



SHAVER CENTER

3809 SOUTH SHAVER ST., PASADENA, TX 77504



PROPERTY LOCATION

Shaver Center is positioned along a highly active Pasadena corridor. Located at the hard corner of two major residential traffic arteries, this shopping center benefits from immediate neighborhood visibility and excellent regional connectivity to several key economic drivers, including the Houston Ship Channel, the Port of Houston, NASA's Johnson Space Center, William P. Hobby Airport, and the Texas Medical Center. This is an ideal opportunity for value-focused retailers and service-oriented businesses. Additionally, the center's storefront directly faces South Houston High School, one of the largest high schools in the region, creating a strong daytime and after-school customer base driven by students, staff, and families.

PROPERTY HIGHLIGHTS

- Two (2) total access points along South Shaver Street supporting smooth traffic flow and customer convenience
- 21,926 sf shopping center with a balanced mix of retail services and dining
- National brands include Subway, Metro PCS, Boost Mobile, and Little Caesars

AVAILABILITY

1,850 SF (2nd Generation Medical Clinic)

TRAFFIC COUNTS

21,625 VPD via Shaver Street,

16,850 VPD via Fairmont PKWY

*data derived from TxDOT

DEMOGRAPHICS

	5 MINUTE DT	10 MINUTE DT	15 MINUTE DT
Total Population	24,192	132,642	319,952
Average HH Income	\$66,619	\$75,975	\$80,645

*data derived from 2023 ESRI

WENDELL NAULT

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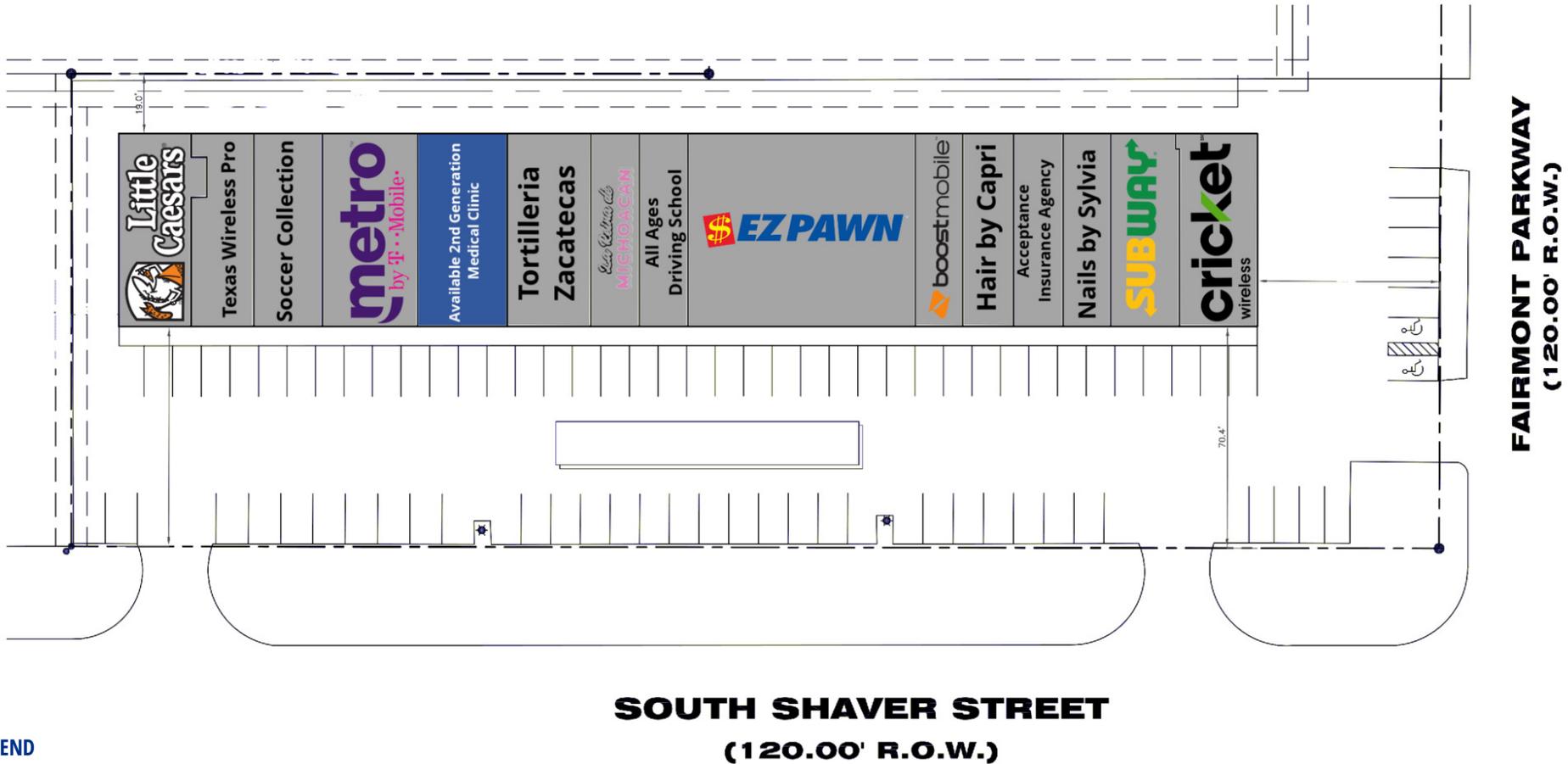
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LEGEND

