

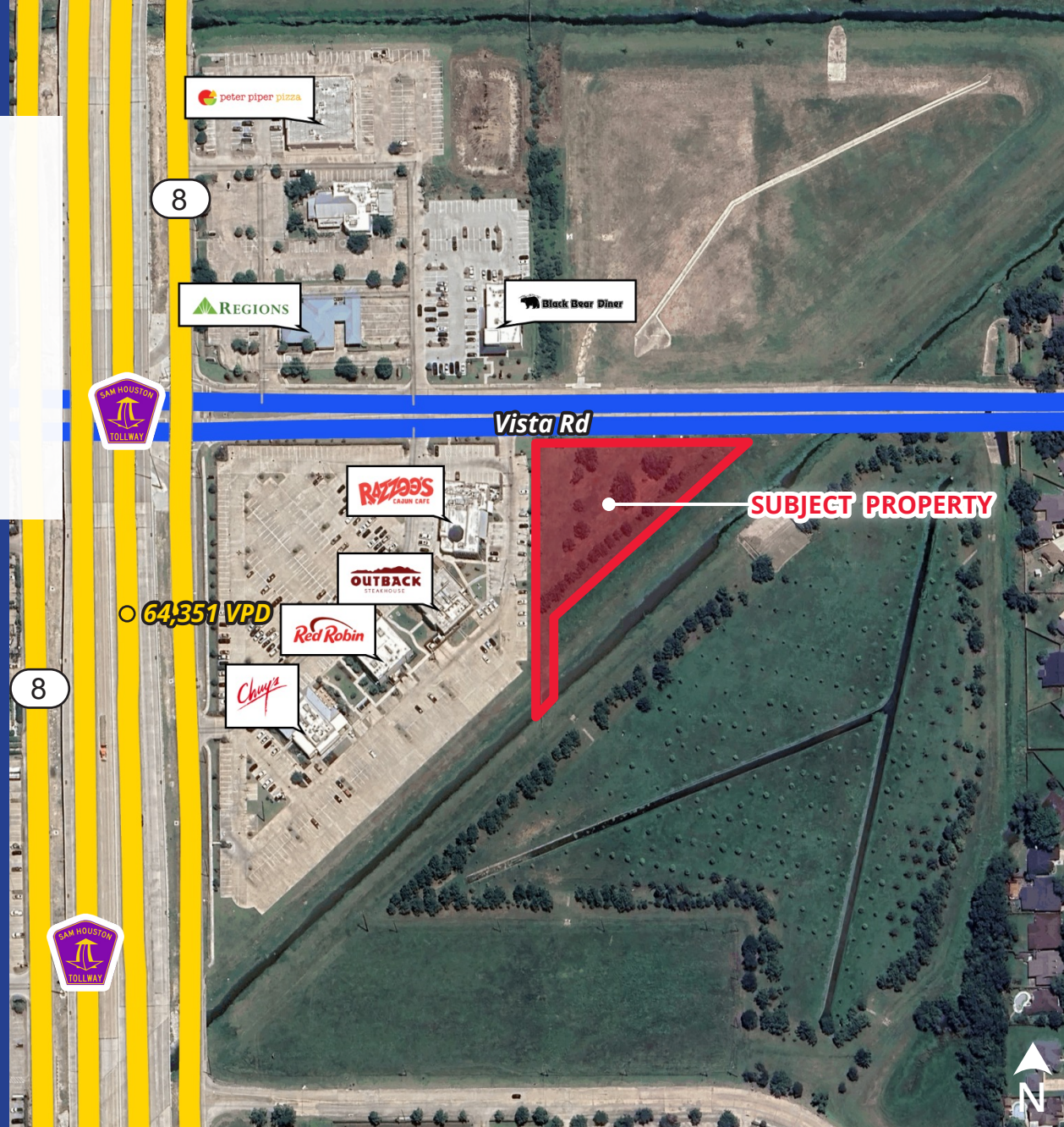
LAND FOR SALE

1.797 Acres

SEC Beltway 8 & Vista Road
Pasadena, TX 77505

Property Highlights

- Located at the southeast corner of Beltway 8 (Sam Houston Tollway) and Vista Road
- 1.797 acres (± 78,277 SF)
- Detention in place and all utilities provided
- Ideal for retail development
- Strong visibility from Sam Houston Tollway
- Approximately 64,351 VPD on the Sam Houston Tollway (2022)
- High-traffic area with large retail presence



