

For Sale

COMMERCIAL
LAND



FARID CHATUR

OMAR AHMAD

APEXREALTORS.COM

5444 WESTHEIMER RD. SUITE 1620,

(832) 685-2739

713-538-6645

@apexrealtors

Omar@apexrealtors.com

HOUSTON TX, 77056

Size: 4.12 AC

PRICE: Call broker

Positioned along Spencer Highway, one of Pasadena's primary commercial corridors, this fully cleared lot offers a prime opportunity for development in a high-demand area.

High Traffic & Visibility: Benefit from excellent exposure with strong daily traffic counts and prominent street frontage, making it ideal for businesses seeking maximum visibility.

Development-Ready Site: The property has been cleared, allowing for a smoother and more efficient build process for end users or investors.

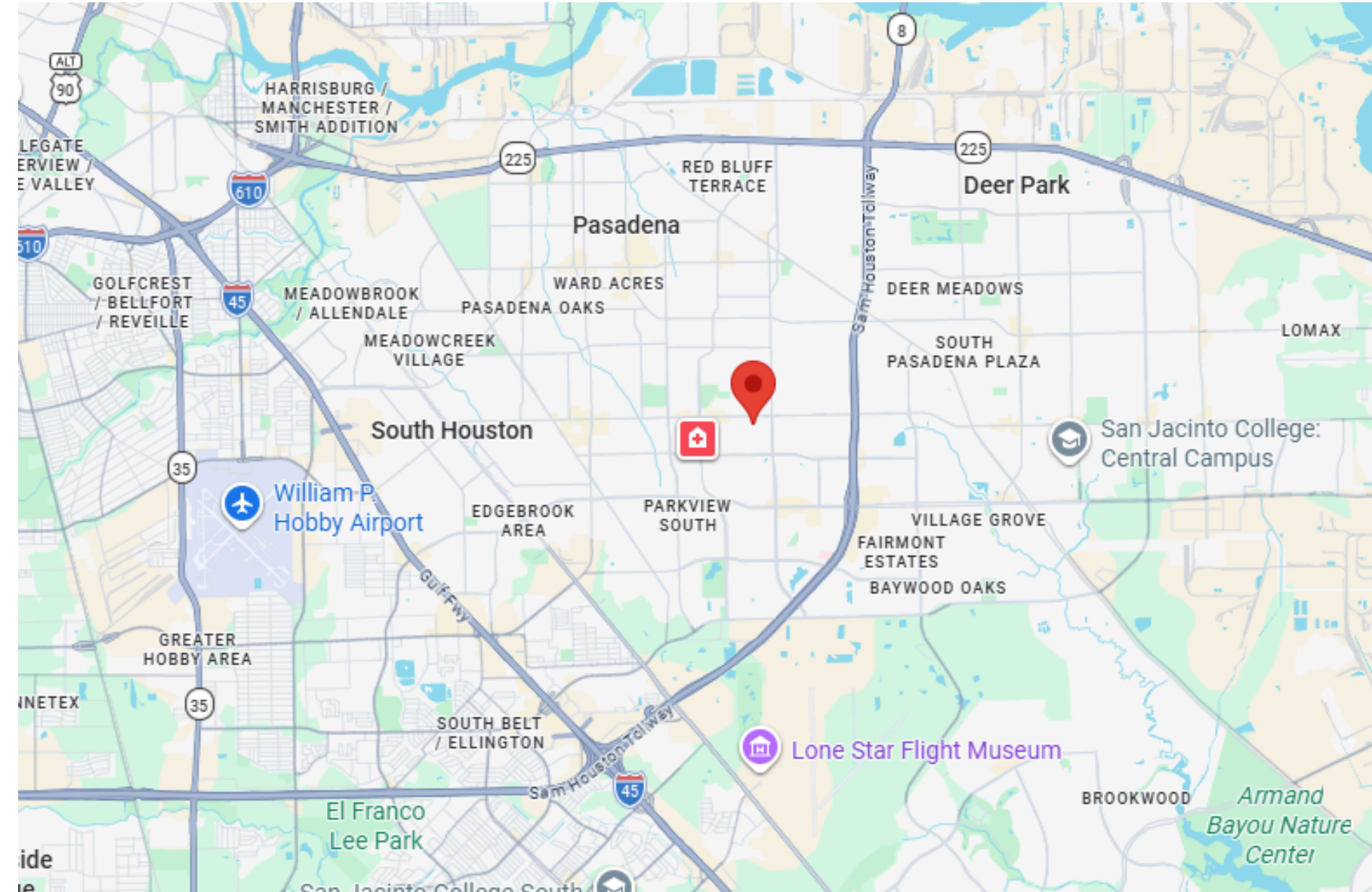
Zoned for Commercial Use: Suitable for a wide range of uses including retail, flex space, gas station, car wash, or service-oriented businesses (buyer to verify zoning with the City of Pasadena).

