

COMMERCIAL LAND ON RED BLUFF RD
PASADENA, TX 77503

FOR SALE



Sepi Akhavi

(832) 545-7393
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COMMERCIAL LAND ON RED BLUFF RD PASADENA, TX 77503

FOR SALE

STRATEGICALLY POSITIONED IN A HIGH-TRAFFIC CORRIDOR, THIS UNDEVELOPED PARCEL OFFERS PRIME VISIBILITY AND ACCESS ALONG RED BLUFF ROAD. LOCATED JUST MINUTES FROM BELTWAY 8, SH-225, AND FAIRMONT PARKWAY, THE SITE IS SURROUNDED BY ESTABLISHED COMMERCIAL AND INDUSTRIAL USERS INCLUDING KROGER, CVS, AUTOZONE, AND NATIONAL FAST-FOOD CHAINS.

- **FOR SALE: COMMERCIAL LAND ON RED BLUFF RD – PASADENA, TX 77503**
- **ASKING PRICE: \$590,000**
- **LOT SIZE: 2.53 ACRES (110,368 SF)**
- **FRONTAGE: APPROX. 392 FT ON RED BLUFF RD**
- **SITE DIMENSIONS (APPROXIMATE):**
 - **LEFT (RED BLUFF RD FRONTAGE): 392 FT**
 - **TOP: 355 FT**
 - **RIGHT: 375 FT**
 - **BOTTOM (SECONDARY RED BLUFF FRONTAGE): 234 FT**



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THIS SITE OFFERS AN OPPORTUNITY TO SECURE A LARGE, FLEXIBLE TRACT IN A RAPIDLY GROWING PASADENA SUBMARKET. WHETHER YOU'RE A DEVELOPER, INVESTOR, OR OWNER-USER, THIS PROPERTY PROVIDES THE SCALE AND LOCATION TO SUPPORT A WIDE RANGE OF COMMERCIAL USES.

HIGHLIGHTS:

- RAW, UNIMPROVED LAND — READY FOR DEVELOPMENT
- APPROX. 392 FT OF FRONTAGE ON RED BLUFF RD
- UTILITIES AVAILABLE IN CLOSE PROXIMITY (VERIFY INDEPENDENTLY)
- HIGH VISIBILITY AND STRONG TRAFFIC COUNTS 18,891 VPD
- NO KNOWN RESTRICTIONS — BUYER TO VERIFY
- CLOSE PROXIMITY TO PORT OF HOUSTON, REFINERIES, AND LOGISTICS HUBS

IDEAL FOR:

- RETAIL STRIP CENTER
- CONVENIENCE STORE OR GAS STATION
- WAREHOUSE OR CONTRACTOR YARD
- OFFICE OR MEDICAL DEVELOPMENT
- SERVICE-BASED BUSINESSES (AUTO, HVAC, PLUMBING, ETC.)
- LONG-TERM HOLD FOR FUTURE APPRECIATION

THIS IRREGULAR QUADRILATERAL LAYOUT OFFERS DUAL FRONTAGE ALONG RED BLUFF RD, ENHANCING VISIBILITY AND ACCESS FOR FUTURE DEVELOPMENT



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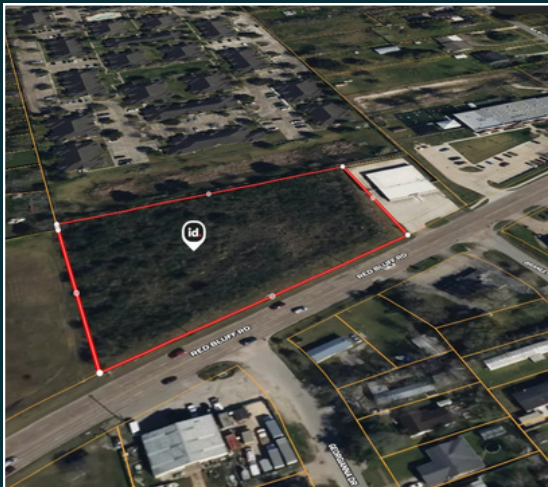
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DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Ave. Household Income	\$73,910	\$90,987	\$86,432
Population	15,749	94,603	199,815

