

PASADENA MARKET CENTER

2783 Red Bluff Rd, Pasadena, Texas 77503

NRP



FOR LEASE
7,349 SF Available Now

PARKER FREDE | pfrede@newregionalplanning.com | 713.523.2929
BLAKE TARTT III | btartt@newregionalplanning.com | 713.523.2929
1600 West Loop South, Suite 600, Houston, TX 77027 | newregionalplanning.com

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.

PASADENA MARKET CENTER

2783 Red Bluff Rd, Pasadena, Texas 77503

LOCATION

NEC of Red Bluff Rd & Preston Rd

BUILDING TYPE

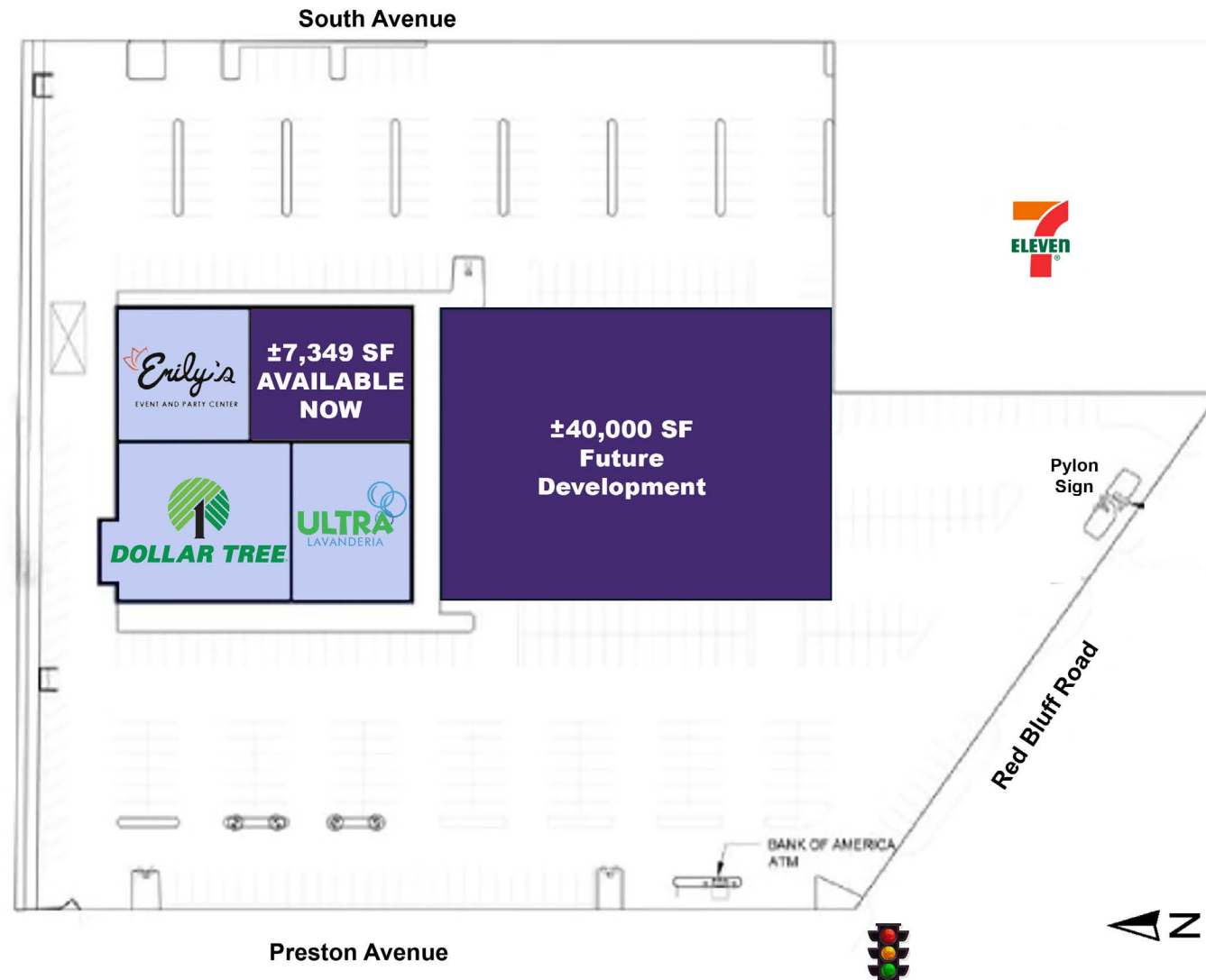
Retail/Restaurant

AVAILABLE

- 7,349 SF Immediately Available
- 40,000 SF Future Development

HIGHLIGHTS

- Signalized Intersection
- Across from Kroger anchored shopping center
- Frontage and access from Red Bluff Rd, Preston Ave & South Ave
- Excellent Visibility
- Easy Access
- Close Proximity to Beltway 8 and Highway 288 / Pasadena Freeway



