

COMMERCIAL PROPERTY FOR SALE

**900 NATCHEZ AVE, PASADENA, TX 77506**

900 NATCHEZ AVENUE, PASADENA, TX 77506



**FOR SALE**

**KW COMMERCIAL | ENERGY CORRIDOR**

1220 Augusta Drive  
Houston, TX 77057



Each Office Independently Owned and Operated

**PRESENTED BY:**

**ASH NOORANI**

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# EXECUTIVE SUMMARY

900 NATCHEZ AVENUE



## OFFERING SUMMARY

<b>PRICE:</b>	\$2,500,000
<b>BUILDING SF:</b>	29,208
<b>PRICE / SF:</b>	\$85.60
<b>LOT SIZE:</b>	62,400 SF
<b>FRONTAGE:</b>	240 FT
<b>YEAR BUILT:</b>	1969
<b>LEASE OPTION</b>	\$12.00 PSF ANNUAL

## PROPERTY OVERVIEW

KW Commercial Energy Corridor is proud to present this 1.43 acre property. This property sits on a hard corner and is in densely populated area. A VPD of over 12,000, over 6,000 homes and a population of over 20,000 in a 1 mile radius. The building use to be a church but is no longer active. There is a large Food Town grocery store in front of the property as well as a large multifamily property, this will ensure consistent traffic to just about any business type or use of the subject property. Behind the property there is a large subdivision which only adds to the level of expected foot traffic. The building itself is 29,208 square feet providing ample room for a variety of uses. Potential uses can be but not limited to a religious facility, day care, school, fitness center and more. Don't miss out on this prime investment opportunity!

## PROPERTY HIGHLIGHTS

- 12,000 VPD
- Population of over 20,000 within a 1 mile radius
- Over 6,000 homes within a 1 mile radius
- Across from a large multifamily
- Large subdivision behind the property
- The spacious 29,208-square-foot building on the property provides ample room for a wide range of uses, making it suitable for various businesses or purposes.
- Situated in front of the property are a prominent Food Town grocery store and a large multifamily complex, guaranteeing consistent traffic and enhancing its appeal for businesses.

# LOCATION & HIGHLIGHTS

900 NATCHEZ AVENUE



## LOCATION INFORMATION

Building Name: 900 Natchez Ave, Pasadena, TX 77506  
Street Address: 900 Natchez Avenue  
City, State, Zip: Pasadena, TX 77506  
County: Harris  
Cross Streets: Richey street  
Signal Intersection: NO

## LOCATION OVERVIEW

This 1.43-acre property, proudly presented by KW Commercial Energy Corridor, enjoys a prime location on a high-visibility corner within a densely populated area. With over 12,000 daily vehicle passes (VPD), 6,000 homes, and a population of 20,000 within a 1-mile radius, it offers exceptional market potential. The expansive 29,208-square-foot building on the property accommodates diverse uses, and its proximity to a prominent Food Town grocery store and a sizable multifamily complex ensures a steady flow of potential customers. Seize this prime investment



## PROPERTY HIGHLIGHTS

- Over 12,000 VPD
- Densely populated area, over 20,000 population in a 1 mile radius.
- Over 6,000 homes within a 1 mile radius
- Spacious 29,208 square foot building
- Additional space for improvements
- Utilities and water are available.



[CLICK HERE FOR ARIEL VIDEO](#)

[CLICK HERE FOR MORE PICS](#)

