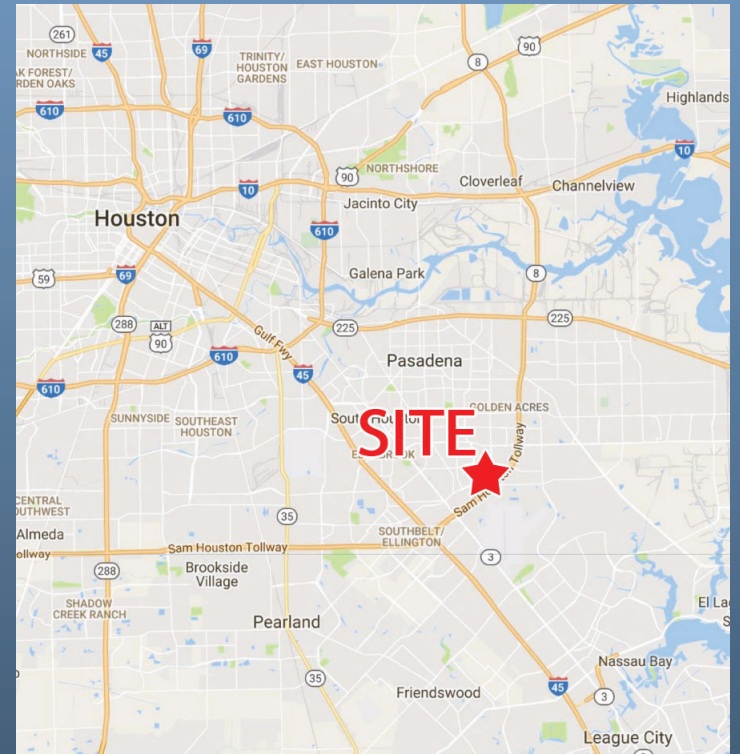
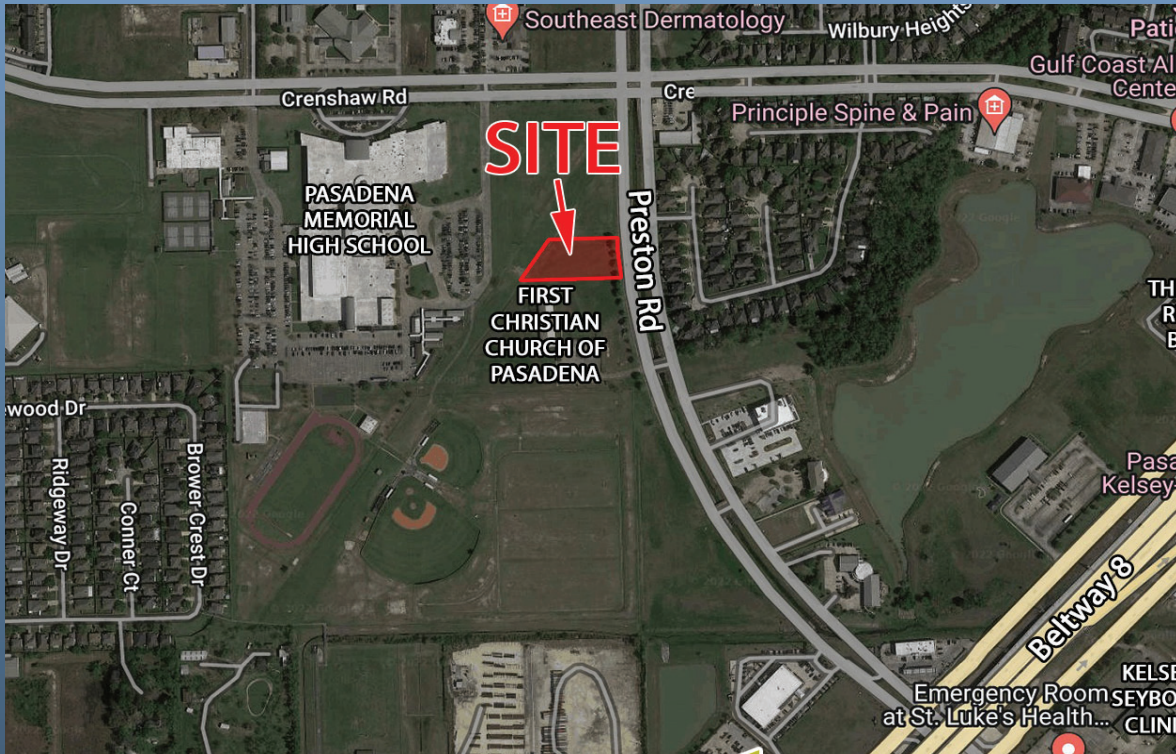