NEW | REGIONAL | PLANNING

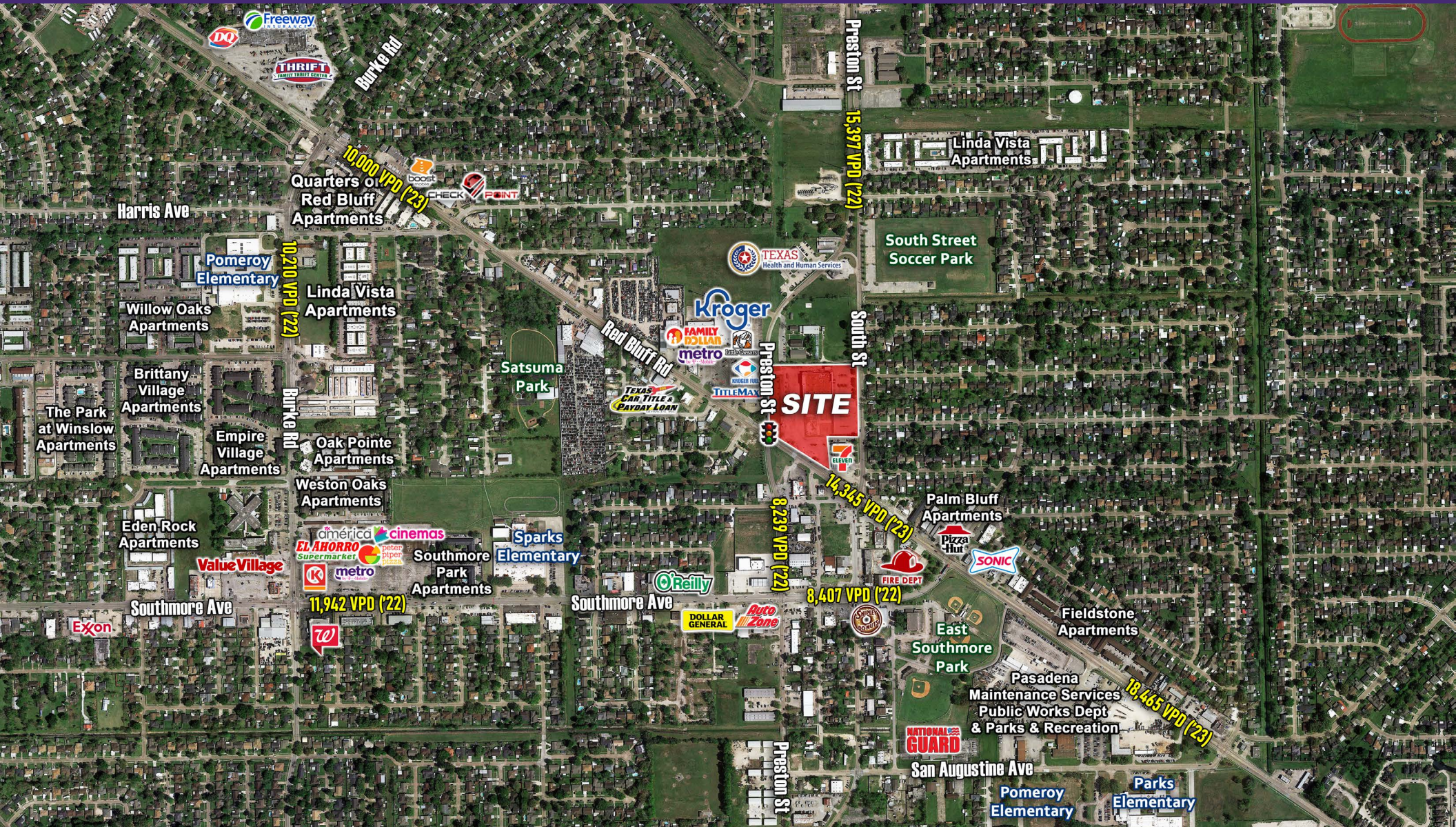
PARKER FREDE | pfrede@newregionalplanning.com | 713.523.2929

