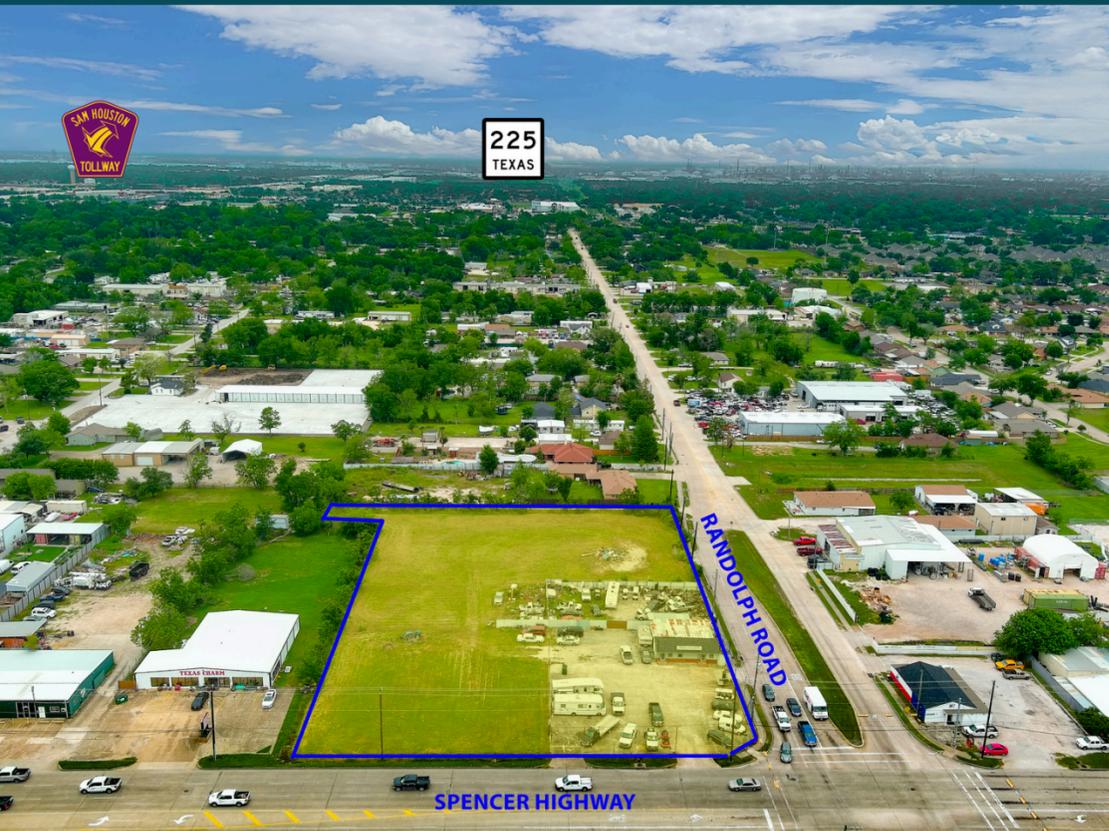


6145-6149 SPENCER HIGHWAY

PASADENA, TX

Development Opportunity



SUMMARY

Price:	\$24.50/SF
Lot Size:	101,703 SF (Approx.)
Acreage:	.40 AC - 2.33 AC (Approx.)
Parcel ID:	071-005-002-0063, 071-005-002-0065, 071-005-002-0067, 071-005-002-0095

PROPERTY OVERVIEW

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.

CHAUNDRA HUGEL BROUGHTON
Commercial Managing Director

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SUBJECT PROPERTY DETAILS

Lot Size: 101,703 SF (Approx.)

Acreage: 2.33 AC (Approx.)

Flood Zone: X500 / AE

Legal Description: LT 65 & TR 66 BLK 2 KINGSDALE,
TR 67 BLK 2 KINGSDALE,
LT 62 BLK 2 KINGSDALE,
LTS 63 & 64 BLK 2 KINGSDALE

Lot Dimensions: 375' x 260' (Approx.)

Lot Frontage: 265 FT - Spencer Highway (Approx.)
355 FT - Randolph Road (Approx.)

Taxes: \$25,540 (2025 - Approx.)