FOR SALE

1.26 Acres in Pasadena, Texas



PROPERTY DATA

- Located in the 4700 block of Preston Rd, Pasadena, Texas 77505 between Fairmont Parkway and Sam Houston Tollway
- 1.2636 acres (55,042 SF)
- 165' of frontage on Preston Rd
- Ideal for medical, professional, retail/ services, or day care uses

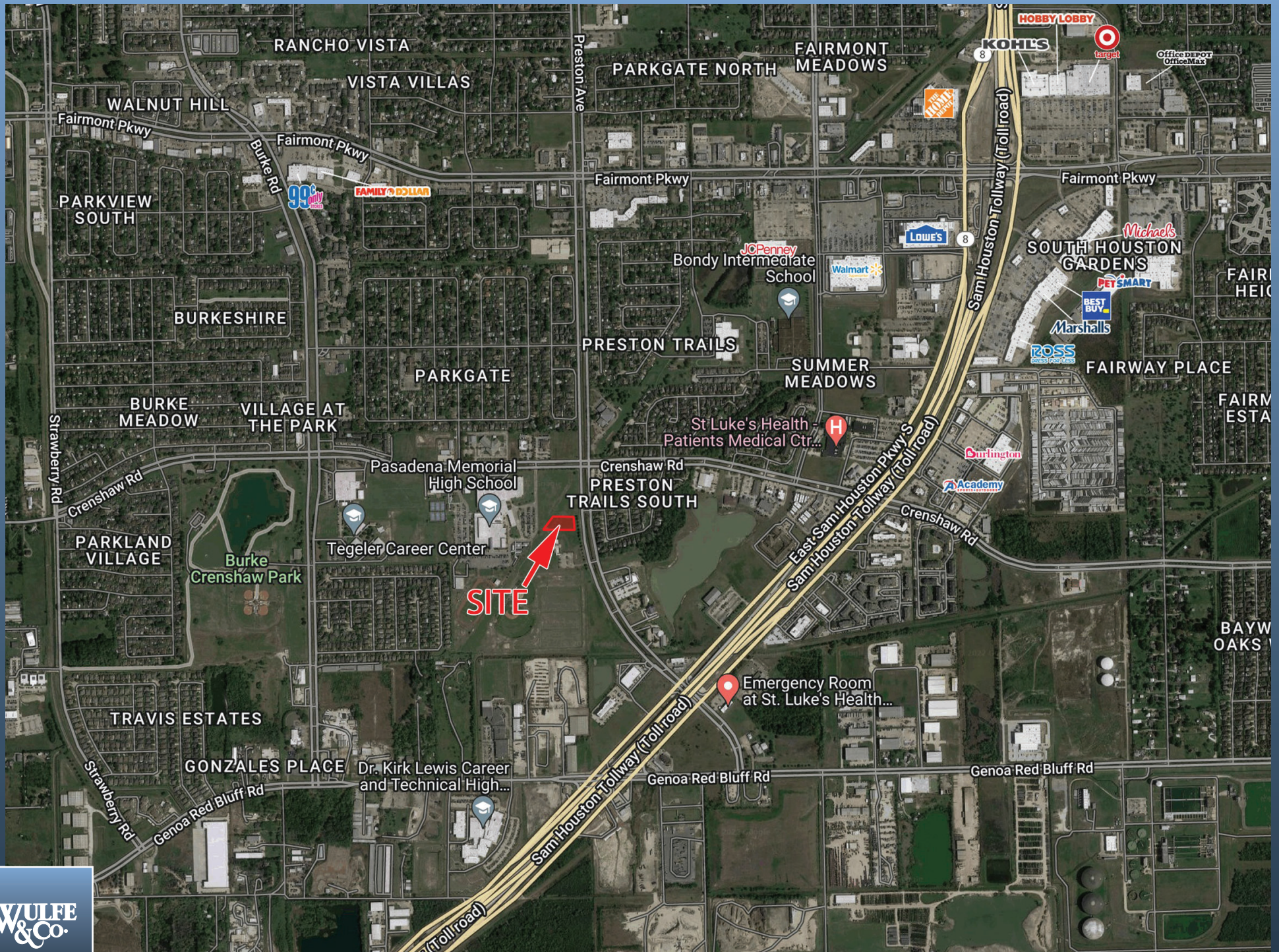
DEMOGRAPHICS

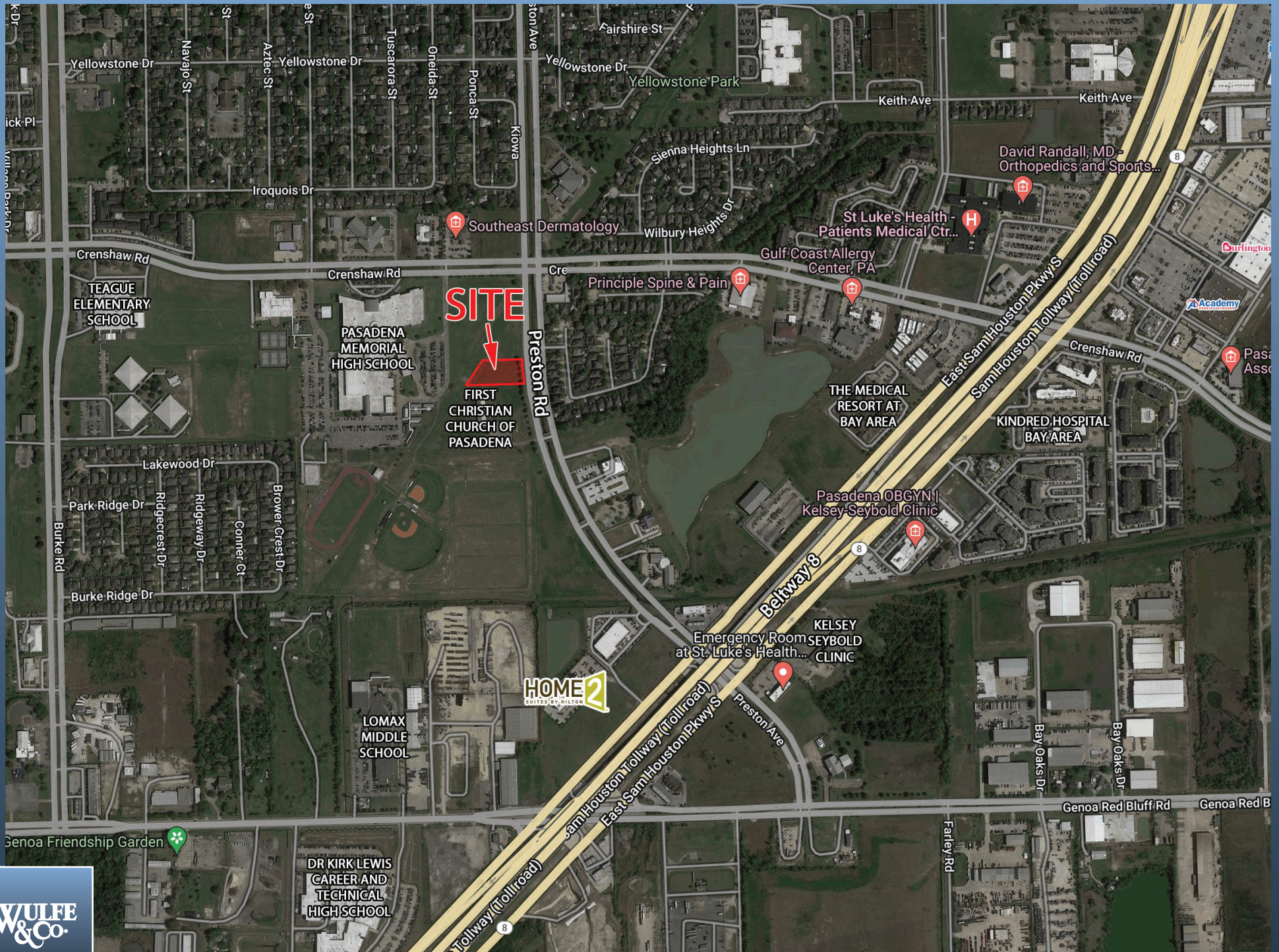
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2023 Estimate	10,078	82,781	298,720
Avg HH Income 2023 Estimate	\$112,043	\$86,532	\$96,892
Traffic Count Preston Rd	8,331 cars per day		
Crenshaw Rd	9,001 cars per day		

