

\*Add Value & 5 Year Financial Projections

\*5 Acres; +-1 Acre Undeveloped

\*Unrestricted Zoning: Residential / Commercial

\*2 Townhomes; 2 Apartments; 3 Office

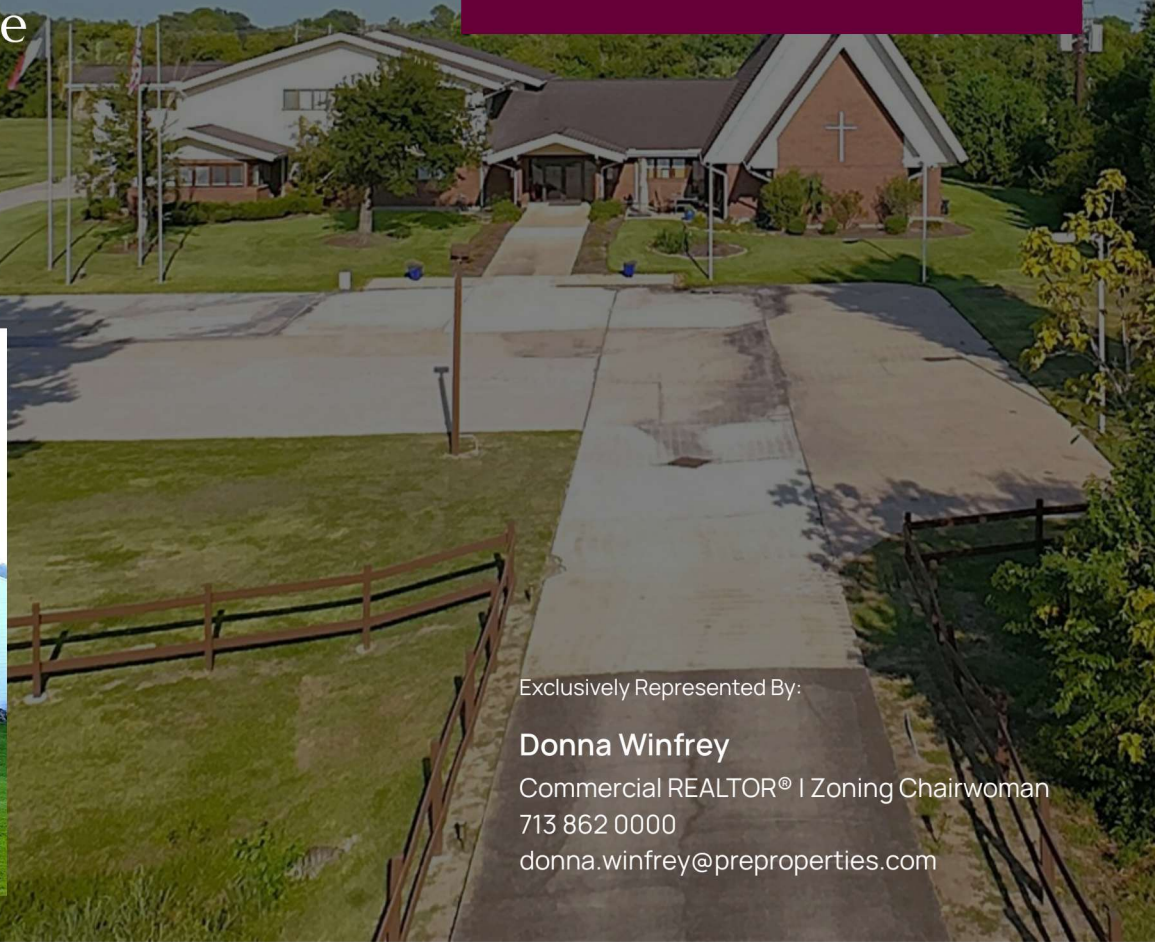
OFFERED AT \$2,000,000

4309 Young St, Pasadena, TX 77504

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 COMMERCIAL ADVISORS<sup>SM</sup>



Exclusively Represented By:

**Donna Winfrey**

Commercial REALTOR® | Zoning Chairwoman

713 862 0000

[donna.winfrey@preproperties.com](mailto:donna.winfrey@preproperties.com)

OFFERING MEMORANDUM

# Property Description

FOR SALE



## Property Description

City of Pasadena

Unrestricted Zoning: Commercial and Residential Uses Allowed

Add Value Opportunity: approximately 1/3 is undeveloped

## Location Description

4309 Young Street, Pasadena, TX 77504

Subdivision: Highland Acres

City: Pasadena, a suburb of Houston

County: Harris County, Texas

The property is located in the Houston metropolitan area, with access to Beltway 8, State Hwy 288, Interstate 45, and State Hwy 146 that leads to the Houston Ship Channel.

