

FOR SALE OR LEASE

**3609 PRESTON AVENUE
PASADENA, TEXAS**



+/- 23,000 SF Available

partners

Will Austin - SIOR
Senior Vice President
832 913 9838
will.austin@partnersrealestate.com

Hunter Johnston- SIOR
Senior Vice President
713 865 1205
hunter.johnston@partnersrealestate.com

5847 San Felipe St, Suite 1400
Houston, TX 77057
713 629 0500
PARTNERSREALESTATE.COM

Property Summary

Partners is pleased to offer 3609 Preston Avenue in Pasadena, Texas, an industrial flex / warehouse opportunity in Harris County's growing submarket. The nearly 7-acre site includes a well-maintained industrial building totaling 23,000 SF and is available for sale or lease.

Address	3609 Preston Ave Pasadena, TX
Pricing	Contact Broker
Building Size	23,000 SF
Lot Size	6.92 AC
Year Built	1982 / 1998 / 2023

PROPERTY HIGHLIGHTS

- Climate-controlled building formerly used as a Bingo Hall
- Renovated in 2023
- Fully sprinklered
- +/- 20,000 SF open production/assembly area
- +/- 3,000 SF offices/kitchen-breakroom/restrooms
- Full commercial kitchen
- Clear span building: 12' - 16'
- Paved Parking
- 3-phase 800-amp power supply



Will Austin - SIOR

Senior Vice President
832 913 9838
will.austin@partnersrealestate.com

Hunter Johnston- SIOR

Senior Vice President
713 865 1205
hunter.johnston@partnersrealestate.com

Aerial

3609 PRESTON AVENUE
PASADENA, TEXAS



Will Austin - SIOR

Senior Vice President
832 913 9838

will.austin@partnersrealestate.com

Hunter Johnston- SIOR

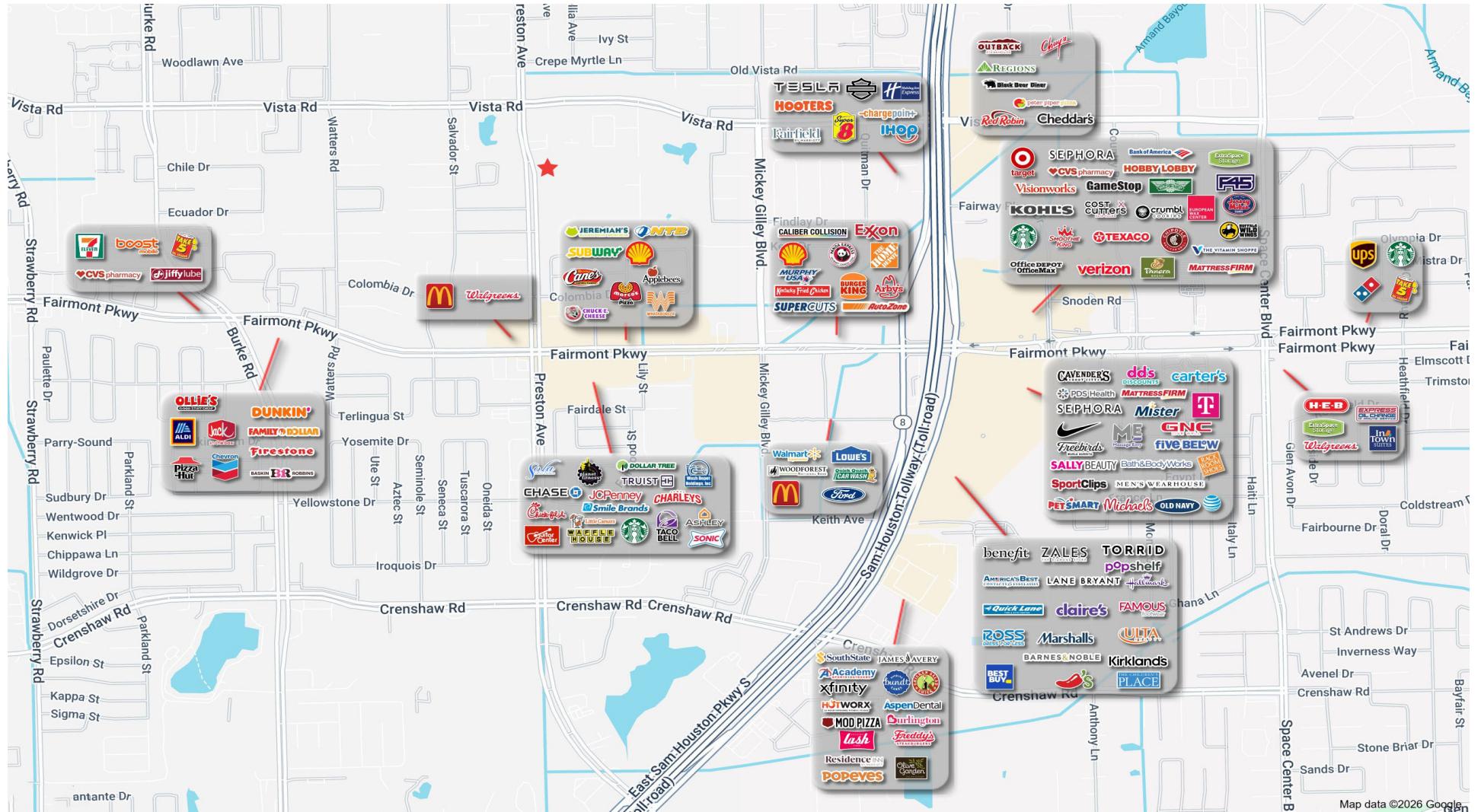
Senior Vice President
713 865 1205
hunter.johnston@partnersrealestate.com

3 The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

partners

Aerial

**3609 PRESTON AVENUE
PASADENA, TEXAS**



Will Austin - SIOR

Senior Vice President
832 913 9838

will.austin@partnersrealestate.com

Hunter Johnston- SIOR

Senior Vice President

713 865 1205

hunter.johnston@partnersrealestate.