Traffic Count: 25,002 (Approx. - TxDOT-AADT, 2024)

Zoning: N/A



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1 0.40 AC

2 0.81 AC

3 0.68 AC



4 0.44 AC

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ABOUT PASADENA

Pasadena, Texas, offers a dynamic environment for businesses to thrive, blending heritage, nature, and community. The Pasadena Historical Museum and Armand Bayou Nature Center highlight the area's rich history and natural beauty, attracting both locals and tourists. The city's diverse culinary scene, ranging from Tex-Mex to barbecue, presents opportunities for entrepreneurs to showcase their unique flavors. Vibrant murals and the annual Pasadena Livestock Show and Rodeo contribute to the city's cultural vibrancy, drawing visitors from near and far. With its proximity to Clear Lake and a bustling shopping district, Pasadena provides leisure opportunities alongside commercial endeavors. Entrepreneurs can tap into the city's growing eco-tourism trend and outdoor recreation scene to attract a diverse clientele. In Pasadena, businesses have the chance to enrich the community while benefiting from its prime location and supportive atmosphere.



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PASADENA, TEXAS - FAST FACTS

149,345

Total Population

32.8

Median Age

3.5

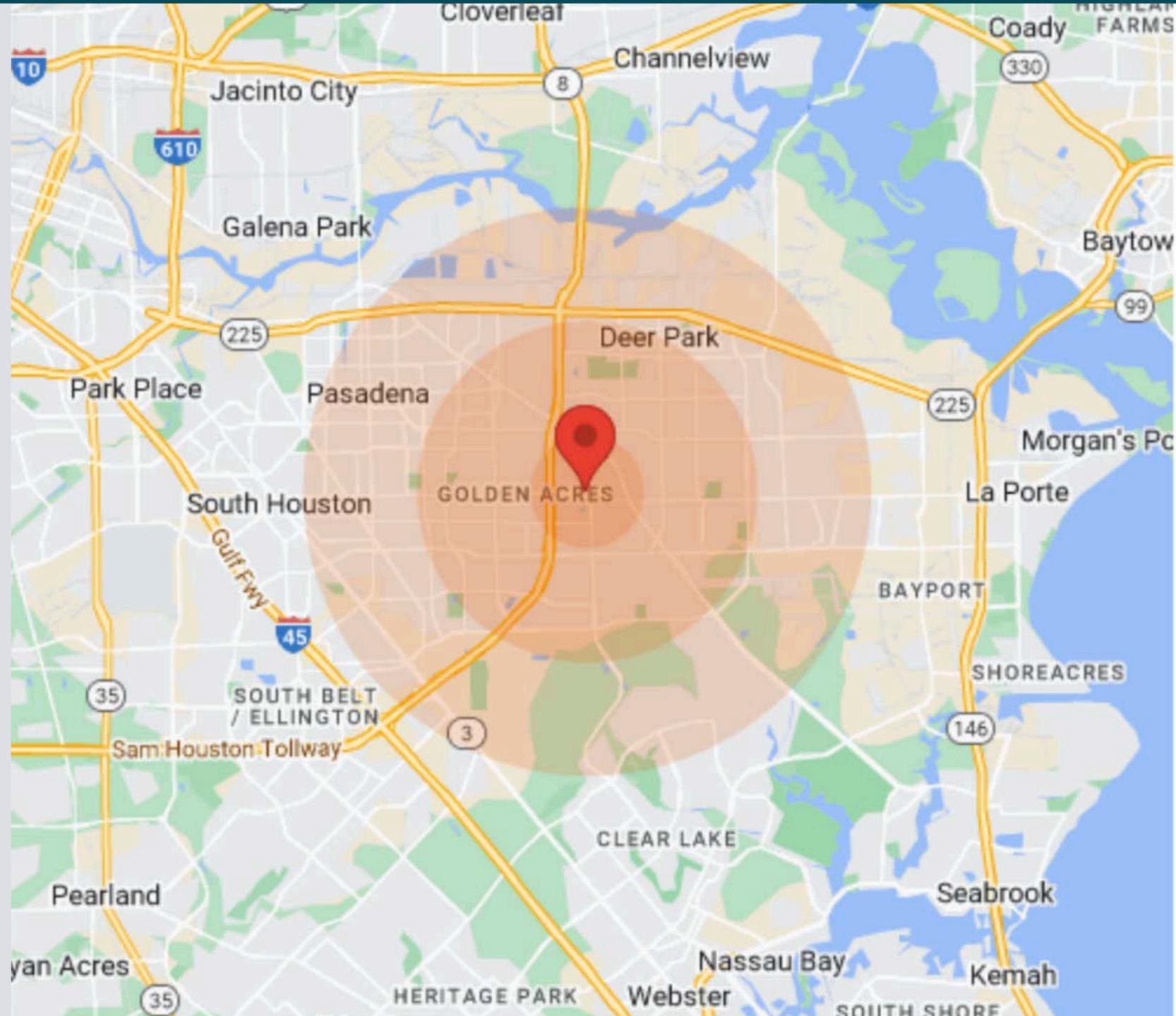
Median Family Size

\$216,476

Median Home Value

\$83,919

Household Income



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