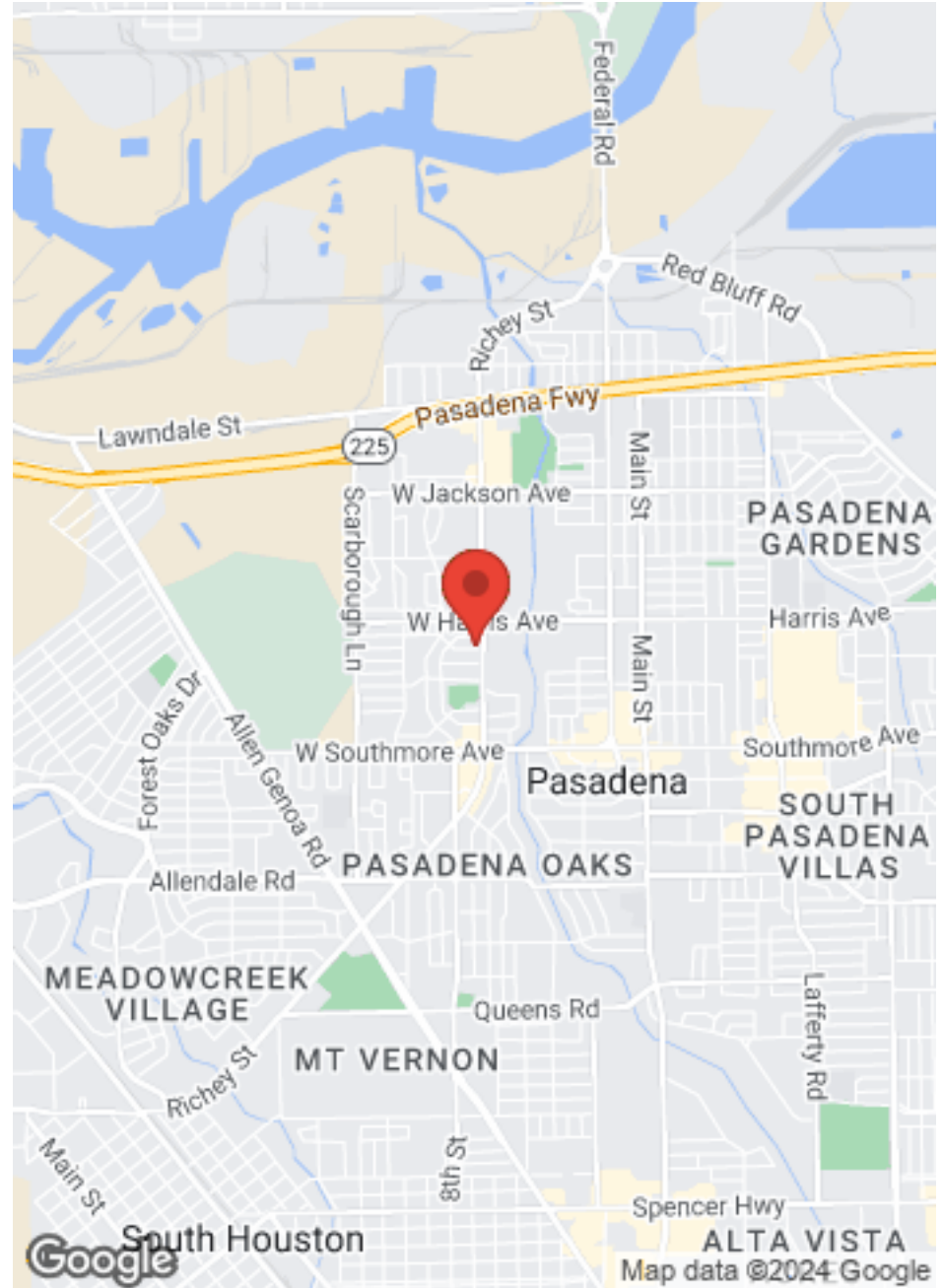
