

FORMER SEARS AT MACROPLAZA MALL

PASADENA, TX

FORMER SEARS BOX AND PAD DEVELOPMENT OPPORTUNITY

173,692 SF Building on 2.31 Acres



DOWNTOWN HOUSTON

FALLS OF ALTA VISTA
(514 Units)

FALLS OF LAS VILLAS
(468 Units)

PASADENA TOWN CENTER
110k SF of Retail
ROSS dd's goodwill
DOLLAR TREE MELROSE

Walgreens Wendy's
AT&T GameStop
POPEYES TACO BELL

WALMART

FAMILY DOLLAR
my family, my family dollar.

TOWN SQUARE APARTMENTS
(92 Units)

BRYTON HILL MANOR
(603 Units)

BANK OF AMERICA

WINDBLOWER

Advance Auto Parts

USPS.COM

SEARS AT
MACROPLAZA MALL

Jack
in the box

JACKSON
INTERMEDIATE SCHOOL

CVS

Pasadena Blvd (15,299 VPD)

CHURCH'S
T-Mobile
SUBWAY

Harris Ave (6,641 VPD)

CHASE

PASADENA POLICE
DEPARTMENT

PASADENA CITY HALL

MACROPLAZA MALL
739k SF of Retail
FINISH LINE JOURNEYS
Robin's Jewelry CHAMPS
GRIND IT OUT FITNESS

GARDENS
ELEMENTARY SCHOOL

JLI

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PROPERTY DESCRIPTION

ADDRESS	999 Pasadena Blvd, Pasadena, TX 77506
SITE SIZE	2.31 AC
YEAR BUILT	1997
BUILDING AREA	163,641 SF
LOT AREA	100,624 SF

ZONING	No Zoning Restrictions
FRONTAGE	Harris Ave - 1,244' Pasadena Blvd - 1,378'
FLOOD PLAIN	No Hazard
SCHOOLS	Gardens Elementary School, DeZavala Middle School, Jackson Intermediate School, Sam Rayburn High School



SITE PLAN

FLOOR PLAN

INVESTMENT HIGHLIGHTS

The Regional Mall Destination of the Port of Houston

Located just 4.5 miles from the Port of Houston, Macroplaza Mall is the go-to regional retail hub for the port's workforce of nearly 60k employees. It's closest competitor, GreenStreet in Downtown Houston, is situated more than twice the distance away from the port at 9.2 miles.

Strong Surrounding Retail

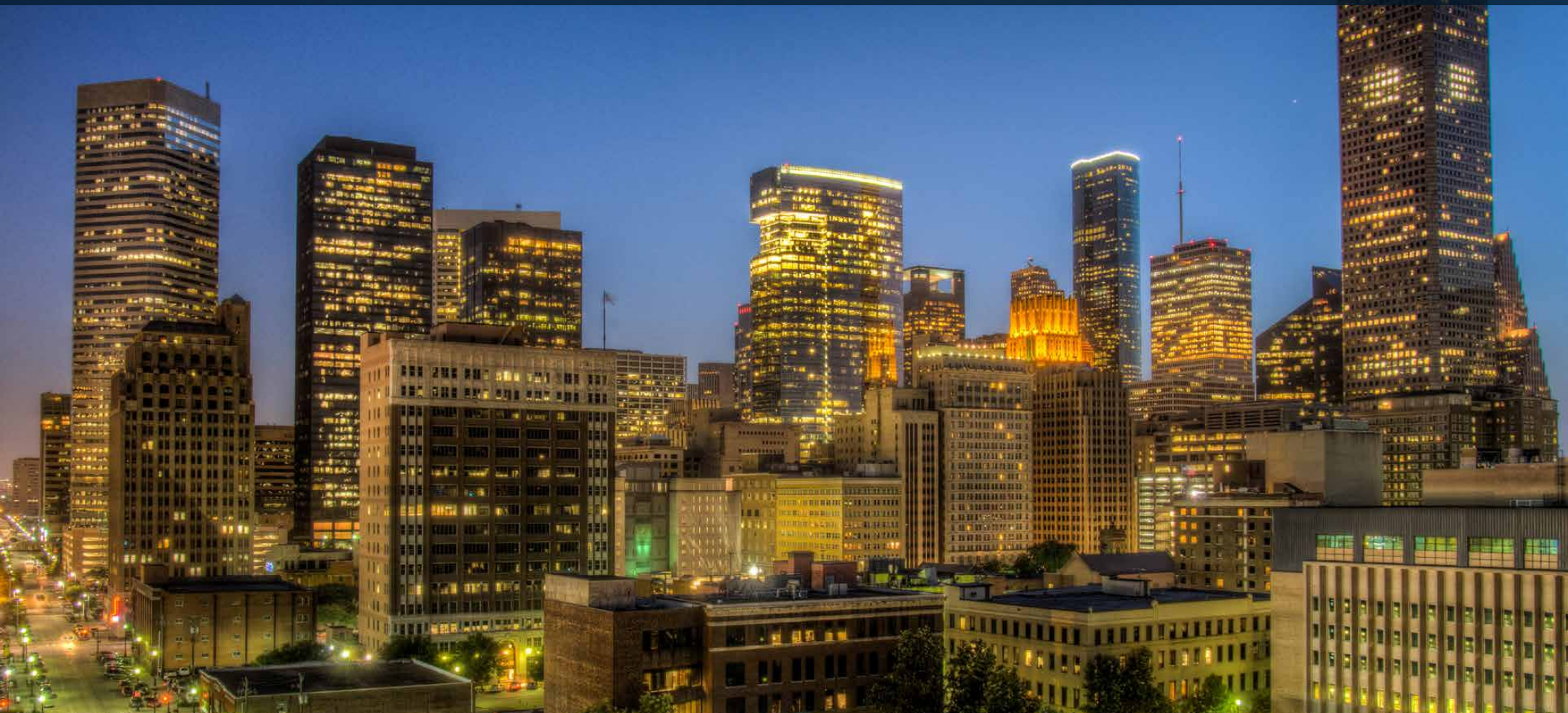
The Walmart located just a few blocks away from The Property ranks in the 95th percentile for visits to Walmarts in the US with 3.2 Million visits per year. This shows the right tenant has the potential to attract a large consumer base.

