

# 0 S. Shaver Pasadena, TX 77502

PASADENA, TX



**KW COMMERCIAL**

18050 Saturn Lane., Ste. 100

Houston, TX 77058

PRESENTED BY:

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O S. SHAVER

# PROPERTY INFORMATION

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PROPERTY DETAILS & HIGHLIGHTS

PROPERTY DESCRIPTION

## Property Details & Highlights

Property Type	Land
Property Subtype	Retail
Lot Size	60,544 SF
Free Standing	No

1.3288 AC Cleared Corner Lot located at the lighted intersection of South Shaver Street and Garner Road. Access to various major highways from the site provide visitors a short commute to the Port of Houston - the largest exporting container port in the Nation and second largest in the World.

Located in the City of Pasadena, with one of the lowest per capita property tax rates in Texas, a strong available workforce, long-term water supply, low tax rates, easy permitting process, city economic development team and a transportation network of major highways. The City of Pasadena features increasing economic development projects, with development permits issued in days or weeks, not months.



- S. Shaver Street – 22,300+ VPD (TXDOT 2019)
- Garner Road – 3,900+ VPD (TXDOT 2019)
- Lot Visibility from Lighted Intersection
- City Economic Development Commission
- Expedited Permit Process
- Additional Economic Incentives for Development
- 2 Miles from SH-225



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### LOCATION DESCRIPTION

Pasadena is a non-zoned municipality; therefore, land use regulations are accomplished through the city's codes and ordinances. The City of Pasadena's codes and ordinances can be accessed here: <https://www.pasadenatx.gov/279/Codes-Ordinances>

0 S. SHAVER

# LOCATION INFORMATION

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LOCATION MAPS

AERIAL MAPS

## Location Maps





## Aerial Maps



O S. SHAVER

# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT



# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,047	145,758	294,001
Average age	28.6	29.3	29.6
Average age (Male)	28.5	28.8	29.1
Average age (Female)	29.0	30.1	30.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,087	44,943	93,258
# of persons per HH	3.3	3.2	3.2
Average HH income	\$44,415	\$46,983	\$48,930
Average house value	\$98,049	\$95,582	\$100,287

\* Demographic data derived from 2010 US Census

