



LEASE • GROUND LEASE • OR PURCHASE

3750 *Red Bluff*

A ±4,000 SF building on ±0.5 acres at the prime Beltway 8 / Red Bluff Road intersection — former laundromat / office building, ideal for QSR, medical, or auto uses.

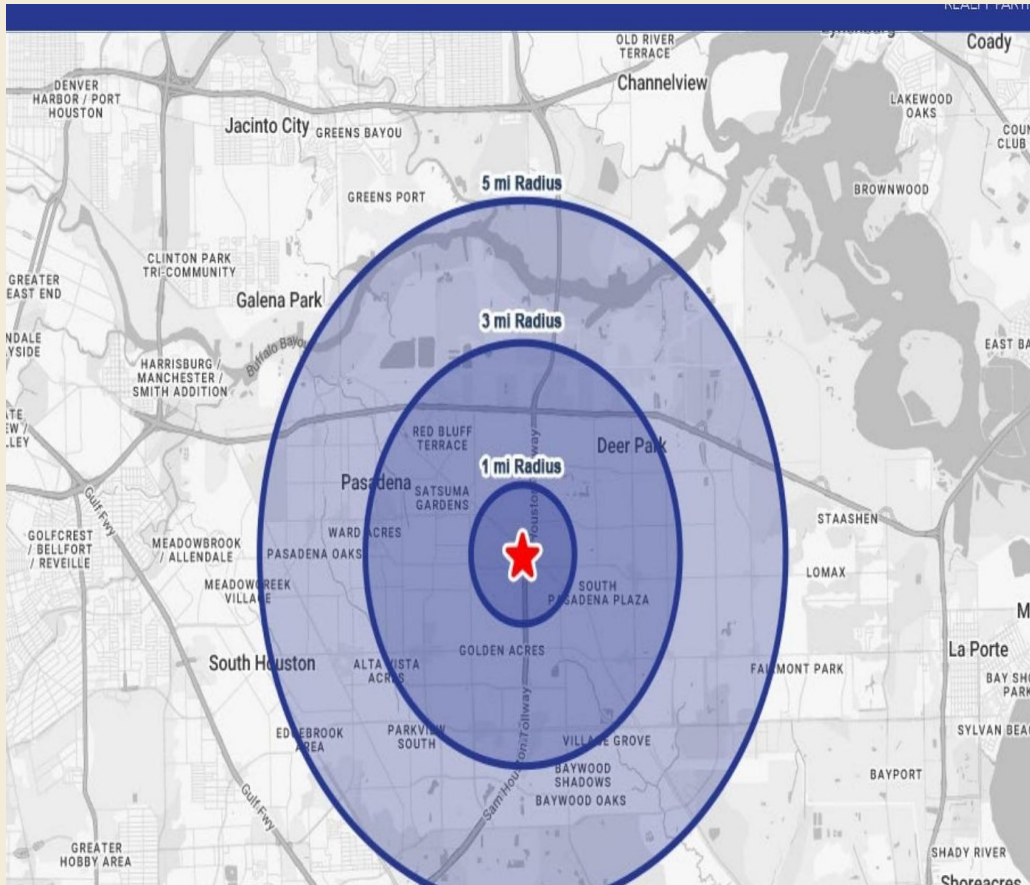
3750 RED BLUFF ROAD • PASADENA, TEXAS 77503

