

LAND FOR SALE

±13.03 AC Land Site (Divisible)

NEC of E. Pasadena Blvd. and East Blvd. / Deer Park, TX 77536



Chris Haro

Partner

713.275.9620

chris.haro@partnersrealestate.com

William McCairns

Associate

713.316.7017

william.mccairns@partnersrealestate.com

partners

1360 Post Oak Blvd, Suite 1900 / Houston, TX 77056

713.629.0500 / partnersrealestate.com

BROKERAGE SERVICES

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.

LAND FOR SALE

±13.03 AC Land Site (Divisible)

NEC of E. Pasadena Blvd. and East Blvd. / Deer Park, TX 77536

Property Highlights

- ±13.03 Acres
- All Utilities to the Site
- Zoned General Commercial
- Access From West and South of the Site
- Outside 100/500 Year Floodplain
- Proposed Use: Retail, Office, Medical, Self-Storage
- 2 Miles to Highway 225
- 3.4 Miles to Beltway 8

Sale Price

Contact Broker



Chris Haro

Partner

713.275.9620

chris.haro@partnersrealestate.com

William McCairns

Associate

713.316.7017

william.mccairns@partnersrealestate.com

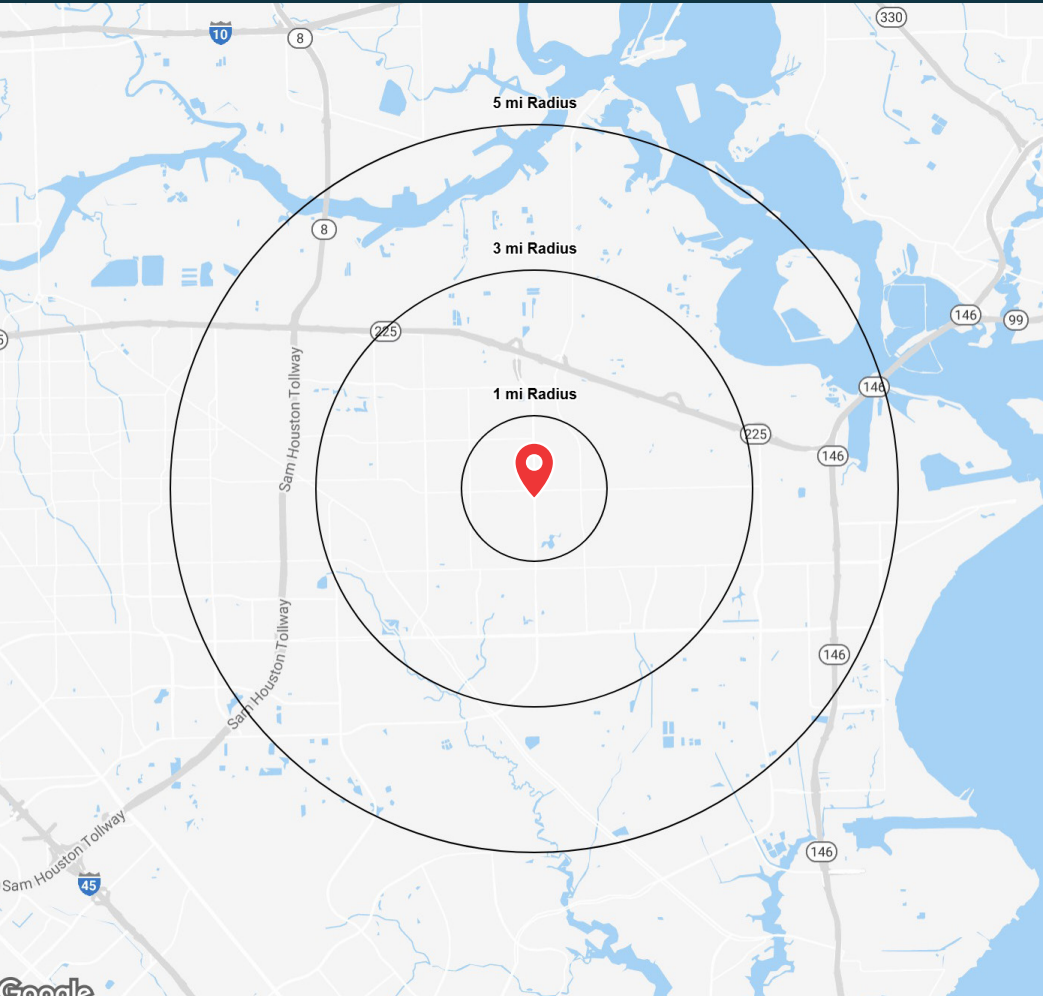
partners

PARTNERSREALESTATE.COM

LAND FOR SALE

±13.03 AC Land Site (Divisible)

NEC of E. Pasadena Blvd. and East Blvd. / Deer Park, TX 77536



Population

	1 MILE	3 MILES	5 MILES
2020 Population	10,734	67,120	125,884
2024 Population	10,188	67,445	124,992
2029 Population Projection	10,209	71,366	129,411
Annual Growth 2020-2024	-	0.1%	-0.2%

Annual Growth 2024-2029

2020 Households	3,522	23,535	43,749
2024 Households	3,371	23,875	44,102
2029 Household Projection	3,384	25,282	45,713
Annual Growth 2020-2024	0.9%	0.1%	0.0%
Annual Growth 2024-2029	-	1.2%	0.7%

Household Income

Avg Household Income	\$145,583	\$123,112	\$114,097
Median Household Income	\$117,377	\$90,014	\$86,293

Daytime Employment

Total Employees	1,966	38,431	71,392
Total Businesses	202	2,411	4,936

Chris Haro
Partner
713.275.9620
chris.haro@partnersrealestate.com

William McCairns
Associate
713.316.7017
william.mccairns@partnersrealestate.com

partners
PARTNERSREALESTATE.COM



2-10-2025



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. **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
Travis Land	498101	travis.rogers@partnersrealestate.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Haro	677974	chris.haro@partnersrealestate.com	713-629-0500
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 1-1