



**FOR SALE / LEASE**

# LA PORTE PAD SITE

8502 SPENCER HWY LA PORTE, TX 77571

## OFFERING SUMMARY

Asking Price:	Subject To Offer
Land SF:	25,875 SF
Price/SF:	-

## PROPERTY DESCRIPTION

Prime for a retail-pad investor, this property at 8502 Spencer Hwy, La Porte, TX offers unparalleled investment potential. Situated adjacent to a well-established Popeyes and near a major thoroughfare, the property boasts all utilities on-site, an established parking lot, and existing light poles. Additionally, a fully equipped dumpster enclosure is in place, ensuring a seamless transition for any new retail development. Don't miss this opportunity to invest in a property with endless possibilities for high visibility and consumer traffic.

For More Info:

**HOUSTON WIER**

Direct: 281.786.1666

Cell: 832.547.4054

hwier@zann.com

**Zann Commercial Brokerage, Inc.** | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088

*The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.*



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## PROPERTY HIGHLIGHTS

- Adjacent to well-established Popeyes
- Near major thoroughfare
- All utilities on-site
- Established parking lot
- Present light poles
- Fully-equipped dumpster enclosure
- Near San Jacinto Community College

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	25,875 SF
Lot Size:	25,875 SF

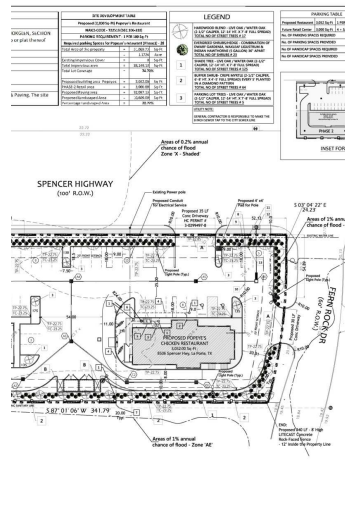
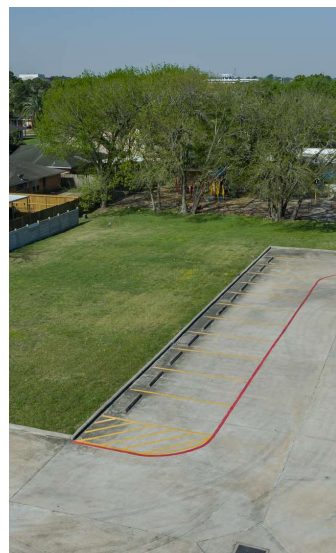
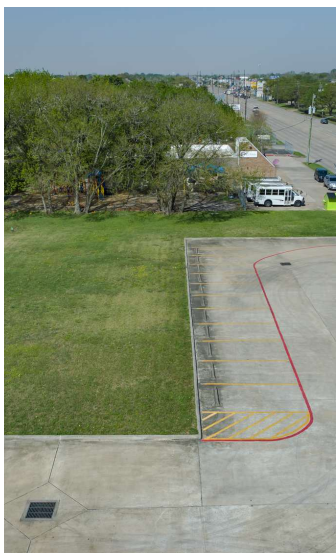
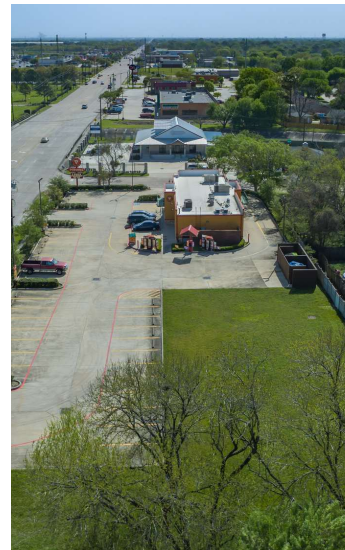
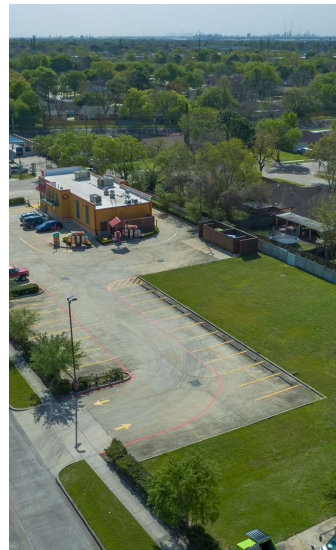
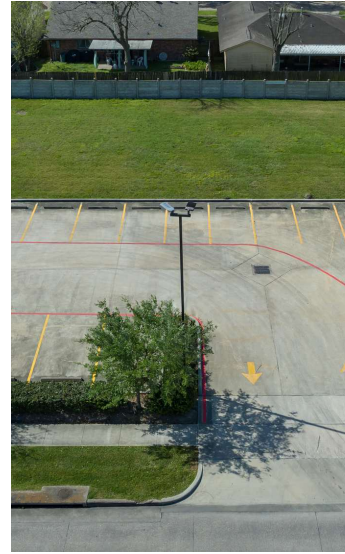
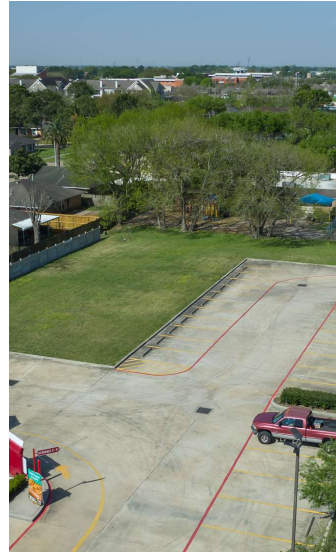
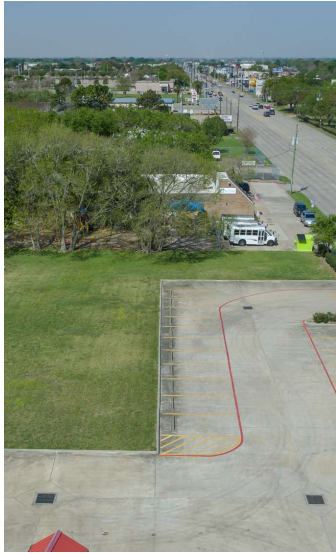
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	837	3,573	8,999
Total Population	2,230	9,109	23,234
Average HH Income	\$73,959	\$73,843	\$77,221