With substantial frontage and strong surrounding growth, this site presents a compelling investment opportunity for both owner-users and developers looking to capitalize on a thriving corridor.

TRAFFIC COUNTS

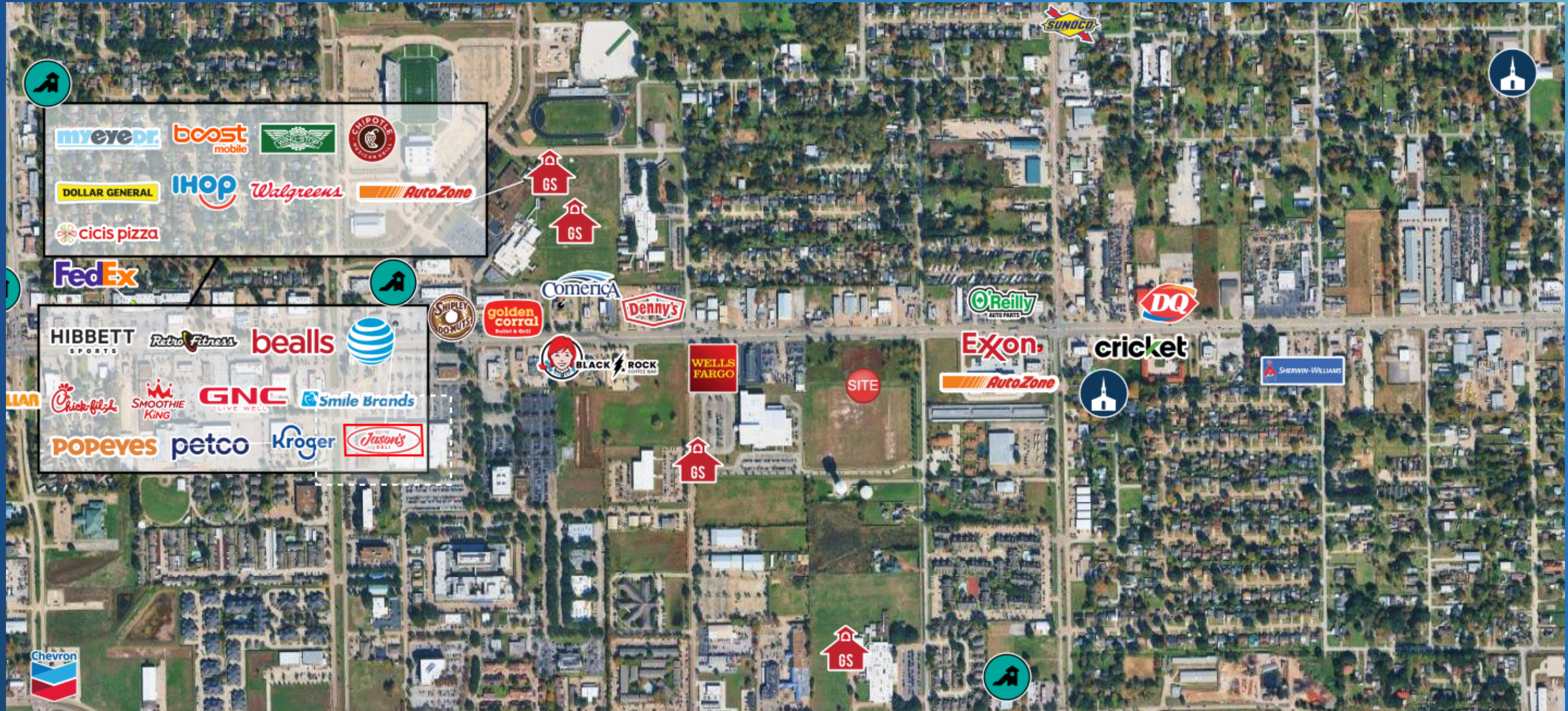
Spencer: 38,426 VPD

Tulip St: 929 VPD



DEMOGRAPHICS

| | 1 mile | 3 mile |
|---------------------------|----------|----------|
| Population | 14,979 | 142,686 |
| Median HH Income | \$76,391 | \$75,732 |
| Population Growth '24-'29 | ↑ 1.74% | ↑ 2.05% |



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