

2215 ALLEN GENOA

WHITE | HOUSE

GLOBAL PROPERTIES

URBAN
COLLECTIVE
GROUP





2215 ALLEN GENOA PASADENA, TX

DISCOVER AN EXCEPTIONAL COMMERCIAL OPPORTUNITY

Situated in a vibrant and diverse area, this versatile property offers unparalleled customization potential, making it ideal for various business ventures. The building is in shell condition, providing a blank canvas that can be tailored to accommodate up to seven different locales. Ample parking space ensures convenience for clients and staff, while the fully gated perimeter adds an extra layer of security. One of the standout features of this property is its expansion potential. With the construction of an underground detention pond, there is the opportunity to add an additional building, allowing your business to grow and thrive.

The location is strategically advantageous, just 10 minutes from Hobby Airport, less than 20 minutes from Downtown Houston, and within 20 minutes of the Medical Center. This prime positioning ensures easy access for both local and out-of-town clients and employees.

Seize this unique opportunity to create a customized commercial space that meets your specific needs in one of Houston's most dynamic areas.



PROPERTY INFORMATION



Single Level
New Construction
Class B Building



1 - 7 Customizable
Spaces Ranging From
1,200 SF - 9,777 SF



Rent: \$18.00/NNN
Sale: \$2,500,000



> 15min from HOU
> 20min Downtown
> 20min TMC



75 Parking Spots in
Fully Fenced Lot

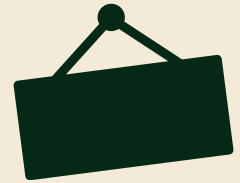


18,768 VPD on
Allen Genoa

HIGHLIGHTS



Heavy Daytime
Foot Traffic



Street Frontage
Prominent Signage
Options



New Construction
Customizable Shell Space



High-visibility Area
Easy Access to
Major Highways



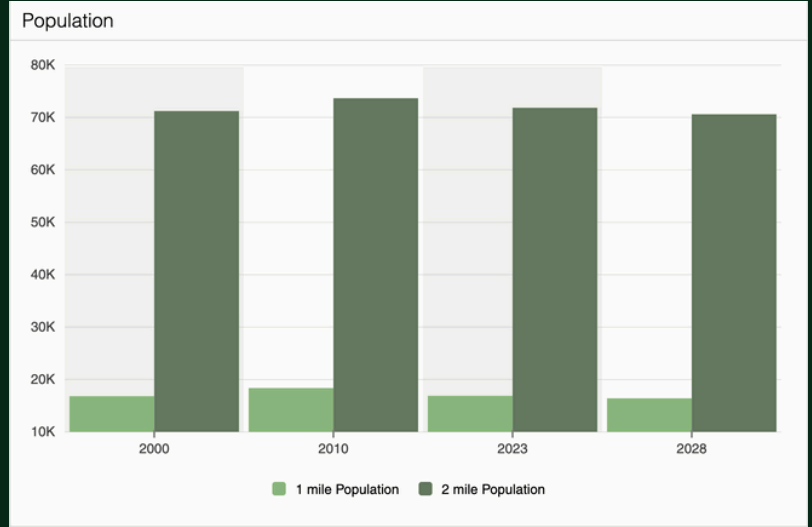
Lots of Natural Light



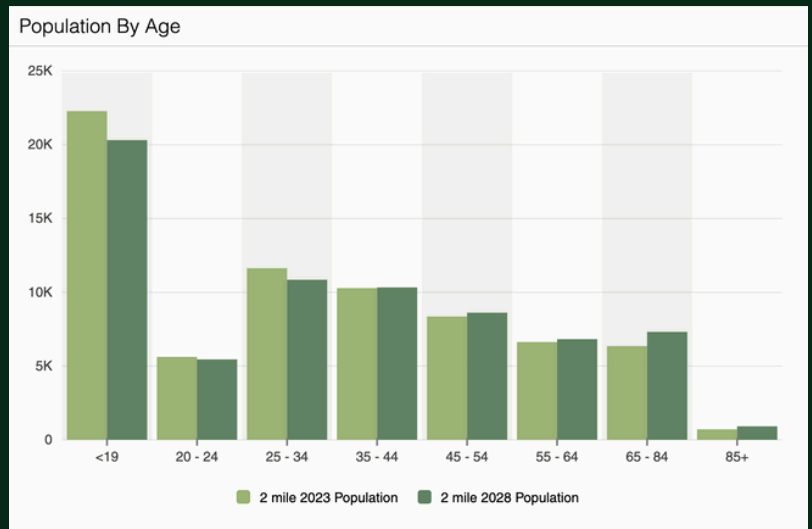
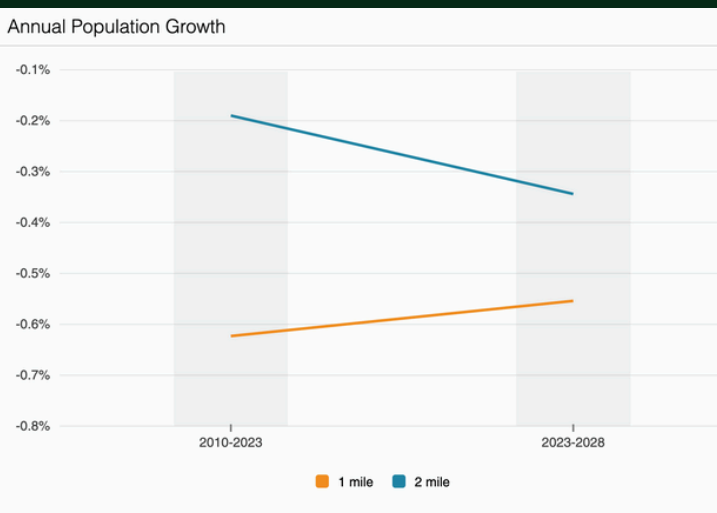
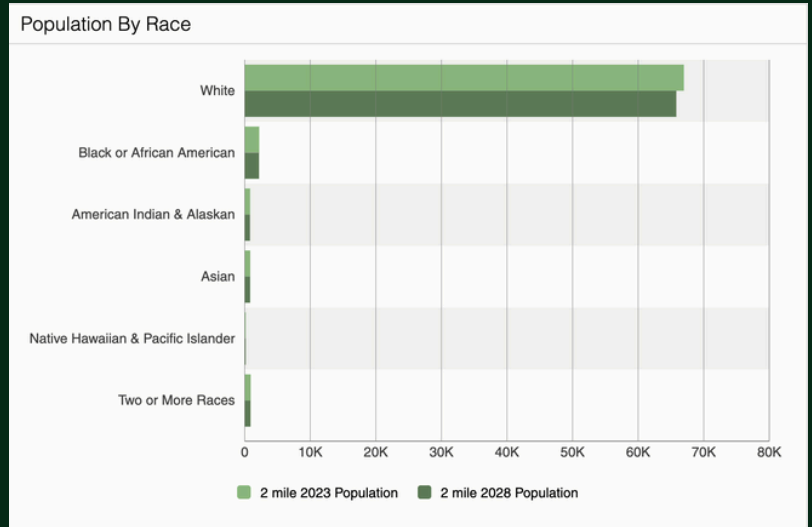
GENERAL MARKET DATA

POPULATION

	1 mile	2 mile
2010 Population	18,366	73,668
2023 Population	16,879	71,845
2028 Population Projection	16,411	70,611
Annual Growth 2010-2023	-0.6%	-0.2%
Annual Growth 2023-2028	-0.6%	-0.3%
Median Age	33	31.9
Bachelor's Degree or Higher	7%	6%
U.S. Armed Forces	7	15



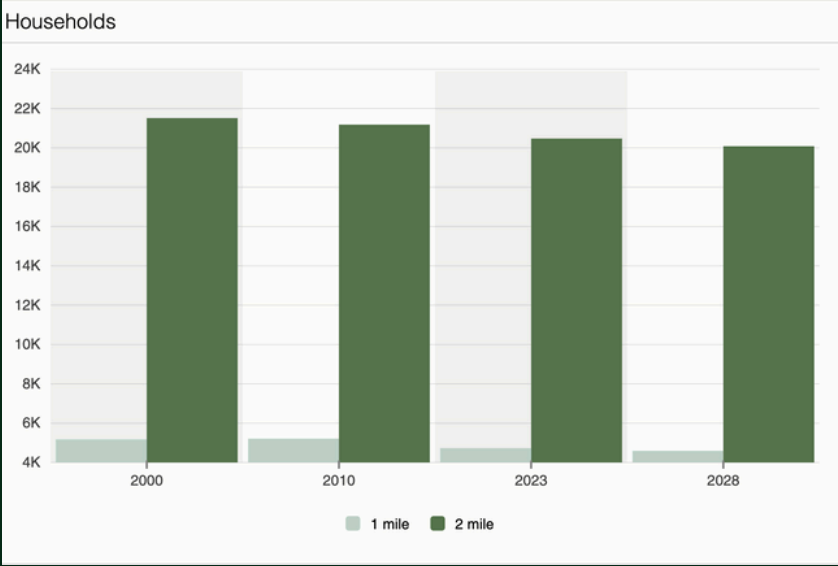
	1 mile	2 mile
White	15,988	66,973
Black	356	2,214
American Indian/Alaskan Native	181	823
Asian	127	847
Hawaiian & Pacific Islander	16	72
Two or More Races	212	916
Hispanic Origin	14,229	61,793