Traffic Count

Red Bluff Rd Georgianna Dr SE	19,765 VPD
Red Bluff Rd Holton Ave NW	18,128 VPD



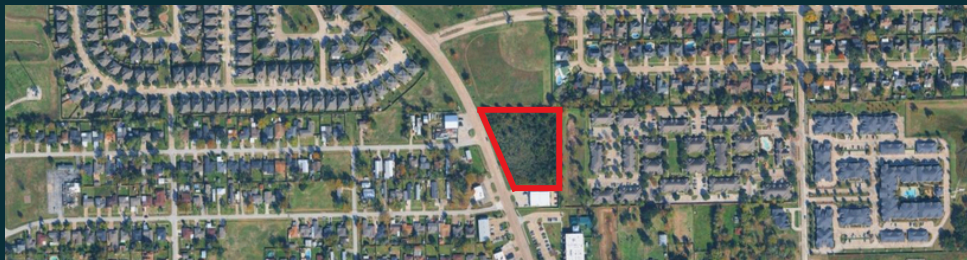
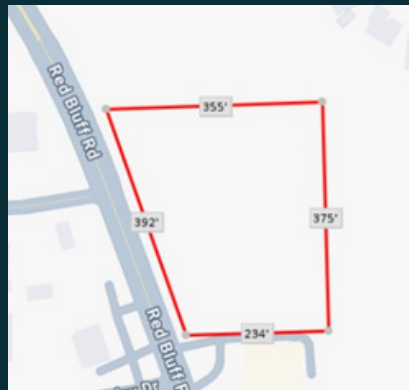
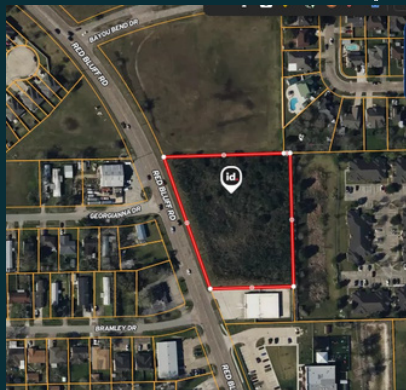
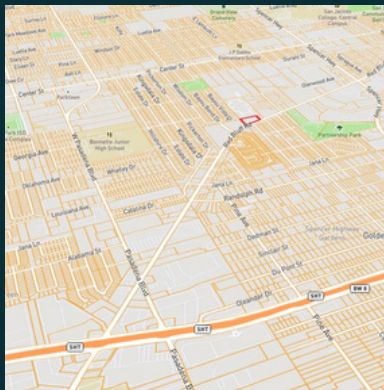
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kw MEMORIAL
KELLER WILLIAMS. REALTY

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Houston Texas



Houston is a global leader in international trade, with strong economic and cultural ties around the world. It's one of just five cities that connect to all six inhabited continents, positioning it as a key center for manufacturing, logistics, and finance. The city's extensive logistical infrastructure, including the port of Houston and the Houston airport system, supports its strategic location and access to global markets, making it an ideal hub for international business.

Houston has a rich history of achievements, from the first word spoken from the moon to the first artificial heart transplant. The city's favorable business environment promotes trade, commerce, industry, and economic growth, attracting numerous businesses. Although it was once dominated by oil-related jobs, Houston's economy has diversified, and it now boasts the 7th largest economy in the U.S. And the nation's youngest and most diverse talent pool. This diversification has cemented Houston's status as a top headquarters city in the Americas.

