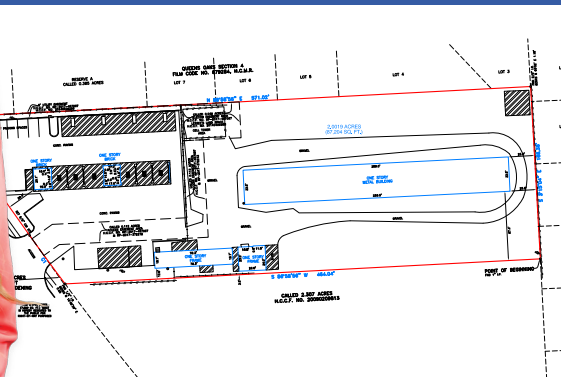


2627 Allen Genoa Rd.

Pasadena, TX 77502

2 Acres in Pasadena with Great Visibility & Value Add Potential



Property Overview:

This 1.9996-acre property offers a fantastic value-add opportunity for various commercial uses like a truck stop, warehouse, storage facility, or an expansion of the existing manual car wash and self-storage units. The site currently features a six-bay manual car wash, concession stand, 22 rentable storage units, and two modular homes. Additional potential for uses such as food truck rentals or more storage space is available.

Location:

- Address: 2627 Allen Genoa Road, Pasadena, TX 77502
- Lot Size: ±87,102 sq. ft.
- Highlights: High-traffic area, excellent access to major roads and commercial areas.

Investment Highlights:

- Value-Add Potential: Ideal for expanding into truck stop, storage, or warehouse use.
- Immediate Income: Stable cash flow from existing leases.
- Seller Financing Available: Offered at \$1.35 million with a \$500K down payment, 5-year term, and 10% interest.
- Prime Location: Excellent visibility in Pasadena's growing commercial market.

Potential Uses:

- Truck Stop
- Warehouse/Distribution Center
- Expanded Storage Facility
- Food Truck/Restaurant Space
- Light Industrial or Retail

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