

FOR SALE OR LEASE

JOEL G HILL COMMERCIAL



Multi-Purpose Facility | +/- 20,250 SF ON +/- 2.2 ACRES IN PASADENA, TEXAS (SOUTHEAST HOUSTON MSA)

MAP LOCATION



PROPERTY FEATURES

- +/- 20,250 Total SF (2 Buildings on +/- 2.2 Acres)
- 27,000+ CPD (Spencer Hwy)
- No Zoning
- Great Retail, Corporate Facility, Office/Warehouse Facility or Repurpose
- Frontage On Spencer Highway (200' per HCAD)
- Close to numerous restaurants and retail corridors
- 2 Freestanding Buildings: 16,000 SF & 4,250 SF A/C'd space
- Near Center Street & Fairmont Parkway (Very Active Area)
- Near Pasadena Convention Center & San Jacinto College (Central Campus)
- 14-16' Clear Height in main Building

Call Broker



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

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LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

COMMERCIAL Real Estate



REALTOR

PRESENTED BY:

JOEL HILL

Broker

JOEL@JOELGHILL.COM

(832) 444-3566

DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.

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Multi-Purpose Facility | +/- 20,250 SF ON +/- 2.2 ACRES IN PASADENA, TEXAS (SOUTHEAST HOUSTON MSA)



PROPERTY PROFILE

LOCATION	7770 Spencer Highway between Center St . and Luella Blvd.
NET RENTABLE AREA (NRA)	+/- 20,250 SF in 2 Buildings
YEAR BUILT	1996 (Updated 2006)
ASSET TYPE	Flex
INGRESS/EGRESS	Spencer Hwy and Laurynbrook Drive
LOADING	Grade Level in Auxiliary Building
SURFACE PARKING	95+ Spaces
CLEAR HEIGHT	14'-16' (in main building)
FEATURES AND AMENITIES	Multiple options for space Geometry offering efficient, flexible planning and interior design.

ECONOMICS & AVAILABILITIES

SUITE AVAILABILITY	Main Building: +/-16,000 SF Auxiliary Building: +/- 4,250 SF with a 12 x 12 OH Door
TERM	5-7 Years
OCCUPANCY	60 Days
RENTAL RATE	\$16.80 PSF NNN
2025 OPEX (ESTIMATED)	\$6.87 PSF (Estimated)
TI ALLOWANCE	Negotiable

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Multi-Purpose Facility | +/- 20,250 SF ON +/- 2.2 ACRES IN PASADENA, TEXAS (SOUTHEAST HOUSTON MSA)



Well-Located & Maintained Highly Visible Facility on a High-Traffic Street

7770 Spencer Highway is a well-located multi-use facility offering up to 20,250 SF, strategically located close to Fairmont Parkway, Red Bluff and Genoa Red Bluff within minutes distance to numerous economic drivers including, San Jacinto College, Pasadena Convention Center & Fair Grounds, K Hovnanian's Parkway Trails New Home development, Mariposa Senior Apartments, Hawthorne at Fairmont New Luxury Apartments, Pecan Park Sports Complex, and many more restaurants and retail.

The facility offers retail/office/flex space. TI allowance is potentially available.

Pasadena, Texas is one of the best places for jobs in the Houston MSA with proximity to the Port of Houston, Barbour's Cut and Bayport Shipping Terminals, and also one of the largest Petrochemical complexes in the world.

7770 Spencer Highway is more than a great retail/office/flex location, it is an excellent choice for those business owners desiring a very well-located facility, with great visibility, on a very high traffic street.

