

*For Lease*

**1502 SHAVER ST.**  
PASADENA, TX 77502



### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	10,037 SF
Available SF:	4,800 SF
Year Built:	1956
Renovated:	2009
Market:	Houston

### PROPERTY OVERVIEW

This 4,800 sq ft retail space located at 1502 Shaver St in Pasadena, TX offers a great opportunity for businesses looking for high visibility and flexible floor plans. The space features a large open area, as well as individual office spaces, making it ideal for a variety of businesses. Additionally, the space includes plenty of parking for customers and employees, and is easy to access from major highways and transportation routes. With competitive rental rates and flexible lease terms, this is the perfect place to start or grow your business.

### PROPERTY HIGHLIGHTS

- Businesses in this area have access to a variety of shopping options, including big-box stores, specialty shops, and malls.
- With several major employers located in the area, businesses can benefit from the increased foot traffic and the potential for more customers. The area surrounding South Houston and Pasadena Highlands is an attractive location for businesses to lease retail space. It has plenty of amenities, is close to downtown, and offers a variety of entertainment and dining options.
- South Houston has some of the most competitive rental rates in the area, which can be a major benefit for businesses looking to lease retail space.

**VICTORIA AGUIRRE**

P: 210.837.8036

victoria@regionalproperties.com

**ANTHONY LAGRED**

P: 210.216.8925

anthony@regionalproperties.com

**REGIONAL PROPERTIES**

520 Post Oak Blvd., Suite 500

