

OFFICE/RETAIL FOR SALE

1907 SOUTHMORE VACANT OFFICE/RETAIL

1907 SOUTHMORE AVENUE, PASADENA, TX 77502



FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

O: (832) 455-6486

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EXECUTIVE SUMMARY

1907 SOUTHMORE AVENUE



OFFERING SUMMARY

PRICE:	\$1,200,000
BUILDING SF:	14,088 Sqft
PRICE / SF:	\$85.18
OCCUPANCY:	Vacant
LOT SIZE:	1.25 Acres
PARKING:	60

PROPERTY OVERVIEW

An exceptional opportunity to acquire a vacant clinic property strategically located in one of the area's most active and densely populated commercial corridors. Within a 3-mile radius, the property is surrounded by a population exceeding 123,000 residents, over 40,000 households, and a median income of \$60,000—creating a strong foundation for consumer demand and long-term value.

Situated on a 1.25-acre parcel, the building offers 60 on-site parking spaces and is ideally suited for repurposing or redevelopment. Investors and developers will appreciate the flexibility to transform the site into a retail shopping center, clinic, or other commercial venture aligned with the area's continued growth.

This property combines prime demographics, excellent visibility, and exceptional flexibility, offering investors a rare opportunity to reposition and add significant value in a thriving trade area.

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LOCATION & HIGHLIGHTS

1907 SOUTHMORE AVENUE



LOCATION INFORMATION

Street Address: 1907 Southmore Ave

City, State, Zip Pasadena, TX 77502

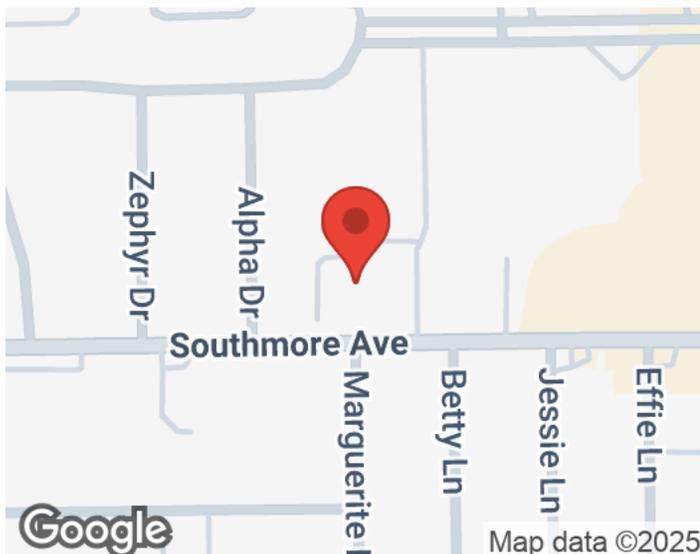
County: Harris



LOCATION OVERVIEW

Located at 1907 Southmore Ave in Pasadena, Texas, this property sits in one of the city's busiest and most densely populated commercial corridors. Within a 3-mile radius, the area is home to over 123,000 residents and 40,000 households, with a median household income of about \$60,000—creating strong consumer demand and long-term growth potential.

The site offers excellent visibility and accessibility, surrounded by established neighborhoods, schools, and retail centers, and benefits from steady commuter traffic through central Pasadena. Its prime location and demographics make it ideal for redevelopment, repurposing, or adaptive reuse in a thriving trade area.



PROPERTY HIGHLIGHTS

- 1.25± acres with 60 parking spaces
- 123,000 population within 3 miles
- 40,000+ homes and \$60,000 median household income
- Strong traffic counts and established surrounding neighborhoods
- Ideal for retail, clinic, or mixed commercial redevelopment

