

FOR SALE

Red Bluff & Genoa Red Bluff

LOCATION: 5671 Genoa Red Bluff Road, Pasadena, TX 77505

PROPERTY INFORMATION:

Property Size: 2.773 ACRES

120,791 SQ. FT.

Sales Price: \$1,812,000.00

\$15.00 SQ. FT.

- “WRAP AROUND” Northwest Corner of Red Bluff Road and Genoa-Red Bluff Road.
- Located near a very busy, signaled Intersection.
- Within close proximity to the E. Sam Houston Parkway (Beltway 8) and the recently completed Highway 146 Freeway, near the Bayport Industrial Corridor.
- 5-Minutes away from the soon-to-be expanded state of the art, Pasadena Arena & Convention Center, capacity of 7500 seats, expected completion fall 2025.
- 10-Minutes away from Armand Bayou Nature Center, one of the largest urban Wilderness preserves in the entire U.S.
- Numerous Commercial businesses located nearby.
- Property will have adequate TxDOT curb-cut possibilities.
- Development possibilities include: Retail Shopping Center, Sit-down Restaurant, Convenience Store, including Diesel Fuels, Warehouse and Storage Facility.



FOR MORE INFORMATION:

Patti Bodkins
past.bodkins@comcast.net

832-338-9093

CPD- 23,436

Demographics:	1M	3M	5M
Population	1,413	57,178	158,788
Avg. Age	37.6	7.2	37.5
Avg. Income	122,508	95,644	86,811

5671 Genoa Red Bluff Road,
Pasadena, Texas 77505



Pasadena Economic Development Corporation Link:
Property Report- Aerial View of Businesses in Area,
Demographics and More

