

FOR SALE | \$1,175,000

**VACANT LAND | LOT: ± 3.34 AC
0 PASADENA BLVD**

PASADENA, TX 77502

(PASADENA BLVD & BURKE RD)



Carlos Iglesias
Broker

Email: carlos@riverflowcommercial.com

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PROPERTY SUMMARY

Sales Price: \$1,175,000
Property Type: Land
Total Lot Size: ± 3.34 AC
Alt. Address: 2099 Pasadena Blvd
Pasadena, TX 77502

PROPERTY HIGHLIGHTS

- Location offers excellent accessibility: Hobby Airport- less than 7.5 miles, I-45 North Fwy- less than 6 miles, Hwy 225- about 3 miles, and Beltway 8 just about 2 miles away.
- Ample acreage and ideal layout for development
- Close proximity to Port of Houston
- Located outside of the flood zones
- Located within the city limits and has access to all city utilities
- Located on the main intersection of Burke Rd. and Pasadena Blvd

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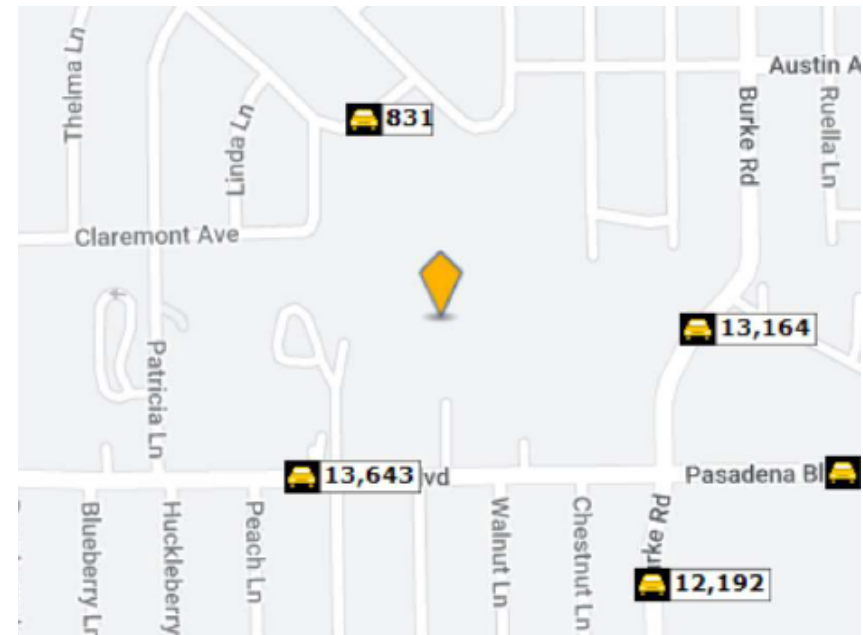
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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	25,506	134,257	249,478
2023 Estimate	26,056	136,608	253,240
02010 Census	27,330	140,104	256,155
Households			
2028 Projection	25,506	134,257	249,478
2023 Estimate	26,056	136,608	253,240
2010 Census	27,330	140,104	256,155
Avg HH Income	\$61,193	\$63,482	\$70,682



TRAFFIC STATISTICS

1	Pasadena Blvd	Hickory Ln	0.02 E	2020	13,006	MPSI	.13
2	Pasadena Blvd	Hickory Ln	0.02 E	2022	13,643	MPSI	.13
3	Beusch Dr	Concord Rd	0.03 W	2022	831	MPSI	.14
4	Burke Rd	Pasadena Blvd	0.09 S	2022	13,048	MPSI	.16
5	Burke Rd	Pasadena Blvd	0.09 S	2021	13,164	MPSI	.16
6	Burke Rd	Pasadena Blvd	0.07 N	2022	12,192	MPSI	.21
7	Pasadena Blvd	Burke Rd	0.11 W	2022	12,022	MPSI	.27
8	Pasadena Blvd	Burke Rd	0.11 W	2021	12,122	MPSI	.27
9	Pasadena Boulevard	Burke Rd	0.11 W	2022	13,720	MPSI	.30

