

FOR SALE

INDUSTRIAL LAND | 2739 Westside Drive, Pasadena, TX 77504

Houston Ship Channel Corridor | Port of Houston Authority Jurisdiction



\$1,300,000 | \$6.98/SF

±4.28 ACRES

186,350 SF per HCAD

C2 ZONING

General Commercial Vacant

PORT OF HOUSTON

Authority Jurisdiction

SHIP CHANNEL

Industrial Corridor

PROPERTY HIGHLIGHTS

- ±4.28 Acres | 186,350 SF Vacant Commercial Land
- Cleared & Mowed — Mostly Flat Open Site
- C2 General Commercial Zoning
- Warehouse, Logistics & IOS Compatible Uses
- Direct Access: Hwy 225, Beltway 8 & I-10
- Port of Houston Authority Jurisdiction
- Active Industrial Development in Vicinity
- Houston Skyline Visible from Site
- Drainage Channel Along Rear Boundary
- 1031 Exchange Eligible
- No Survey on File | Sold As-Is
- Proof of Funds Required with All Offers

Buyer to independently verify flood zone status, detention requirements, zoning, utilities & acreage. All info per HCAD records. Survey recommended.



Mumtaz Tejani

Commercial & Luxury Real Estate | TREC #0786068

Tejas Properties | JPAR Real Estate

mumtaztejani@jpar.net | tejas.properties

Information deemed reliable but not guaranteed. Buyer to verify all information. Licensed in Texas.



LOCATION & MARKET OVERVIEW

2739 Westside Drive, Pasadena, TX 77502 | Houston Ship Channel Industrial Corridor



#1 US Port	4.14M TEUs	53M Tons	\$800B+	3.2M Jobs
Foreign Waterborne Tonnage	Record Container Volume 2024	Record Cargo Handled 2024	National Economic Impact	Supported Nationwide

PASADENA AT A GLANCE		MAJOR EMPLOYERS NEARBY		HIGHWAY & CONNECTIVITY	
City Rank in Houston MSA	2nd Largest	Port of Houston	~5 miles	Hwy 225	Primary artery
Residents	150,000+	Shell Chemical	Adjacent corridor	Beltway 8 / Sam Houston	Regional loop
Local Businesses	5,000+	LyondellBasell	Adjacent corridor	I-10 East	Major freeway
Industry-Based Jobs	280,000	Chevron Phillips	Adjacent corridor	Downtown Houston	~15 miles
Largest Petrochemical	Complex in US	Deer Park Refinery	Adjacent corridor	Houston Hobby Airport	~10 miles
NASA Johnson Space Ctr	15 min away	Multiple 3PL / Logistics	Active submarket	Port Barbours Cut Term.	~15 min drive

HOUSTON SHIP CHANNEL INDUSTRIAL SUBMARKET DATA (Source: Matthews, Q3 2024)

115M SF	\$8.77/SF	5%	10-Yr Low	2.8M SF	7.6%
Largest industrial submarket in Houston	Market asking rent (Q3 2024)	Availability near Barbours Cut Terminal	New construction starts — supply shrinking	Under construction as of Q3 2024	Average cap rate (Q2 2024)

WHY THIS SITE — THE INVESTMENT CASE:

- Port Houston set ALL-TIME records in 2024 — 4.14M TEUs (+8%) and 53M tons (+6%) — driving industrial land demand.
- Construction starts at 10-year lows means new supply is shrinking while demand grows. Land values are set to rise.
- Pasadena hosts 280,000 industry-based jobs and the largest petrochemical complex in the US — demand here is structural, not cyclical.



Mumtaz Tejani
Commercial & Luxury Real Estate | TREC #0786068
Tejas Properties | JPAR Real Estate
mumtaztejani@jpar.net | tejas.properties



Information deemed reliable but not guaranteed. Buyer to verify all information. Licensed in Texas. Sources: Port Houston 2024, Matthews Q3 2024, Houston.org.