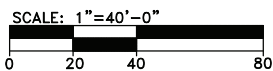
CONTACT

Paula Hohl
phohl@wulfe.com
(713) 621-1705

Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700







PASADENA INDEPENDENT SCHOOL DISTRICT

SANITARY MH:
RIM ELEV =
12" PVC (N)
12" PVC (E)
8" PVC (SW)

SANITARY MH:
RIM ELEV =
12" PVC (E)
12" PVC (W)

LEGAL DESCRIPTION— SANITARY SEWER EASEMENT

A 2,470 SQUARE FOOT EASEMENT OUT OF A 1.2636 ACRE (55,042 SQUARE FOOT) TRACT OUT OF A TRACT OF LAND CONTAINING 7.0015 ACRES (304,984 SQUARE FEET) AS RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER V-354930 SAID 7.0015 ACRE TRACT BEING OUT OF SECTION 7, BLOCK 7 OF THE W.C.R.R. COMPANY SURVEY, A-894, AND THE H.C. BURNETT SURVEY, A-1064, HARRIS COUNTY, SAID 2,470 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEARING BASIS BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SUBJECT PROPERTY;

COMMENCING AT A POINT IN THE WEST LINE OF PRESTON ROAD (140 FOOT RIGHT OF WAY) ALSO BEING THE NORTHEAST CORNER OF THE 1.636 ACRE TRACT AND THE 7.0015 ACRE TRACT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF THE 1.2636 ACRES A DISTANCE OF 21.25 FEET TO THE POINT OF BEGINNING;

THENCE ACROSS THE 1.2636 ACRES SOUTH 48 DEGREES 05 MINUTES 09 SECONDS WEST A DISTANCE OF 247.00 FEET TO A POINT ON THE SOUTH LINE OF THE 1.2636 ACRES;

THENCE ALONG THE SOUTH LINE OF THE 1.2636 ACRES SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 14.97 FEET TO A POINT FOR CORNER;

THENCE ACROSS THE 1.2636 ACRES NORTH 48 DEGREES 05 MINUTES 09 SECONDS EAST A DISTANCE OF 247.00 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF THE 1.2636 ACRES;

THENCE ALONG THE NORTH LINE OF THE 1.2636 ACRES NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 14.97 FEET TO THE POINT OF BEGINNING.

SET 5/8" C.I.R. "STS"

P.O.B.

