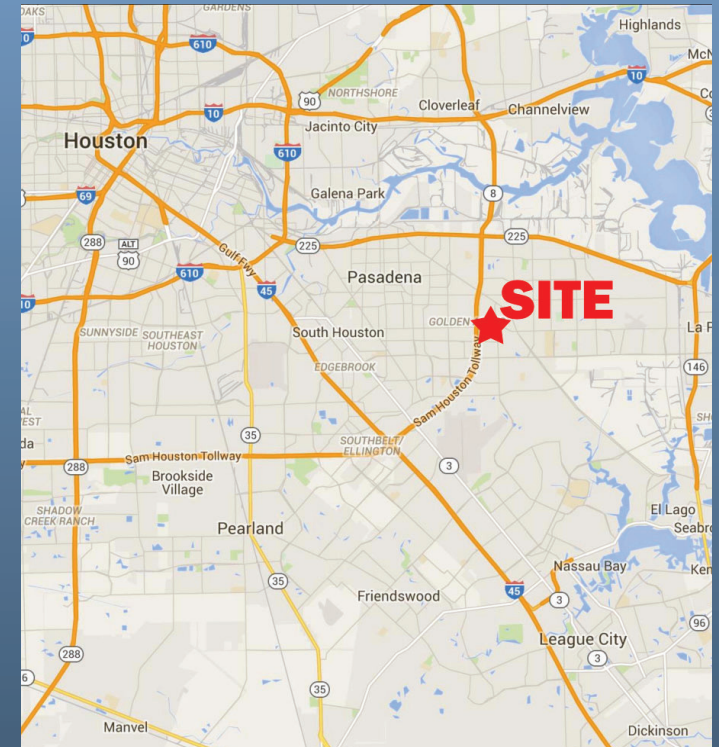


FOR SALE - 1.36 Acre Parcel

5803 & 5817 Spencer Highway, Pasadena, TX 77505



PROPERTY DATA

- Land size: 59,242 SF
- Spencer Hwy: 245.5' of frontage and 241' depth
- Excellent access from Sam Houston Tollway for food or automotive users both north and southbound
- Easy access on Spencer Hwy both east and westbound