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POINTS OF INTEREST



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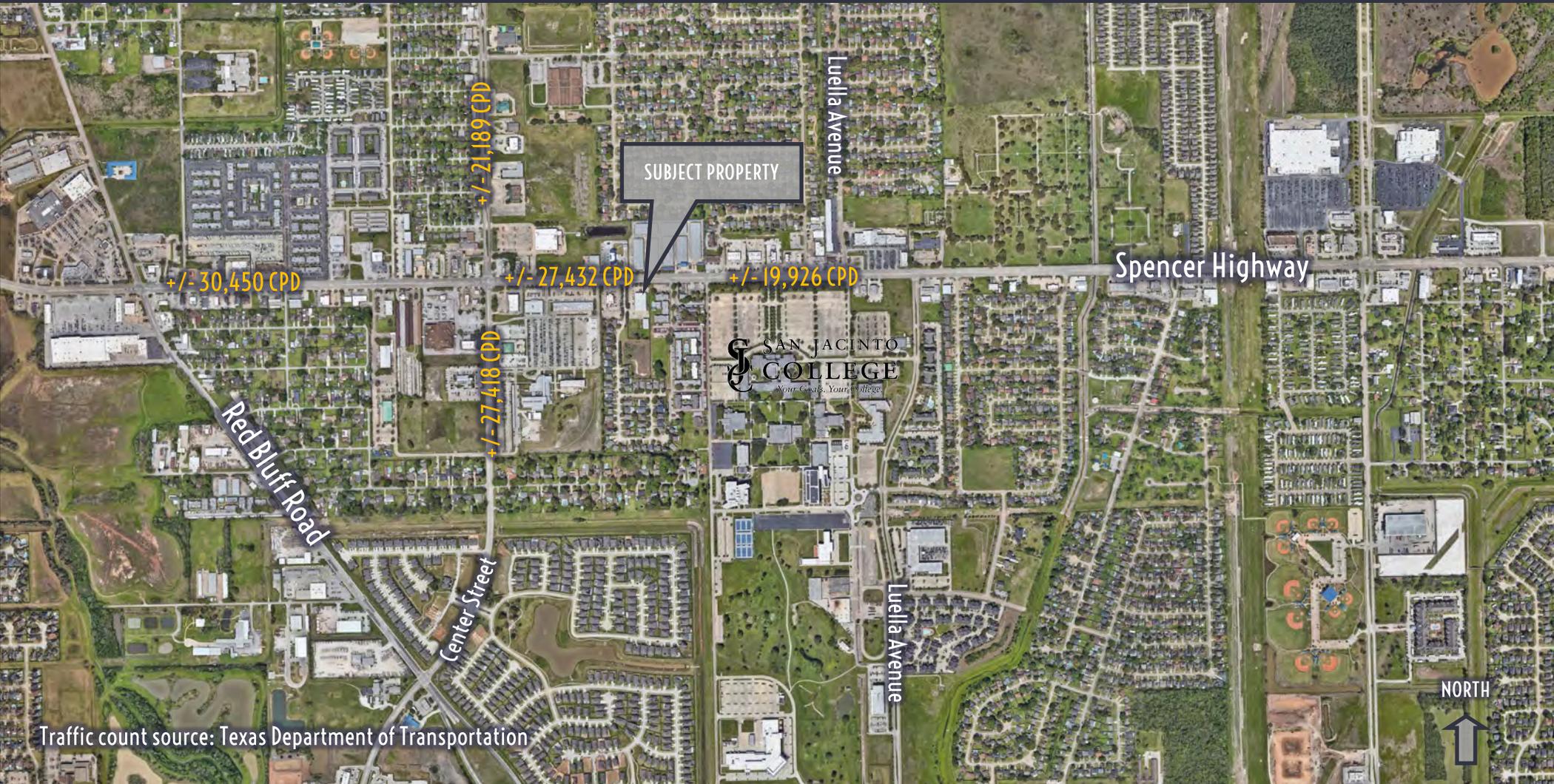
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TRAFFIC COUNTS



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SITE LAYOUT



Spencer Highway

+/- 481' (per HCAD)

+/- 4,250 SF

+/- 16,000 SF

+/- 200' (per HCAD)

+/- 200' (per HCAD)

+/- 481.08' (per HCAD)