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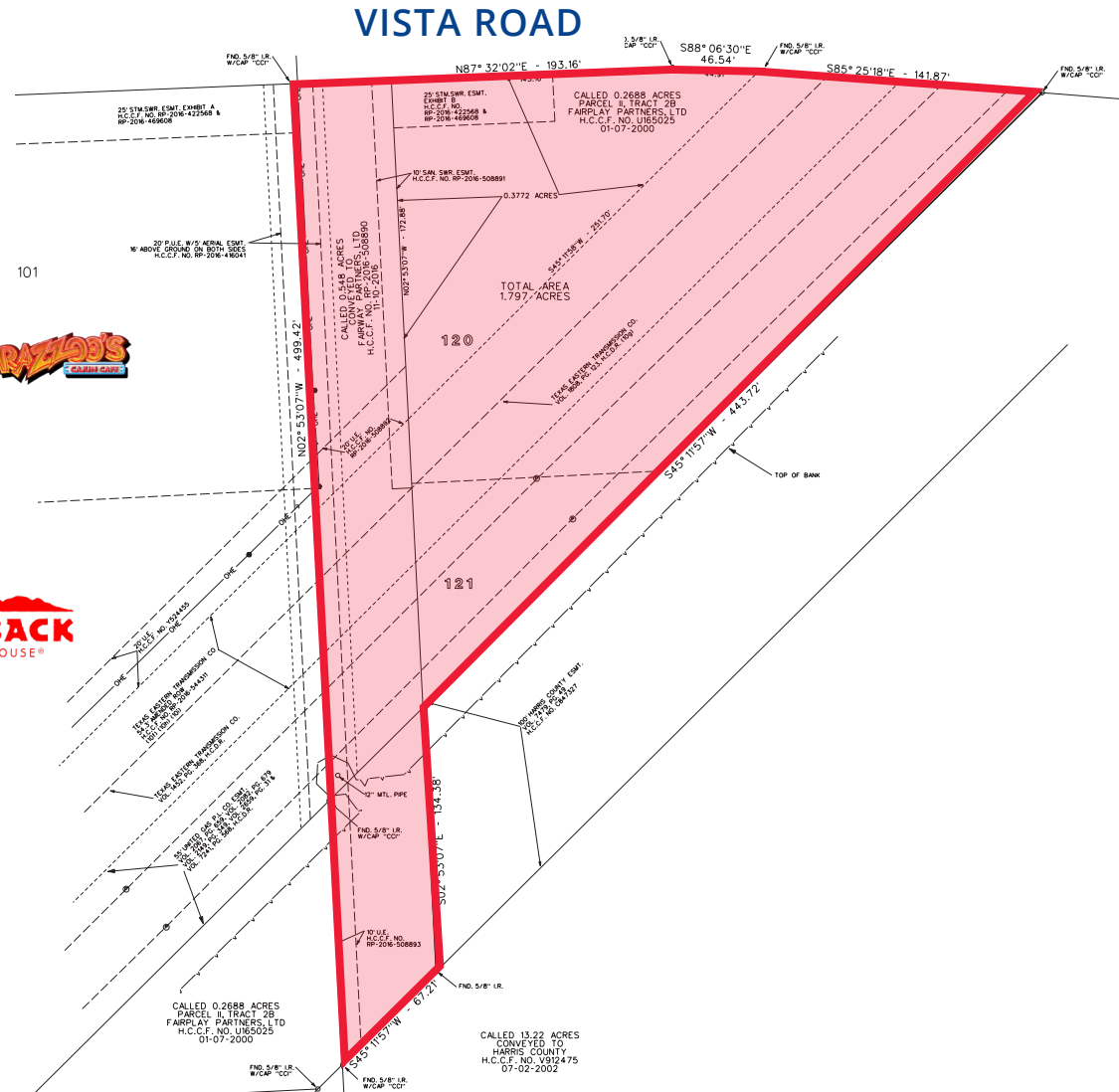