4 The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

4

partners

Demographics

2609 S. INTERSTATE 35 | BUILDING 2
SAN MARCOS, TEXAS

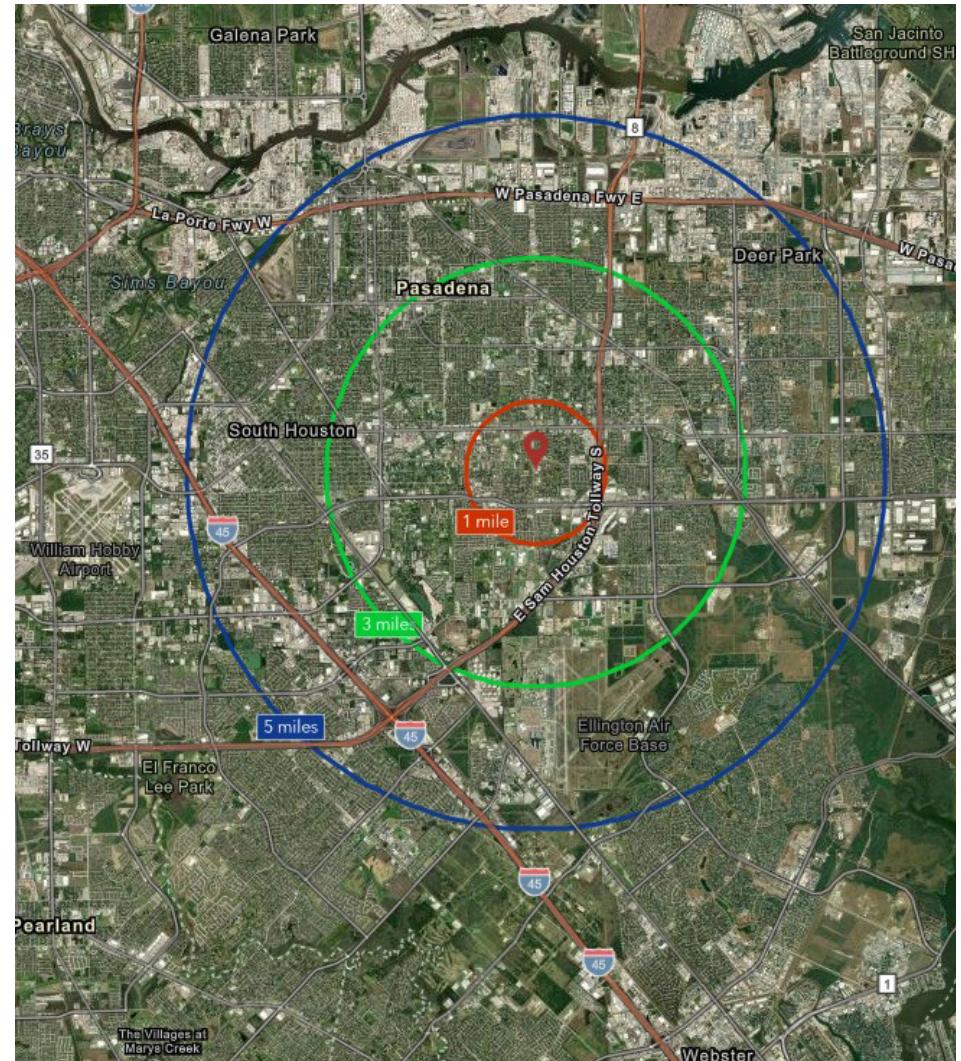
POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	12,534	118,396	277,699
2025 Population	12,177	117,610	281,933
2030 Projected Population	11,908	116,136	280,640
Annual Growth (2025-2030)	-0.45%	-0.25%	-0.09%
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Households	4,811	41,172	96,217
2025 Households	4,769	41,382	97,472
2030 Projected Households	4,729	41,647	98,939
Annual Growth 2025-2030	-0.17%	0.13%	0.30%
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$95,185	\$87,962	\$93,811
Median Household Income	\$70,770	\$65,871	\$69,967
DAYTIME EMPLOYMENT	1 Mile	3 Miles	5 Miles
Total Employees	6,818	61,754	148,304
2025 Daytime Populations	18,126	115,970	269,950

Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Will Austin - SIOR
Senior Vice President
832 913 9838
will.austin@partnersrealestate.com

Hunter Johnston- SIOR
Senior Vice President
713 865 1205
hunter.johnston@partnersrealestate.com

5 The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.



partners



Information About Brokerage Services



2-10-2025

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. **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:
 - 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.

PCR Brokerage Houston, LLC	9003949	licensing@partnersrealestate.com	713-620-0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Will Austin	672153	will.austin@partnersrealestate.com	713-985-4604
Sales Agent/Associate's Name	License No.	Email	Phone
Hunter Johnston	702762	hunter.johnston@partnersrealestate.com	713-985-4627
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	