

GENERAL COMMERCIAL RETAIL LAND FOR SALE

5 ACRE COMM BUSINESS PARK LAND DEV OPP

8050 RED BLUFF ROAD, PASADENA, TX 77507



FOR SALE

KELLER WILLIAMS HOUSTON

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

8050 RED BLUFF ROAD



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

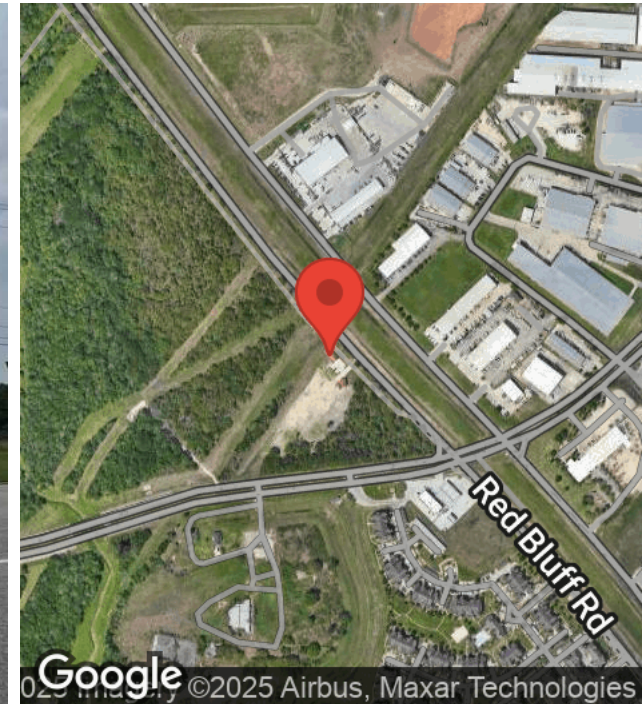
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EXECUTIVE SUMMARY

8050 RED BLUFF ROAD- 5 ACRE COMM BUSINESS PARK LAND DEV OPP



OFFERING SUMMARY

PRICE:	\$1,200,000
BUILDINGS SF:	5,000
PRICE / SF:	\$5.46/SF
OCCUPANCY:	VACANT
LOT SIZE:	5.04 ACRES

PROPERTY OVERVIEW

***Short Sale- All terms & conditions are subject to receipt of Lien Holder's written approval. Zoned for Retail Trade- the City of Pasadena will not approve any Trucking or Industrial Use. A business park development would be an allowable use. Retail Building with a Free-Standing Warehouse Shop, Monument Signage, and a Parking Lot. City water & sewer, high-speed internet, highly visible location Red Bluff/Genoa Red Bluff in Pasadena, TX. The detention, floodplain mitigation, etc., are all completed and the Seller received his Certificate of Occupancy.

PROPERTY HIGHLIGHTS

- 5.04 Acres of General Commercial Retail Land with an existing Retail/Office and Warehouse/Shell Space.
- Close to the Port of Houston
- Easy access to Beltway 8, Hwy 225, SH-146, SE Houston
- Retail building with Offices and a Warehouse/Shell Space on Public Utilities.
- Fill dirt has been added to the rear acreage, and a detention area has already been excavated.
- A business park development would be an allowable use.

LOCATION & HIGHLIGHTS

8050 RED BLUFF ROAD- 5 ACRE COMM BUSINESS PARK LAND DEV OPP



LOCATION INFORMATION

Building Name:	5 ACRE COMM BUSINESS PARK LAND DEV OPP
Street Address:	8050 Red Bluff Rd
City, State, Zip:	Pasadena, TX 77507
County:	Harris
Market:	Southeast Houston
Cross Streets:	Genoa Red Bluff
Signal Intersection:	Red Bluff & Genoa Red Bluff

LOCATION OVERVIEW

Close to the Port of Houston, this area consists of many Light and heavy Industrial occupants and provides easy access to many Oil and gas Processing Facilities throughout the region and is positioned between Beltway 8, Hwy 225, and SH-146 in the southeastern section of Houston, TX.

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- Easy access to Oil & Gas Processing Facilities throughout the region and is positioned between Beltway 8, Hwy 225, SH-146, SE Houston
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PROPERTY PHOTOS