SF BUILDING	ACRE LAND	VPD SAM HOU	VPD RED BLUFF	POP (3-MI)
±4,000	±0.5	94,222	21,564	115K+

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SECTION • DEMOGRAPHICS

2025 *Demographics*

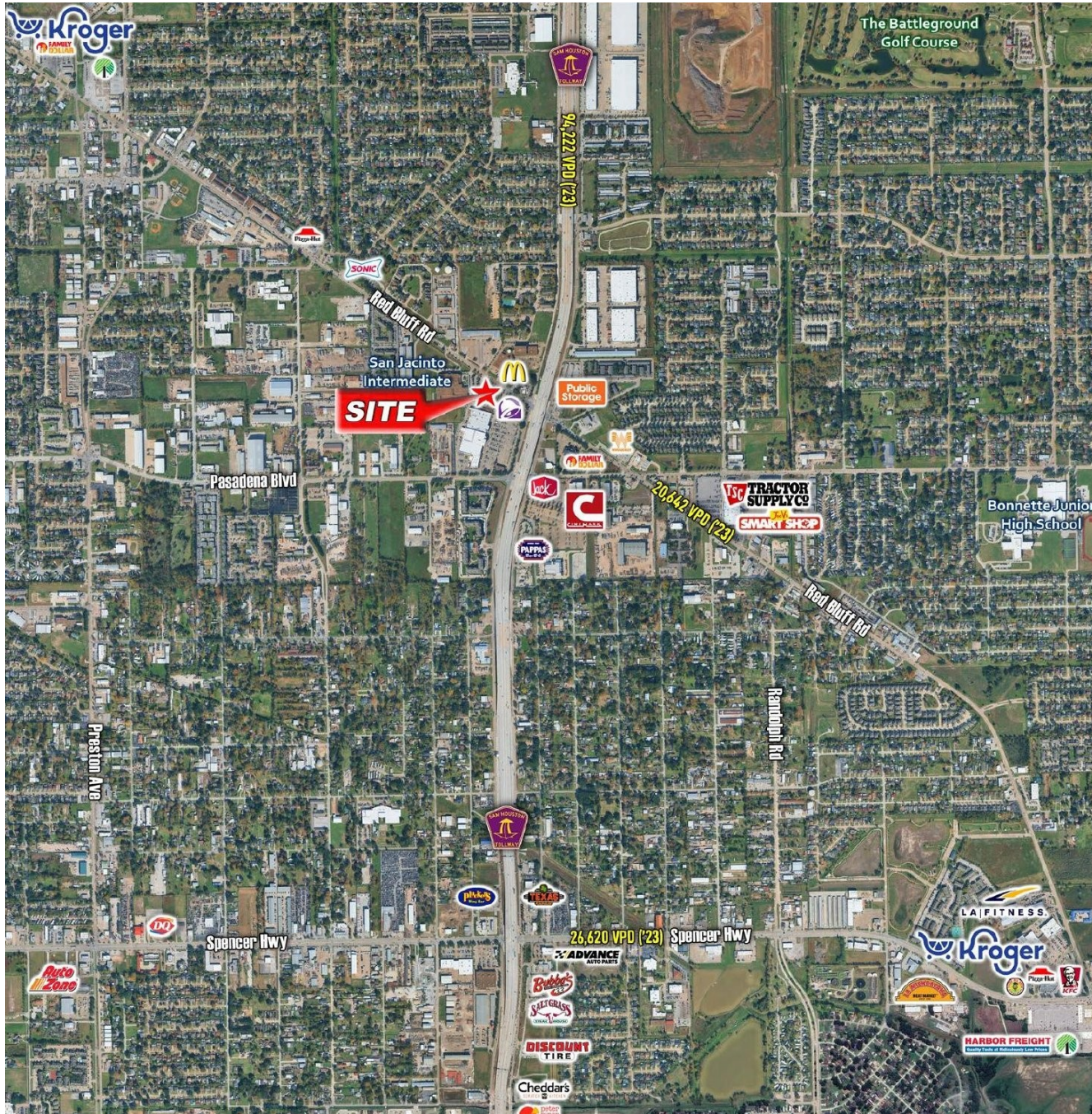


2025 DEMOGRAPHICS 3750 RED BLUFF			
RING	1 - MI	3 - MI	5 - MI
Population	14,309	115,904	215,513
Households	5,096	40,931	74,213
Avg HH Income	\$81,738	\$92,075	\$94,578
Daytime Empl.	—	—	—

5-MILE TRADE AREA

215,513
residents · \$94,578 avg HH income







SECTION · LEASING TEAM

Leasing *Team*

All leasing inquiries regarding 3750 Red Bluff are directed to the Shadowood Realty Partners advisory team.



Taki Dallis

PRINCIPAL

Twenty-plus years in commercial real estate finance and brokerage. Previously at Hewlett-Packard (66M SF global portfolio liaison) and Daikin Corporation (financial lead on their 4M SF North American headquarters). Has executed 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest, with major shopping center assignments including Palms Crossing, Acadiana Mall, Westgate Mall, and Southpark Mall. MBA Finance (Honors) — Texas A&M.

- D** 713.614.8116
- E** Taki@ShadowoodRP.com
- L** TX Broker · TREC #560896



Michael Moulton

VICE PRESIDENT

Started in commercial real estate in 2015 at Clay Albers Properties. Joined Weingarten Realty Investors in 2020 as a member of the Central Region leasing team overseeing ~4M SF. Joined Shadowood Realty Partners in 2023 as VP leading the Texas portfolio. Has executed 1M+ SF of lease transactions. Bachelor's degree — Texas Tech University.

- D** 281.687.7986
- E** michael.moulton@ShadowoodRP.com
- L** TX Salesperson · TREC #673249

TOUR THE PROPERTY

Tours of 3750 Red Bluff are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.