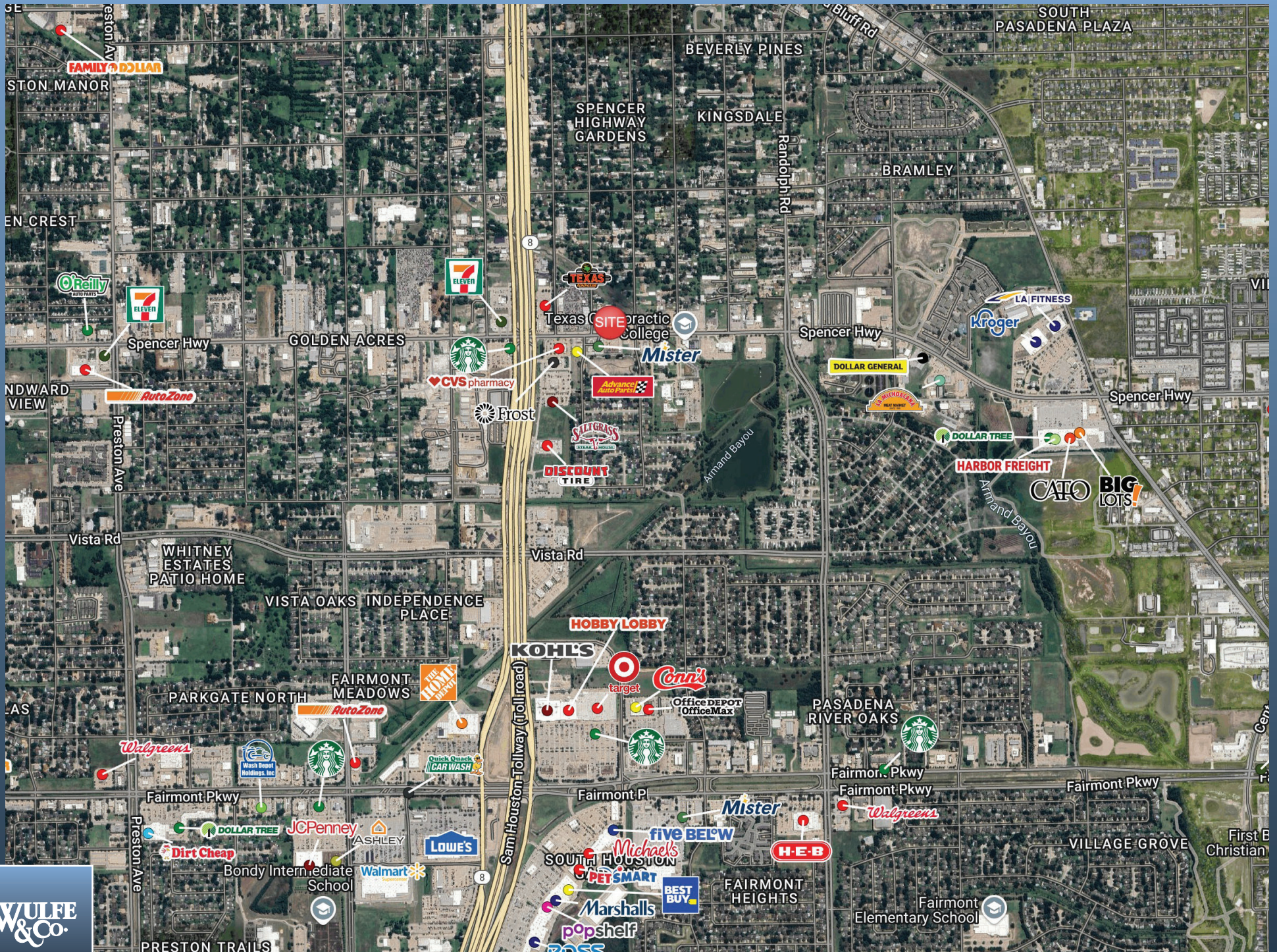
DEMOGRAPHICS

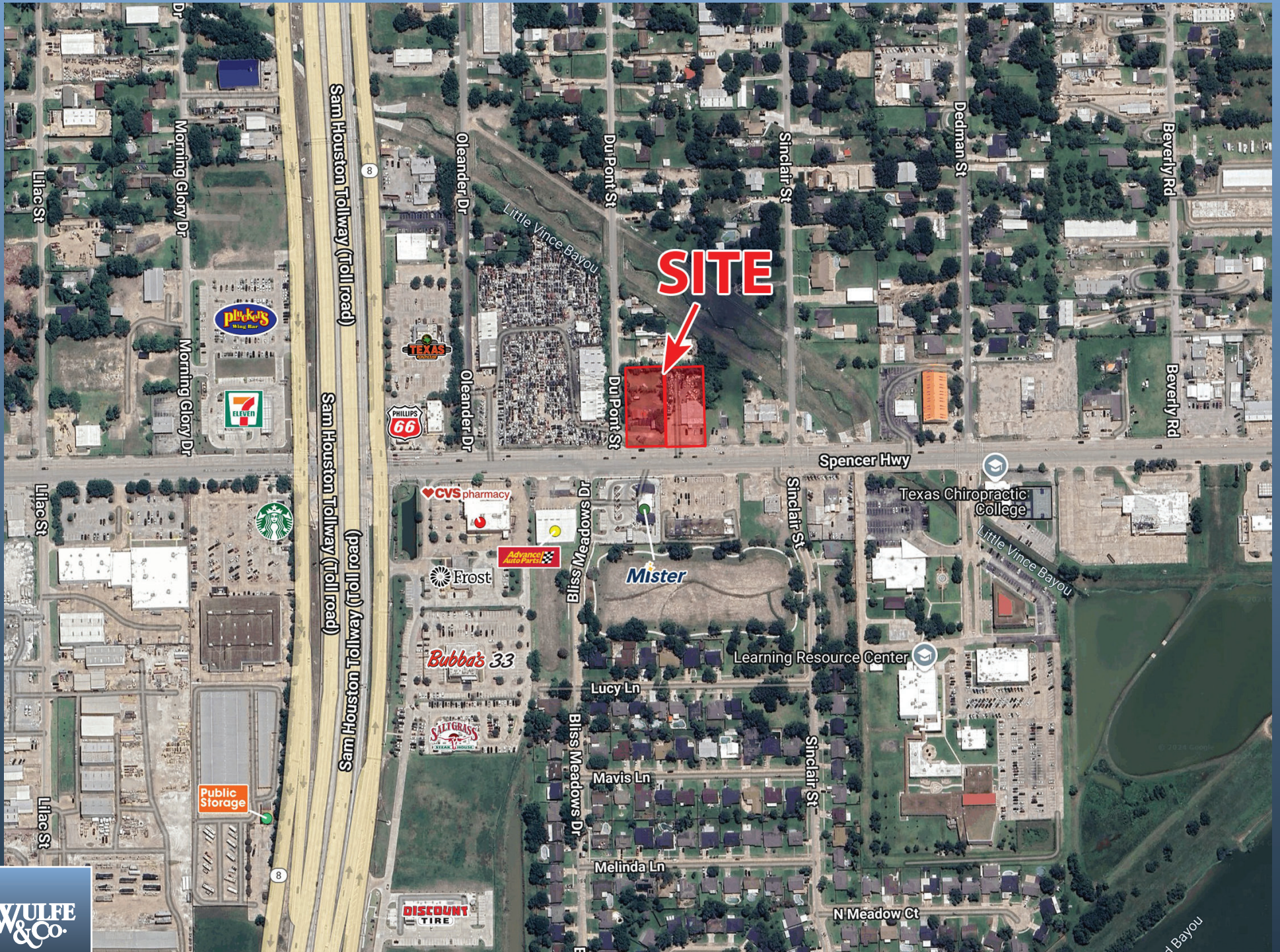
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2024 Estimate	9,853	115,992	239,820
Avg HH Income 2024 Estimate	\$95,259	\$99,027	\$97,523
Traffic Counts Spencer Hwy Beltway 8	25,224 cars per day	70,069 cars per day	