8050 RED BLUFF ROAD

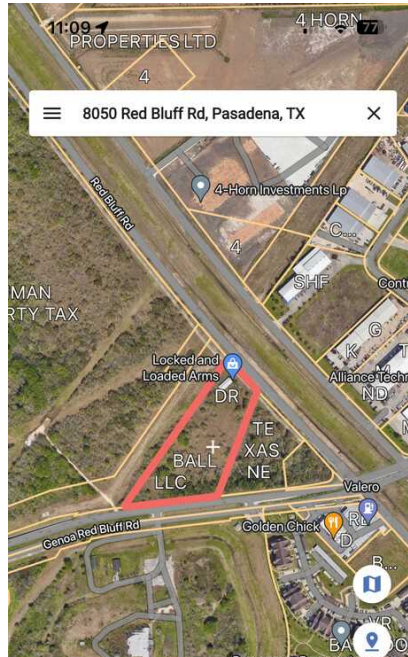


8050 Red Bluff - Aerial 3



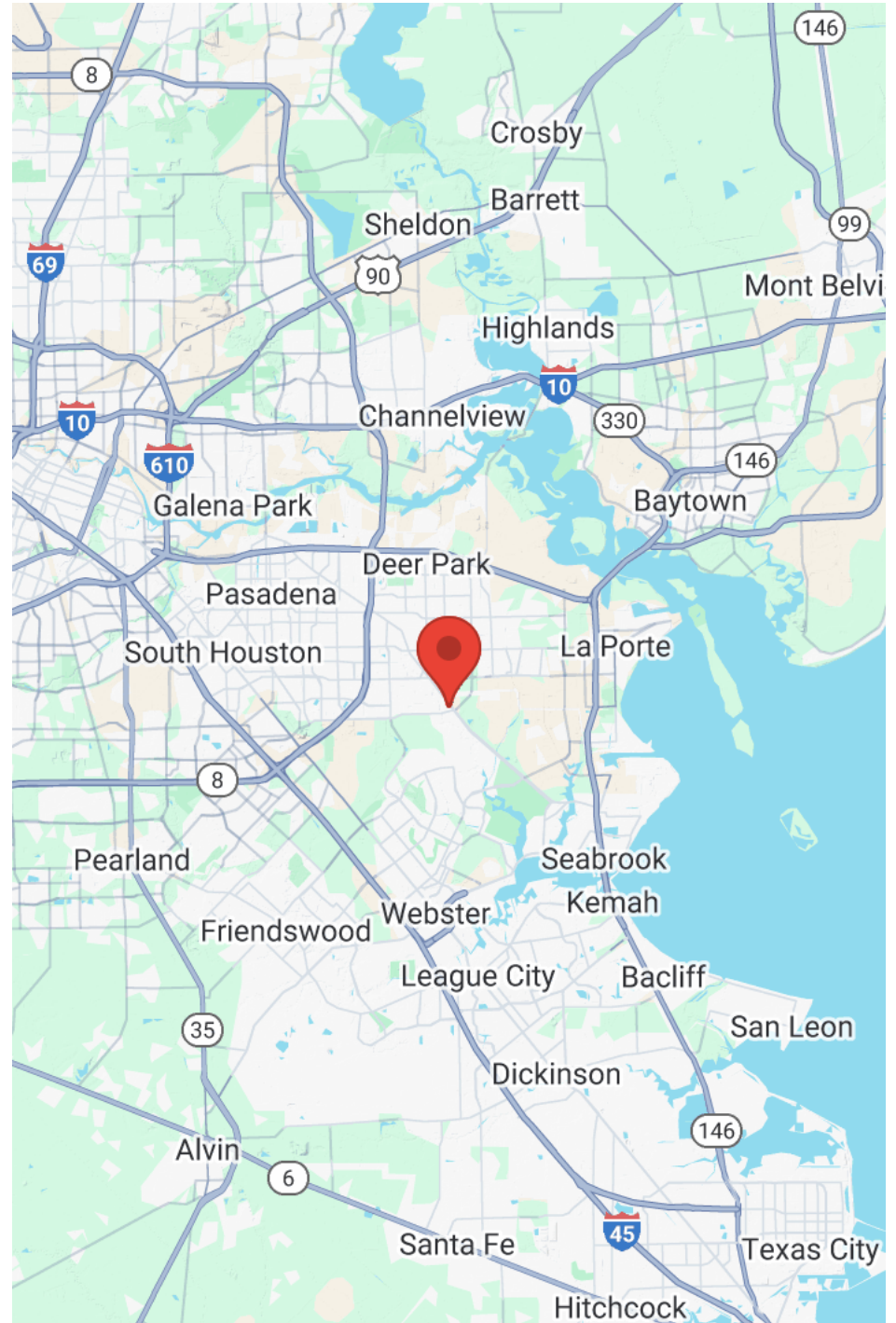
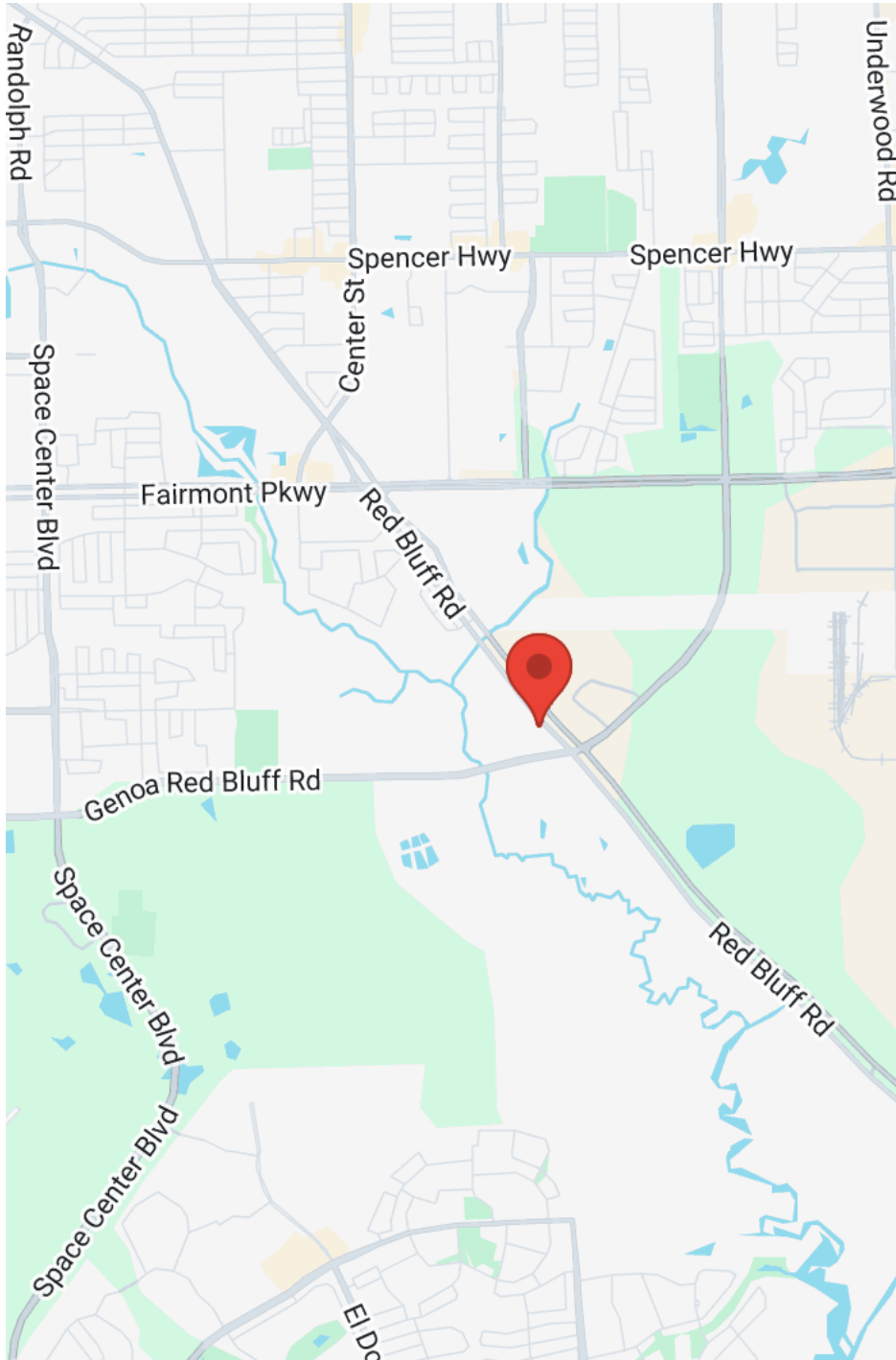
PROPERTY PHOTOS

