



FOR SALE

PASADENA | TX

6149 SPENCER HIGHWAY, PASADENA, TX 77505

Property Description

The subject property is a 2.33-acre commercial development site located on the northwest corner of Spencer Highway and Randolph Road in Pasadena, TX. With its proximity to Beltway 8 and State Highway 225, this property attracts a high volume of vehicular traffic. Its strategic location renders it an ideal hub for retail development. The lot has approximately 265 feet of frontage on Spencer Highway and offers excellent visibility at a signalized corner. Major retailers nearby include Wal-Mart, Kroger, H-E-B, Lowe's, Home Depot, Harley Davidson, Super Target, Marshall's, Ross, and Hobby Lobby, among many more!

Summary

PRICE: \$28.00/SF
LOT SIZE: 2.3348 Acres (approx.)
FLOOD ZONE: X500
PARCEL ID: 071-005-002-0063,
071-005-002-0065,
071-005-002-0067,
071-005-002-0095

Highlights

- Excellent Access and Visibility
- 2.33 Acres
- Signalized Corner
- Retail Development Opportunity
- Traffic Count - 22,492 (TxDOT-AADT, 2022)
- Approximately half an acre is stabilized

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