EAST

Dimensions Per Harris County Appraisal District

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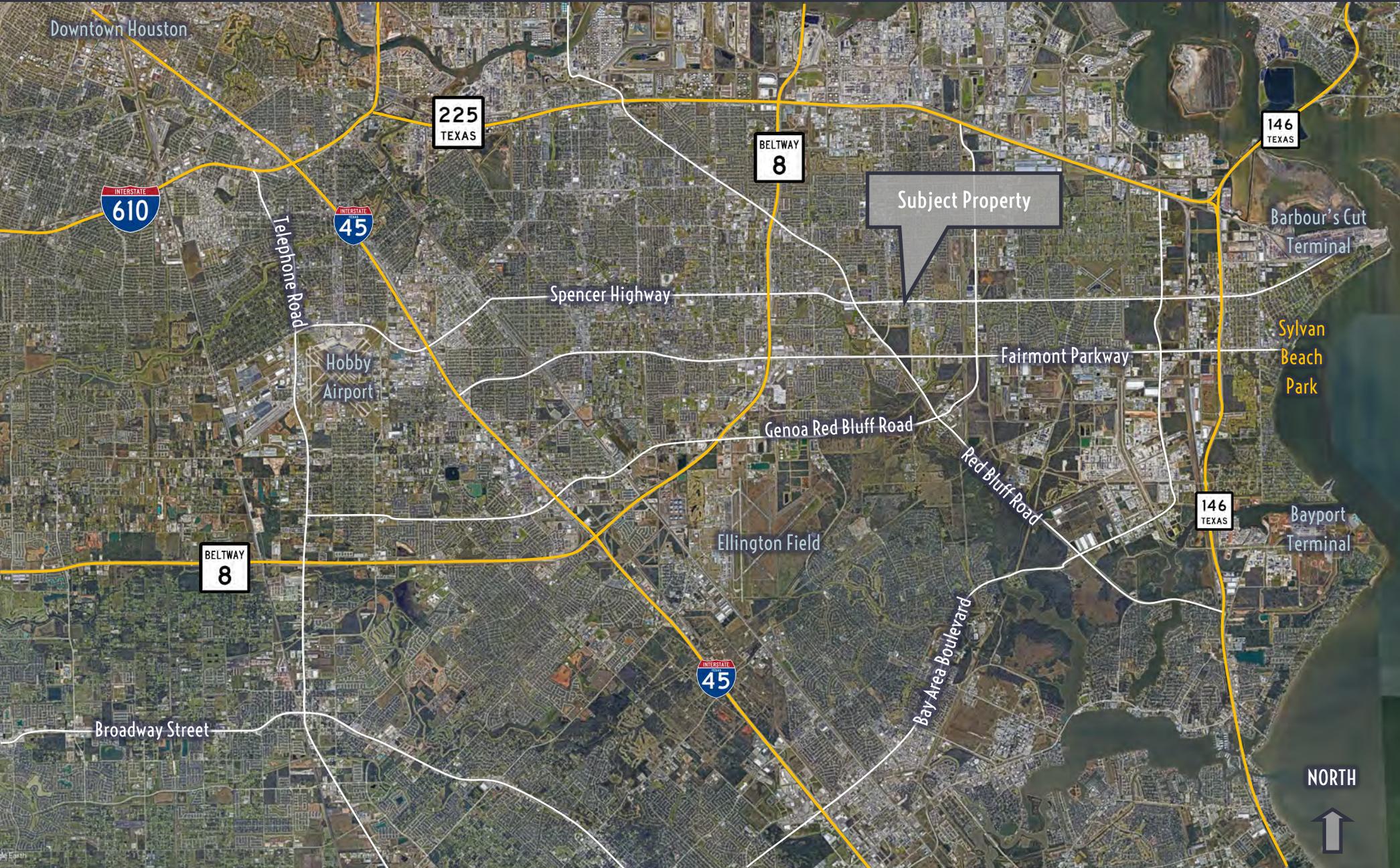
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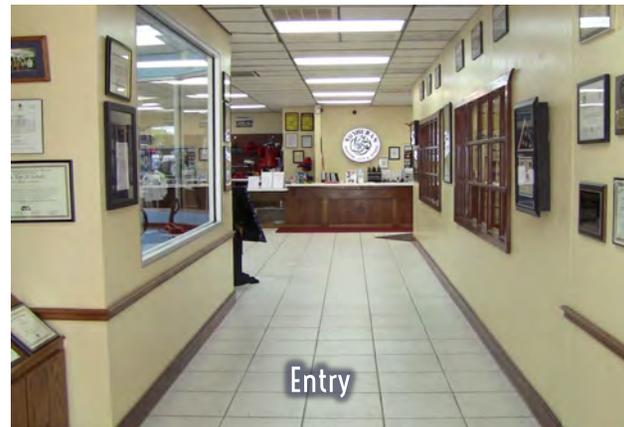


