

# FOR SALE

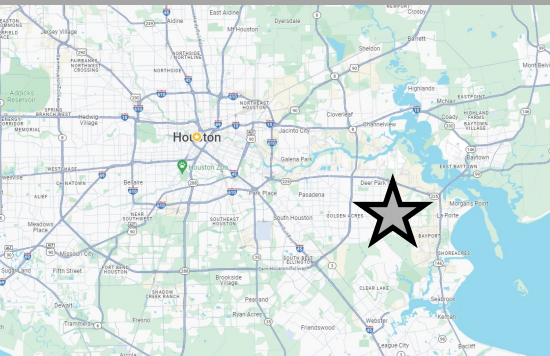
JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

## Multi-Purpose Facility | +/- 20,250 SF ON +/- 2.2 ACRES IN PASADENA, TEXAS (SOUTHEAST HOUSTON MSA)

### MAP LOCATION



### PROPERTY FEATURES

- +/- 20,250 Total SF (2 Buildings on +/- 2.2 Acres)
- 27,000+ CPD (Spencer Hwy)
- No Zoning
- Great Retail, Corporate Facility, Office/Warehouse Facility or Repurpose
- Frontage On Spencer Highway (200' per HCAD)
- Close to numerous restaurants and retail corridors
- 2 Freestanding Buildings: 16,000 SF & 4,250 SF A/C'd space
- Near Center Street & Fairmont Parkway (Very Active Area)
- Near Pasadena Convention Center & San Jacinto College (Central Campus)
- 14-16' Clear Height in main Building

**Call Broker**



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

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COMMERCIAL Real Estate



REALTOR

PRESENTED BY:

JOEL HILL

Broker

JOEL@JOELGHILL.COM

(832) 444-3566

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## POINTS OF INTEREST



**Canes** CHICKEN FINGERS  
**metroPCS**  
**CHIPOTLE** MEXICAN GRILL  
**SMOOTHIE King**  
**PAPPA GEMO'S** STEAK & CHEESE  
**I ♥ mac & cheese**  
**STARBUCKS COFFEE**  
**JOHN JONES** SHOES

**SUBWAY**  
**DOLLAR GENERAL**  
**boost mobile**  
**Brack**  
**Tandy LEATHER** EST. 1972

**W** WHATABURGER  
**Capital One Bank**  
**GameStop**  
**Walmart** Save money. Live better.  
**TACO BELL**  
**MURPHY USA**  
**Capital One Bank**

**Kroger**  
**WELLS FARGO**  
**Pizza Hut**  
**KFC**  
**cricket**  
**FIRST TEXAS BANK**  
**FASTSIGNS** More than fast. More than signs.  
**P&C**

**SUBJECT PROPERTY**

**DOLLAR TREE**  
**Surplus Warehouse** Build More. Spend Less.  
**BIG LOTS!** **CAFO**  
**Payless** SHOESOURCE  
**Nationwide**  
**HARBOR FREIGHT TOOLS**

**DISCOUNT TIRE**  
**Jimmy Changas** FRESH. HEAT. FUN.  
**Chick's Pizza**  
**ICE CREAMERY**  
**Wendy's**  
**BEST STORAGE**  
**Auto Zone**