Confidentiality Agreement

For purposes of this Agreement, "Confidential Information" means all information in whatever form transmitted relating to the past, present or future business affairs, including without limitation, financial and other proprietary information of Owner or Owner's tenants or employees which (i) is disclosed by the Owner or Owner's Designees to the Recipient or Recipient's Representatives, bearing an appropriate legend indicating its confidential or proprietary nature or otherwise disclosed in a manner consistent with its confidential or proprietary nature, or (ii) is produced or developed by the Recipient based on such disclosures including all reports, notes, analyses, compilations, studies, interpretations or other documents prepared by Recipient or Recipient's Representatives which contain, reflect or are based upon, in whole or in part, the above-described information disclosed by Owner, or Owner's Designees, tenants or employees.

Confidential Information shall not include any information of Owner or Owner's tenants or employees that: (i) is or becomes publicly known through no wrongful act of Recipient; (ii) is already known to Recipient at the time of its disclosure or thereafter is received by Recipient from a third party having no obligations of confidentiality to Owner concerning such information; or (iii) is communicated to a third party with express written consent of the Owner. Each party agrees that all communications between the parties regarding a possible Transaction, requests for additional information and questions regarding procedures with respect to a possible Transaction will be submitted or directed with respect to the Property, solely to Owner, or his Designees. Recipient agrees not to contact any tenant of the Owner or tenants' employees regarding a possible Transaction or the Confidential Information without the prior written consent of Owner. *Recipient agrees not to disturb any Tenant of the Owner or review the property without a specific appointment and without being in the company of the Owner or Owner's designee.*

Neither this Agreement, nor the disclosure of Confidential Information under this Agreement, nor the ongoing discussions and correspondence between the parties, shall constitute or imply a commitment or binding obligation between the parties regarding any transactions or ventures between the parties. If, in the future, the parties elect to enter into a binding commitment regarding any transaction such commitment will be explicitly stated in a separate written agreement executed by both parties, and the parties hereby affirm that they do not intend their discussions, correspondence and other activities to be construed as forming a contract regarding the subject matter thereof.

All Confidential Information disclosed by the Owner to the Recipient under this Agreement (including without limitation, information incorporated in computer software or held in electronic storage media) shall be and remain the property of the Owner. There is no license of use or other permission to use Confidential Information for purposes other than those expressly contemplated herein other than that granted expressly by this Agreement. All such Confidential Information shall be returned to the Owner or destroyed promptly upon written request and shall not be retained in any form by Recipient. In the absence of such written request, all such Confidential Information shall be returned to the Owner or destroyed promptly upon the termination of this Agreement and shall not be retained in any form by Recipient. The rights and obligations of the parties under this Confidentiality Agreement shall survive any such return or destruction of Confidential Information.

In the event of a breach of the foregoing provisions of this Agreement, the parties agree that Owner may not have an adequate remedy at law, in money or damages and, accordingly, shall, in addition to any other available legal or equitable remedies, be entitled to seek an injunction against such breach. Any such relief shall be in addition to and not in lieu of any other relief to which Owner may be entitled at law or in equity, including reasonable attorneys' fees.

This Agreement: (i) is the complete agreement of the parties concerning this subject matter and supersedes any prior such agreements; (ii) may not be amended except in writing signed by both parties; and; (iii); shall be governed by and construed in accordance with the laws of the State of Texas without regard to its choice of law provisions.



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kw MEMORIAL
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All materials and information received or derived from KW Memorial, Sepi Akhavi, its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use of any and all other matters. Neither KW Memorial, Sepi Akhavi its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Memorial and Sepi Akhavi will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EA CH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Memorial and Sepi Akhavi, makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Memorial, Sepi Akhavi, does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects and other consultants and governmental agencies. All properties and services are marketed by Sepi Akhavi with all applicable fair housing and equal opportunity laws. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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 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 return a copy for your records.

Keller Williams Realty Memorial	900862	klwr10@kw.com	(713)461-9393
Licensed Broker (Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Michael Bossart	588215	MichaelB@kw.com	(713)461-9393
Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	compliance@kwmemorial.com	(713)470-2176
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Sepi Akhavi	660771	sepiakhavi@kw.com	(832)545-7393
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 1-0 Date

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