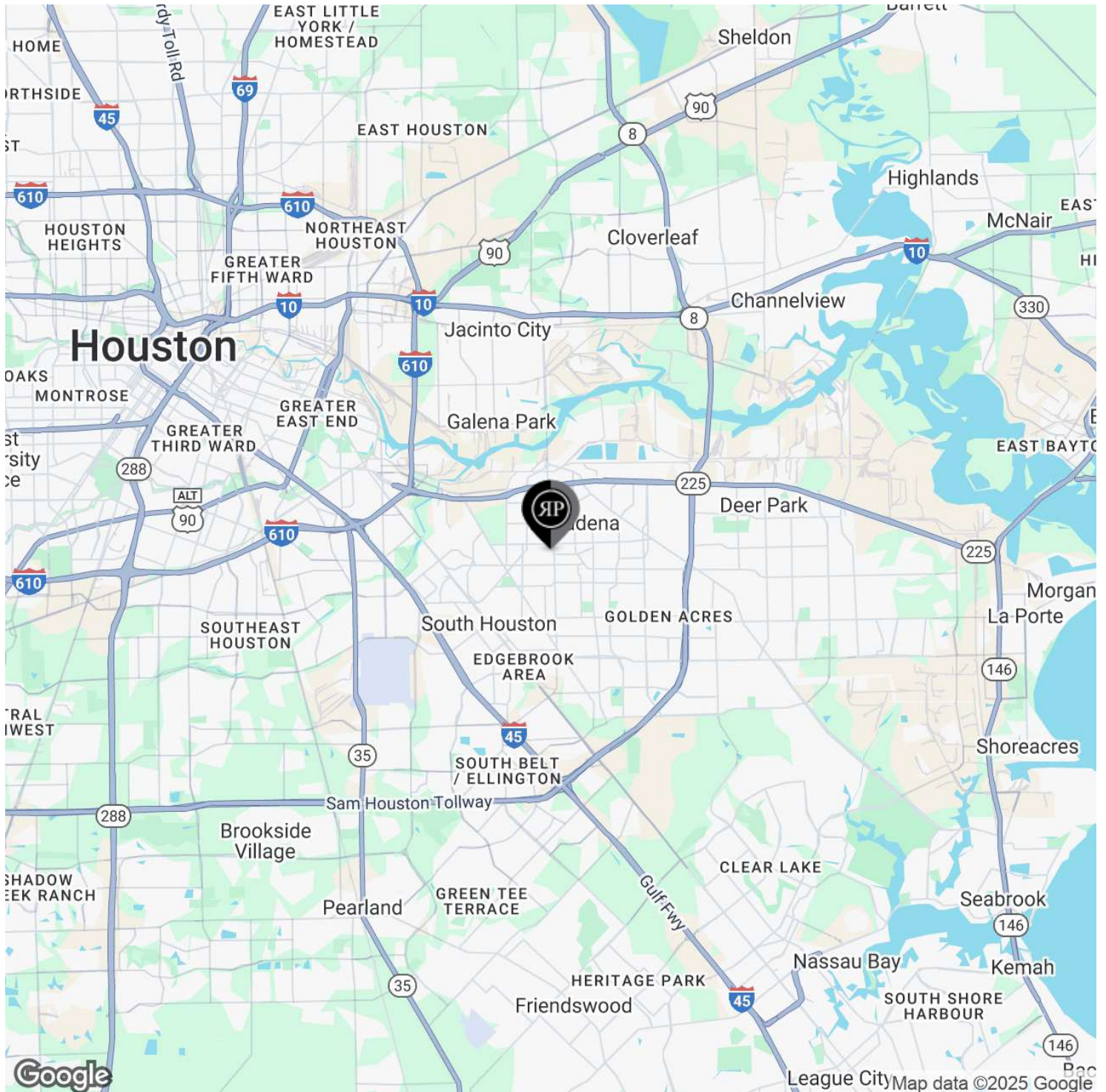
Houston, TX 77027

regionalproperties.com

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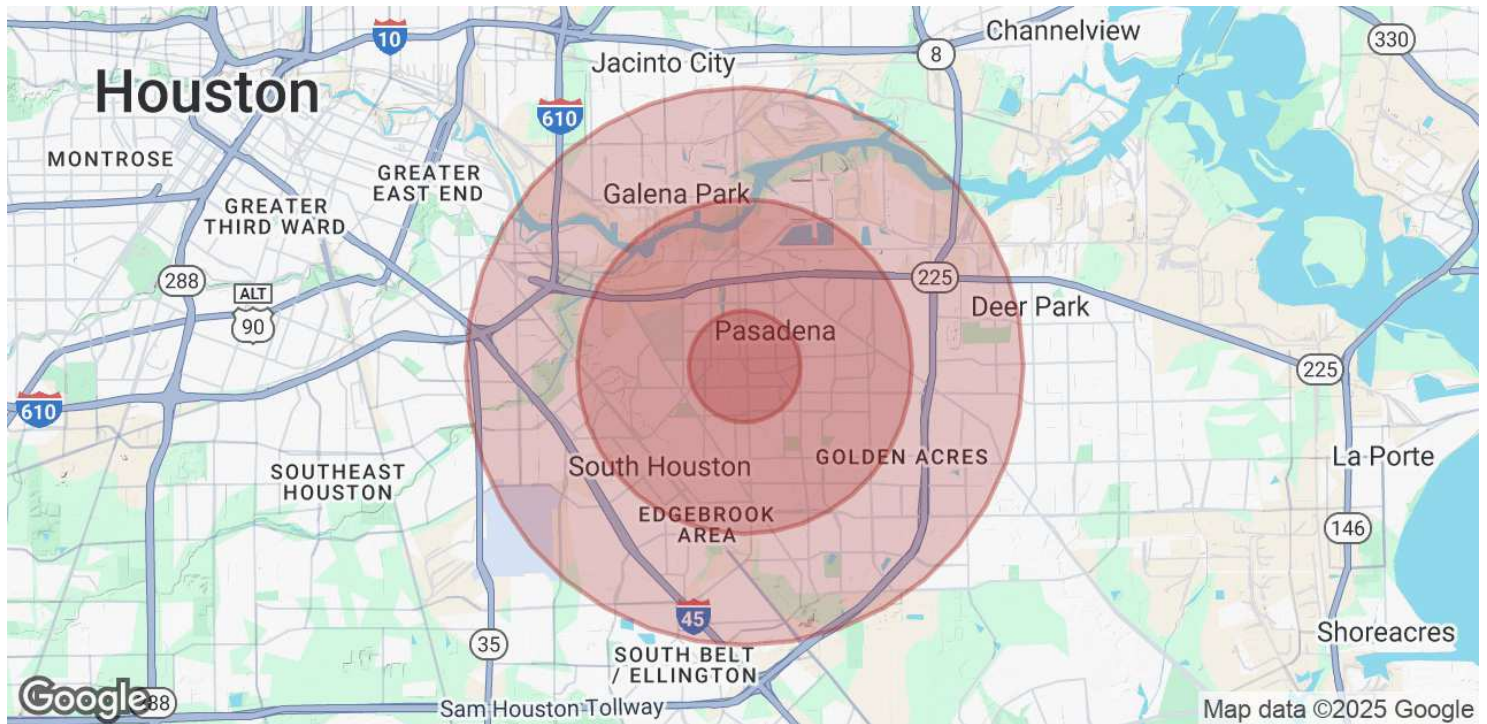
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	937	4,249	21,752
Average Age	28.2	26.2	28.4
Average Age (Male)	27.7	26.4	29.3
Average Age (Female)	29.8	26.6	28.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	343	1,508	6,831
# of Persons per HH	2.7	2.8	3.2
Average HH Income	\$40,068	\$38,642	\$47,420
Average House Value	\$126,219	\$104,761	\$98,407

2020 American Community Survey (ACS)

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**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.

**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.

**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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas

9001528

713-228-1913

\_\_\_\_\_  
Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Designated Broker of Firm

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

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Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/  
Associate

\_\_\_\_\_  
License No.

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Email

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Phone

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Sales Agent/Associate's Name

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License No.

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Email

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Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**VICTORIA AGUIRRE**

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