

VILLAGE GROVE EAST
TOWNHOMES
141 Homes

12,385 VPD
Red Bluff Rd

15,907 VPD
Genoa Red Bluff Rd

23,436 VPD
Genoa Red Bluff Rd

SITE

**GOLDEN
CHICK**

PRESERVE AT BAYWOOD
528 Units

TECHEMET

Veesa Ln

Control Solutions Inc.

Alliance

Everett

CHEMPAK INTERNATIONAL, INC.

CHESTERTON

INTEGRA

CRYSTAL GEYSER

REVAK
KEENE

Lighted Hard Corner For Sale or Lease

Genoa Red Bluff Rd & Red Bluff Rd | Pasadena, TX



Lighted Hard Corner For Sale or Lease

Genoa Red Bluff Rd & Red Bluff Rd | Pasadena, TX



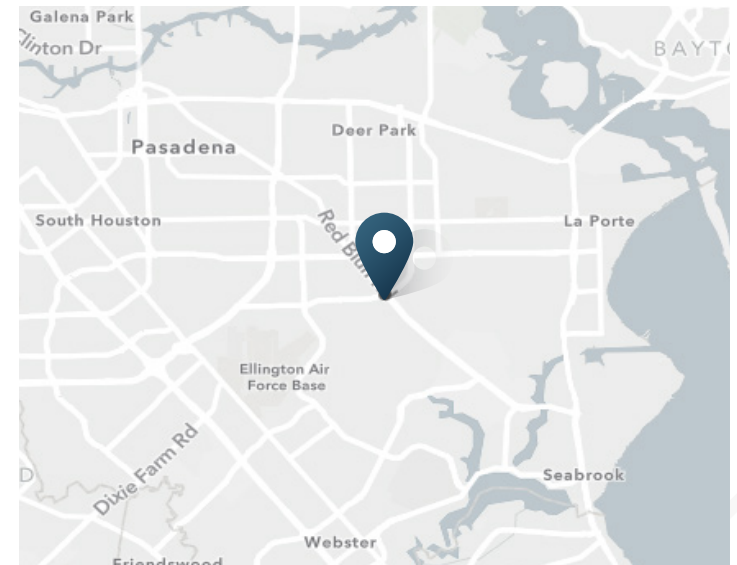
FOR SALE OR GROUND LEASE

ABOUT THE PROPERTY

- Lighted, Hard Corner
- All utilities available
- No known restrictions
- Near Bayport Industrial Corridor
- Close to Pasadena
- Future Convention hotel and entertainment venue (coming soon)

±0.89 AC
Total Land

Contact Broker
Price



Genoa Red Bluff Road & Red Bluff Road

Pasadena, TX



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SITE

TECHEMET

Veesa Ln

Genoa Red Bluff Rd

CRYSTAL GEYSER
NATURAL
ALPINE SPRING WATER

Control Solutions Inc.

INTEGRA
TECHNOLOGIES
A RENTALIC COMPANY

CHESTERTON
Global Solutions, local Service

Alliance
TECHNICAL GROUP

CHEMPAK INTERNATIONAL, INC.

Everett
& Co.