Available

Unavailable

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AVAILABLE SPACES

SUITE	TENANT	SIZE
Suite 100	Little Caesar's	1,349 SF
Suite 110	Texas Wireless Pro	1,111 SF
Suite 115	Soccer Collection	1,274 SF
Suite 120	MetroPCS	1,800 SF
Suite 125	Available	1,850 SF
Suite 130	Tortilleria Zacatecas	1,810 SF
Suite 135	La Reina Michoacana	900 SF
Suite 140	All Ages Driving School	900 SF
Suite 145	EZPawn #10262	4,547 SF
Suite 150	Boost Mobile	880 SF
Suite 155	Hair by Capri	922 SF
Suite 160	Acceptance Insurance Agency	922 SF
Suite 165	Nails by Sylvia	895 SF
Suite 170	Subway	1,403 SF
Suite 175	Cricket Wireless	1,260 SF

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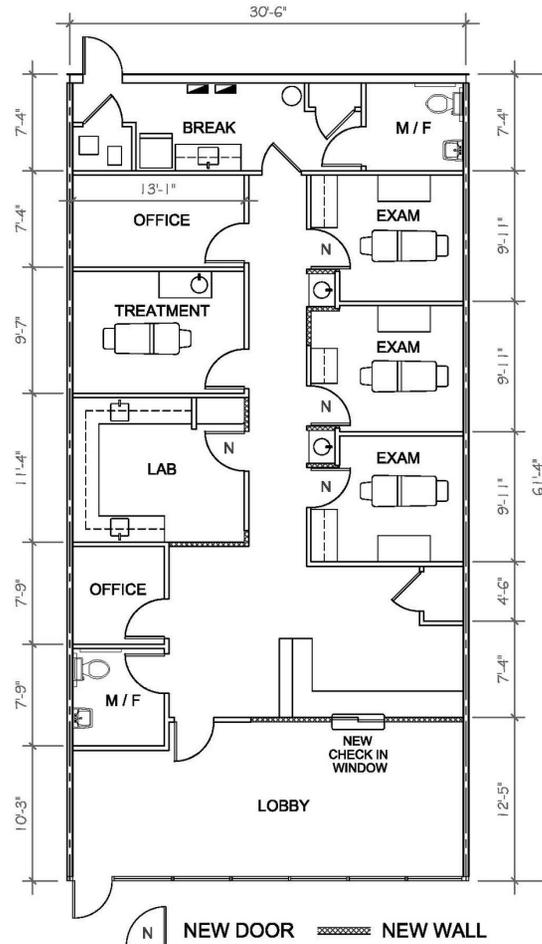
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SHAVER CENTER