BLAKE TARTT III | btartt@newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600, Houston, TX 77027 | newregionalplanning.com

PASADENA MARKET CENTER

2783 Red Bluff Rd, Pasadena, Texas 77503

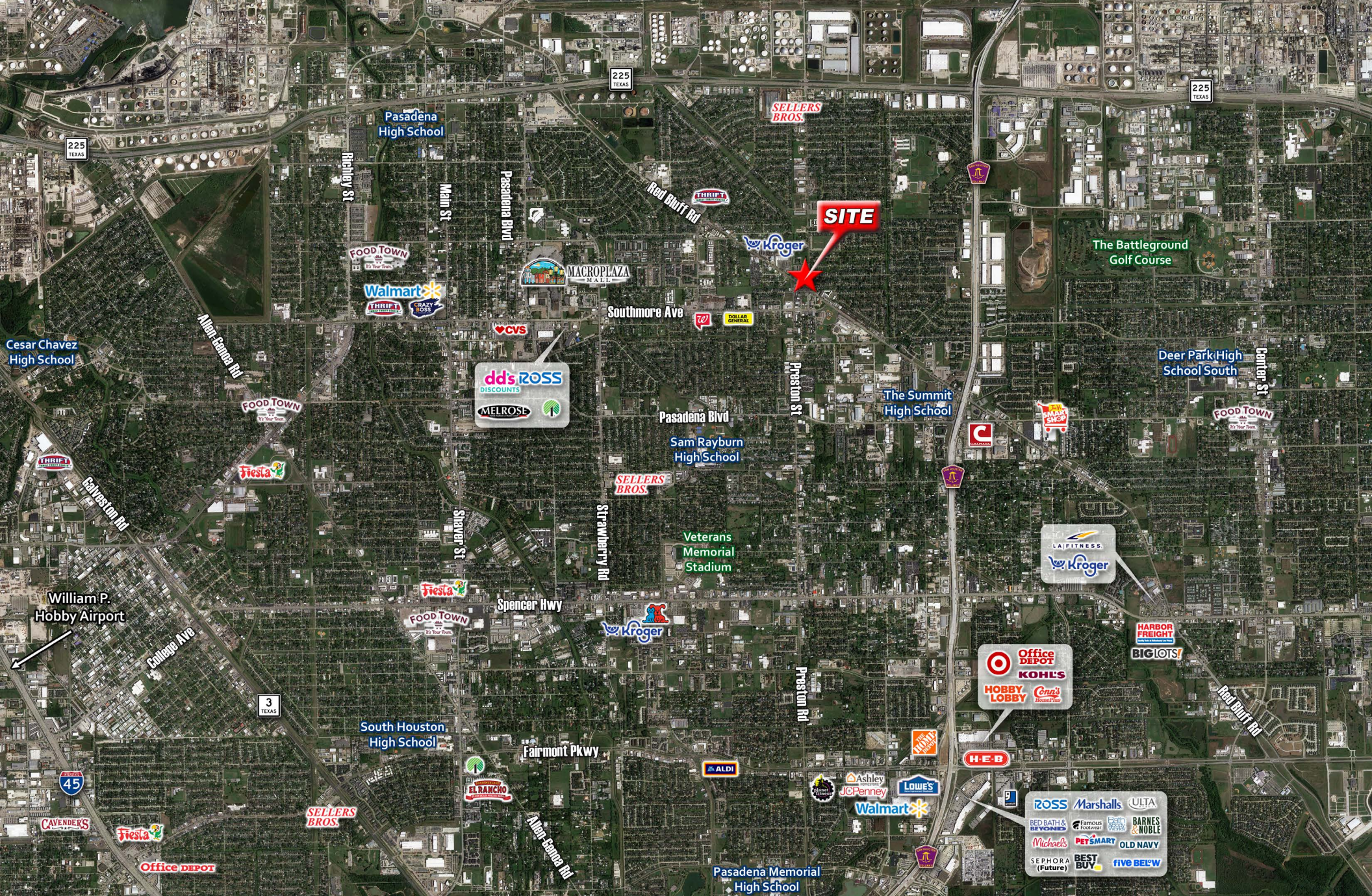


NEW | REGIONAL | PLANNING

PARKER FREDE | pfrede@newregionalplanning.com | 713.523.2929

BLAKE TARTT III | btartt@newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600, Houston, TX 77027 | newregionalplanning.com