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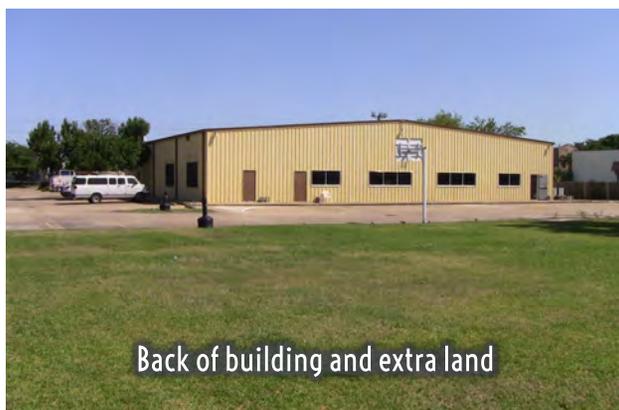
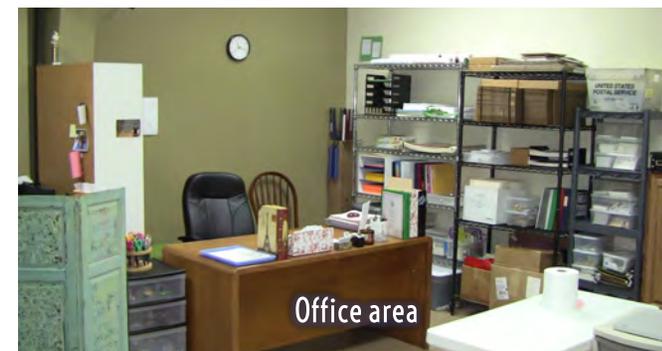
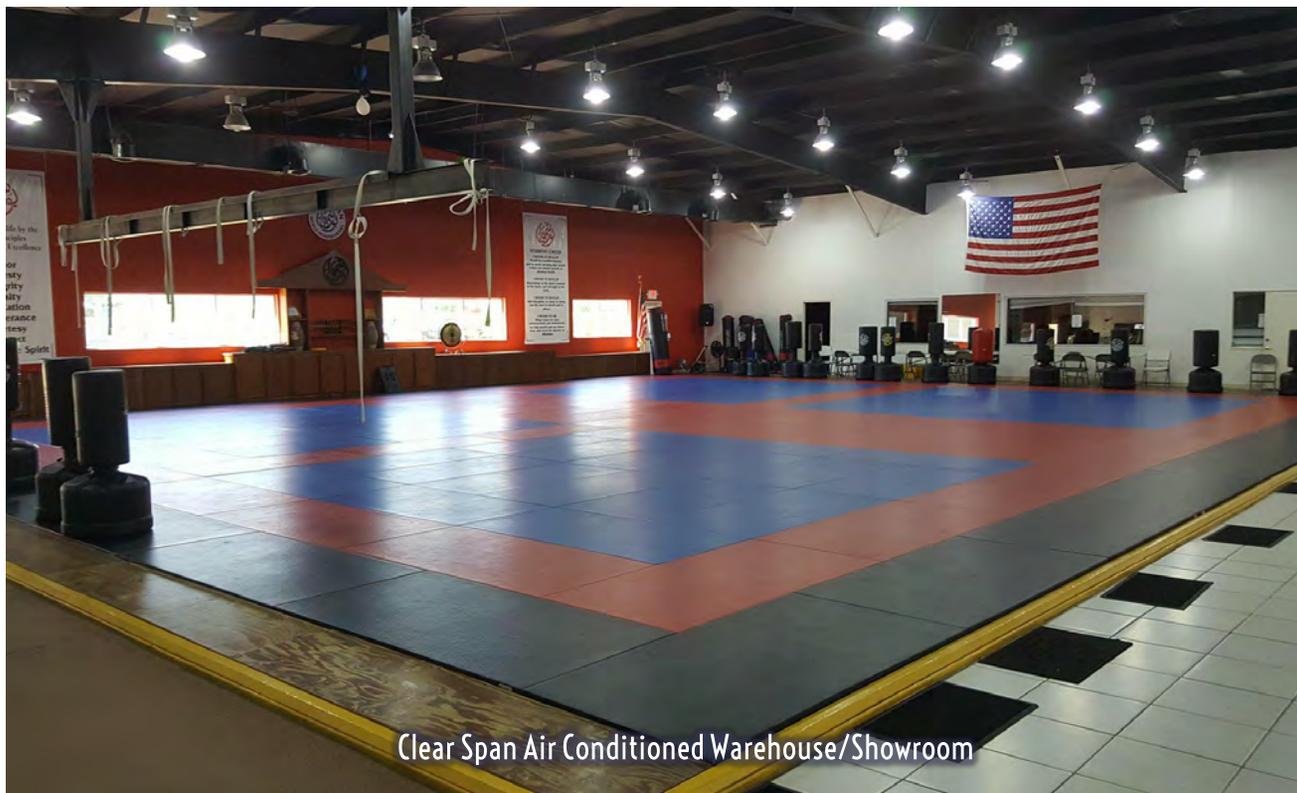
PHOTOS



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PHOTOS





Extra Entrance from Side Street



Extra Yard for Expansion



Extra Yard for Expansion



Storage Shed

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PHOTOS





TRADE AREA REPORT AND ANALYSIS

DEMOGRAPHICS | PASADENA, TEXAS 77505

POPULATION	21,316
AVERAGE HOUSEHOLD INCOME	\$115,021
HOUSING UNITS	8,236

TOP 5 EMPLOYMENT COUNT BY INDUSTRY

MANUFACTURING	1,739
EDUCATION	1,290
PROFESSIONAL, SCIENTIFIC AND TECHNICAL	1,226
HEALTH CARE AND SOCIAL ASSISTANCE	933
CONSTRUCTION	931

Demographic source: Realtor Property Resource

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INFORMATION ABOUT BROKERAGE SERVICES



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Joel Hill	555773	joel@joelghill.com	832.444.3566
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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