

VACANT LAND | ± 3.34 AC

0 (2099) Pasadena Blvd Pasadena, TX 77502

FOR SALE



**CARLOS
IGLESIAS**

Broker

carlos@riverflowcommercial.com

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THE OFFERING

Rare development opportunity on a highly visible corner site at Pasadena Blvd and Burke Rd in Pasadena, TX, offering approximately 3.3 acres (subject to survey) of vacant land with curb-cut access and excellent frontage along a major traffic corridor. This strategic location provides easy connectivity to Sam Houston Toll Road (Beltway 8), State Highway 225, and nearby commuter routes throughout the Greater Houston area. With utilities nearby and no improvements on site, this blank-slate tract is ideal for visionary developers and investors seeking a flexible site for commercial, retail, mixed-use, or service-oriented projects. Its prominent location within a growing submarket makes this property a compelling long-term hold or build-to-suit opportunity.

PROPERTY HIGHLIGHTS

- ±3.3-acre vacant land parcel at the intersection of Pasadena Blvd & Burke Rd
- High-visibility corner location with strong traffic exposure
- Excellent access to Sam Houston Toll Road (Beltway 8) and State Highway 225
- Wide range of development potential (commercial, retail, mixed-use, office, parking, service)
- Utilities nearby and no on-site improvements – clean development site
- Located in Harris County's Pasadena area with proximate population density and growth
- Ideal for investors or user-owners seeking a customizable land position

ASSET PROFILE

Sales Price	PRICE REDUCED: \$975,000
Property Type	Vacant Land
Total Lot Size	± 3.34 AC

DEMOGRAPHIC SUMMARY



Radius	1 Mile	5 Mile	10 Mile
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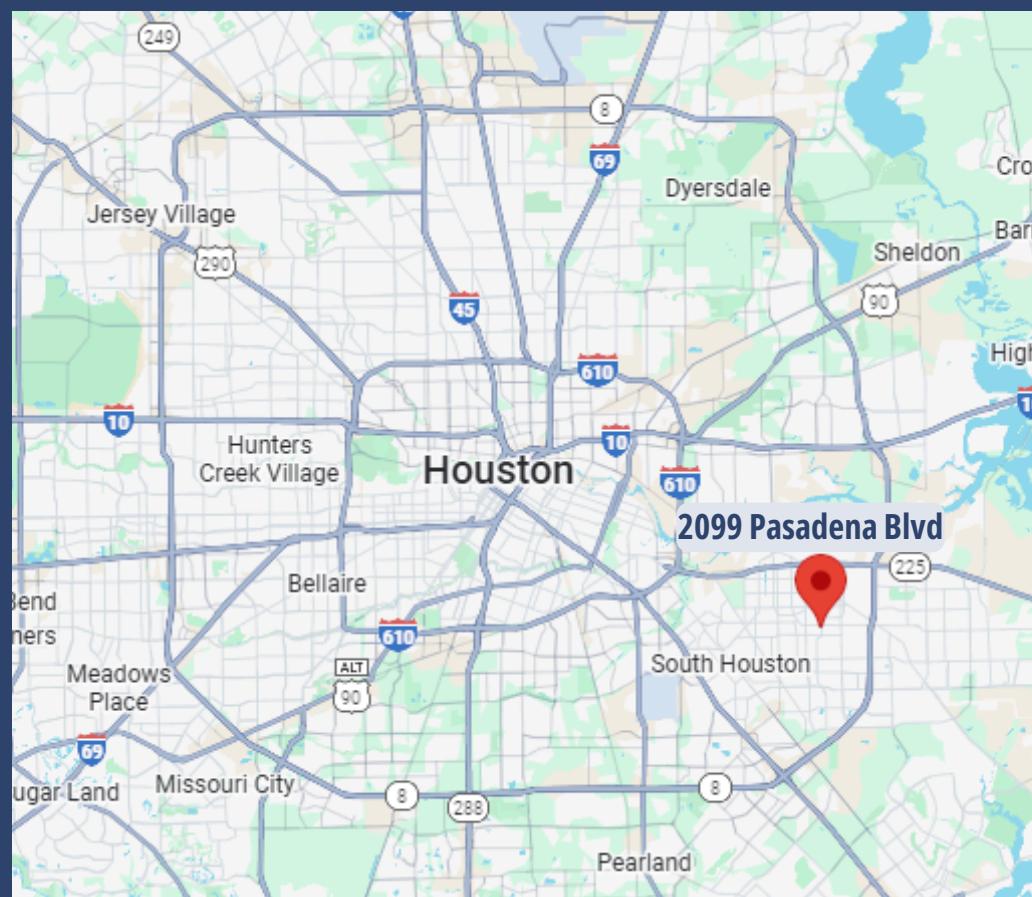
Population

2029 Projection	22,816	263,441	845,658
2024 Estimate	22,452	258,117	826,551
2020 Census	23,069	259,189	827,231

2024 Population by Hispanic Origin

White	18,112	184,714	520,931
Black	7,123	89,656	248,273
Am. Indian & Alaskan	737	13,159	104,926
Asian	393	4,314	13,436
Asian	116	4,976	34,288
Other	14,076	145,887	425,145

2024 Avg Household Income	\$66,401	\$73,643	\$77,079
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Traffic Count Report

Collection Street	Cross Street	Traffic Volume	Count Year
Burke Rd	Pasadena Blvd N	12,662	2025
Burke Rd	Pasadena Blvd S	13,553	2025
Pasadena Blvd	Burke Rd W	12,488	2025
Pasadena Blvd	Hickory Ln E	14,304	2025
Pasadena Boulevard	Burke Rd W	13,915	2025
Beusch Dr	Concord Rd W	874	2025
Cherrybrook Ln	-	4,735	2025
Pasadena Blvd	Wichita St E	13,354	2025
Pasadena Blvd	Mulberry Ln E	11,550	2025
Pasadena Boulevard	Mulberry Ln E	14,706	2025

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MAIN OFFICE

info@riverflowcommercial.com

832.516.9515

