

900 Natchez Ave Pasadena, Tx 77506
For Sale/Lease

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PROPERTY HIGHLIGHTS

- Prime commercial real estate in Pasadena surrounded by thousands of rooftops and apartment complexes.
- Multiple TxDot Approved Driveways already in place
- Utilities on-site
- High Traffic Area and High Visibility
- Just moments away from Richey Elementary School, Felix Morales Elementary School
- Can be rezoned for Commercial retail/office .
- EV Charging station and Solar Panel plans available for new owner to execute.
- New EV Charging Station will generate over 4K in an additional revenue.



**PASADENA PRIME
COMMERCIAL REAL ESTATE**

For Inquires Please Contact
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Executive Summary



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We are pleased to present this 1.43 acre gem for sale! This property is located on the hard corner of Richey and Natchez in Pasadena Texas. This hard corner provides high traffic counts, visibility and easy in and out access from all corners. This area of Pasadena is high density which makes this the perfect location for a preschool, charter school, daycare, religious facility or office with ancillary retail uses. Per the demographics there are over 6,000 rooftops (Apartment complexes not included) in the area with a population exceeding 20,000 and growing within in a 1 mile radius. The building was previously used as a church with additional structures for preschool, bible studies and youth activities. The seller also has the approval to add an EV charging station with solar Panel. Per the IMST study this EV Charging station would generate addition \$4,000 a month in additional revenue. This gem will not last long! Please reach out to schedule your tour today!

- Sales Price: \$2,000,000.00
- Lot Size: 62,400
- Utilities: Electricity, Sewer and Water
- Building Sqft: 29,208
- Year Built: 1969
- Frontage 259 Sqft on Richey & 318 Sqft on Natchez
- Driveway access in place
- Off-Site Detention In Place
- EV Charging Station Approved

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Layout



Entire Site Layout



Option To Subdivide



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Demographic Highlights



| Population | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Male | 10,284 | 67,947 | 163,607 |
| Female | 9,775 | 65,243 | 160,015 |
| Total Population | 20,059 | 133,190 | 323,622 |
| Age | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 5,822 | 37,931 | 88,960 |
| Ages 15-24 | 3,320 | 21,509 | 50,155 |
| Ages 25-54 | 8,427 | 54,416 | 132,656 |
| Ages 55-64 | 1,553 | 10,747 | 27,829 |
| Ages 65+ | 937 | 8,587 | 24,022 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| White | 14,205 | 92,857 | 209,739 |
| Black | 241 | 1,757 | 16,772 |
| Am In/AK Nat | 23 | 333 | 761 |
| Hawaiian | N/A | N/A | 5 |
| Hispanic | 17,857 | 115,313 | 264,200 |
| Multi-Racial | 11,122 | 74,324 | 185,036 |
| Income | 1 Mile | 3 Miles | 5 Miles |
| Median | \$36,398 | \$37,455 | \$37,234 |
| < \$15,000 | 889 | 6,404 | 15,444 |
| \$15,000-\$24,999 | 1,067 | 6,404 | 17,193 |
| \$25,000-\$34,999 | 937 | 6,097 | 15,952 |
| \$35,000-\$49,999 | 1,033 | 6,311 | 16,488 |
| \$50,000-\$74,999 | 984 | 6,954 | 17,624 |
| \$75,000-\$99,999 | 401 | 3,630 | 8,774 |
| \$100,000-\$149,999 | 261 | 2,116 | 5,792 |
| \$150,000-\$199,999 | 25 | 411 | 937 |
| > \$200,000 | 34 | 261 | 540 |
| Housing | 1 Mile | 3 Miles | 5 Miles |
| Total Units | 6,479 | 42,023 | 108,012 |
| Occupied | 5,423 | 37,654 | 96,529 |
| Owner Occupied | 2,685 | 20,428 | 49,298 |
| Renter Occupied | 2,738 | 17,226 | 47,231 |
| Vacant | 1,056 | 4,369 | 11,483 |

Housing & Living

The median property value in Pasadena, TX was \$193,600 in 2023, which is 0.638 times smaller than the national average of \$303,400. Between 2022 and 2023 the median property value increased from \$171,600 to \$193,600, a 12.8% increase. The homeownership rate in Pasadena, TX is 54.2%, which is lower than the national average of 65%. People in Pasadena, TX have an average commute time of 26.7 minutes, and they drove alone to work. Car ownership in Pasadena, TX is approximately the same as the national average, with an average of 2 cars per household.

