

0.67 AC | UNDEVELOPED LAND | UTILITY-ACCESSIBLE

5803 SPENCER HWY, PASADENA, TX 77505

FOR SALE



Carlos Iglesias
carlos@riverflowcommercial.com

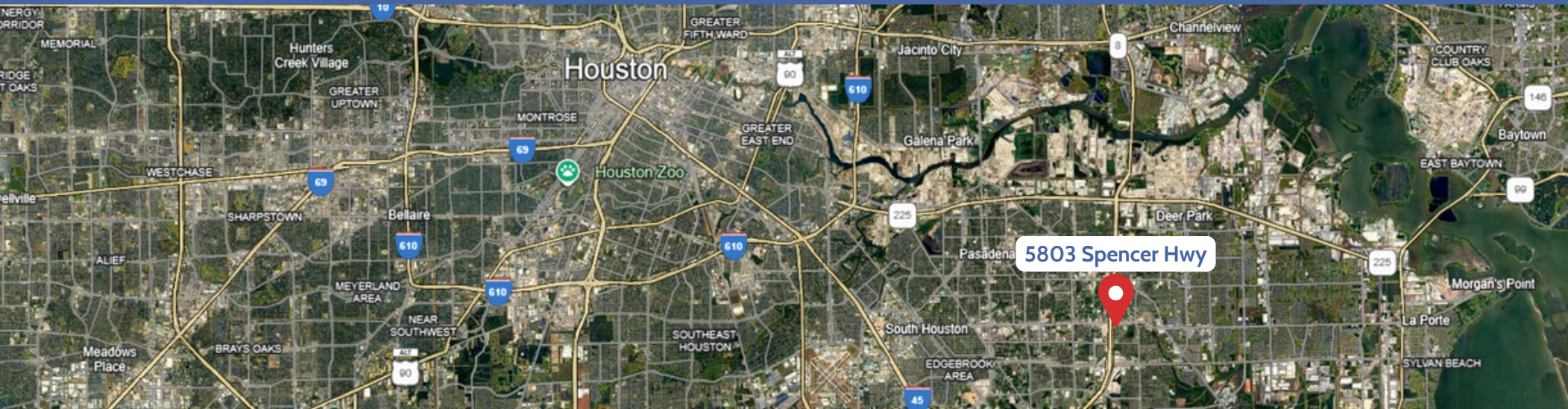
info@riverflowcommercial.com
832-516-9515
8245 North Fwy Bldg A Houston, TX 77037



0.67 AC | UNDEVELOPED LAND | UTILITY-ACCESSIBLE

5803 SPENCER HWY, PASADENA, TX 77505

FOR SALE



PROPERTY DESCRIPTION

Prime 0.67-Acre Commercial Property in Pasadena, TX

Located at 5803 Spencer Hwy, Pasadena, TX 77505, this 0.67-acre parcel presents an exceptional opportunity for businesses, developers, and investors looking for a high-visibility location in a thriving market.

PROPERTY HIGHLIGHTS

Strategic Location: Positioned along Spencer Highway, a bustling commercial corridor with strong traffic flow and easy access to major highways, ensuring excellent exposure and accessibility.

Versatile area: Ideal for retail, multifamily, office, or mixed-use development, catering to the needs of this vibrant and growing community.

Utilities Available: All essential utilities are in place, simplifying the development process.

Proximity to Amenities: Close to major retailers, dining options, schools, and residential neighborhoods, ensuring consistent customer and community engagement.