Pasadena is a suburb of Houston with a population of 149,345. Living in Pasadena offers residents an urban suburban mix feel and most residents own their homes. There are a lot of parks in the city. Pasadena Independent School District (PISD) have a B rating from the Texas Education Association (TEA).

The Raul Yzaguirre Schools for Success (RYSS) recently opened a location at Young Street and Fairmont Parkway, less than .5 miles from this property. RYSS was founded in 1996 and was established as a college preparatory school for students in southeast Houston. They would be a great partner and resource for whatever business locates at 4309 Young St.

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# Complete Highlights

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## Property Highlights

- +-11,000 useable/rentable SF\*
- 2 Apartments: 3 bed/1 bath and 2 bed/1 bath with attached garage +-1,300 SF each
- 2 Townhomes: 3 bed/1.5 baths +-1,450 SF each
- 5 bay garage structure (parking or storage)
- Auditorium with 30' ceilings, surround sound, a viewing loft and ample storage with built-ins
- Kitchen with commercial-grade appliances and transferable bakery license, walk-in cooler
- Oversized Pantry with walk-in Freezer
- Mini Convenience Store
- 3 Offices
- In-ground Pool, Fenced in
- Outdoor Tent: seats up to 200, weather-proof cover for 4 sides

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Analysis Date: February 17, 2026  
 Analyzed By: Donna Winfrey (713) 377-6166

Property Analysis of: 4309 Young St, Pasadena TX

### Five Year Operating Analysis - Potential

|                      | Year 1       | Year 2       | Year 3       | Year 4       | Year 5       |
|----------------------|--------------|--------------|--------------|--------------|--------------|
| Gross Income         | \$ 306,464   | \$ 317,190   | \$ 328,291   | \$ 339,782   | \$ 351,674   |
| - Vacancy            | \$ (30,646)  | \$ (31,719)  | \$ (32,829)  | \$ (33,978)  | \$ (35,167)  |
| Operating Income     | \$ 275,817   | \$ 285,471   | \$ 295,462   | \$ 305,803   | \$ 316,507   |
| - Operating Expenses | \$ (112,610) | \$ (115,988) | \$ (119,468) | \$ (123,052) | \$ (126,744) |
| Net Operating Income | \$ 163,207   | \$ 169,482   | \$ 175,994   | \$ 182,751   | \$ 189,763   |
| - Loan Payments      | \$ (115,114) | \$ (115,114) | \$ (115,114) | \$ (115,114) | \$ (115,114) |
| Cash Flow            | \$ 48,093    | \$ 54,369    | \$ 60,881    | \$ 67,638    | \$ 74,649    |
| + Equity Build-Up    | \$ 119,648   | \$ 125,860   | \$ 132,397   | \$ 139,275   | \$ 146,513   |
| Return Before Tax    | \$ 167,742   | \$ 180,229   | \$ 193,277   | \$ 206,913   | \$ 221,163   |

|                          |              |              |              |              |              |
|--------------------------|--------------|--------------|--------------|--------------|--------------|
| Projected Sales Price    | \$ 2,100,000 | \$ 2,205,000 | \$ 2,315,250 | \$ 2,431,013 | \$ 2,552,563 |
| Annual Appreciation Rate | 5%           |              |              |              |              |

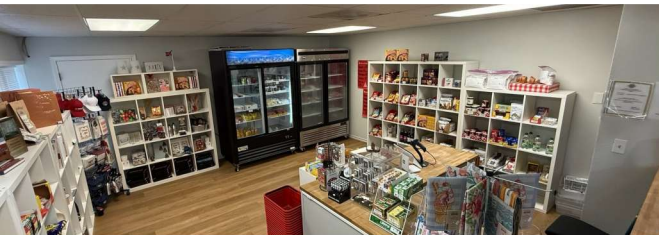
### Tax Computation

|                       | Year 1      | Year 2      | Year 3      | Year 4      | Year 5      |
|-----------------------|-------------|-------------|-------------|-------------|-------------|
| Net Operating Income  | \$ 163,207  | \$ 169,482  | \$ 175,994  | \$ 182,751  | \$ 189,763  |
| - Interest            | \$ (95,466) | \$ (94,254) | \$ (92,967) | \$ (91,601) | \$ (90,151) |
| - Depreciation        | \$ (59,242) | \$ (61,818) | \$ (61,818) | \$ (61,818) | \$ (61,818) |
| Taxable Income        | \$ 8,499    | \$ 13,411   | \$ 21,209   | \$ 29,332   | \$ 37,794   |
| Taxes Saved or (Owed) | \$ (265)    | \$ (418)    | \$ (662)    | \$ (915)    | \$ (1,179)  |

