

6145-6149 SPENCER HIGHWAY

PASADENA, TX

Development Opportunity



SUMMARY

Price:	\$28.00/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

PROPERTY OVERVIEW

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!

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SUBJECT PROPERTY DETAILS

Lot Size: 101,703 SF (Approx.)

Acreage: 2.33 AC (Approx.)

Flood Zone: X500

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: \$7,608 (2023 - Approx.)


Traffic Count: 22,492 (Approx. - TxDOT-AADT, 2022)

Zoning: N/A



CHAUNDRA HUGEL BROUGHTON

Commercial Managing Director

 (917) 743-6241

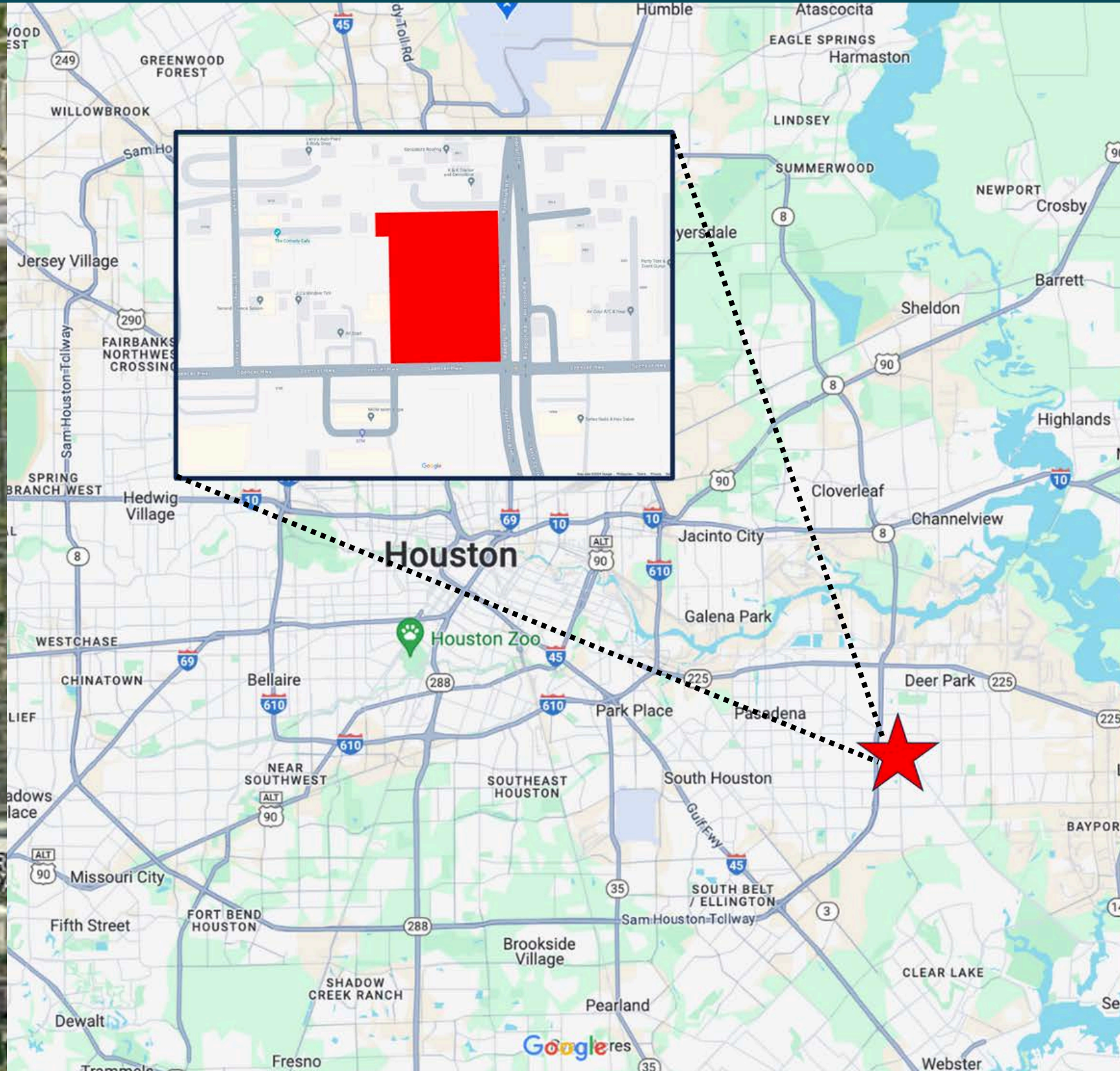
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ABOUT PASADENA