**houston area safety council**  
**SPICY CHEN** ASIAN BISTRO  
**Orangetheory FITNESS**  
**GREAT AMERICAN COOKIES**

**chijis**  
**BREWING** SPORTS BAR & GRILL  
**AT&T**

**Schlotzsky's** EVERY BITE. LOTZ BETTER.  
**T-Mobile**  
**MATTRESS ONE**  
**Great Clips**

**SAN JACINTO COLLEGE**  
Your Great Work Begins

**KJovnanian Homes**  
400+ New Homes zoned to Deer Park ISD

**Pecan Park Sports Complex**  
**MARIPOSA**  
**hawthorne AT FAIRMONT**  
New Luxury Apartments

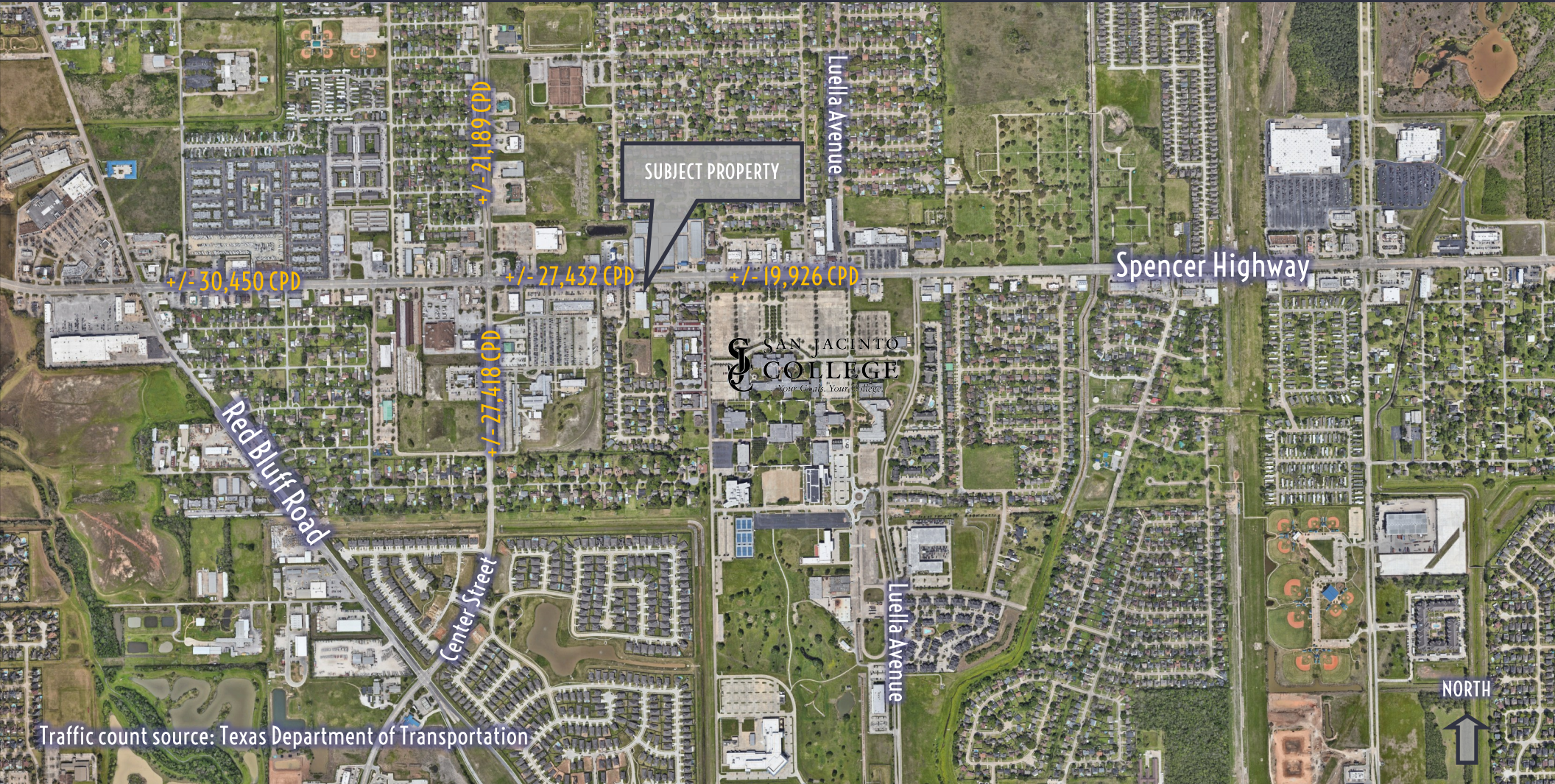
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## TRAFFIC COUNTS