NEW | REGIONAL | PLANNING

PARKER FREDE | pfrede@newregionalplanning.com | 713.523.2929
 BLAKE TARTT III | btartt@newregionalplanning.com | 713.523.2929
 1600 West Loop South, Suite 600, Houston, TX 77027 | newregionalplanning.com

COMMUNITY SUMMARY

Ring of 1 mile

22,739	-0.38%	3.09	78.9	32.4	\$60,834	\$153,156	\$103,806	26.8%	62.0%	11.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



22.5%
Services

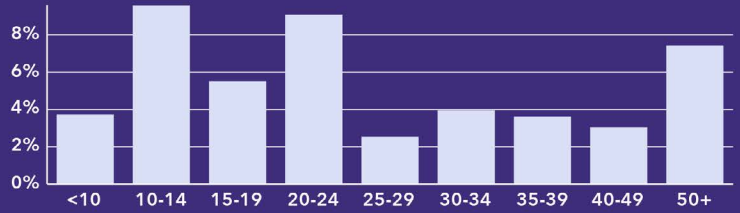


42.3%
Blue Collar

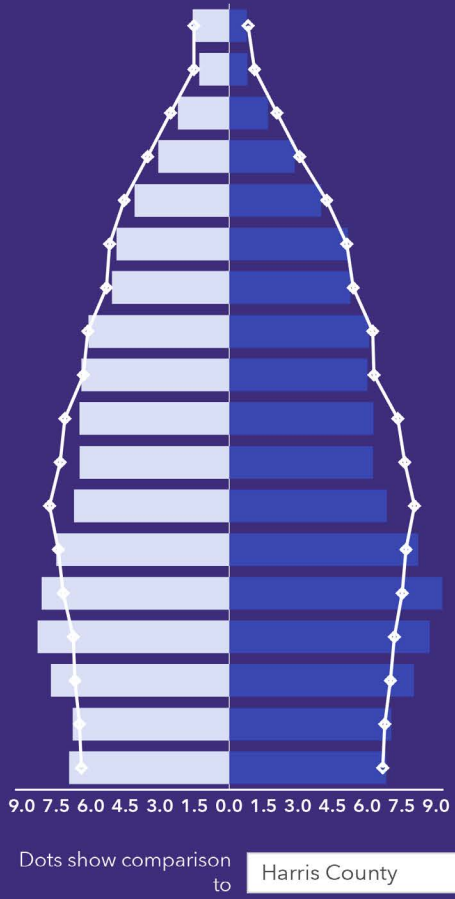


35.2%
White Collar

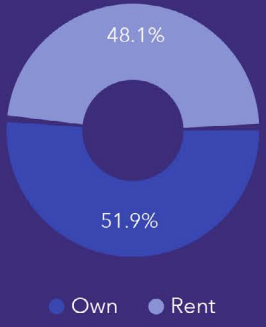
Mortgage as Percent of Salary



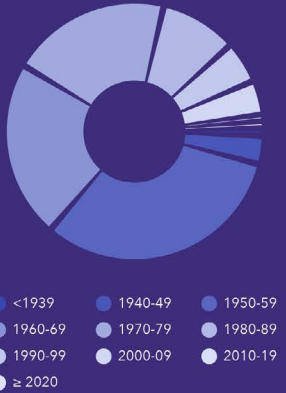
Age Profile: 5 Year Increments



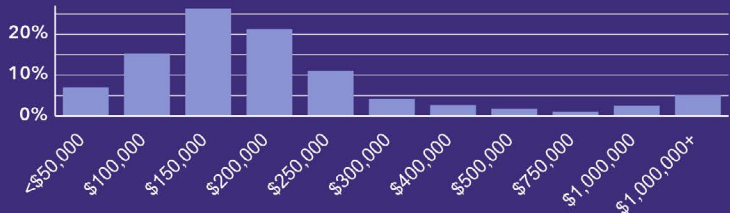
Home Ownership



Housing: Year Built