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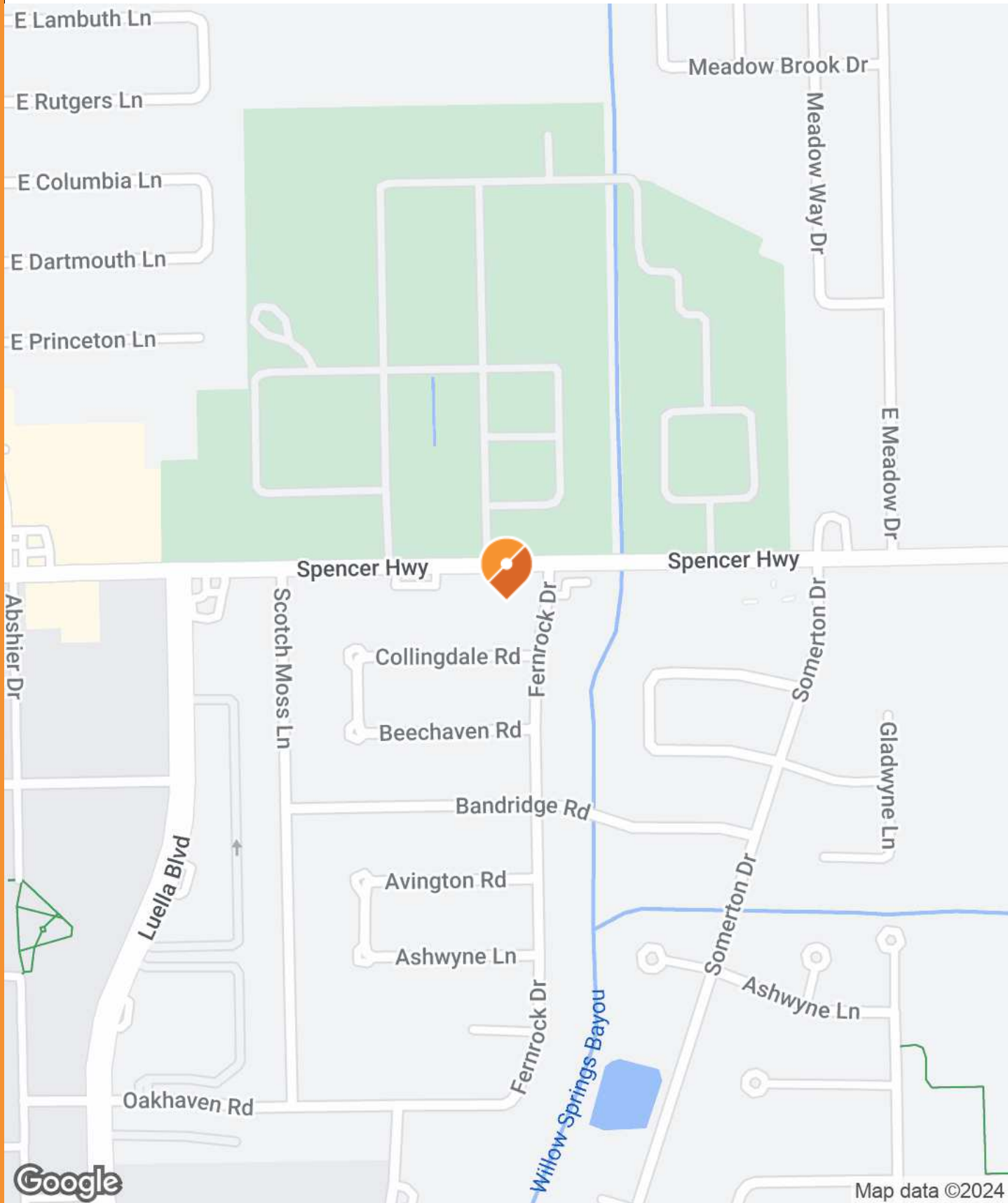
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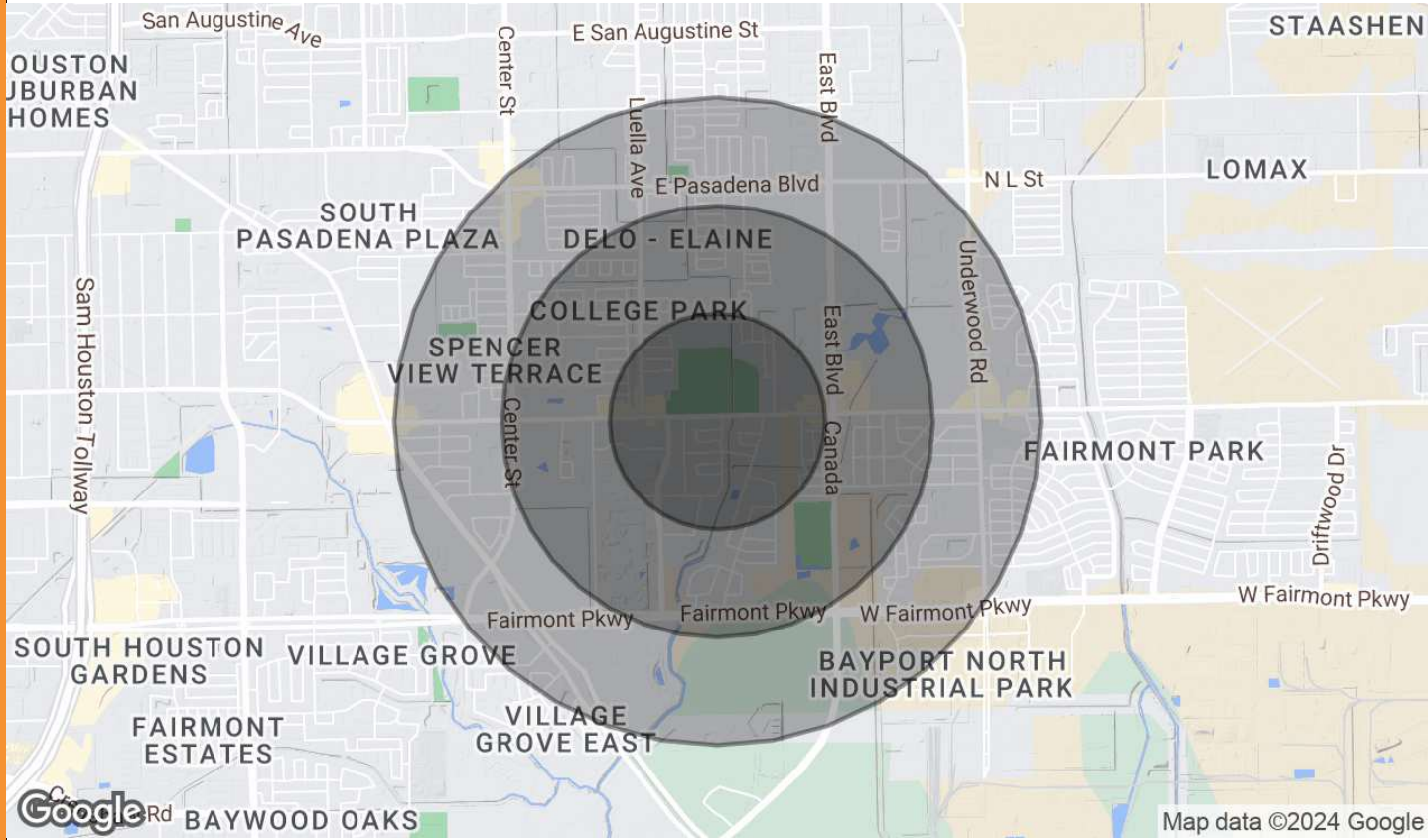
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	2,230	9,109	23,234
Average Age	34.3	35.8	35.5
Average Age (Male)	32.6	34.2	33.8
Average Age (Female)	36.5	37.5	37.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	837	3,573	8,999
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$73,959	\$73,843	\$77,221
Average House Value	\$178,224	\$175,734	\$169,302

\* Demographic data derived from 2020 ACS - US Census