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

143,965

Total Population

32.6

Median Age

3.5

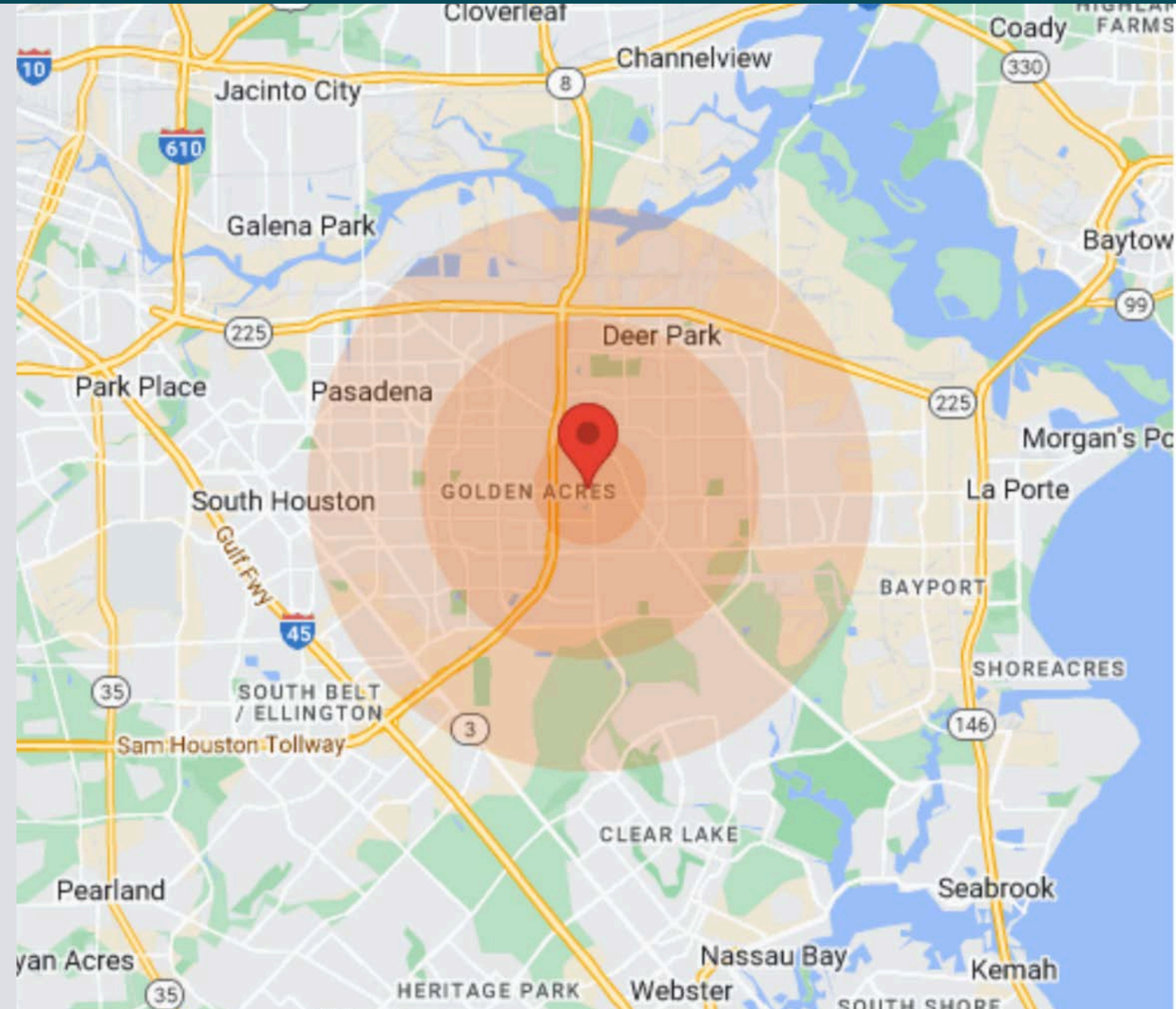
Median Family Size

\$216,476

Median Home Value

\$83,919

Household Income



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