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\$14 PSF



BELTWAY 8



Address

East Sam Houston Pkwy S (Beltway 8) & Vista Road, Pasadena, TX 77505

Legal Information

TRS 120 121 & 210-A SOUTH HOUSTON GARDENS SEC 4

Size

Approximately 1.797 acres (± 78,277 SF)

Parcel Information

Parcel no. 0341990000433



Cheddar's

8

peter piper pizza

64,351 VPD

CANDLEWOOD SUITES

LA QUINTA

stellarBANK

REGIONS

Black Bear Diner



Vista Rd

SUBJECT PROPERTY

Spice 8

Hawthorn Express

WOODWAY GARDEN CENTER

Razzoo's CASH CAFE

OUTBACK STEAKHOUSE

Red Robin

Chuy's

MOTORCYCLES HARLEY-DAVIDSON

8

Fairfield BY MARIOTT

IHOP

HOOTERS



COBBAN 4575

Demographic Overview

Prepared by Colliers
 Latitude: 29.657745
 Longitude: -95.153607

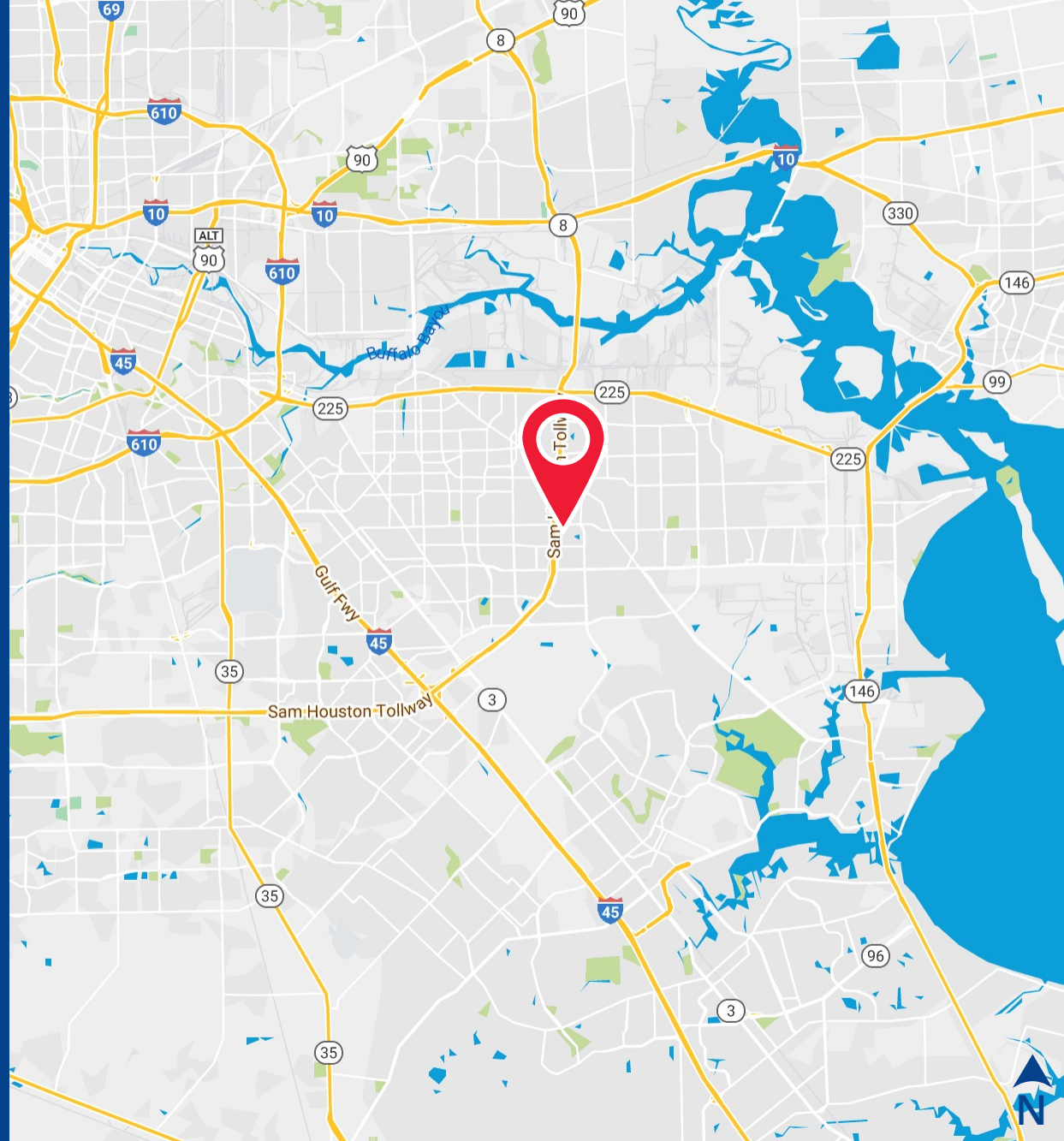
	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	7,440	87,230	219,578
2010 Total Population	8,224	95,097	240,893
2023 Total Population	7,856	99,213	247,987
2023 Group Quarters	54	981	1,275
2028 Total Population	7,787	99,115	246,588
2023-2028 Annual Rate (CAGR)	-0.18%	-0.02%	-0.11%
2000 to 2010 Population Change	10.5%	9.0%	9.7%
2000 to 2023 Population Change	5.6%	13.7%	12.9%
2010 to 2028 Population Change	-5.3%	4.2%	2.4%
2023 to 2028 Population Change	-0.9%	-0.1%	-0.6%
Daytime Population			
2023 Total Daytime Population	11,711	102,961	244,252
Workers	7,497	50,649	109,506
Residents	4,214	52,312	134,746
2023 Workers % of Daytime Population	64.0%	49.2%	44.8%
2023 Residents % of Daytime Population	36.0%	50.8%	55.2%