GENERAL MARKET DATA

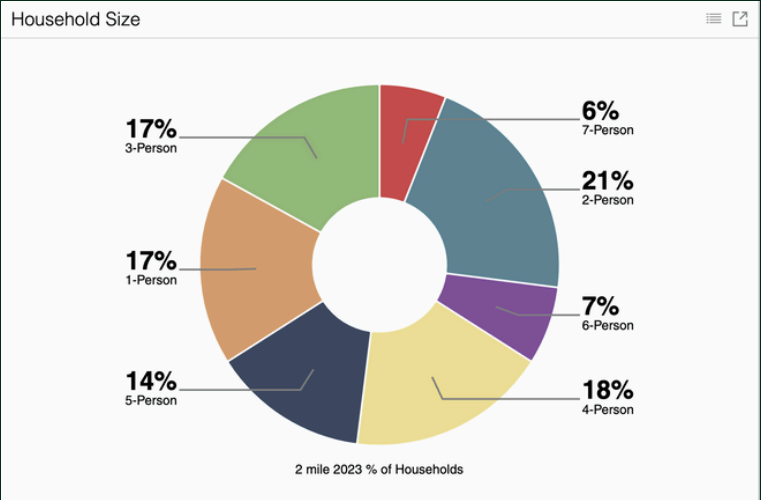
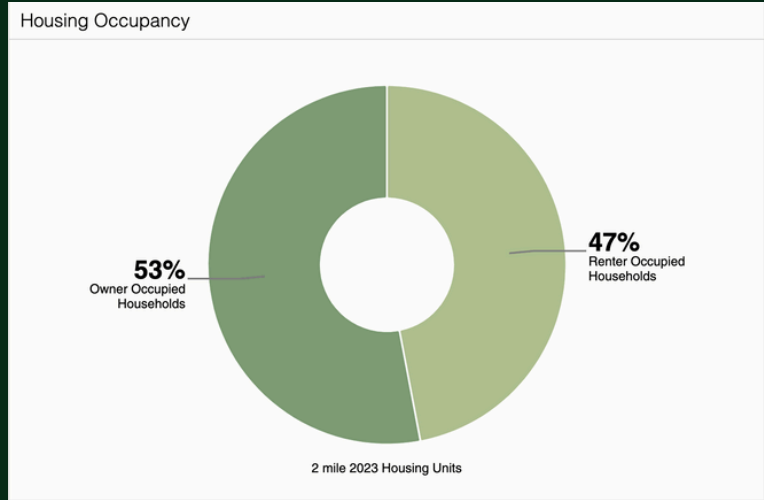
HOUSING

Housing		
	1 mile	2 mile
Median Home Value	\$129,835	\$113,563
Median Year Built	1959	1963