Premier Adaptable Space

The large department store space has open floor plans that can be easily reconfigured into specific layouts for big box retailers, or subdivided for multiple tenants. The space faces the busiest connecting street to the mall, providing the potential to push rents above the mall's status quo.

Part of Houston's Booming MSA

In 2023, Houston MSA was second in the nation in population growth adding nearly 140k residents. The MSA's strong population growth will continue to grow outward and spark the economies of surrounding cities like Pasadena, driving up land price and retail sales.



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2010 Population	22,641	119,530	263,306
2024 Population	21,301	115,212	259,727
2024 Median Age	32.3	32.9	33.6
2024 Average Household Income	\$65,781	\$74,355	\$77,124
2024 Housing Unit Occupancy	89.6%	91.0%	90.4%



Pasadena Freeway (55,443 VPD)

Sam Houston Tollway (35,005 VPD)

Pasadena Blvd (15,299 VPD)

Southmore Ave (21,389 VPD)

**RED BLUFF
ELEMENTARY**

**PECAN PLACE
(252 Units)**

**POMEROY
ELEMENTARY**



**SPARKS
ELEMENTARY SCHOOL**

**PASADENA GARDENS
(Residential)**

**VICTORIA VILLAGE
(612 Units)**

**EMPIRE VILLAGE
(240 Units)**

américa cinemas

**JACKSON
INTERMEDIATE SCHOOL**

**GARDENS
ELEMENTARY SCHOOL**

**BRITTANY VILLAGE
(232 Units)**

Walgreens

MACROPLAZA MALL
739k SF of Retail
FINISH LINE **JORDAN'S**
Robin's Jewelry **CHAMPS**
GRIND IT OUT FITNESS

**PARK AT WINSLOW
(180 Units)**



**BOBBY SHAW
MIDDLE SCHOOL**

**SEARS AT
MACROPLAZA MALL**

CHASE

CHURCH'S T-Mobile
SUBWAY

CVS

PASADENA TOWN CENTER
110k SF of Retail
ROSS **dd's** **goodwill**
DRESS FOR LESS DISCOUNTS
DOLLAR TREE **MELROSE**
Family Fashions

LOCATION OVERVIEW

Pasadena, Texas, a vibrant city in the Houston metropolitan area, offers a unique blend of industrial strength, natural beauty, and community spirit. With a diverse economy comprising 5,048 businesses, Pasadena has seen over \$2.5 billion in capital investment over the last three years. The city's leading industries in 2023 were Manufacturing and Retail, providing 6,984 and 5,768 jobs respectively. Global energy giants like BP and Total, along with household names such as Boeing, have been attracted to the area, contributing to well-paying job opportunities in various sectors including energy, transportation, logistics, aerospace, technology, healthcare, and retail.

Education plays a significant role in Pasadena's landscape, with notable institutions like the University of Houston Clear Lake, whose alumni include over 400 CEOs and 10 astronauts. San Jacinto College, ranked among the top 5 community colleges nationally, recently invested \$60 million in the largest petrochemical training facility in Texas. Healthcare is another strong sector, with HCA Houston Healthcare Southeast, a 350-bed acute-care hospital, serving as one of the largest employers in the city with over 1,500 employees.

Pasadena boasts a low cost of living and affordable housing options, with average home prices around \$240,000. The city actively supports its business community, through initiatives like the Business Enhancement Program. This program provides matching grants for exterior improvements, fostering a supportive environment for both entrepreneurs and established companies. With its rich history, abundant recreational opportunities, and strong economic foundation, Pasadena continues to offer a high quality of life and diverse opportunities for residents and businesses alike.



CONTACTS

INVESTMENT ADVISORY TEAM

RYAN WEST

Senior Managing Director
+1 713 852 3535
Ryan.West@jll.com

JOHN INDELLI

Senior Director
+1 832 547 1970
John.Indelli@jll.com

DAWSON HASTINGS

Analyst
+1 713 243 3309
Dawson.Hastings@jll.com

FINANCING TEAM

MICHAEL KING

Director
+1 713 852 3476
Michaelj.king@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

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