8050 RED BLUFF ROAD



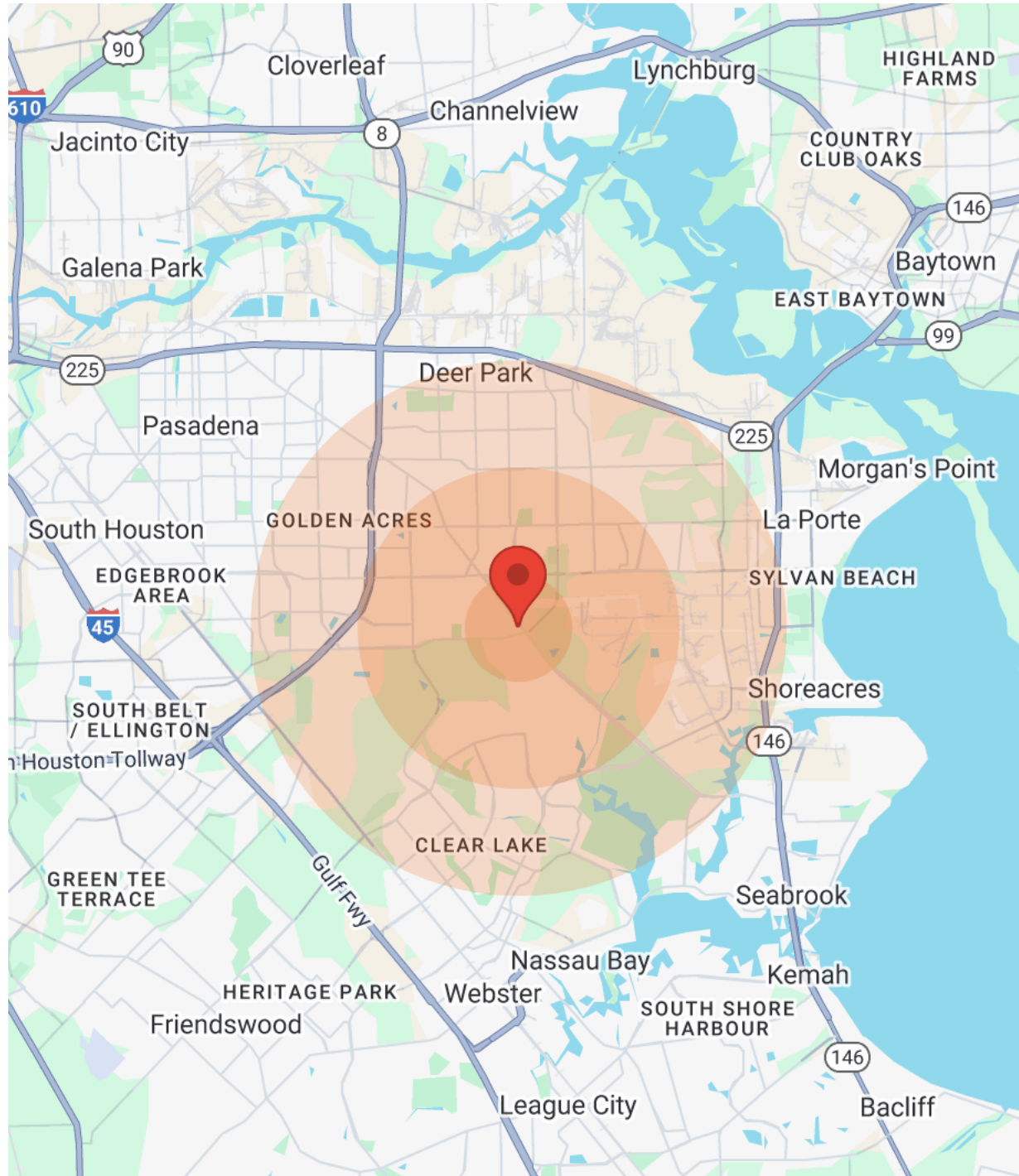
LOCATION MAPS

8050 RED BLUFF ROAD



DEMOGRAPHICS

8050 RED BLUFF ROAD



Population	1 Mile	3 Miles	5 Miles
Male	1,181	26,045	81,118
Female	1,109	26,098	81,293
Total Population	2,290	52,143	162,411

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	484	11,762	35,611
Ages 15-24	383	7,753	23,264
Ages 25-54	903	20,843	63,680
Ages 55-64	313	6,430	19,854
Ages 65+	207	5,355	20,002

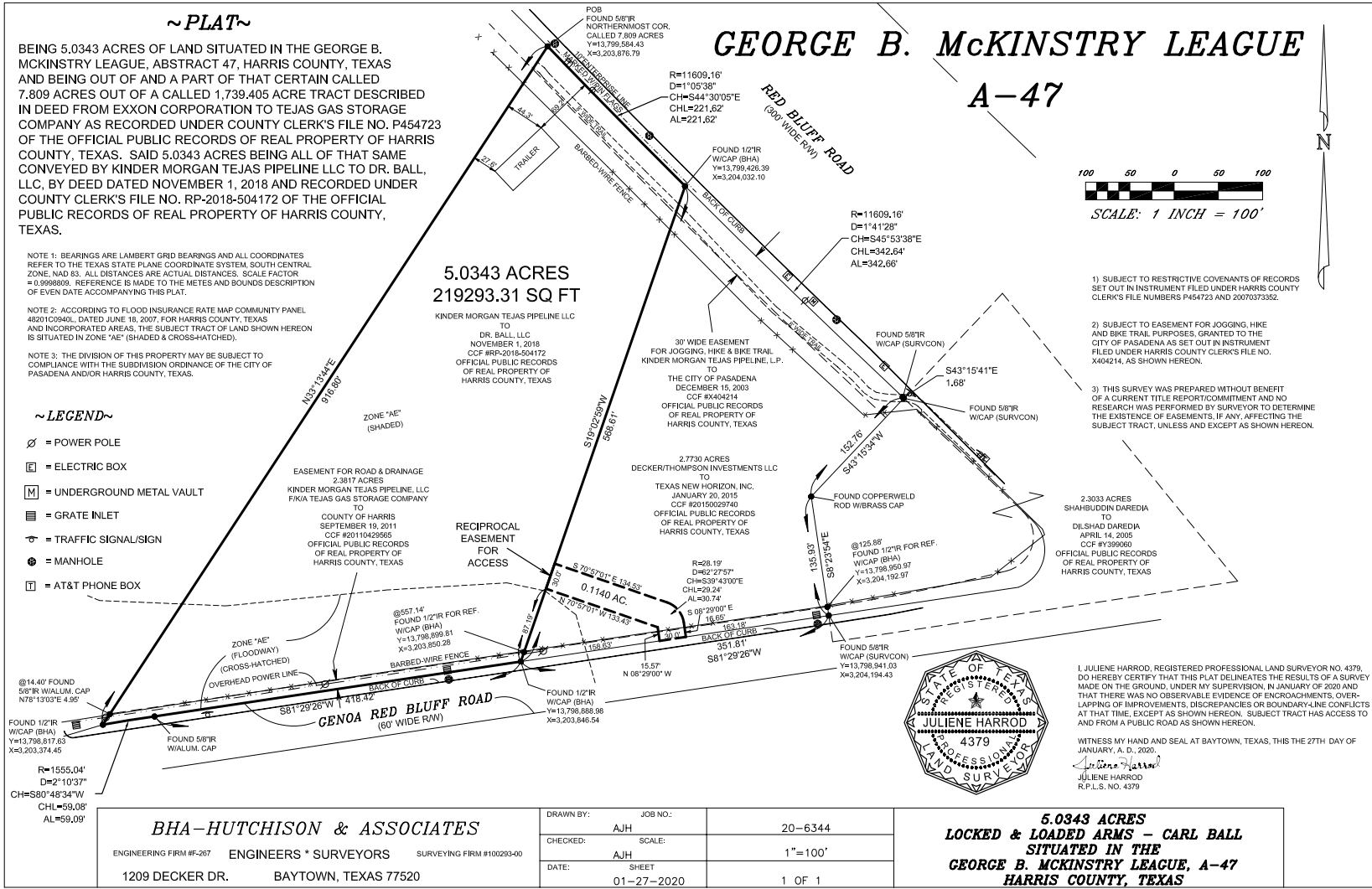
Race	1 Mile	3 Miles	5 Miles
White	1,963	42,176	131,828
Black	4	1,225	3,540
Am In/AK Nat	N/A	125	298
Hawaiian	N/A	23	28
Hispanic	494	15,589	51,541
Multi-Racial	222	11,536	35,858