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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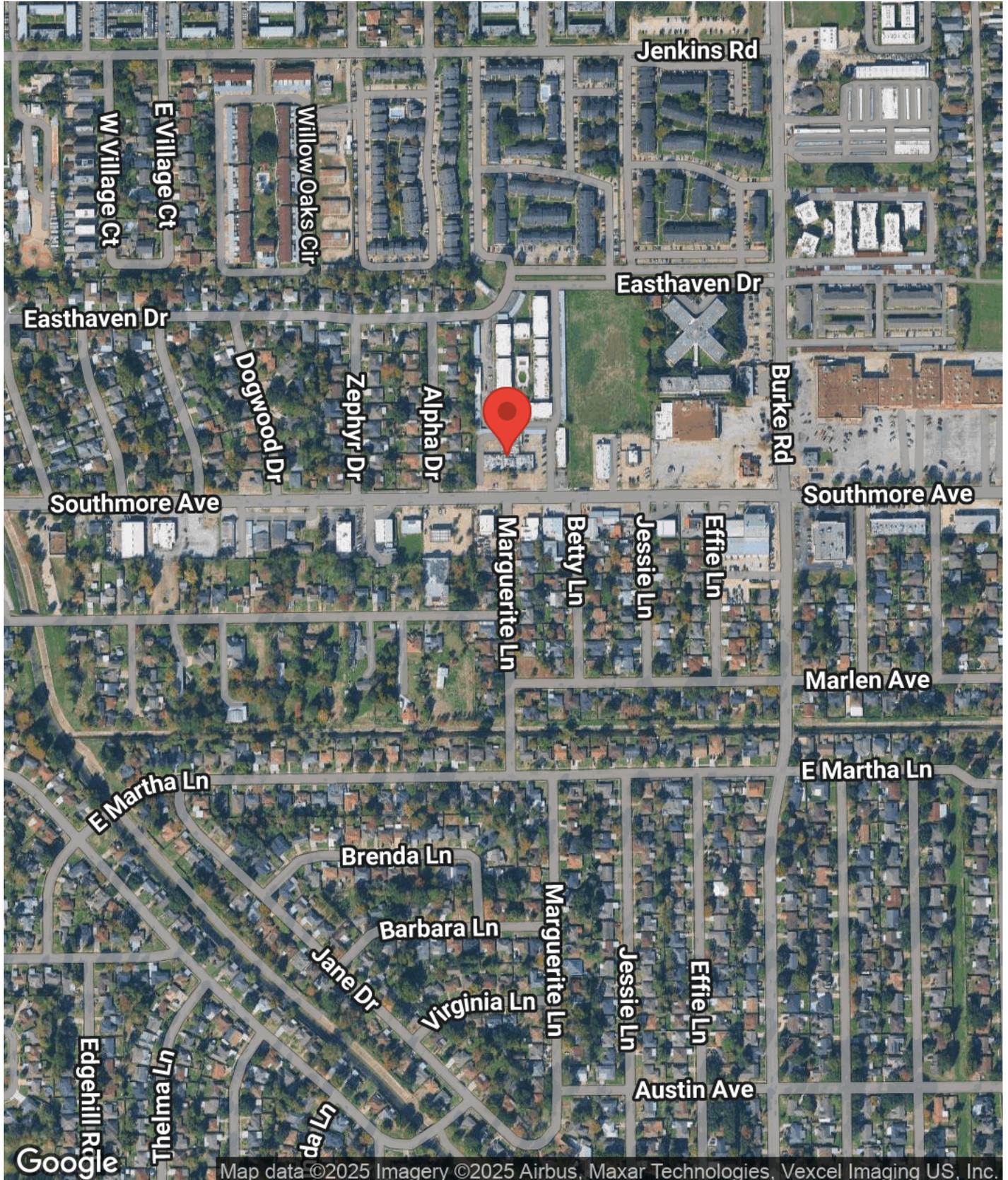
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AERIAL MAP

