



FOR SALE

PASADENA | TX

**6149 Spencer Highway
Pasadena, TX 77505**

Highlights

- Price:** \$24.50/SF
- Lot Size:** 101,703 SF (Approx.)
- Acreage:** 2.33 AC (Approx.)
- Parcel ID:** 071-005-002-0063,
071-005-002-0065,
071-005-002-0067,
071-005-002-0095
- Traffic Count:** 25,002
(Approx. - TxDOT-AADT, 2024)
- Zoning:** N/A

Property Description

The subject property consists of commercial development sites ranging from 0.40 AC up to 2.33 AC, located at the northwest corner of Spencer Highway and Randolph Road in Pasadena, TX. With proximity to Beltway 8 and State Highway 225, the site benefits from strong traffic counts and excellent accessibility. Its prime location at a signalized corner with approximately 265 feet of Spencer Highway frontage provides outstanding visibility for a wide range of retail or commercial users. Surrounding national retailers include Wal-Mart, Kroger, H-E-B, Lowe's, Home Depot, Harley Davidson, Super Target, Marshall's, Ross, and Hobby Lobby, among many others. Sites are offered at \$24.50 per square foot, providing flexibility for developers or end-users seeking pad sites or a larger contiguous tract in a proven retail corridor.



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