

# LAND FOR SALE

NEC OF FAIRMONT PKWY & ALLEN-GENOA RD  
PASADENA, TX 77504



SIZE

±4.51 AC

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NEC OF FAIRMONT PKWY & ALLEN-GENOA RD

# PROPERTY OVERVIEW

Unlock a premier development opportunity at the strategic nexus of Fairmont Parkway and Allen-Genoa Road in thriving Pasadena. This corner parcel offers an exceptional canvas for high-visibility retail or commercial development, placing your venture at the heart of a dynamic and expanding market. The property is surrounded by new construction and a robust mix of national and local businesses, ensuring built-in traffic and a steady customer base.

## HIGHLIGHTS



±4.51 ACRES OF LAND AVAILABLE



LOCATED BETWEEN FOUR GROCERY STORES



HARD CORNER - DIRECT ACCESS TO TWO LIGHTED INTERSECTIONS

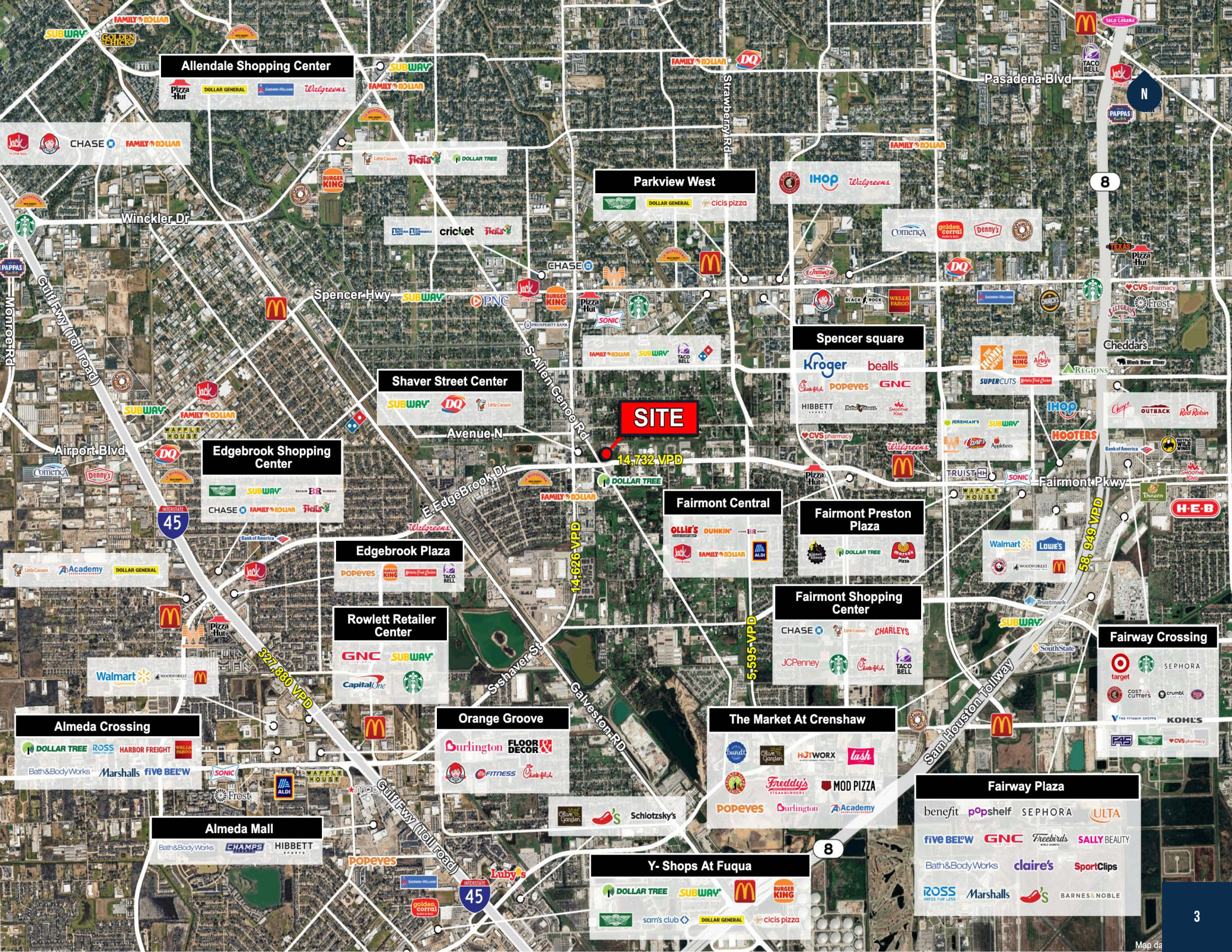


UTILITIES AVAILABLE



CONTACT BROKER FOR PRICING

|                               | 1 mile    | 3 miles   | 5 miles   |
|-------------------------------|-----------|-----------|-----------|
| 2026 Total Population         | 16,365    | 133,207   | 314,007   |
| 2026 Average Home Value       | \$249,641 | \$245,893 | \$260,433 |
| 2026 Average Household Income | \$63,794  | \$82,471  | \$89,009  |
| 2026 Median Age               | 29.4      | 32.9      | 33.7      |



**Allendale Shopping Center**

Pizza Hut DOLLAR GENERAL Walgreens FAMILY DOLLAR

**Parkview West**

DOLLAR GENERAL cici's pizza IHOP Walgreens

**Shaver Street Center**

SUBWAY DO Little Caesars

**Edgebrook Shopping Center**

SUBWAY CHASE FAMILY DOLLAR Fiestas

**Edgebrook Plaza**

popeyes BURGER KING Waffle House TACO BELL

**Rowlett Retailer Center**

GNC SUBWAY Capital One Starbucks

**Alameda Crossing**

DOLLAR TREE ROSS HARBOR FREIGHT WELLS FARGO Bath&BodyWorks Marshalls FIVE BEW SONIC ALDI Waffle House

**Alameda Mall**

Bath&BodyWorks CHAMPS HIBBETT

**Orange Grove**

Burlington FLOOR DECOR FITNESS Chick-fil-A

**The Market At Crenshaw**

Burlington's Old World Kitchen HOTWORX Lash Freddy's MOD PIZZA Popeyes Burlington Academy

**Y-Shops At Fuqua**

DOLLAR TREE SUBWAY McDonald's BURGER KING sam's club DOLLAR GENERAL cici's pizza

**Fairmont Shopping Center**

CHASE Little Caesars CHARLEY'S JCPenney Starbucks Chick-fil-A TACO BELL

**Fairmont Preston Plaza**

DOLLAR TREE Waffle House PIZZA

**Fairmont Central**

OLLIE'S DUNKIN' ALDI FAMILY DOLLAR

**Spencer square**

Kroger bealls Chick-fil-A POPEYES GNC HIBBETT CVS pharmacy Walgreens McDonald's TRUIST SONIC

**Fairway Plaza**

benefit popshelf SEPHORA ULTA FIVE BEW GNC Freebirds SALLY BEAUTY Bath&BodyWorks claire's SportClips ROSS MARSHALLS BARNES & NOBLE

**Fairway Crossing**

target SEPHORA COST CUTTERS crumbl VINE VITAMIN SHOPPS KOHL'S F&S CVS pharmacy



# CONTACT US

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## Information About Brokerage Services

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

2-10-2025



### 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. An owner's agent fees are not set by law and are fully negotiable.

**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 dues 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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 dues 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.

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Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

**IABS 1-1**