

RUTLEDGE COMMERCIAL REAL ESTATE

P. O. Box 580332, Houston, Texas 77258 | 832.875.2980 | wayne@rutledgecommercial.com

February 1, 2019

SALES OFFERING – 2.7730 ACRES

**5671 Red Bluff Road & Genoa-Red Bluff
Pasadena, Texas 77505**

- LOCATION:** “WRAP AROUND” Northwest Corner of Red Bluff Road and Genoa-Red Bluff, Pasadena, Texas 77505.
- SIZE:** 2.7730 Acres [120,791.46 SQ. FT.] with 342.66’ frontage on Red Bluff Road, 351.81’ frontage on Genoa-Red Bluff, by 568.61’ on West boundary line and ± 288.69’ on East boundary line (subject to easement for jogging, hike and bike trail filed under Harris County Clerk’s Office).
- FLOOD PLAIN:** A portion of the property may lie within the 100 year flood plain.
- RESTRICTIONS:** There are no other “use” restrictions that would disallow normal commercial development.
- UTILITIES:** All normal City of Pasadena utilities services are available nearby.
- COMMENTS:** The TxDOT expansion project of a four-lane curb and gutter boulevard of Genoa-Red Bluff Road was recently completed.

TRAFFIC:

Collection Street	Cross Street	Traffic Vol	Year	Distance
Genoa Red Bluff Rd	Red Bluff Rd NE	15,975	2018	0.22 mi
Red Bluff Rd	Genoa Red Bluff Rd NW	22,666	2018	0.77 mi

KEY MAP NO.: 578L

PRICE: \$1,812,000.00 [\$15.00/sf], or as negotiated by Seller.

NEED MORE INFORMATION ...Call Wayne Rutledge @ 832.875.2980



The information contained herein has been obtained from reliable sources; however, we do not guarantee it. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.