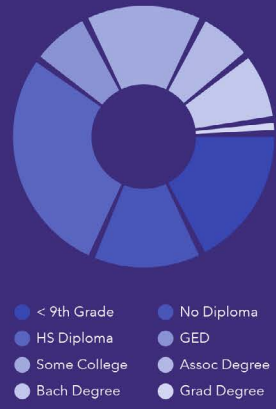
Home Value



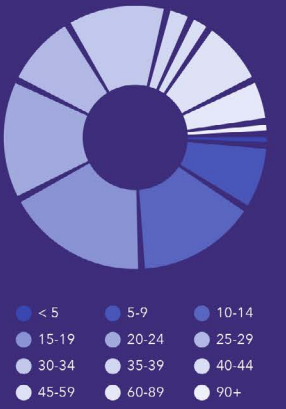
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

COMMUNITY SUMMARY

Ring of 3 miles

111,556	-0.34%	2.98	80.7	33.5	\$59,021	\$185,133	\$87,630	25.9%	62.0%	12.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.6%
Services

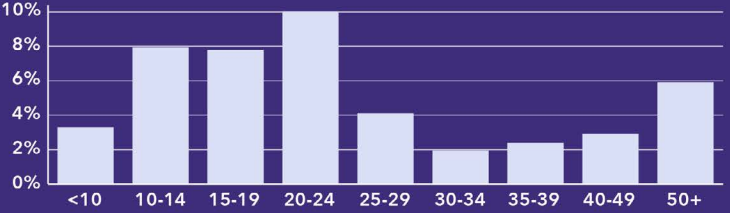


40.3%
Blue Collar

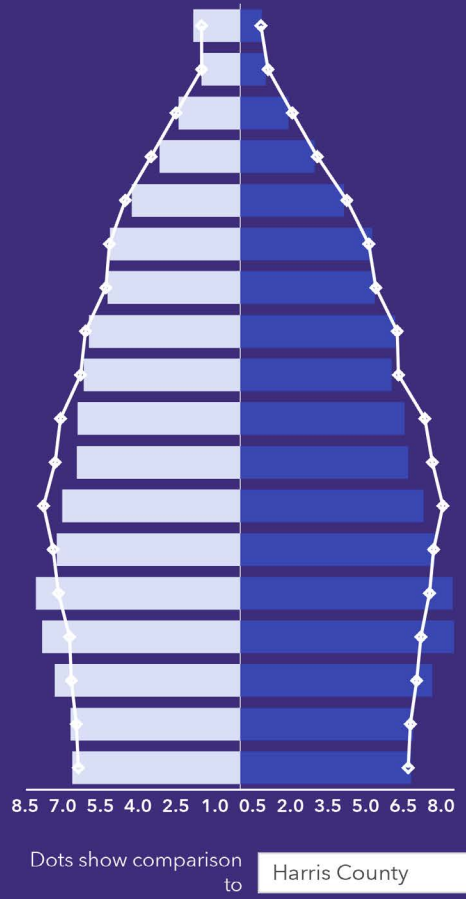


42.0%
White Collar

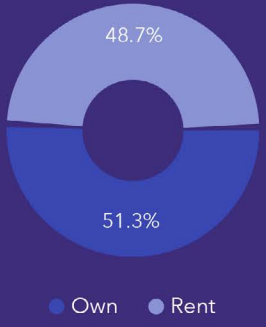
Mortgage as Percent of Salary



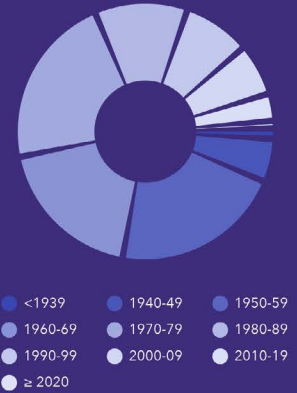
Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built



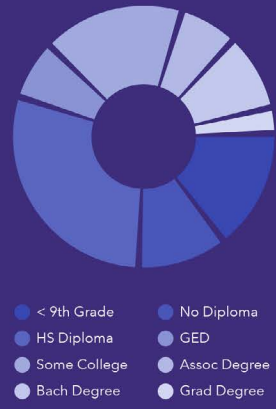
Home Value



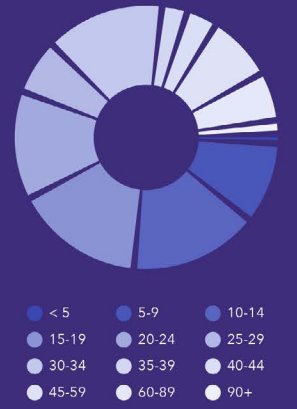
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