Income	1 Mile	3 Miles	5 Miles
Median	\$129,866	\$78,145	\$77,522
< \$15,000	14	1,039	4,077
\$15,000-\$24,999	15	1,481	4,356
\$25,000-\$34,999	N/A	1,266	4,610
\$35,000-\$49,999	22	1,895	6,261
\$50,000-\$74,999	65	3,447	10,223
\$75,000-\$99,999	106	2,638	8,784
\$100,000-\$149,999	297	3,820	11,866
\$150,000-\$199,999	185	1,520	4,349
> \$200,000	29	908	3,459

Housing	1 Mile	3 Miles	5 Miles
Total Units	841	20,468	63,666
Occupied	833	18,949	59,810
Owner Occupied	813	14,350	43,893
Renter Occupied	20	4,599	15,917
Vacant	8	1,519	3,856

SURVEY

8050 RED BLUFF ROAD



CONSTRUCTION & DRAINAGE

8050 RED BLUFF ROAD



DISCLAIMER NOTE
ALL WORK IS SUBJECT TO THE STATE OF TEXAS ENGINEERING BOARD AND THE BOARD OF ARCHITECTURE. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE WORK SHOWN ON THESE PLANS AND TO THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE WORK SHOWN ON THESE PLANS AND TO THE INFORMATION PROVIDED BY THE CLIENT.

HOLLIS BAUGH ENTERPRISES
ENGINEERING SERVICE
FIRM NO F-3419
Construction & Drainage Plans

Issue Date: 05/31/2023

No.	Date	Description

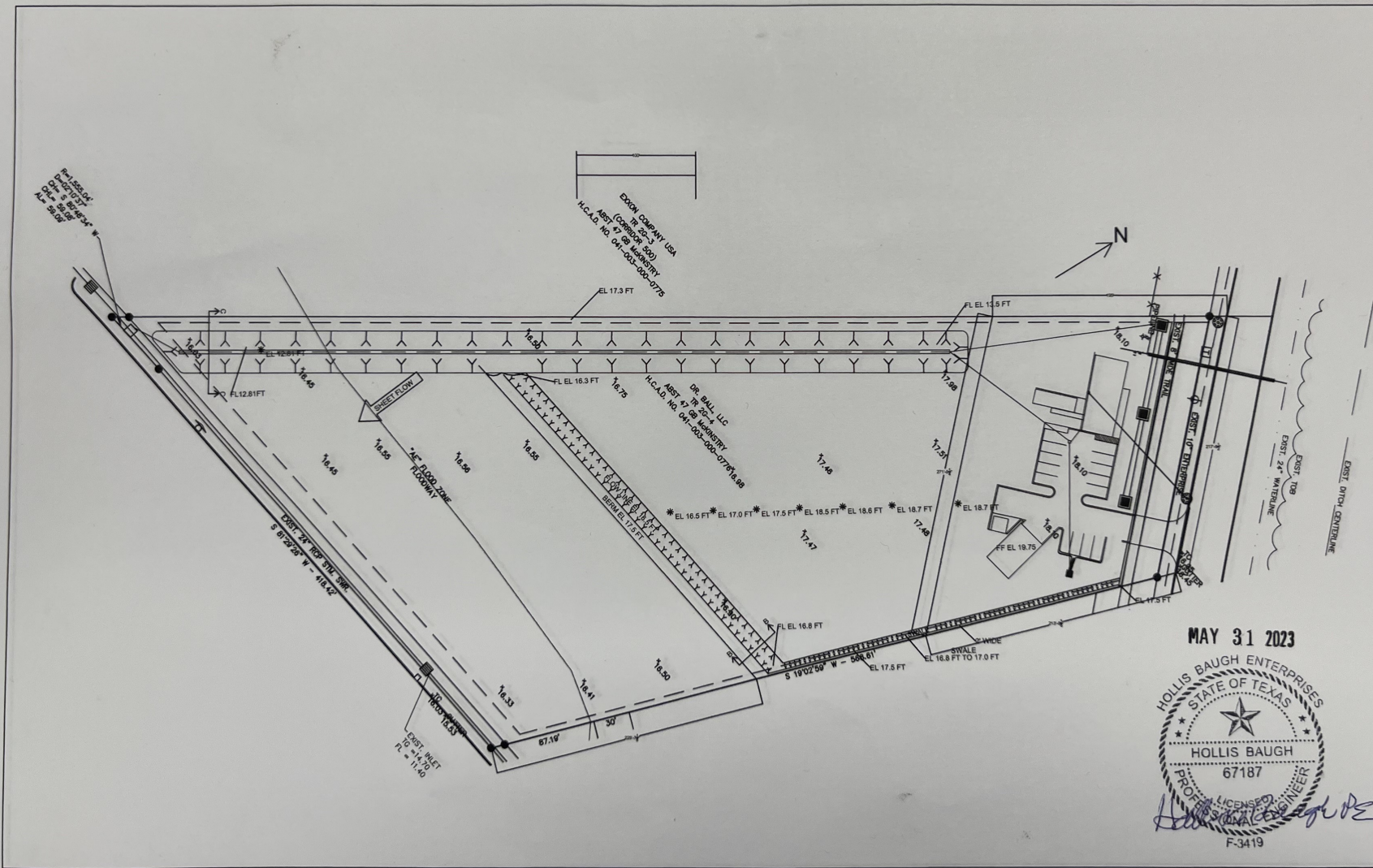
Hollis A. Baugh, P.E.
40232 Park Ave.
Columbus, TX 77038
Cell: (281) 760-3063