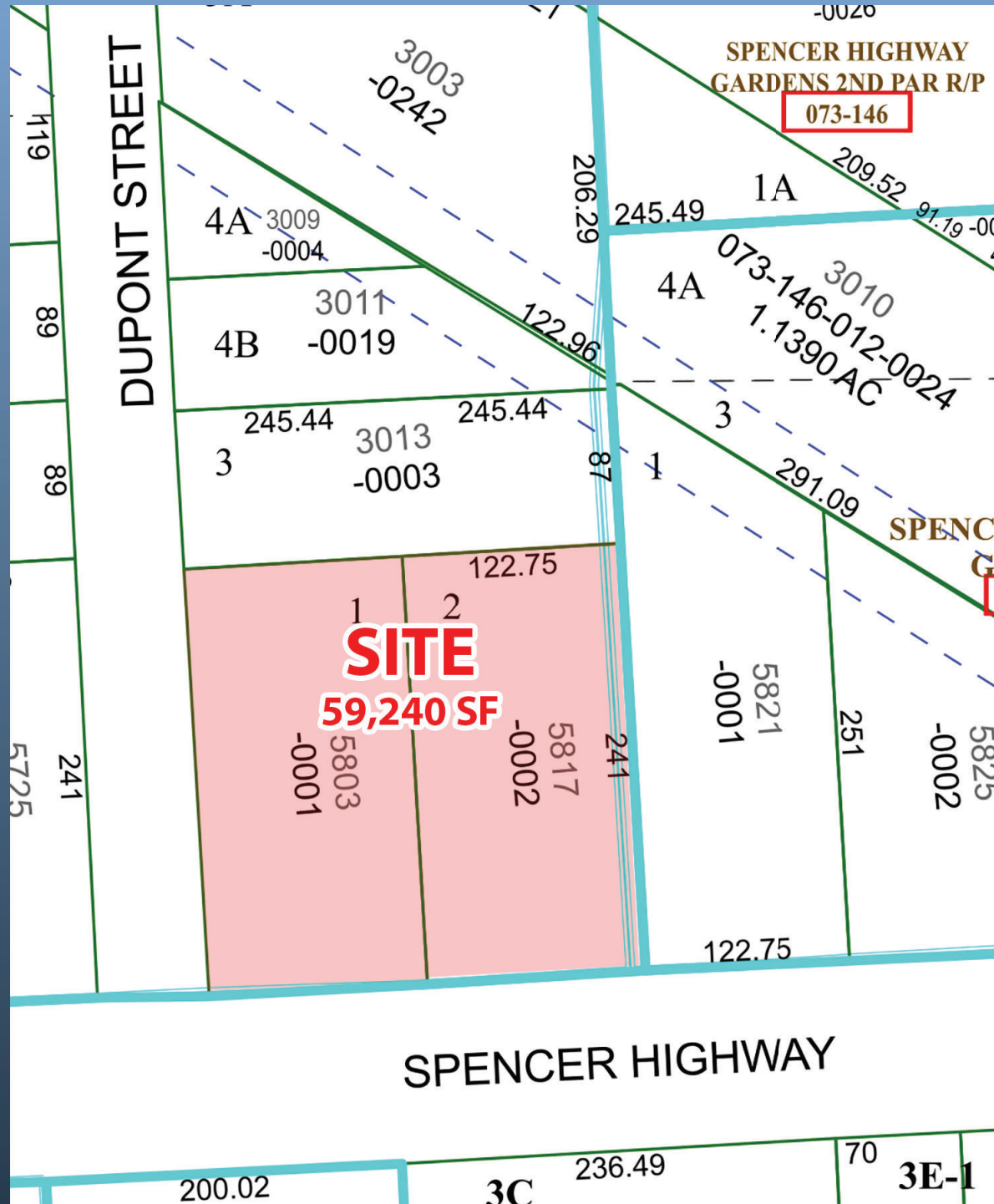
CONTACT

Bunny McLeod
 bmcleod@wulfe.com
 (713) 621-1220 (office)
 (214) 455-3608 (mobile)

Wulfe & Co.
 1800 Post Oak Blvd., Suite 400
 Houston, Texas 77056
 (713) 621-1700







Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6661/-95.1523

5817 Spencer Hwy Pasadena, TX 77505	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,853	115,992	239,820
2029 Projected Population	10,095	119,138	246,351
2020 Census Population	8,863	115,359	241,339
2010 Census Population	10,127	112,729	232,949
Projected Annual Growth 2024 to 2029	0.5%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	-0.2%	0.2%	0.2%
2024 Median Age	36.0	34.6	33.5
Households			
2024 Estimated Households	3,400	40,835	80,462
2029 Projected Households	3,485	41,879	82,565
2020 Census Households	3,136	40,922	80,666
2010 Census Households	3,529	38,916	75,538
Projected Annual Growth 2024 to 2029	0.5%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	-0.3%	0.4%	0.5%
Race and Ethnicity			
2024 Estimated White	51.1%	49.8%	45.6%
2024 Estimated Black or African American	5.0%	5.8%	6.3%
2024 Estimated Asian or Pacific Islander	3.0%	2.7%	3.3%
2024 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.1%
2024 Estimated Other Races	39.9%	40.6%	43.7%
2024 Estimated Hispanic	56.9%	57.8%	62.1%
Income			
2024 Estimated Average Household Income	\$95,259	\$99,027	\$97,523
2024 Estimated Median Household Income	\$72,509	\$73,302	\$72,674
2024 Estimated Per Capita Income	\$33,082	\$34,939	\$32,768
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	11.5%	12.0%	13.2%
2024 Estimated Some High School (Grade Level 9 to 11)	8.4%	8.3%	9.9%
2024 Estimated High School Graduate	32.5%	33.4%	31.7%
2024 Estimated Some College	22.8%	20.2%	19.8%
2024 Estimated Associates Degree Only	8.7%	7.2%	7.1%
2024 Estimated Bachelors Degree Only	11.8%	12.6%	12.3%
2024 Estimated Graduate Degree	4.3%	6.2%	6.1%
Business			
2024 Estimated Total Businesses	554	4,221	8,130
2024 Estimated Total Employees	4,748	42,728	91,923
2024 Estimated Employee Population per Business	8.6	10.1	11.3
2024 Estimated Residential Population per Business	17.8	27.5	29.5

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

11-2-2015



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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert D. Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.	Email	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bunny McLeod	195960	bmcleod@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date