Household Income

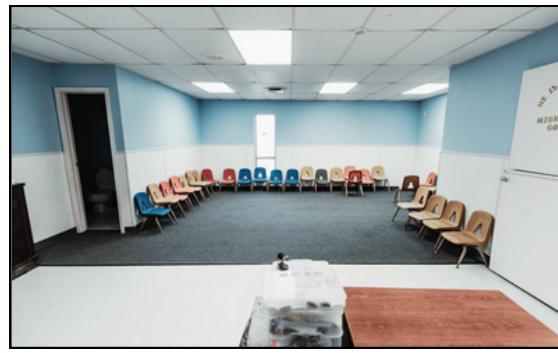
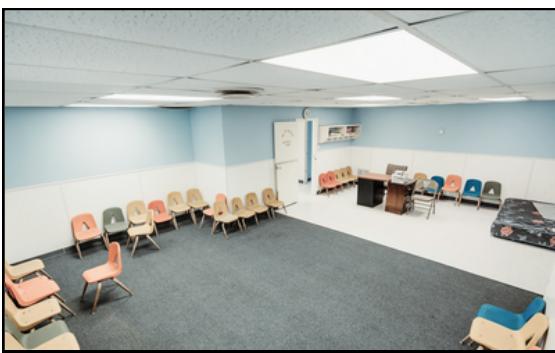
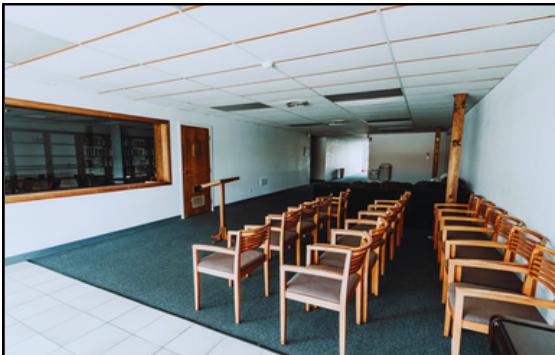
In 2023, the median household income of the 49.8k households in Pasadena, TX declined from \$64,270 from the previous year's value of \$64,698. The following chart displays the households in Pasadena, TX distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.

Education

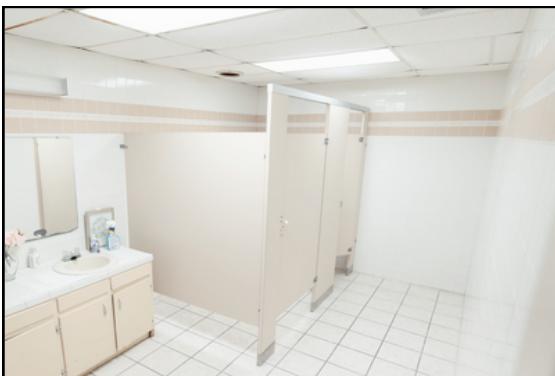
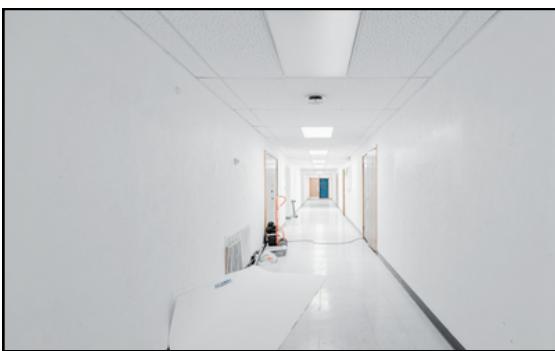
In 2023, universities in Pasadena, TX awarded 10,276 degrees. The student population of Pasadena, TX in 2023 is skewed towards women, with 16,259 male students and 23,775 female students. Most students graduating from Universities in Pasadena, TX are Hispanic or Latino (5,703 and 57.6%), followed by White (2,329 and 23.5%), Black or African American (889 and 8.98%), and Asian (637 and 6.44%). The largest universities in Pasadena, TX by number of degrees awarded are [San Jacinto Community College](#) (7,726 and 75.2%), [University of Houston-Clear Lake](#) (2,475 and 24.1%), and [Texas Chiropractic College Foundation Inc](#) (66 and 0.642%). The most popular majors in Pasadena, TX are [General Studies](#) (1,253 and 12.2%), [General Business](#) (747 and 7.27%), and [Welding Technology](#) (404 and 3.93%).

The median tuition costs in Pasadena, TX are \$N/A for private four year colleges, and \$5,028 and \$13,068 respectively, for public four year colleges for in-state students and out-of-state students.

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Property Photos



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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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|--|-------------|----------------------|---------------|
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