Household Summary			
2000 Households	2,572	30,613	73,161
2010 Households	2,914	33,457	78,874
2023 Households	2,869	35,284	83,984
2023 Average Household Size	2.72	2.78	2.94
2028 Households	2,872	35,577	84,348
2023-2028 Annual Rate	0.02%	0.17%	0.09%
2000 to 2010 Household Change	13.3%	9.3%	7.8%
2000 to 2023 Household Change	11.5%	15.3%	14.8%
2010 to 2028 Household Change	-1.4%	6.3%	6.9%
2023 to 2028 Household Change	0.1%	0.8%	0.4%
2010 Families	2,247	24,114	59,641
2023 Families	2,130	24,657	61,755
2028 Families	2,135	24,864	62,032
2023-2028 Annual Rate	0.05%	0.17%	0.09%
Housing Unit Summary			
2023 Housing Units	3,045	37,853	91,008
Owner Occupied Housing Units	74.0%	60.4%	60.1%
Renter Occupied Housing Units	26.0%	39.6%	39.9%
Vacant Housing Units	5.8%	6.8%	7.7%
Owner Occupied Median Home Value			
2023 Median Home Value	\$217,880	\$213,404	\$210,718
2028 Median Home Value	\$273,306	\$257,618	\$259,441
Income			
2023 Per Capita Income	\$34,559	\$31,222	\$31,203
2023 Median Household Income	\$76,635	\$66,237	\$65,258
2023 Average Household Income	\$98,813	\$87,989	\$92,137
Household Income Base			
Household Income Base	2,869	35,284	83,984
<\$15,000	9.5%	8.5%	8.2%
\$15,000 - \$24,999	7.6%	7.6%	7.8%
\$25,000 - \$34,999	5.5%	8.3%	9.1%
\$35,000 - \$49,999	8.5%	11.8%	12.4%
\$50,000 - \$74,999	17.8%	18.9%	18.1%
\$75,000 - \$99,999	13.2%	14.7%	13.8%
\$100,000 - \$149,999	19.3%	17.1%	16.3%
\$150,000 - \$199,999	12.2%	8.4%	7.9%
\$200,000+	6.4%	4.7%	6.5%



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date