Broker, Wayne Rutledge
Wayne@RutledgeCommercial.com
832.875.2980

www.RutledgeCommercial.com
P.O. Box 580332
Houston, Texas 77258-0332

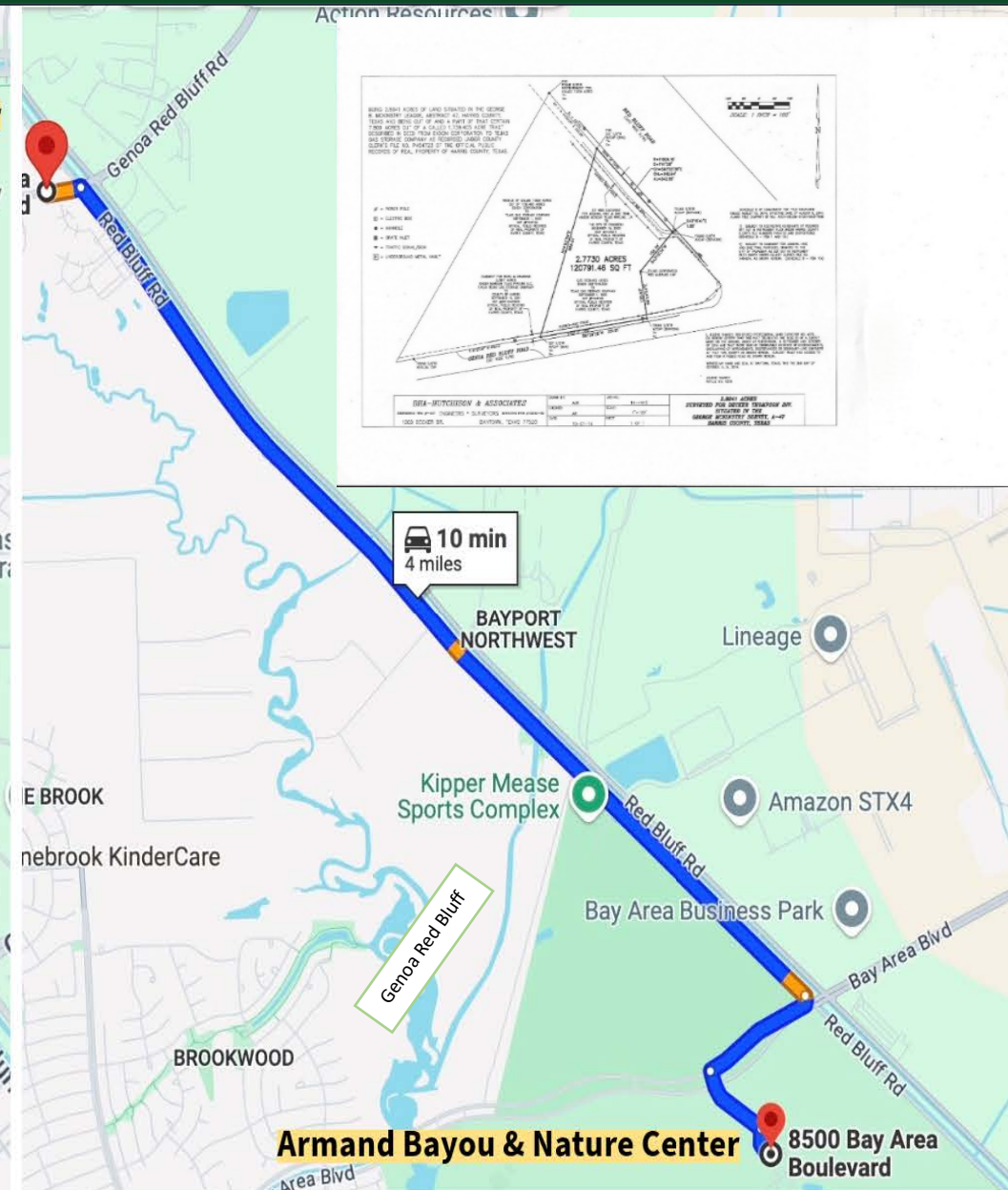
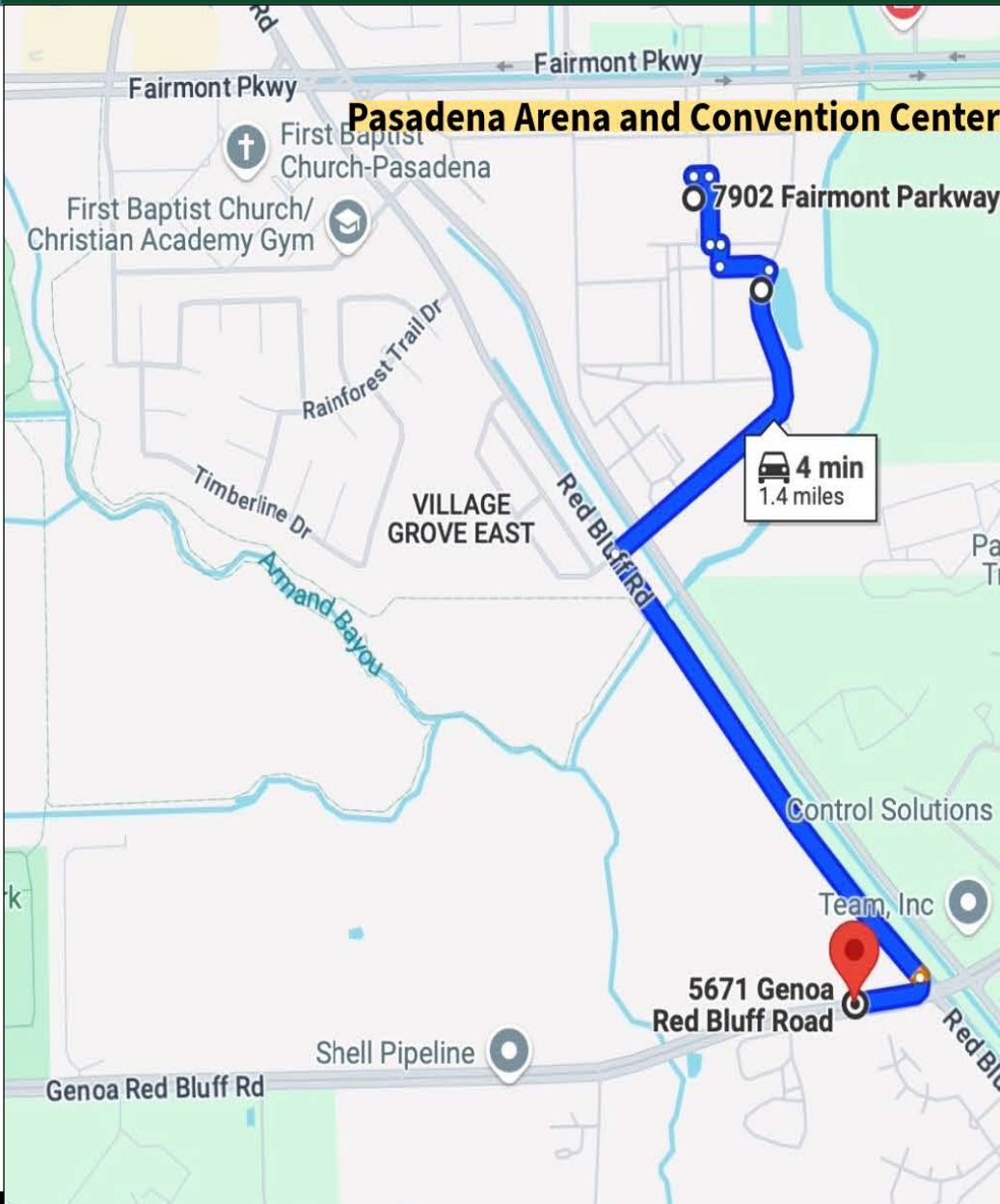


FOR MORE INFORMATION CONTACT:
Patti Bodkins
pastboddkins@comcast.net
832.338.9093

This information contained herein was obtained from sources believed reliable; however, Rutledge Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FOR SALE

Red Bluff & Genoa Red Bluff



Broker, Wayne Rutledge
Wayne@RutledgeCommercial.com
 832.875.2980

www.RutledgeCommercial.com
 P.O. Box 580332
 Houston, Texas 77258-0332



FOR MORE INFORMATION CONTACT:
 Patti Bodkins
pastboddkins@comcast.net
 832.338.9093

This information contained herein was obtained from sources believed reliable; however, Rutledge Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FOR SALE

Red Bluff & Genoa Red Bluff

5671 Genoa Red Bluff
PASADENA, TEXAS 77505



Pasadena EDC Business Incentives



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.

Rutledge Real Estate, LLC	9005660	wayne@rutledgecommercial.com	(832) 875-2980
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
WayneRutledge	0574582	wayne@rutledgecommercial.com	(832) 875-2980
Designated Broker of Firm	License No.	Email	Phone
WayneRutledge	0574582	wayne@rutledgecommercial.com	(832) 875-2980
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Patti Bodkins	0651443	past.bodkins@comcast.net	(832) 338-9093
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

Broker, Wayne Rutledge
Wayne@RutledgeCommercial.com
832.875.2980

www.RutledgeCommercial.com
P.O. Box 580332
Houston, Texas 77258-0332



FOR MORE INFORMATION CONTACT:
Patti Bodkins
pastboddkins@comcast.net
832.338.9093

This information contained herein was obtained from sources believed reliable; however, Rutledge Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.