8050 Red Bluff Rd.

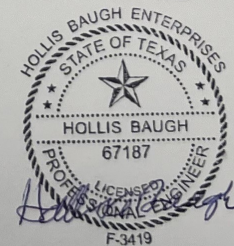
Project Name

Sheet Title: RE-PLAT

Designed By	11/23	Drawn By	AR
Checked By	11/23	Date	05/31/2023
Scale	1/8" = 1'-0"	Sheet	04-RE-PLAT 1 OF 1



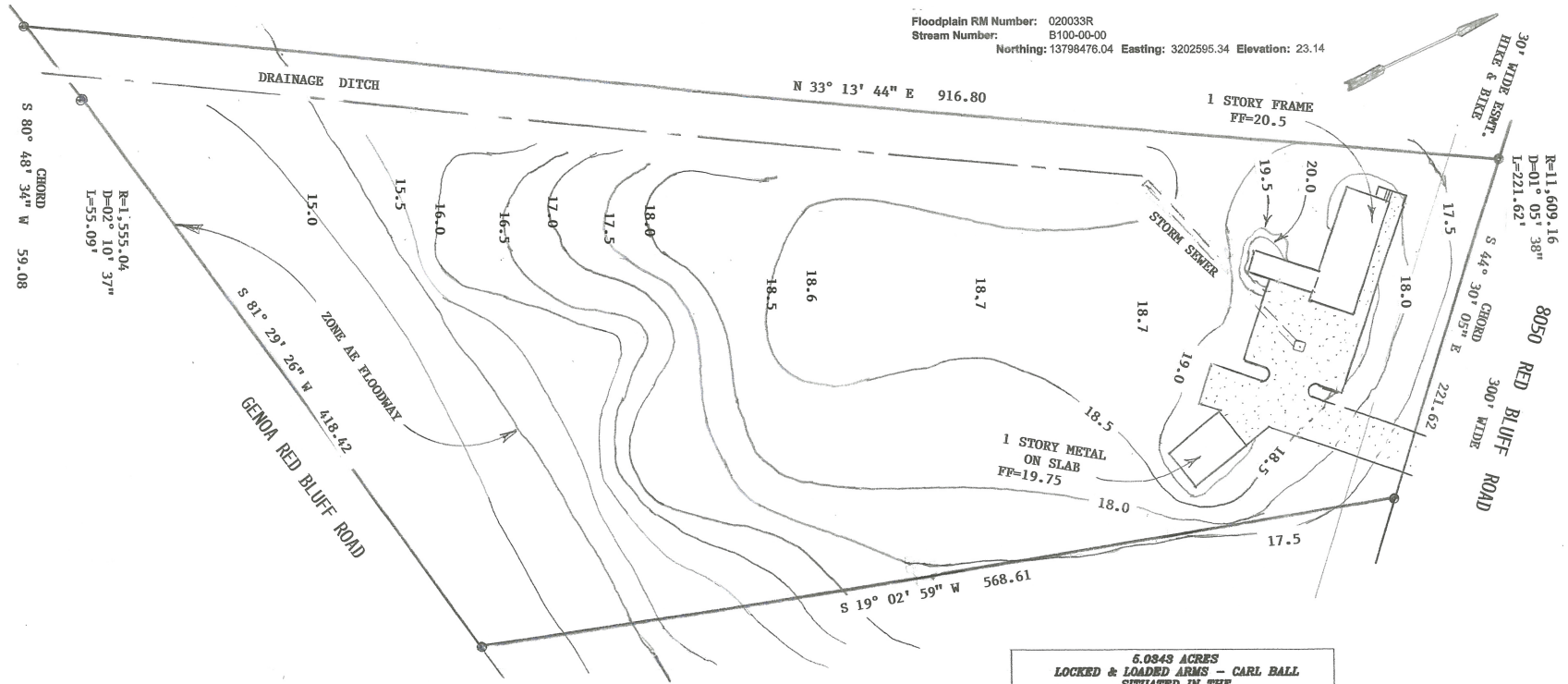
MAY 31 2023



F-3419

TOPO

8050 RED BLUFF ROAD



Floodplain RM Number: 020033R
Stream Number: B100-00-00
Northing: 13798476.04 Easting: 3202595.34 Elevation: 23.14