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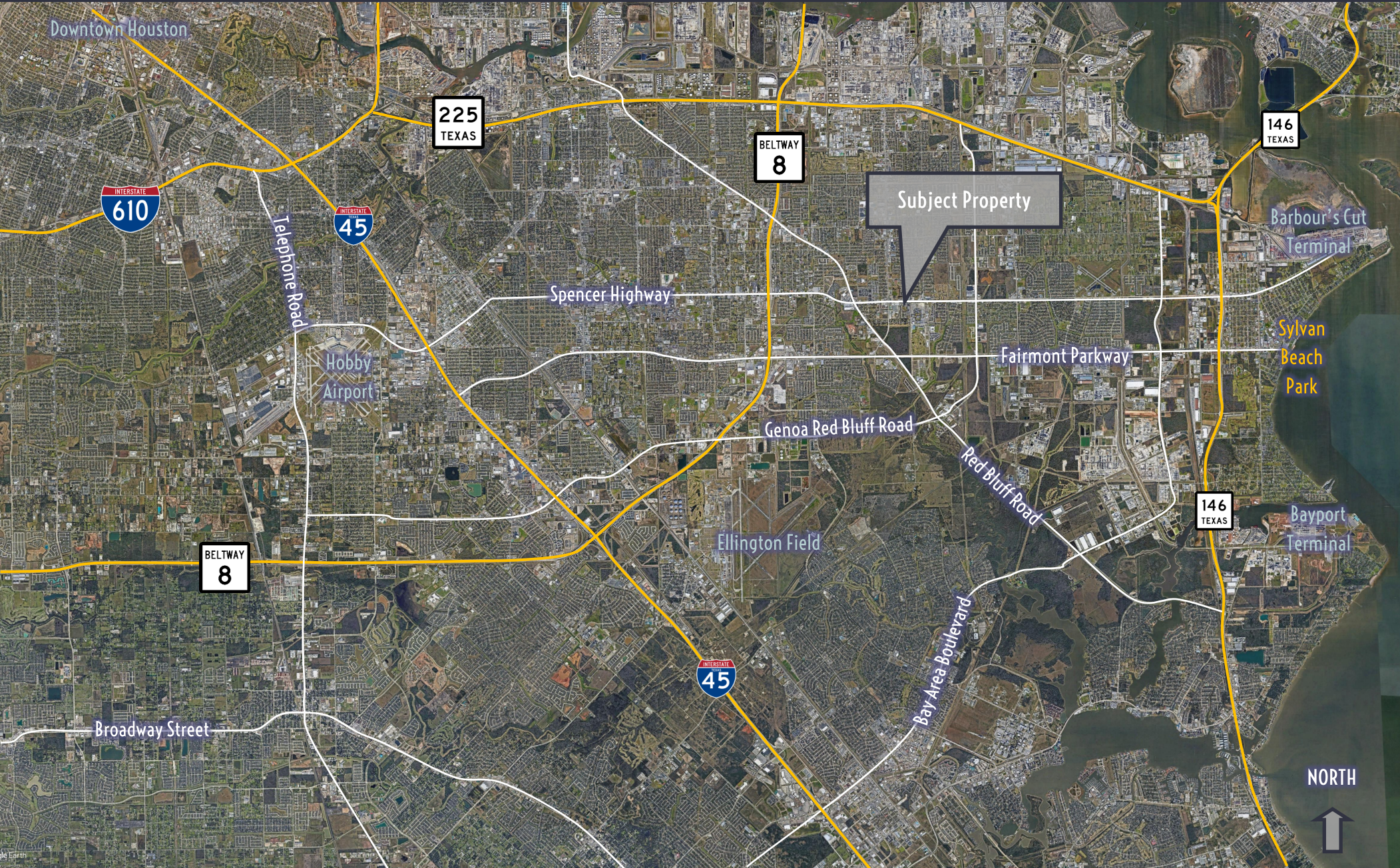
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Front of Building



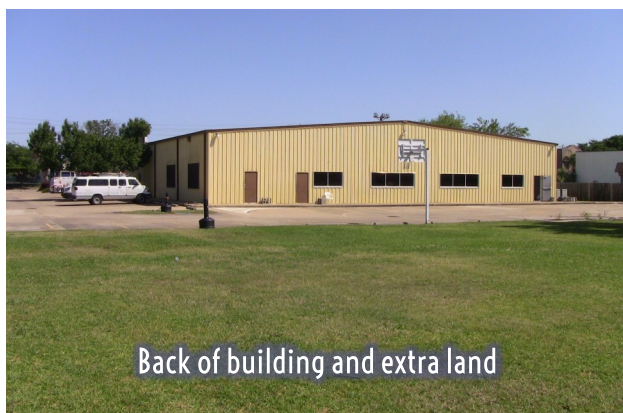
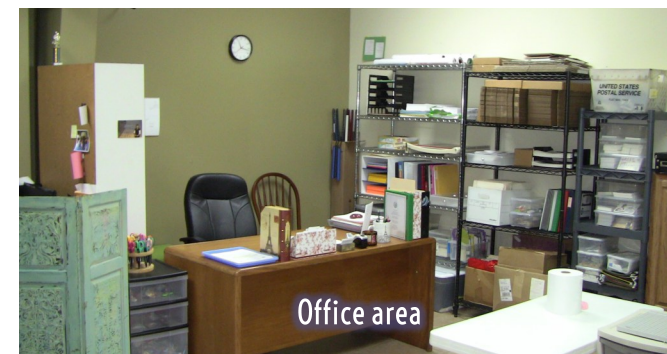
Lobby



Entry



Conference Room





Extra Entrance from Side Street



Extra Yard for Expansion



Extra Yard for Expansion



Storage Shed







## TRADE AREA REPORT AND ANALYSIS

### DEMOGRAPHICS | PASADENA, TEXAS 77505

POPULATION	21,316
AVERAGE HOUSEHOLD INCOME	\$115,021
HOUSING UNITS	8,236

#### TOP 5 EMPLOYMENT COUNT BY INDUSTRY

MANUFACTURING	1,739
EDUCATION	1,290
PROFESSIONAL, SCIENTIFIC AND TECHNICAL	1,226
HEALTH CARE AND SOCIAL ASSISTANCE	933
CONSTRUCTION	931

Demographic source: Realtor Property Resource

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## INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015



### 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

_____ Joel Hill Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ 555773 License No.	_____ joel@joelghill.com Email	_____ 832.444.3566 Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ 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](http://www.trec.texas.gov)

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