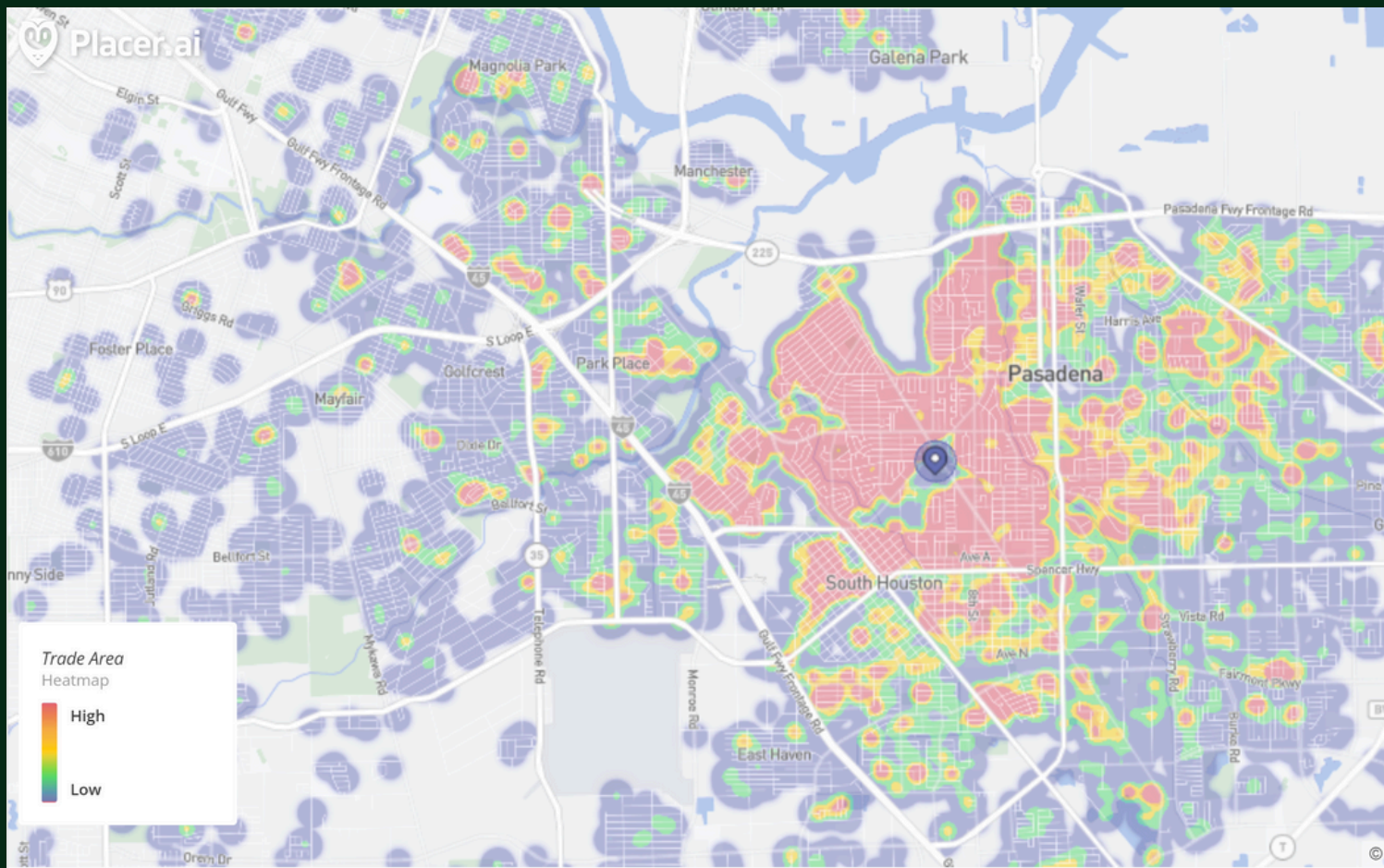
Households

	1 mile	2 mile
2010 Households	5,214	21,180
2023 Households	4,733	20,472
2028 Household Projection	4,589	20,082
Annual Growth 2010-2023	0%	0.1%
Annual Growth 2023-2028	-0.6%	-0.4%
Owner Occupied Households	3,251	10,578
Renter Occupied Households	1,338	9,505
Avg Household Size	3.5	3.5
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	\$159.2M	\$626.7M



GENERAL MARKET DATA

TRAFFIC



Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Allen Genoa Rd	Allen-Genoa Rd NW	13,872	2022	0.13 mi
South Richey Street	Meadow Creek Ln SW	17,153	2022	0.17 mi
Richey St	Meadow Creek Ln SW	16,085	2022	0.17 mi
Richey St	Allen-Genoa Rd SW	17,031	2022	0.19 mi
Queens Rd	S Houston Rd E	3,935	2022	0.28 mi
Helen St	Dorothy St NW	176	2022	0.33 mi
Allendale Rd	Scarborough Ln E	6,025	2022	0.34 mi
Allendale Rd	Dorothy St E	4,404	2022	0.34 mi
S Houston Rd	Allendale Rd N	4,216	2022	0.37 mi
Queens St	Albright Dr E	5,804	2022	0.38 mi