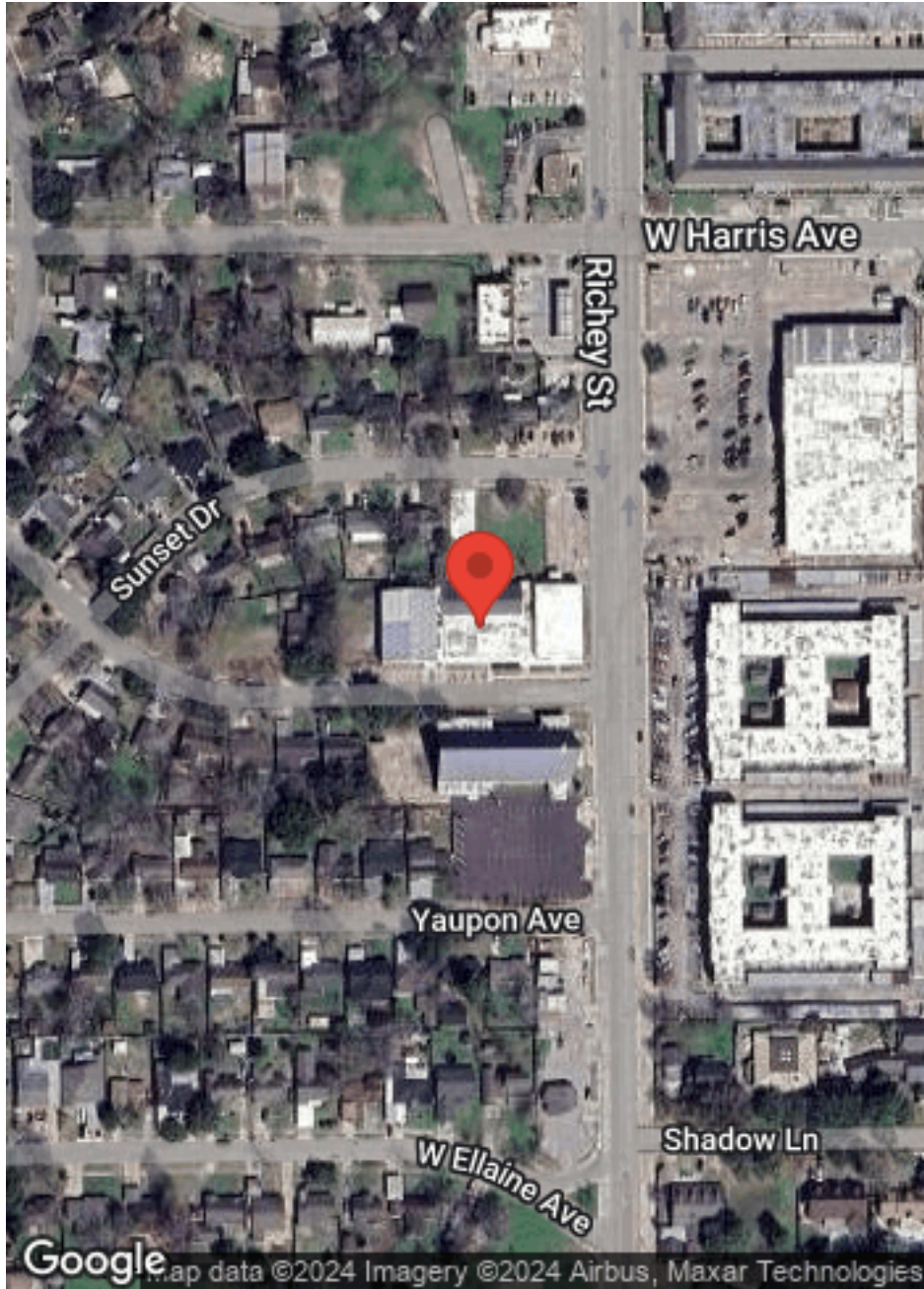
# PROPERTY PHOTOS