COMMUNITY SUMMARY

Ring of 5 miles

228,476	-0.27%	3.00	82.0	34.3	\$65,820	\$224,785	\$138,045	25.3%	62.0%	12.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



16.4%
Services

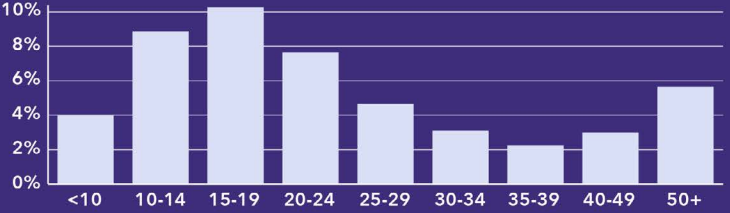


37.8%
Blue Collar

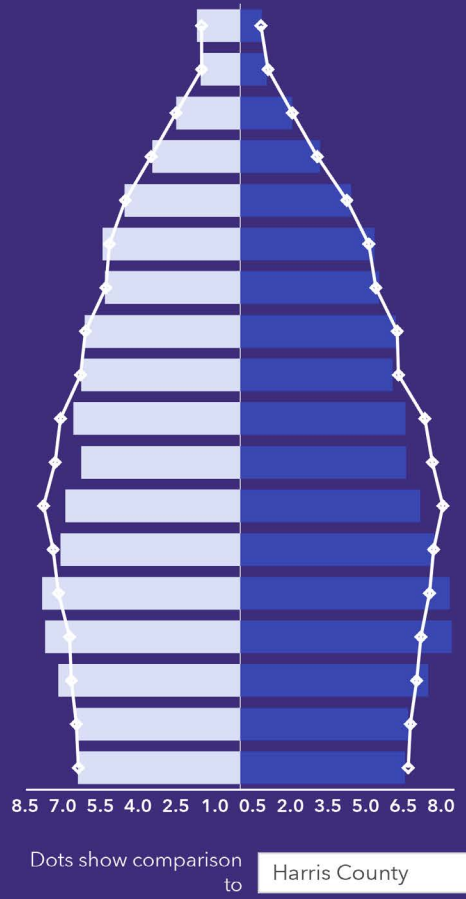


45.8%
White Collar

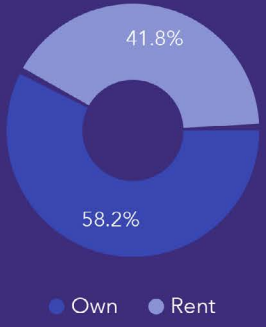
Mortgage as Percent of Salary



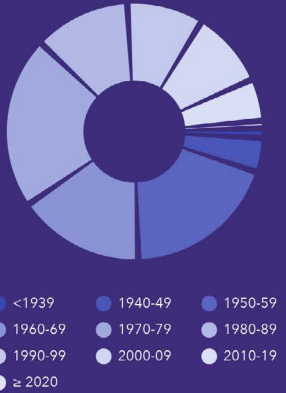
Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built



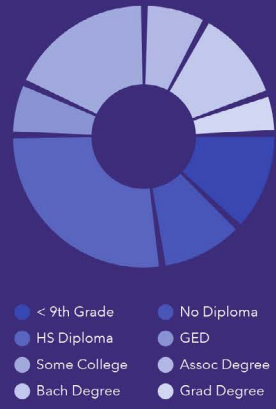
Home Value



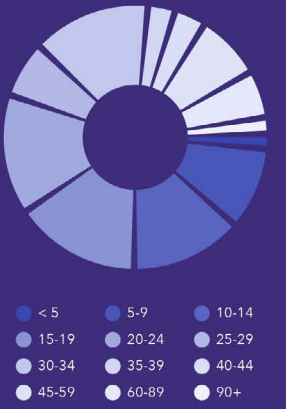
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

© 2024 Esri

NEW | REGIONAL | PLANNING

PARKER FREDE | pfrede@newregionalplanning.com | 713.523.2929
 BLAKE TARTT III | btartt@newregionalplanning.com | 713.523.2929
 1600 West Loop South, Suite 600, Houston, TX 77027 | newregionalplanning.com



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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