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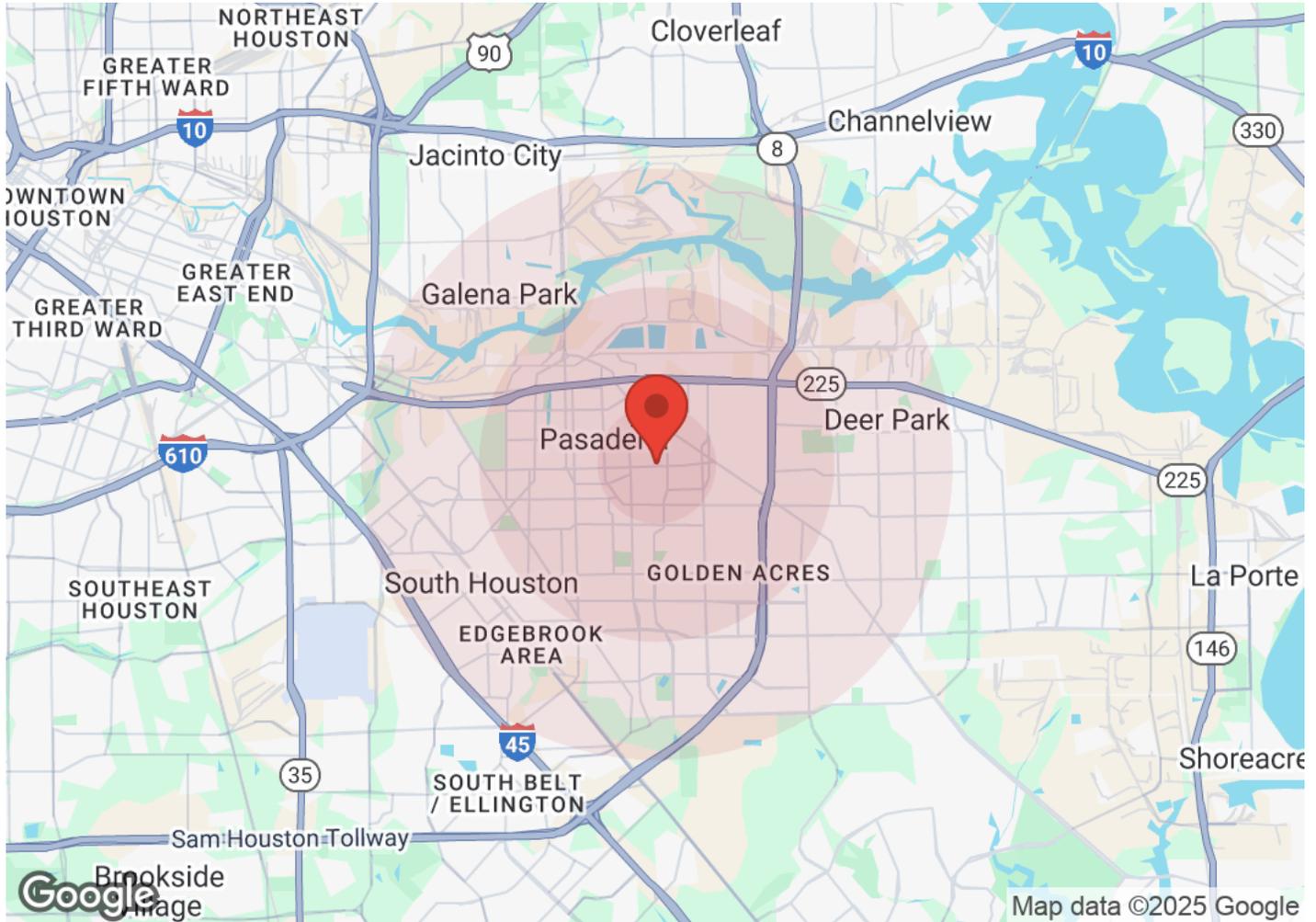


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DEMOGRAPHICS

1907 SOUTHMORE AVENUE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	12,405	61,717	127,433	Median	\$55,820	\$58,196	\$62,810
Female	12,497	61,227	126,504	< \$15,000	949	4,179	7,861
Total Population	24,902	122,944	253,936	\$15,000-\$24,999	455	3,512	6,705
				\$25,000-\$34,999	819	3,949	7,495
Age				\$35,000-\$49,999	1,308	5,347	10,822
Ages 0-14	5,659	27,413	55,294	\$50,000-\$74,999	1,470	7,944	15,939
Ages 15-24	4,574	20,952	41,879	\$75,000-\$99,999	1,039	5,625	10,993
Ages 25-54	10,062	49,627	101,879	\$100,000-\$149,999	979	5,846	13,495
Ages 55-64	2,414	12,325	26,566	\$150,000-\$199,999	605	2,099	5,556
Ages 65+	2,195	12,626	28,318	> \$200,000	235	1,515	4,720
Race				Housing			
White	4,014	23,900	58,202	Total Units	8,622	44,005	91,946
Black	1,133	6,209	14,043	Occupied	7,858	40,017	83,584
Am In/AK Nat	22	123	229	Owner Occupied	3,690	19,916	45,596
Hawaiian	12	25	51	Renter Occupied	4,168	20,101	37,988
Hispanic	19,339	90,167	173,616	Vacant	765	3,987	8,362
Asian	192	1,402	5,180				
Multi-Racial	177	996	2,311				
Other	15	123	279				

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PROFESSIONAL BIO

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

DISCLAIMER

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