125 SOUTH SHAVER ST., PASADENA, TX 77504



FLOOR PLAN 1,850 SF

3809 S. SHAVER, SUITE 125
PASADENA, TEXAS

DATE: 3-10-2020



Creating Communities in Our Properties™

DESIGN
DRAWING
NOT FOR
PERMIT OR
CONSTRUCTION

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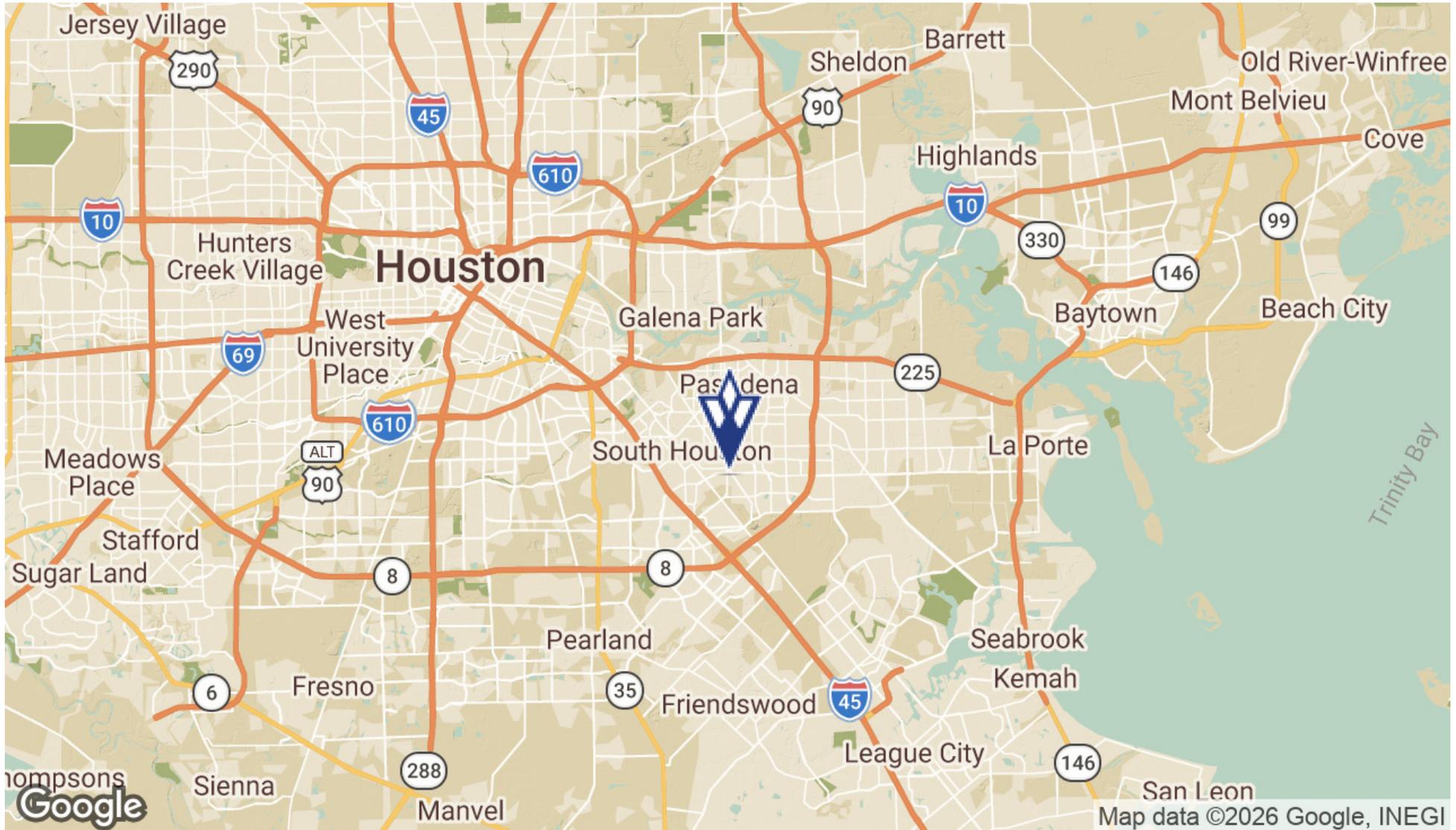
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Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state *who will pay the broker* and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker/Brokm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent /Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____ Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

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