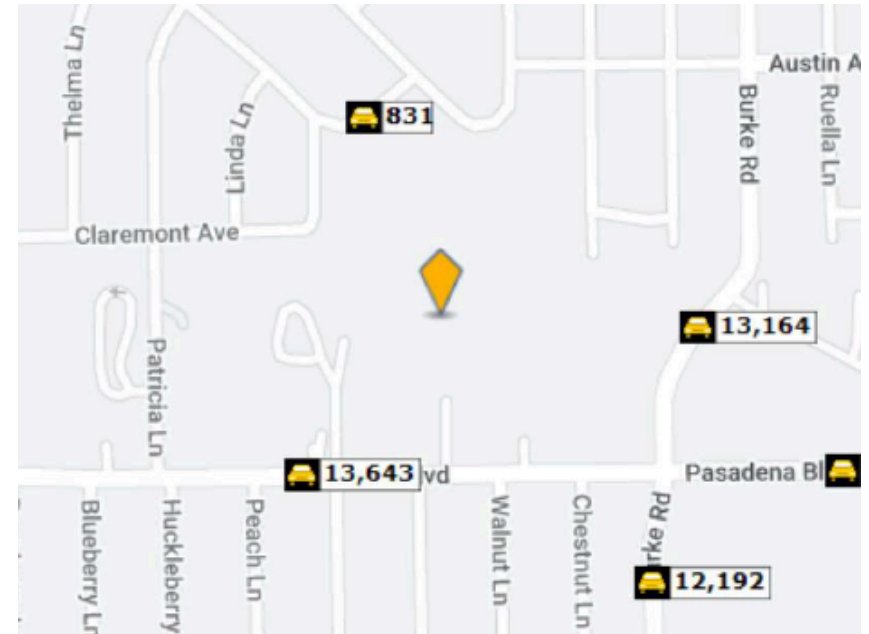
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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	25,506	134,257	249,478
2023 Estimate	26,056	136,608	253,240
02010 Census	27,330	140,104	256,155
Households			
2028 Projection	25,506	134,257	249,478
2023 Estimate	26,056	136,608	253,240
2010 Census	27,330	140,104	256,155
Avg HH Income	\$61,193	\$63,482	\$70,682



TRAFFIC STATISTICS

1	Pasadena Blvd	Hickory Ln	0.02 E	2020	13,006	MPSI	.13
2	Pasadena Blvd	Hickory Ln	0.02 E	2022	13,643	MPSI	.13
3	Beusch Dr	Concord Rd	0.03 W	2022	831	MPSI	.14
4	Burke Rd	Pasadena Blvd	0.09 S	2022	13,048	MPSI	.16
5	Burke Rd	Pasadena Blvd	0.09 S	2021	13,164	MPSI	.16
6	Burke Rd	Pasadena Blvd	0.07 N	2022	12,192	MPSI	.21
7	Pasadena Blvd	Burke Rd	0.11 W	2022	12,022	MPSI	.27
8	Pasadena Blvd	Burke Rd	0.11 W	2021	12,122	MPSI	.27
9	Pasadena Boulevard	Burke Rd	0.11 W	2022	13,720	MPSI	.30

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