900 NATCHEZ AVENUE



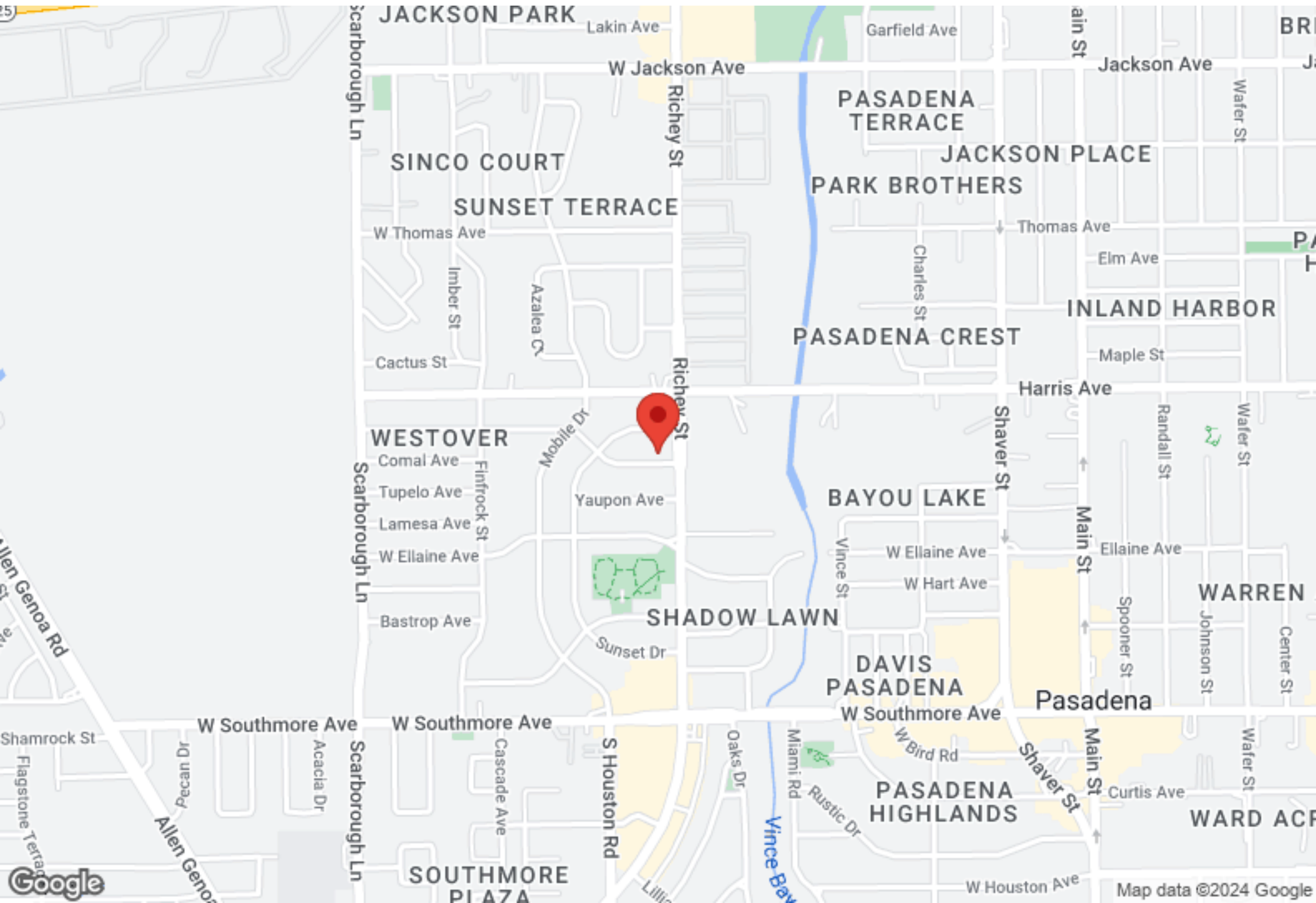
# LOCATION MAPS

900 NATCHEZ AVENUE



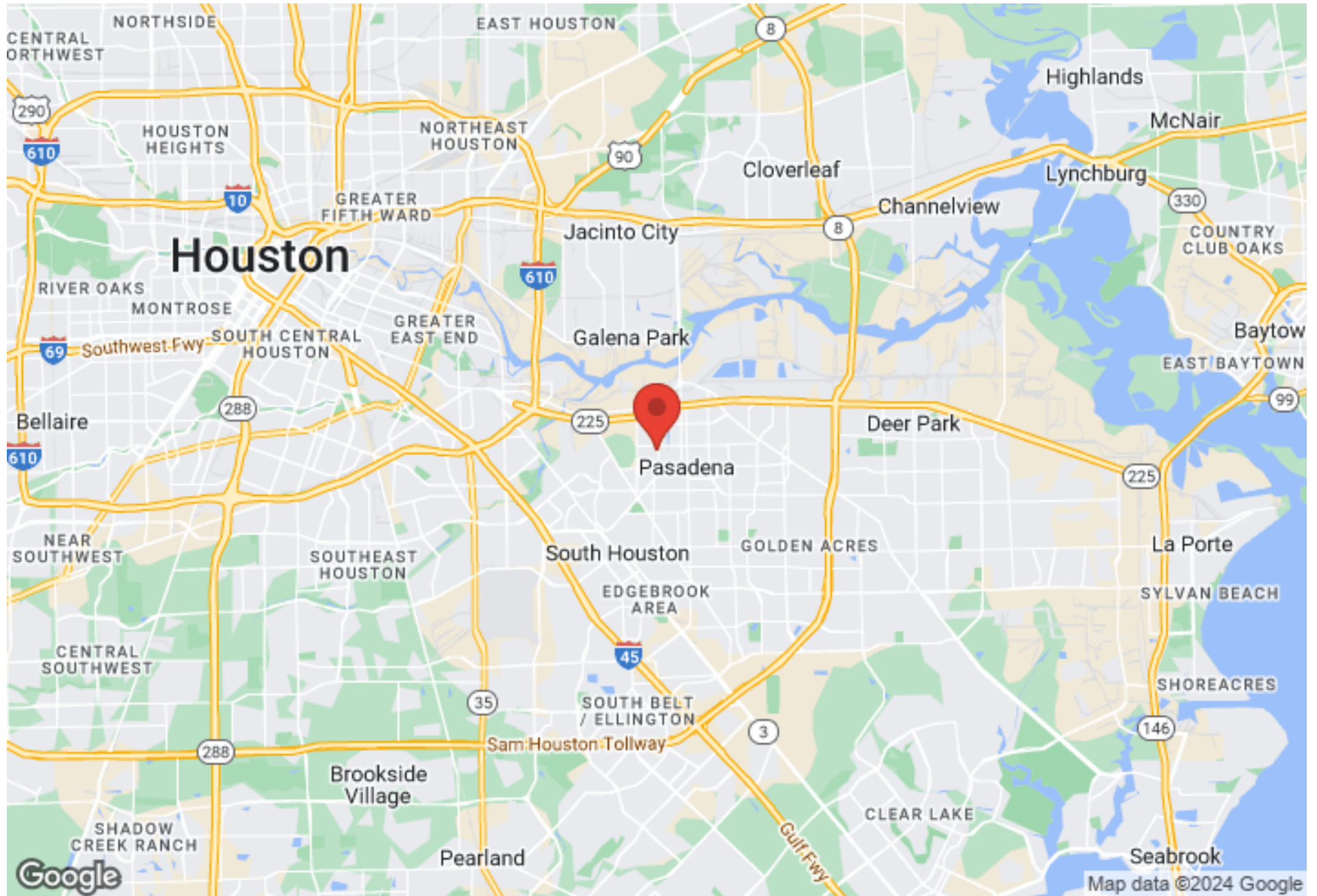
# BUSINESS MAP

900 NATCHEZ AVENUE



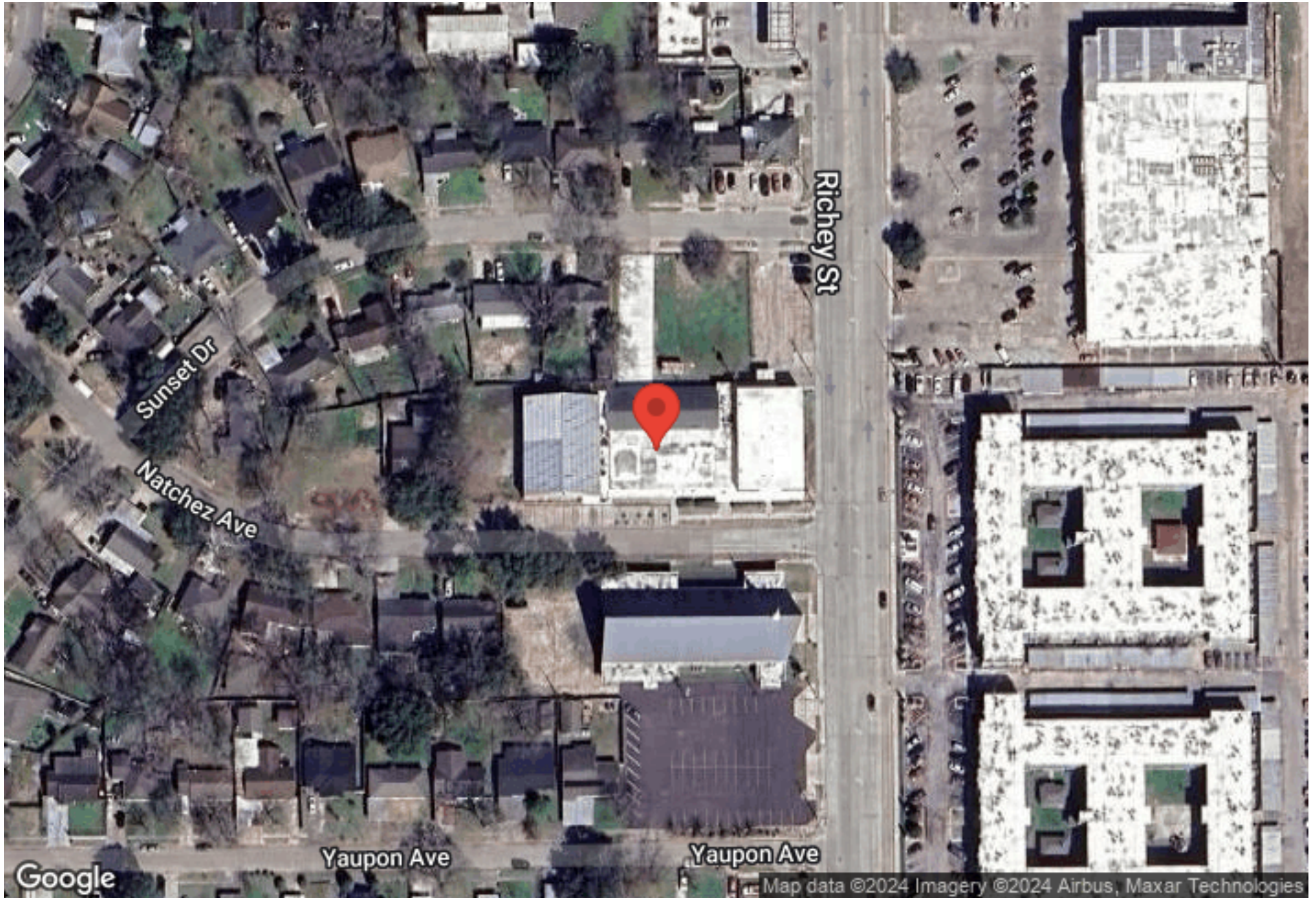
# REGIONAL MAP

900 NATCHEZ AVENUE



# AERIAL MAP

900 NATCHEZ AVENUE



Google

Yaupon Ave

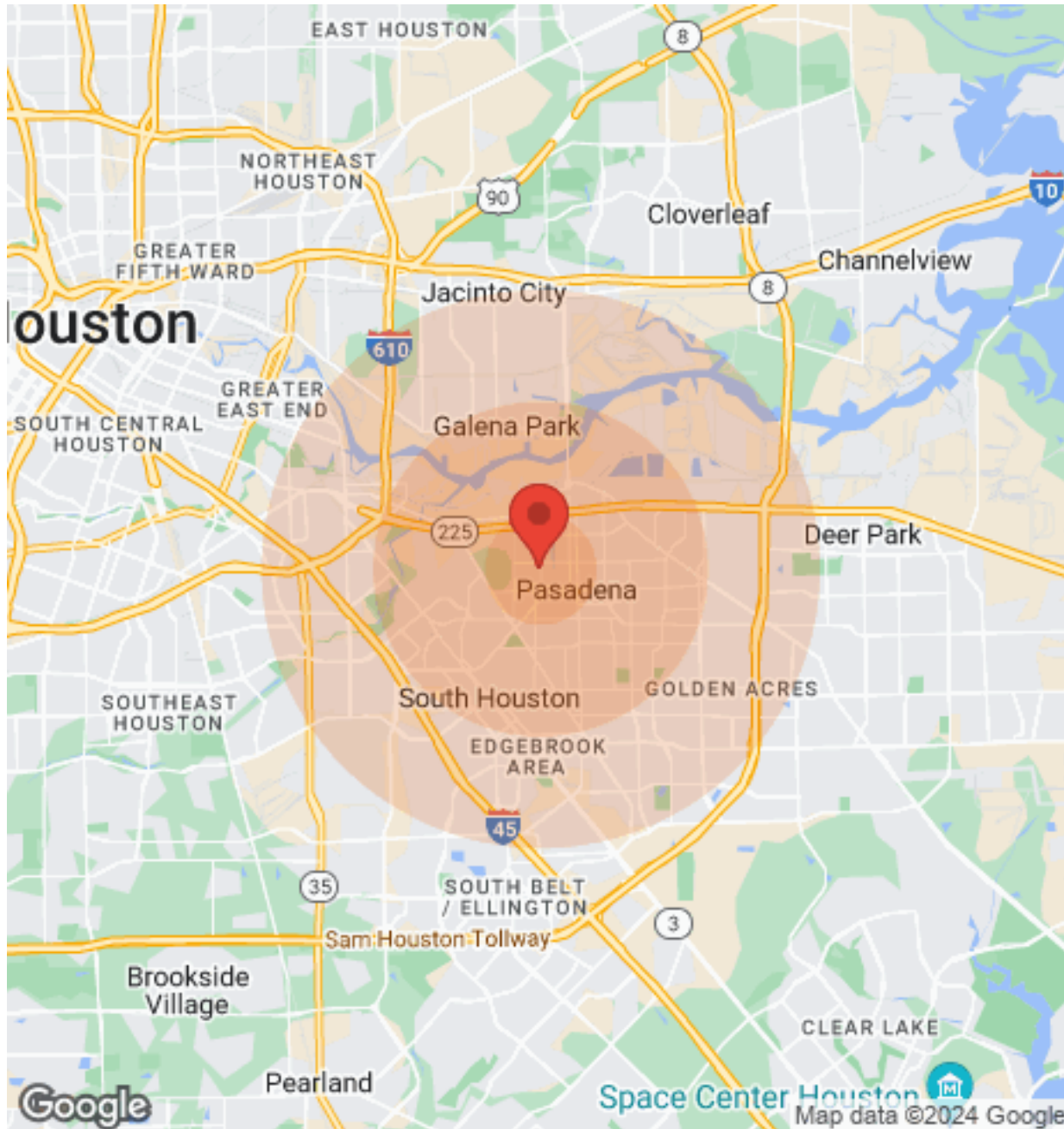
Yaupon Ave

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