OFFERING SUMMARY

Sale Price	\$650,000
Property Type	Undeveloped Land
Lot Size	0.61 Acres

Carlos Iglesias
carlos@riverflowcommercial.com

info@riverflowcommercial.com
832-516-9515
8245 North Fwy Bldg A Houston, TX 77037



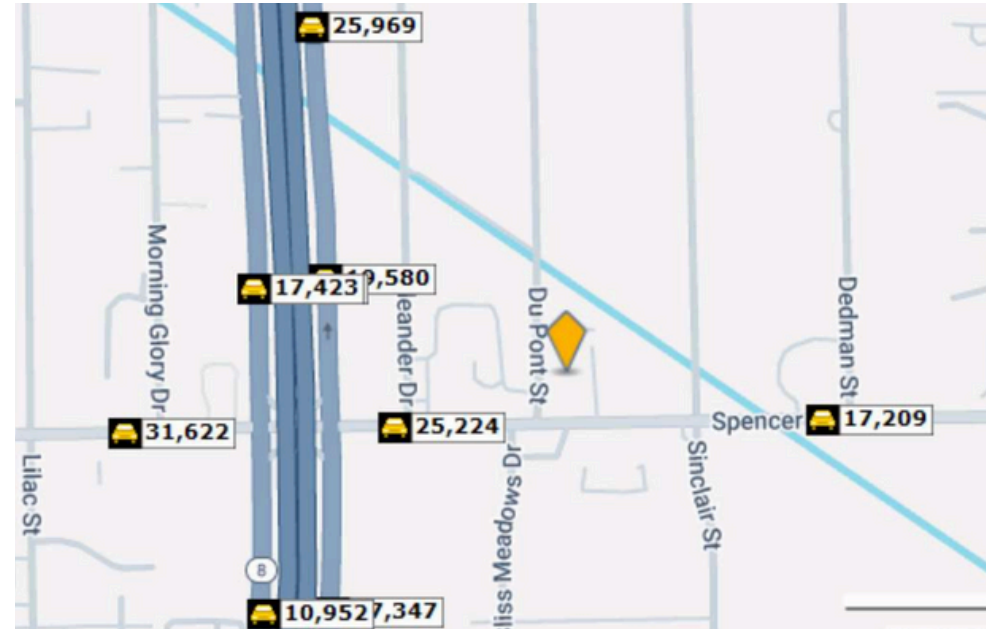
0.67 AC | UNDEVELOPED LAND | UTILITY-ACCESSIBLE

5803 SPENCER HWY, PASADENA, TX 77505

FOR SALE

DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	10,798	244,061	788,848
2024 Estimate	10,562	240,275	775,086
2020 Census	10,353	241,271	777,477
Households			
2029 Projection	3,728	80,606	268,563
2024 Estimate	3,651	79,446	263,990
2020 Census	3,602	80,606	265,871
Avg HH Income	\$71,961	\$83,141	\$82,845



TRAFFIC STATISTICS

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Spencer Hwy	Oleander Dr	0.01 E	2022	25,224	MPSI	.12
2	Beltway 8	Spencer Hwy	0.10 S	2022	19,590	MPSI	.17
3	Beltway 8	Spencer Hwy	0.10 S	2021	19,580	MPSI	.17
4	Spencer Hwy	Dedman St	0.02 E	2022	17,209	MPSI	.17
5	Beltway 8	Spencer Hwy	0.09 S	2022	26,253	MPSI	.21
6	Beltway 8	Spencer Hwy	0.09 S	2018	17,423	MPSI	.22
7	Beltway 8	Spencer Hwy	0.12 N	2022	17,347	MPSI	.22
8	Beltway 8	Spencer Hwy	0.12 N	2022	10,952	MPSI	.26
9	Beltway 8	Sycamore St	0.08 N	2022	25,969	MPSI	.29

Carlos Iglesias
carlos@riverflowcommercial.com

info@riverflowcommercial.com
832-516-9515
8245 North Fwy Bldg A Houston, TX 77037



0.67 AC | UNDEVELOPED LAND | UTILITY-ACCESSIBLE

5803 SPENCER HWY, PASADENA, TX 77505

FOR SALE



Carlos Iglesias
carlos@riverflowcommercial.com

info@riverflowcommercial.com
832-516-9515
8245 North Fwy Bldg A Houston, TX 77037