GOLDEN
CHICK

REVAK
KEENE
TURBOMACHINERY

PRESERVE AT BAYWOOD
528 Units

Red Bluff Rd



Genoa Red Bluff Road & Red Bluff Road | Trade Area

Pasadena, TX



23,436 VPD

15,907 VPD

35,544 VPD

12-385 VPD

25-299 VPD

Scarsdale 1,069 Homes

VILLAGE GROVE EAST 315 Homes
VILLAGE GROVE EAST TOWNHOMES 141 Homes

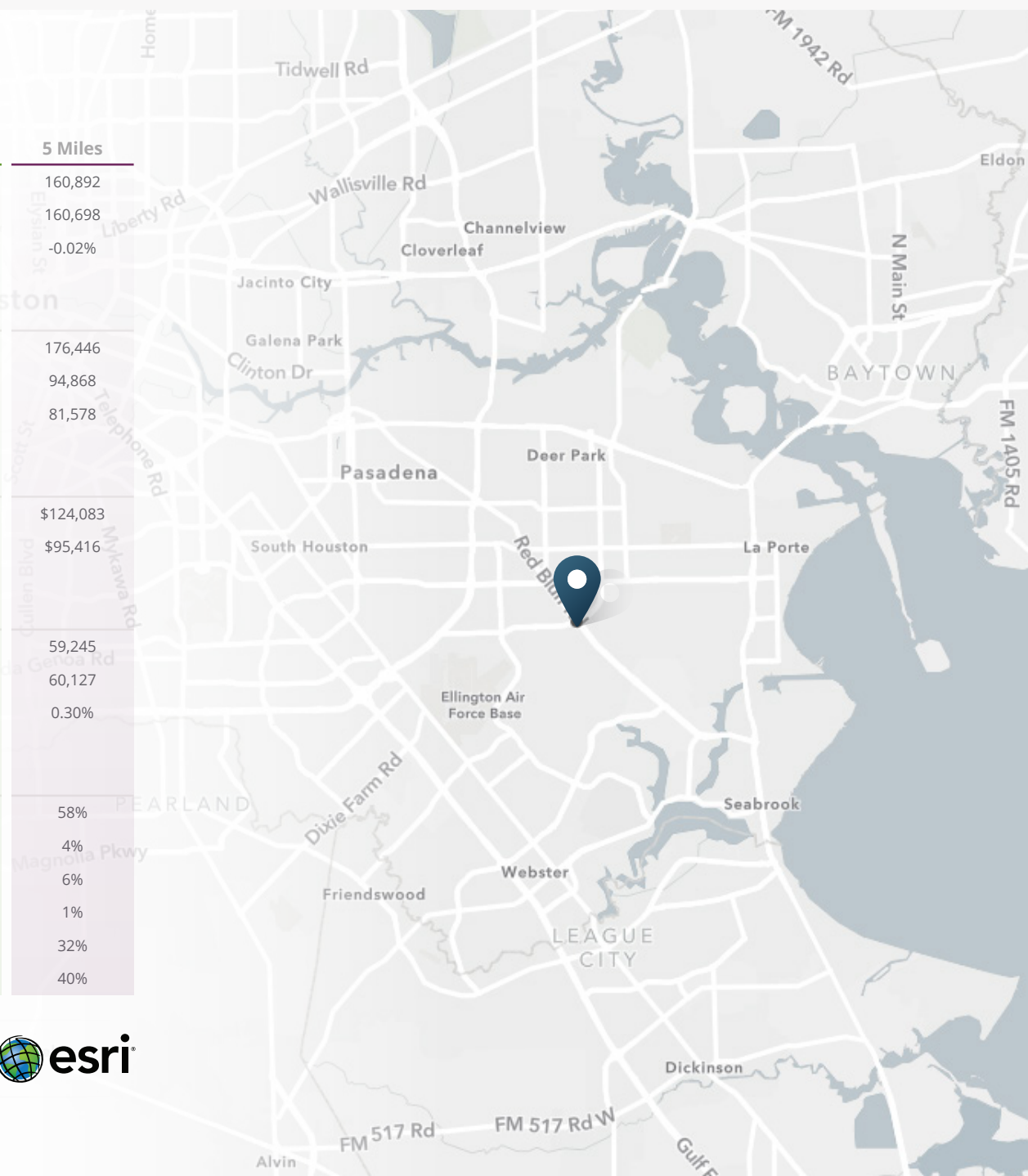
Lighted Hard Corner For Sale or Lease

Genoa red Bluff Rd & Red Bluff Rd | Pasadena, TX



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	1,296	59,292	160,892
2029 Projected Population	1,263	60,191	160,698
Proj. Annual Growth 2024 to 2029	-0.51%	0.30%	-0.02%
Daytime Population			
2024 Daytime Population	1,530	55,410	176,446
Workers	913	25,486	94,868
Residents	617	29,924	81,578
Income			
2024 Est. Average Household Income	\$149,224	\$135,103	\$124,083
2024 Est. Median Household Income	\$115,072	\$103,944	\$95,416
Households & Growth			
2024 Estimated Households	601	21,547	59,245
2029 Estimated Households	597	22,220	60,127
Proj. Annual Growth 2024 to 2029	-0.13%	0.62%	0.30%
Race & Ethnicity			
2024 Est. White	61%	58%	58%
2024 Est. Black or African American	4%	4%	4%
2024 Est. Asian or Pacific Islander	8%	7%	6%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	26%	29%	32%
2024 Est. Hispanic (Any Race)	31%	37%	40%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3285
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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 or 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Edward Heap	626392	edward.heap@srsre.com	281.661.3227
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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