# DEMOGRAPHICS

900 NATCHEZ AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	10,284	67,947	163,607
Female	9,775	65,243	160,015
Total Population	20,059	133,190	323,622

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,822	37,931	88,960
Ages 15-24	3,320	21,509	50,155
Ages 25-54	8,427	54,416	132,656
Ages 55-64	1,553	10,747	27,829
Ages 65+	937	8,587	24,022

Race	1 Mile	3 Miles	5 Miles
White	14,205	92,857	209,739
Black	241	1,757	16,772
Am In/AK Nat	23	333	761
Hawaiian	N/A	N/A	5
Hispanic	17,857	115,313	264,200
Multi-Racial	11,122	74,324	185,036

Income	1 Mile	3 Miles	5 Miles
Median	\$36,398	\$37,455	\$37,234
< \$15,000	889	6,404	15,444
\$15,000-\$24,999	1,067	6,404	17,193
\$25,000-\$34,999	937	6,097	15,952
\$35,000-\$49,999	1,033	6,311	16,488
\$50,000-\$74,999	984	6,954	17,624
\$75,000-\$99,999	401	3,630	8,774
\$100,000-\$149,999	261	2,116	5,792
\$150,000-\$199,999	25	411	937
> \$200,000	34	261	540

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,479	42,023	108,012
Occupied	5,423	37,654	96,529
Owner Occupied	2,685	20,428	49,298
Renter Occupied	2,738	17,226	47,231
Vacant	1,056	4,369	11,483

# PROFESSIONAL BIO

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## ASH NOORANI



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Ash Noorani is a seasoned commercial real estate agent with 3 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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