CHORD
S 80° 48' 34" W 59.08

R=1.555,04
D=02° 10' 37"
L=53.09"

DRAINAGE DITCH

N 33° 13' 44" E 916.80

1 STORY FRAME
FF=20.5

30' WIDE ESST.
H/W & B/W

R=11,609.16
D=01° 05' 38"
L=221.62'

8050 RED BLUFF ROAD
300' WIDE

ZONE AE FLOODWAY

GENOA RED BLUFF ROAD

1 STORY METAL
ON SLAB
FF=19.75

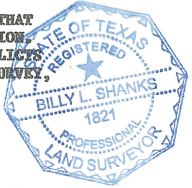
S 19° 02' 59" W 568.61

5.0343 ACRES
LOCKED & LOADED ARMS - CARL BALL
SITUATED IN THE
GEORGE B. MCKINSTRY LEAGUE, A-47
HARRIS COUNTY, TEXAS

TOPOGRAPHIC SURVEY OF A 5.0343 ACRE TRACT OUT OF THE GEORGE B. MCKINSTRY LEAGUE, A-47, HARRIS COUNTY, TEXAS

SCALE: 1"=60'
DATE: 11/08/22
REVISED:
SURVEY BY: B.L.S.
DRAWN BY: B.L.S.
FOR: CARL BALL

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENTS OR CONFLICTS ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN HEREON.



PURCHASER:

JOB NO: 887
FIRM 10193000
billyshanks81@gmail.com

Billy L. Shanks
BILLY L. SHANKS

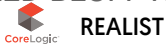
281-808-4789
4902 CAROLINE ST., SEABROOK, TX. 77586 FAX 281-942-9009

THIS IS NOT A BOUNDARY SURVEY.
THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

THIS TRACT DOES LIE IN THE 100 YEAR FLOOD PLAIN ACCORDING TO BEMA MAP NO. 49201C0940M DATED 1/06/17. ZONE AE WITH BFE OF 19.0'

FLOOD MAP- IN- 8050 RED BLUFF

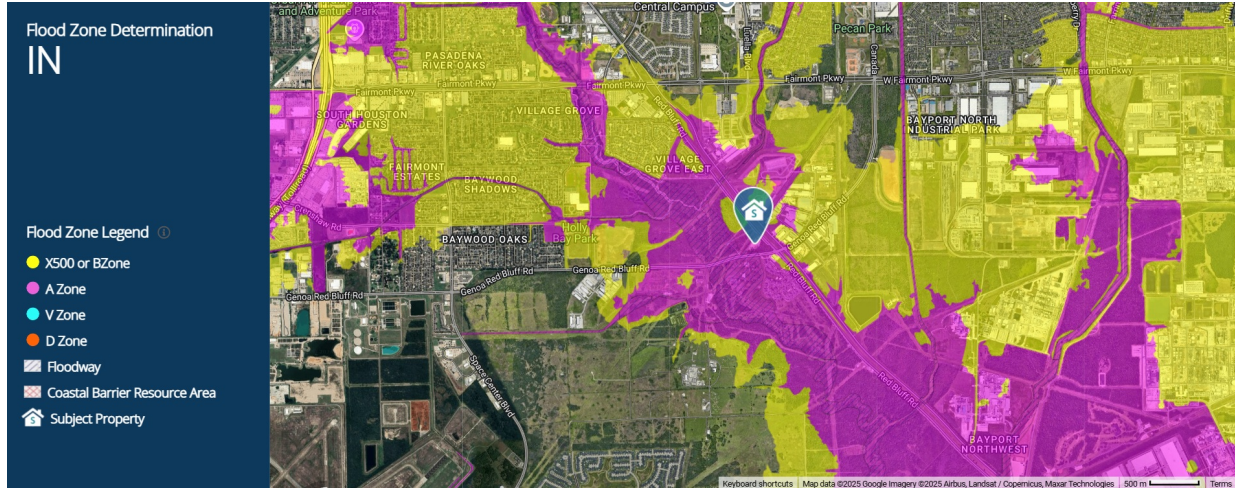
8050 RED BLUFF ROAD



APN 041-003-000-0776 | CLIP 4603353465

📍 8050 Red Bluff Rd, Pasadena, TX 77507-1167, Harris County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	In
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	0 ft
Community Number - Map Panel & Suffix	480307-0940M
Flood Zone Code	AE
Panel Date	January, 6, 2017
County	Harris
Original Panel Firm Date	December, 31, 1974
FIPS Code	48201
Coastal Barrier Resource Area (CBRA)	In
Community Name	Pasadena, City Of
Letter of Map Amendment (LOMA)	N/A



Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

Community

A 6-digit community number code for the community.