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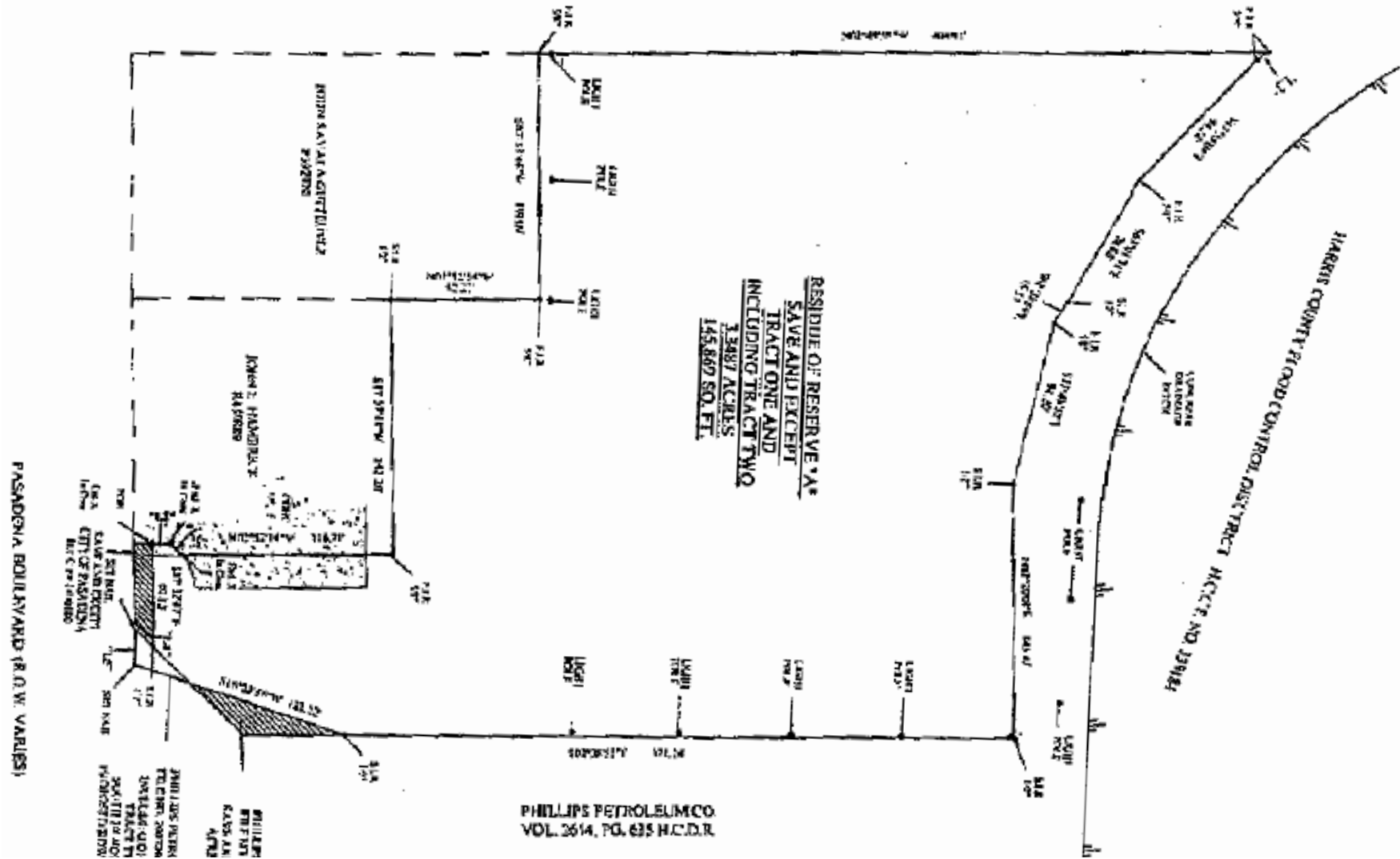
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