GENERAL MARKET DATA CONSUMER SPENDING

Consumer Spending Details

2023 2028

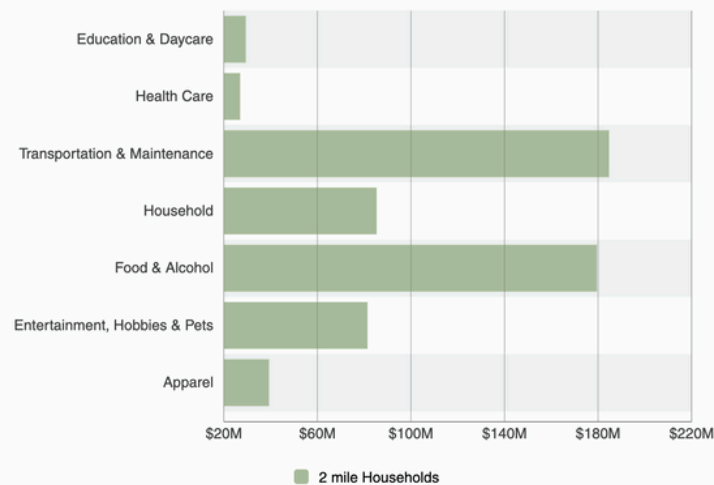
Radius	1 mile			2 mile		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$9,548,806	\$2,017	\$566	\$39,328,913	\$1,921	\$547
Entertainment, Hobbies & P...	\$20,476,803	\$4,326	\$1,213	\$81,430,203	\$3,978	\$1,133
Food & Alcohol	\$44,316,999	\$9,363	\$2,626	\$179,515,010	\$8,769	\$2,499
Household	\$23,128,972	\$4,887	\$1,370	\$85,333,054	\$4,168	\$1,188
Transportation & Maintenance	\$46,762,641	\$9,880	\$2,770	\$184,704,889	\$9,022	\$2,571
Health Care	\$7,135,209	\$1,508	\$423	\$26,981,686	\$1,318	\$376
Education & Daycare	\$7,829,766	\$1,654	\$464	\$29,392,543	\$1,436	\$409
Total Specified Consumer S...	\$159,199,196	\$33,636	\$9,432	\$626,686,298	\$30,612	\$8,723

Consumer Spending Details

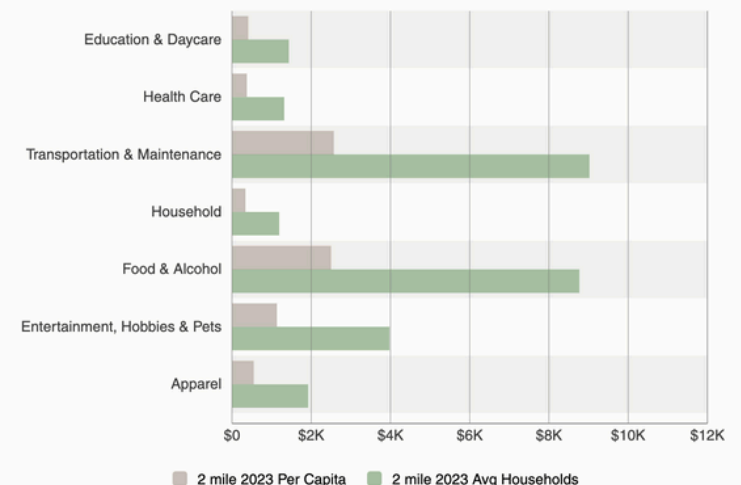
2023 2028

Radius	1 mile			2 mile		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$10,112,527	\$2,204	\$616	\$42,075,346	\$2,095	\$596
Entertainment, Hobbies & P...	\$21,646,672	\$4,717	\$1,319	\$86,989,551	\$4,332	\$1,232
Food & Alcohol	\$48,780,259	\$10,630	\$2,972	\$199,751,584	\$9,947	\$2,829
Household	\$24,323,897	\$5,300	\$1,482	\$90,243,879	\$4,494	\$1,278
Transportation & Maintenance	\$54,220,330	\$11,815	\$3,304	\$216,008,219	\$10,756	\$3,059
Health Care	\$8,168,502	\$1,780	\$498	\$31,356,656	\$1,561	\$444
Education & Daycare	\$8,479,939	\$1,848	\$517	\$32,266,485	\$1,607	\$457
Total Specified Consumer S...	\$175,732,126	\$38,294	\$10,708	\$698,691,720	\$34,792	\$9,895

Consumer Spending



Per Capita & Avg Household Spending



MEET THE SALES TEAM



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