

**AVAILABLE
2,800 SF
2ND GEN RETAIL**



FAIRMONT CENTRAL
2ND GEN RETAIL SPACE FOR LEASE
SEC Fairmont Pkwy & Burke Rd | Pasadena, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 4118 Fairmont Pkwy
Pasadena, TX 77504

Availability: 2,800 SF Endcap Available

Price: Call For Pricing Information

HIGHLIGHTS:

- 2nd generation endcap space available for lease
- Frontage along Fairmont Pkwy
- Parking Ratio: 6.34/1,000
- Cross-access to adjacent Aldi and 99 Cent Only
- Easy access to Beltway 8
- Major area retailers include: Walmart Supercenter, Home Depot, Lowe's, and Planet Fitness amongst several others

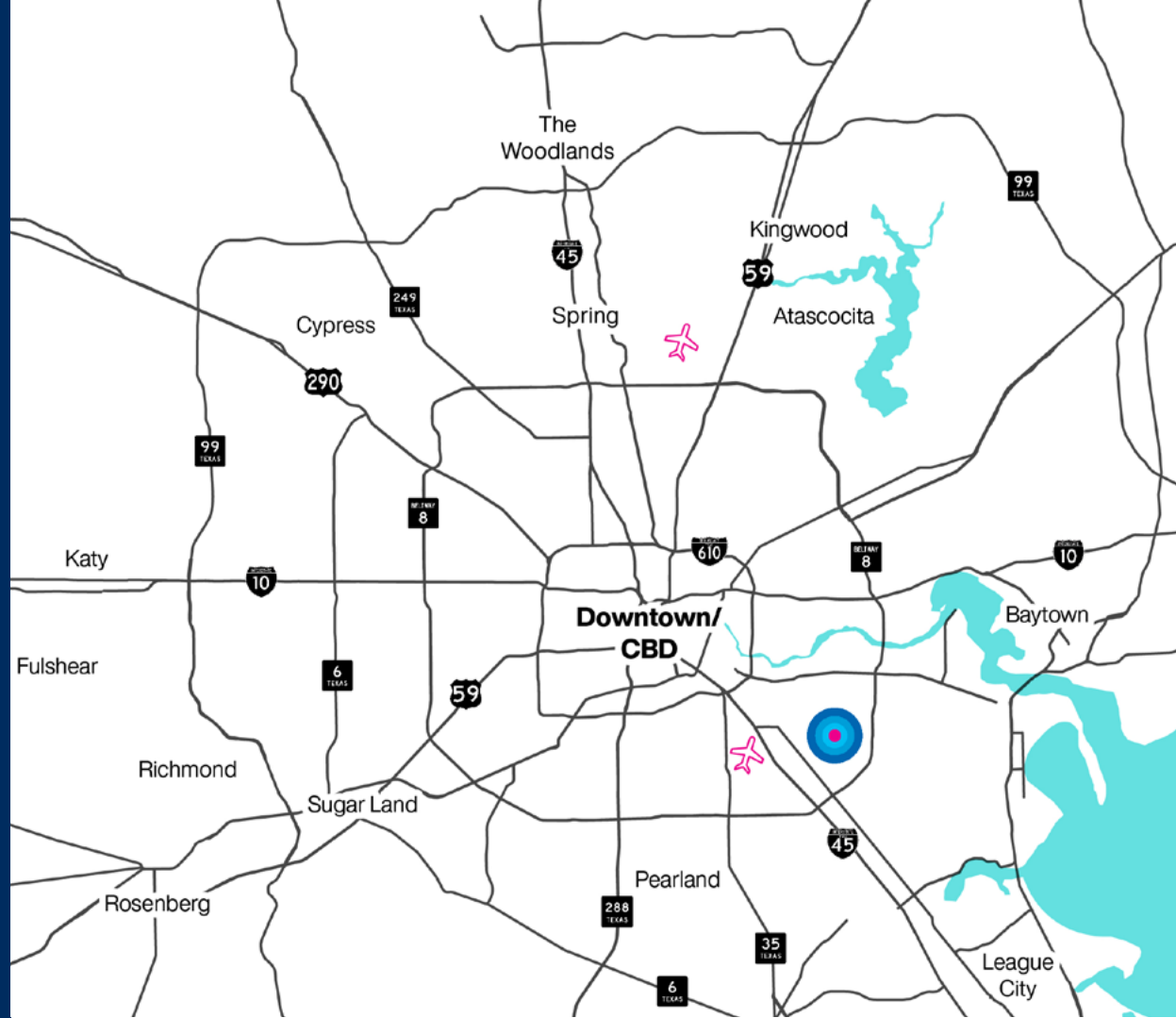
TRAFFIC COUNTS:

Fairmont Pkwy: 32,046 cpd

Burke Rd: 15,897 cpd

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	17,358	117,007	302,714
Daytime Pop.	11,212	68,796	187,284
Avg HH Income	\$84,162	\$84,737	\$90,033



SITE PLAN



Fairmont Pkwy

Burke Rd

AVAILABLE
2,800 SF

DUNKIN'

BR
BASKIN-ROBBINS

99¢ only
STORES.

Bell Cleaners

Tax Time

AVIS Budget

FAMILY DOLLAR

SPEC'S
WINES-SPIRITS-FINER FOODS

ALDI

Jack
In the box



225 TEXAS

225 TEXAS

Pasadena High School

Deer Park High School North

Main St

Red Bluff Rd

86,970 VPD ('22)

FOOD TOWN

Walmart

THRIFT CRAZY LOSS

Foot Locker FINISH LINE

CHAMPS FOOTACTION

Kroger

GIANT \$

AMERICA'S BEST CONTACTS & EYEGLASSES

ROSS dds DISCOUNTS

Southmore Ave

The Battleground Golf Course

Deer Park High School South

Center St

FOOD TOWN

Pasadena Blvd

Sam Rayburn High School

FOOD TOWN

Pasadena Blvd

Fiesta

SELLERS BROS.

Strawberry Rd

Allen-Genoa Rd

Shaver St

Fiesta

Spencer Hwy

Spencer Hwy

3 TEXAS

South Houston High School

Kroger

HCA Houston Healthcare

SITE

Office DEPOT

KOHL'S

HOBBY LOBBY

CRAY

HARBOR FREIGHT

BIG LOTS!

SAN JACINTO COLLEGE

Fairmont Pkwy

90,413 VPD ('22)

22,589 VPD ('22)

28,758 VPD ('22)

Ashley

JCPenney

LOWE'S

Walmart

SELLERS BROS.

EL RANCHO

Burke Rd

Pasadena Memorial High School

Fairway Plaza

ROSS Marshalls ULTA

popshelf Famous Footwear BARNES & NOBLE

Michaels PETSMART OLD NAVY

FIVE BEER BEST BUY THE SHIRTSPACE PLACE

Allen-Genoa Rd

Preston Rd

Red Bluff Rd

Burlington

Party City Academy

Genoa Red Bluff Rd





Information About Brokerage Services

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.

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.

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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
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

IABS 1-0

AVAILABLE
2,800 SF
2ND GEN RETAIL

FAIRMONT CENTRAL
2ND GEN RETAIL SPACE FOR LEASE

SEC Fairmont Pkwy & Burke Rd | Pasadena, TX

Anita Amin | 713.324.8954
aa@blueoxgroup.com



www.BLUEOXGROUP.COM