P.O.C.

**1.2636 ACRES
(55,042 SQ. FT.)**

PASADENA INDEPENDENT SCHOOL DISTRICT
N 36°16'11" E 204.65'

L4
L2
10' S.S. LINE ESMNT.
0.0567 ACRES
2,470 SQ. FT.

PRESTON AVENUE
(140' R.O.W.)
H.C.C.F. NO. V354930

SET 5/8" C.I.R. "STS"

SET 5/8" C.I.R. "STS"

5.7379 ACRES
BEING THE REMAINDER OF THE
7.0015 ACRES
H.C.C.F. NO. V354930

L#	BEARING	DISTANCE
L1	S 90°00'00" W	21.25'
L2	S 48°05'09" W	247.00'
L3	N 90°00'00" W	14.97'
L4	N 48°05'09" E	247.00'
L5	N 90°00'00" E	14.97'

SANITARY SEWER LINE EASEMENT ACROSS
(1.2636) ACRES

ADDRESS: 4848 PRESTON AVENUE
PASADENA, TX 77505

JOB NO.: 2116-22 SCALE: 1" = 40' DATE: 11-17-22



Fred W. Lawton, Registered Professional Land Surveyor No. 2321



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg. J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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K:\COMRES 2022\2116-22.DWG (JTB)

JOB NO.: 2116-22



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.639/-95.1714

4708 Preston Ave	1 mi	3 mi	5 mi
Pasadena, TX 77505	radius	radius	radius
Population			
2023 Estimated Population	10,078	82,781	298,720
2028 Projected Population	10,404	85,883	311,901
2020 Census Population	9,711	82,240	296,682
2010 Census Population	8,655	77,895	287,025
Projected Annual Growth 2023 to 2028	0.6%	0.7%	0.9%
Historical Annual Growth 2010 to 2023	1.3%	0.5%	0.3%
2023 Median Age	35.7	33.6	33.5
Households			
2023 Estimated Households	3,753	29,920	102,932
2028 Projected Households	3,882	31,071	107,475
2020 Census Households	3,586	29,376	101,032
2010 Census Households	3,147	27,020	94,650
Projected Annual Growth 2023 to 2028	0.7%	0.8%	0.9%
Historical Annual Growth 2010 to 2023	1.5%	0.8%	0.7%
Race and Ethnicity			
2023 Estimated White	50.9%	44.4%	42.3%
2023 Estimated Black or African American	5.8%	7.8%	9.0%
2023 Estimated Asian or Pacific Islander	6.3%	4.6%	5.2%
2023 Estimated American Indian or Native Alaskan	0.7%	1.0%	1.0%
2023 Estimated Other Races	36.3%	42.2%	42.4%
2023 Estimated Hispanic	52.0%	59.4%	59.7%
Income			
2023 Estimated Average Household Income	\$112,043	\$86,532	\$96,892
2023 Estimated Median Household Income	\$81,456	\$67,161	\$75,377
2023 Estimated Per Capita Income	\$41,777	\$31,335	\$33,428
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.3%	11.6%	13.8%
2023 Estimated Some High School (Grade Level 9 to 11)	5.6%	8.9%	9.8%
2023 Estimated High School Graduate	37.7%	31.5%	29.3%
2023 Estimated Some College	16.6%	20.5%	18.9%
2023 Estimated Associates Degree Only	8.8%	7.7%	7.5%
2023 Estimated Bachelors Degree Only	16.6%	13.1%	13.5%
2023 Estimated Graduate Degree	10.3%	6.6%	7.2%
Business			
2023 Estimated Total Businesses	411	3,449	10,492
2023 Estimated Total Employees	4,350	34,488	94,720
2023 Estimated Employee Population per Business	10.6	10.0	9.0
2023 Estimated Residential Population per Business	24.5	24.0	28.5

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

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.

Wulfe Management Services, Inc	451313		(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date