

FOR SALE - REDEVELOPMENT OPPORTUNITY

±7.58 Acres of Land

Spencer Highway & Center Street, Pasadena, Texas 77505



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BROKERAGE SERVICES

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Property Highlights

- ±7.58 Acres of Land
- Rare Redevelopment Opportunity Along Spencer Highway
- Located in the City of Pasadena
- No Known Restrictions
- Utilities Available Via City of Pasadena
- Multiple Points of Ingress/Egress
- Located Outside the Floodplain
- ±1.8 Miles from Beltway 8
- 35,000+ Vehicles Per Day on Spencer Highway
- Quick Access to Beltway 8, Highway 225, Highway 146, and Fairmont Parkway
- Contact Broker For Details



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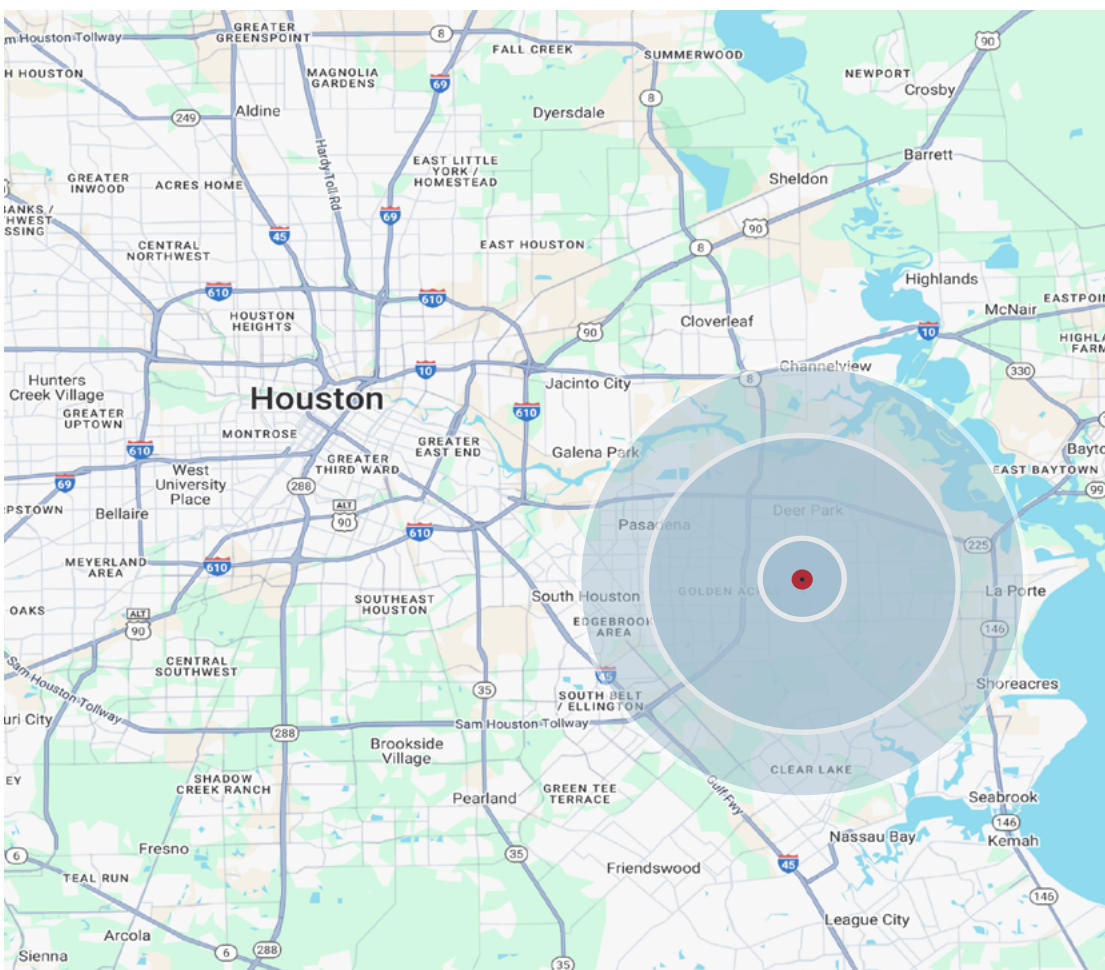
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POPULATION	1 MILES	3 MILES	5 MILES
2010 Population	11,973	81,934	184,807
2024 Population	14,675	85,073	193,270
2029 Population Projection	15,908	87,539	193,270
Total Businesses	1,413	3,282	6,814
Total Employees	3,558	41,367	81,112
HOUSEHOLDS			
2024 Households	5,215	30,513	65,694
2029 Household Projection	5,648	31,438	67,453
Owner Occupied Households	2,563	19,991	40,863
AVERAGE HOUSEHOLD INCOME			
Avg Household Income	\$87,805	\$108,910	\$109,375
Median Household Income	\$68,847	\$85,853	\$84,634
HOUSEHOLD SIZE			
1 Person Households	1,205	7,172	13,907
2 Person Households	1,593	9,381	20,214
3 Person Households	939	4,950	11,303

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