Effective Tax Rate - 3.1%

# Additional Photos

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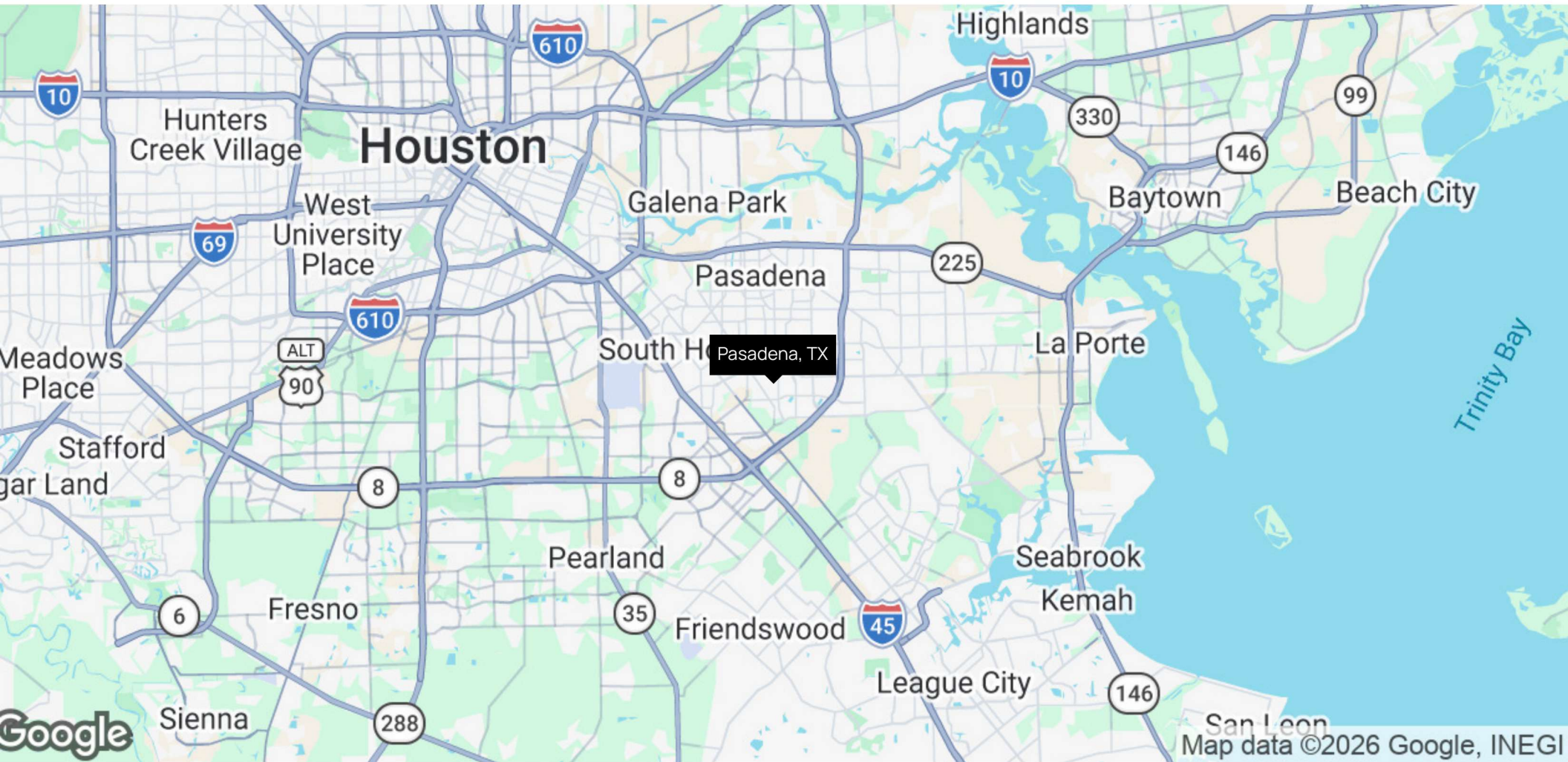
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# Regional Map