Community Name

Name of the community.

Map Number

FEMA Map Number for the Flood Insurance Rate Map.

Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

Panel Date

Date of the FEMA map panel.

CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.

Flood Zone

Flood zone for the property location based on the FEMA FIRM.

FIPS Code

The five-digit state and county FIPS code.

FLOOD ZONE MAP

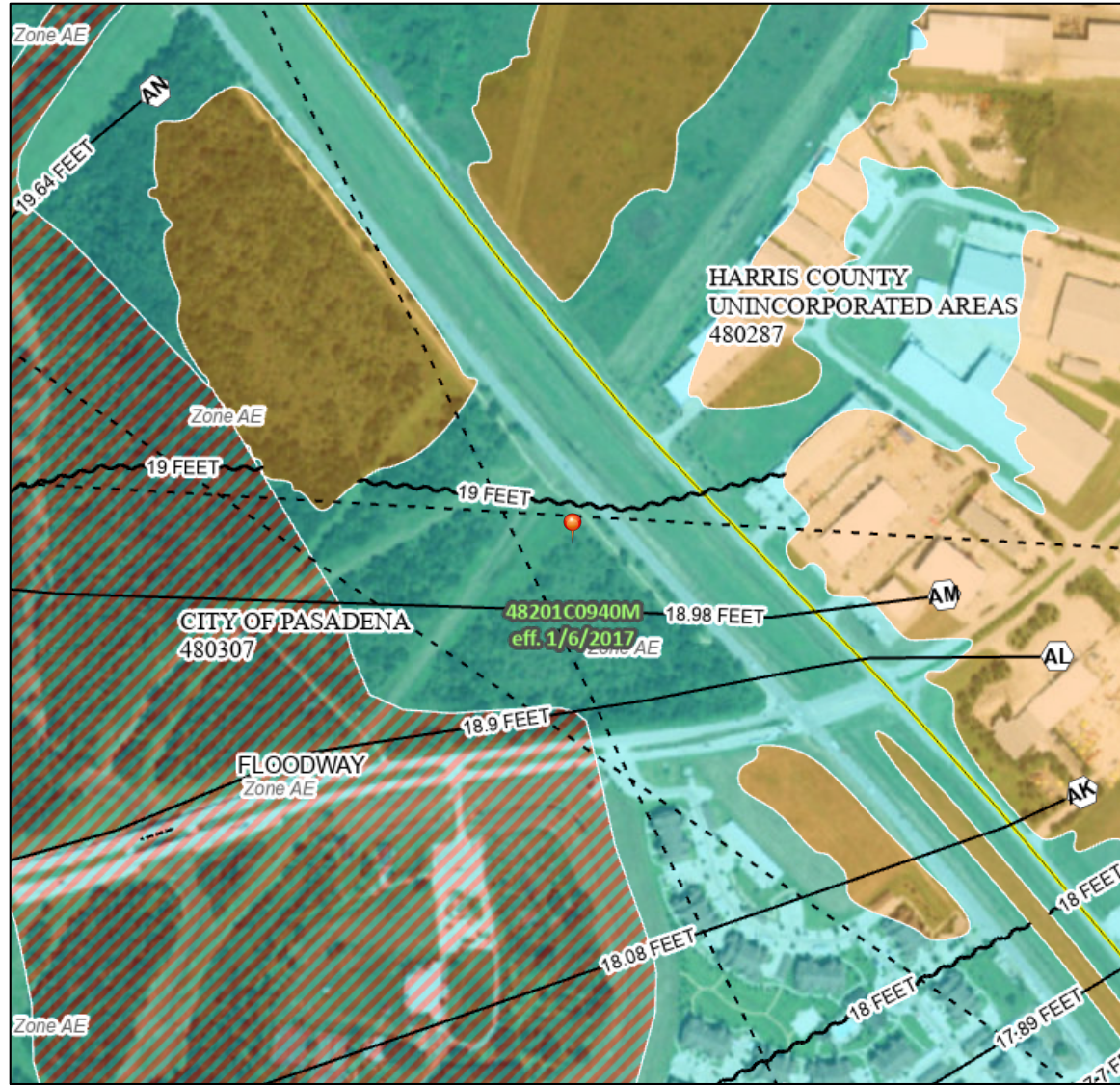
8050 RED BLUFF ROAD



National Flood Hazard Layer FIRMette



95°6'56"W 29°38'26"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

95°6'19"W 29°37'55"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	<ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	<ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped <p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p>

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/5/2024 at 7:04 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Keller Williams Realty Memorial</u>	<u>9000862</u>	<u>klrw10@kw.com</u>	<u>(713)461-9393</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Michael Bossart</u>	<u>588215</u>	<u>michaelb@kw.com</u>	<u>(713)461-9393</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Mitch Rainey</u>	<u>601107</u>	<u>Compliance@KWMemorial.com</u>	<u>(713)470-2176</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tim Larson</u>	<u>0695022</u>	<u>tlarson@kw.com</u>	<u>(281)508-0800</u>
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 Date