

FOR SALE OR GROUND LEASE - PRICE REDUCTION

1.945 Acres

3200 Pasadena Blvd, Pasadena, TX 77503



Marc Peeler

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Property Highlights:

- Land area: 1.945 acres or 84,724 SF
- Land can be subdivided
- 130 feet frontage on Pasadena Blvd
- ± 365 feet deep
- Ingress/Egress from Pasadena Blvd
- Outside of flood plain
- No Zoning
- Located near multi-family housing, residential, and industrial service companies
- $\pm 14,000$ cars per day on Pasadena Blvd
- Survey available upon request

Sale Price: \$4.70/SF

Ground Lease: \$80,000/Year

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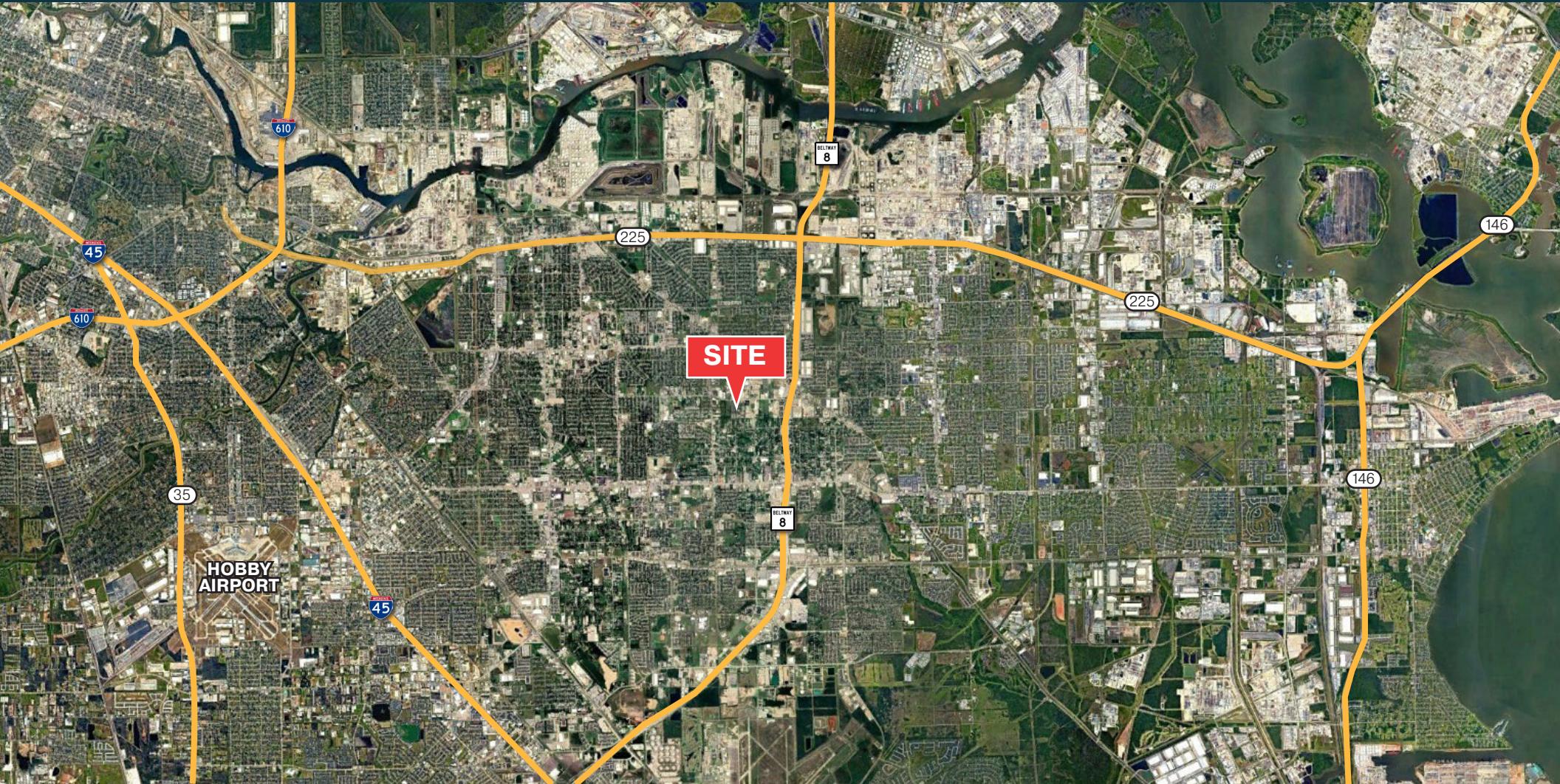
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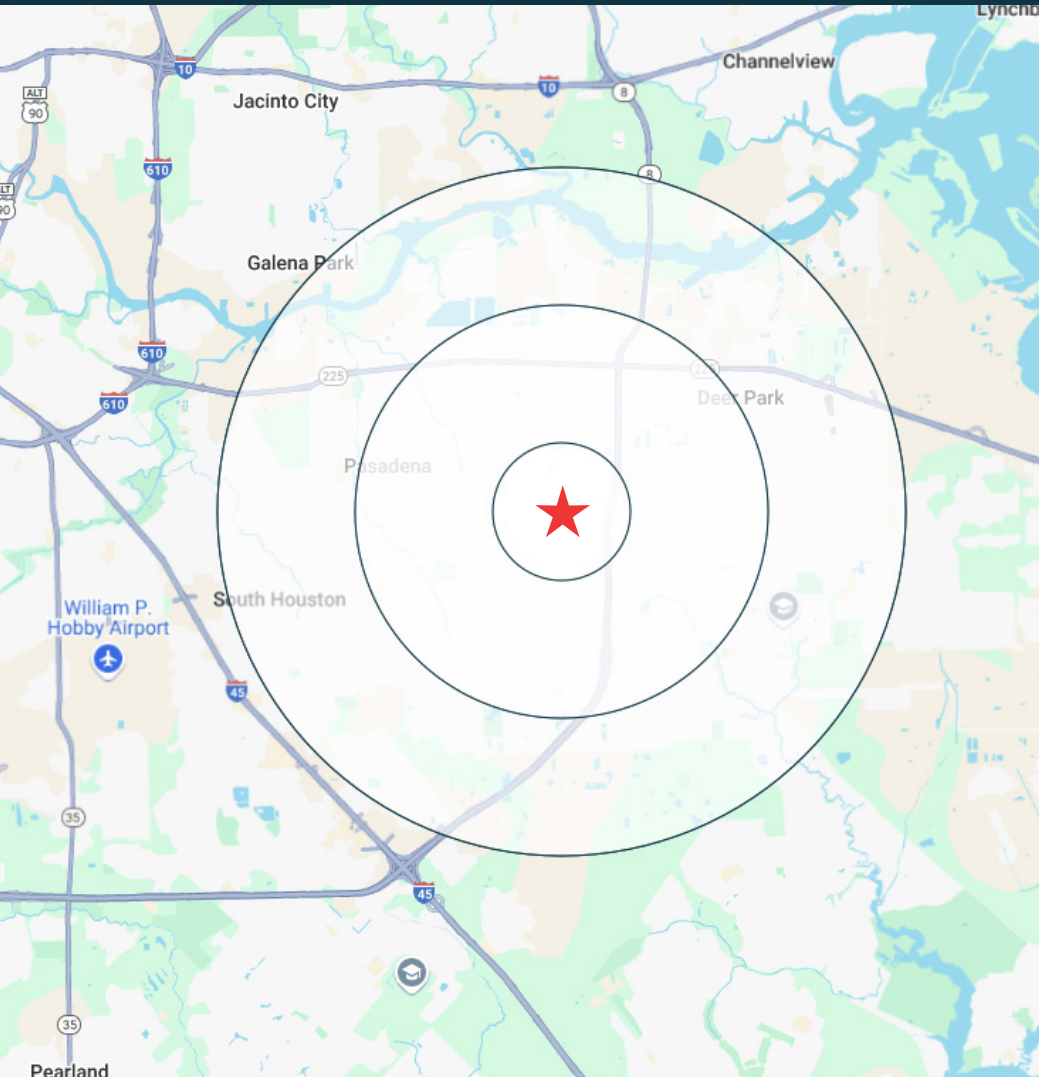
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POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population	15,479	128,873	237,982
2024 Population	15,397	127,149	237,437
2029 Population Projection	15,709	129,541	242,417
Annual Growth 2020-2024	-0.1%	-0.3%	-0.1%
Annual Growth 2024-2029	0.4%	0.4%	0.4%

HOUSEHOLDS

2020 Households	5,323	43,224	78,072
2024 Households	5,258	42,371	77,520
2029 Household Projection	5,361	43,149	79,133
Annual Growth 2020-2024	0.6%	0.5%	0.7%
Annual Growth 2024-2029	0.4%	0.4%	0.4%

AVERAGE HOUSEHOLD INCOME

Avg Household Income	\$63,795	\$72,274	\$77,382
Median Household Income	\$51,428	\$57,119	\$59,502

EMPLOYMENT

Employees	5,649	53,288	84,048
Businesses	494	5,721	8,685

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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.

2-10-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Marc Peeler	627894	marc.peeler@partnersrealestate.com	713-275-9606
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____