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# Structures

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# Demographics Map & Report

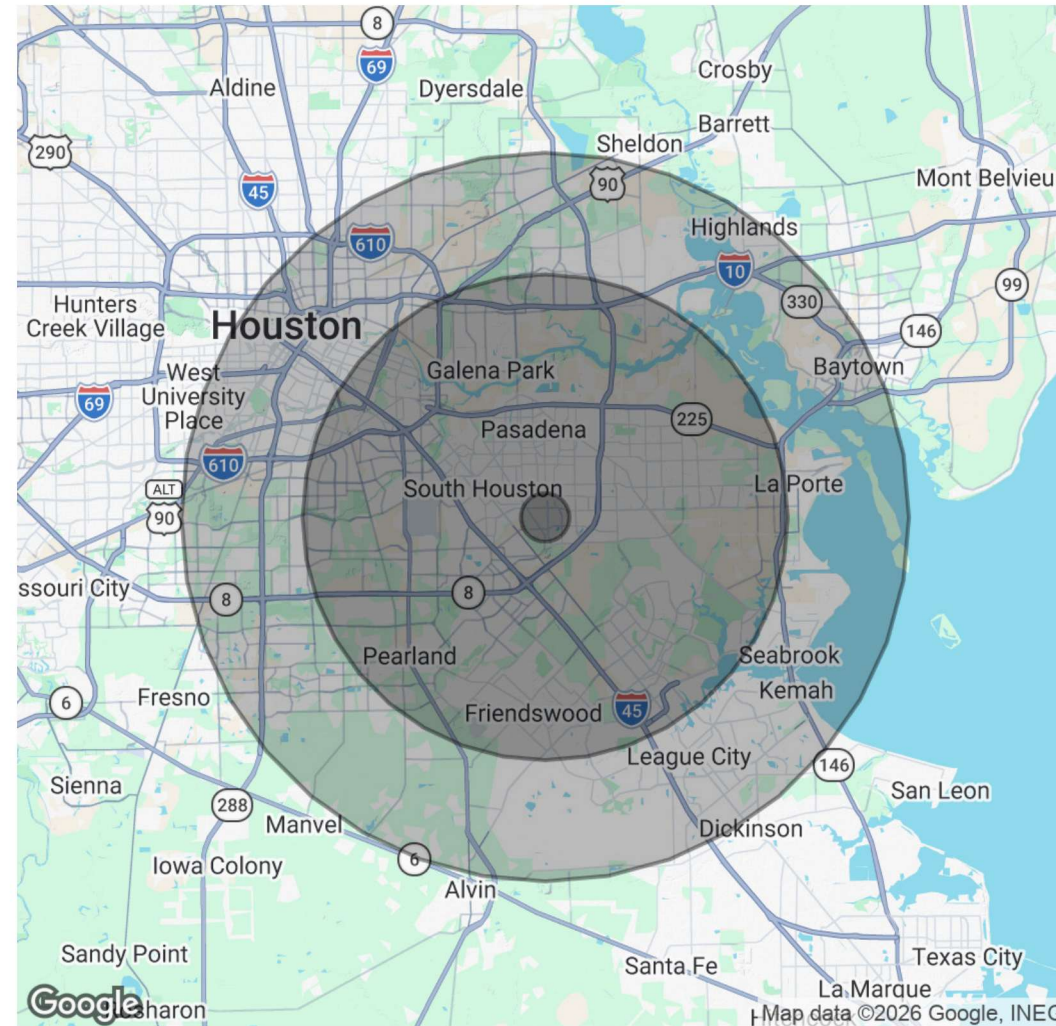
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| Population           | 1 Mile | 10 Miles | 15 Miles  |
|----------------------|--------|----------|-----------|
| Total Population     | 16,180 | 868,481  | 1,670,437 |
| Average Age          | 37     | 37       | 37        |
| Average Age (Male)   | 36     | 37       | 36        |
| Average Age (Female) | 38     | 38       | 38        |

| Households & Income | 1 Mile    | 10 Miles  | 15 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,912     | 299,445   | 599,691   |
| # of Persons per HH | 2.7       | 2.9       | 2.8       |
| Average HH Income   | \$70,994  | \$90,259  | \$96,718  |
| Average House Value | \$269,513 | \$252,424 | \$294,320 |

| Traffic Counts               | 1 Mile     | 10 Miles | 15 Miles |
|------------------------------|------------|----------|----------|
| Fairmont Parkway & Young St. | 22,726/day |          |          |

Demographics data derived from AlphaMap



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## Donna Winfrey

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## Professional Background

For more than two decades, Donna Winfrey has provided trusted representation to commercial property owners, investors, landlords, and tenants. Now serving her 8th term as a Planning and Zoning Commissioner—including two terms as Vice Chairwoman and currently Chairwoman-elect—Donna offers an understanding of land use, municipal processes, and investment strategies.

Her expertise includes analyzing financial feasibility, negotiating complex office and retail leases and property sales contracts, navigating easements, permits, and assemblages, repurposing structures and overseeing construction projects and managing construction budgets. The goal of every interaction is to add relationship value and identify opportunities to add value to property - - by increasing income and reducing expenses. As an Investment Advisor, Donna brings seasoned experience across land, retail, office, multifamily, and light industrial assets, consistently delivering Premium Service and Proven Results.

Donna enjoys time with family and friends, reading, traveling, and cycling when Houston's weather is favorable.

## Education

Fordham University, New York City

Turner School of Construction Management, Houston TX

## Memberships

CREW Network: Commercial Real Estate Women International [crewhouston.org](http://crewhouston.org)

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