

FOR SALE | ±9.68 AC

206 N. PEREZ STREET PASADENA, TX 77587



BIDS DUE: NOVEMBER 18
[CLICK HERE FOR MORE INFORMATION](#)



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PROPERTY HIGHLIGHTS

206 N. PEREZ ST., PASADENA, TX 77587

FOR SALE



LOCATION

Located in the NWQ of Allen Genoa and Spencer Highway, between I-45 and Beltway 8.



PROPERTY INFORMATION

- ±9.679 Acres of Land
- Utilities Available
- Zoned to Pasadena ISD
- Excellent frontage and visibility from both Avenue A and N Perez
- Easy access to Spencer Hwy and S Allen Genoa
- Onsite detention required
- Located in partial 500-year floodplain



PRICE

- Contact Broker for pricing guidance
- Bids due by **November 18th at 2:00pm**
- Bid link : <https://pasadenaisd.ionwave.net>



DEMOGRAPHICS & MAJOR RETAILERS

206 N. PEREZ ST., PASADENA, TX 77587

FOR SALE



TRAFFIC COUNTS

- Spencer Hwy, Southeast of site – 28,430 VPD
- N Allen Genoa Rd, West of site – 16,560 VPD
- Shaver St, East of site – 22,091 VPD

MAJOR AREA RETAILERS



300K
CURRENT
POPULATION
WITHIN
5 MILES



102K
HOUSEHOLDS
WITHIN
5 MILES



\$76K
AVERAGE
HOUSEHOLD
INCOME
WITHIN
1 MILE

DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Total Population	20,070	153,333	300,084
Median Age	30.8	32.5	33.4
Average Household Income	\$76,352	\$76,009	\$80,555

TRADE OVERVIEW **AERIAL**

206 N. PEREZ ST., PASADENA, TX 77587

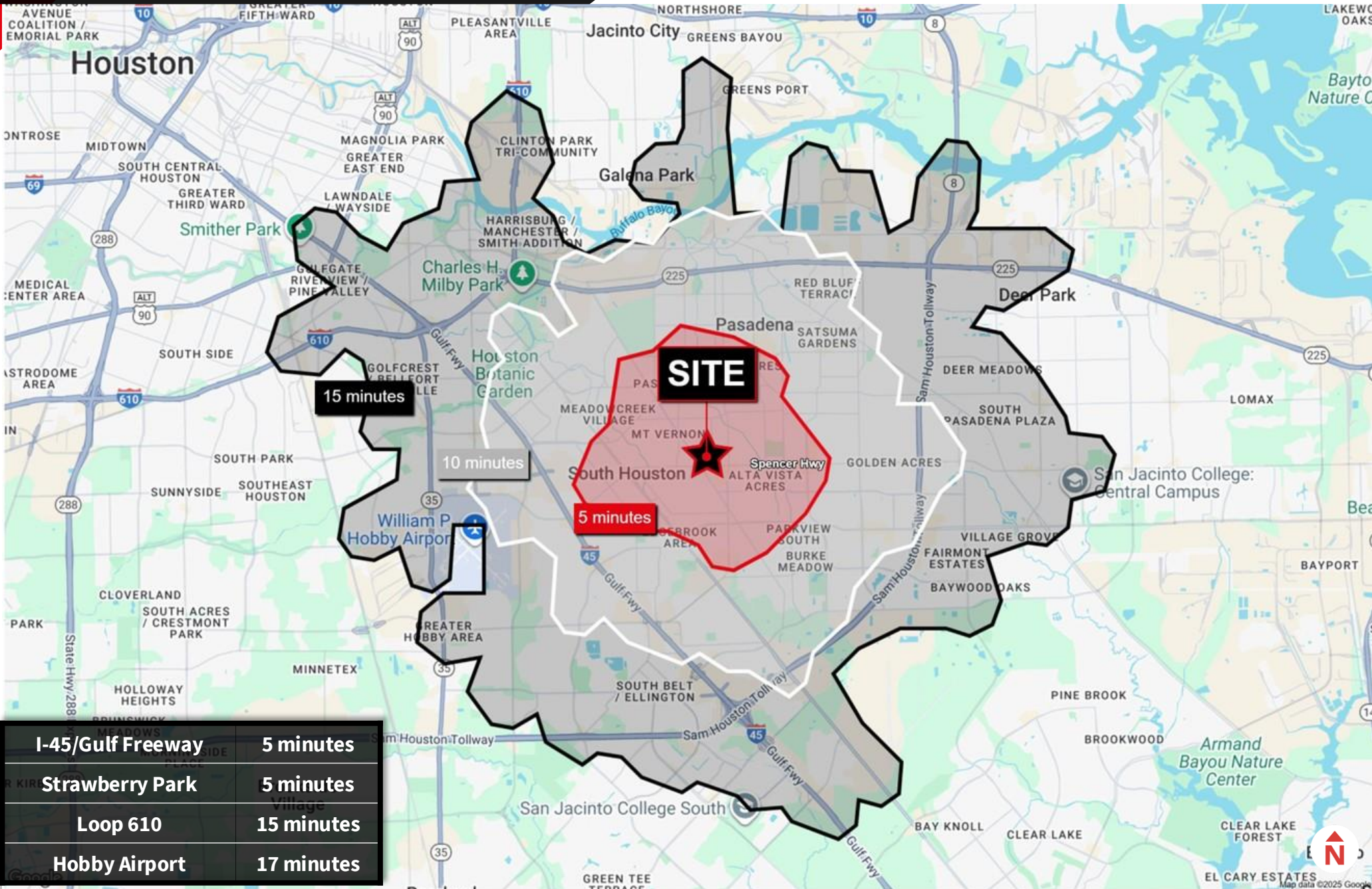
FOR SALE



DRIVE TIME MAP

206 N. PEREZ ST., PASADENA, TX 77587

FOR SALE



206 N. PEREZ ST., PASADENA, TX 77587

SURVEY
OF 9.679 ACRES (44,606
SQUARE FEET) BEING PART
OF LOTS 111, 112, AND 115,
SOUTH HOUSTON GARDENS
AS RECORDED IN VOLUME 2,
PAGE 59 OF THE MAP RE-
CORDS OF HARRIS COUNTY,
TEXAS



1. NO TITLE REPORT FURNISHED AT THE TIME OF THIS SURVEY. SUBJECT TO ANY EASEMENTS OF RECORD, WE SUGGEST A TITLE SEARCH.

2. TERN "C" CUT IN CONC BASE OF FLAG POLE ELEVATION 32.02 FEET. BASED ON CITY OF PASADENA BENCHMARK NO. B 19895 ADJUSTMENT.

15850

1. TIES
 2. WARM POLY
 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837.

I, J. GARLYN RABINOWITZ, DO HEREBY CERTIFY THIS PLAN REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION ON THE GROUND 07/26/98 IN ACCORDANCE WITH THE INFORMATION PROVIDED ME, AND REPRESENTS THE FACTS AS SHOWN AT THE TIME OF THIS SURVEY. THERE ARE NO KNOWN ENCRUMBMENTS EXCEPT AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 18th DAY OF AUGUST, 1986


J. GARLYN RUMBAUGH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS # 4722



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| | | | | | |
| | | | | | |
| DATE | DESCRIPTION | | | | |
| | SMITH ELEMENTARY SCHOOL | | | | |
| | 206 PEREZ ROAD | | | | |
| | PASADENA, TEXAS | | | | |
| IC: 80508 | PROJECT NO: | | | | SHEET |

BY: WMA SCALE: 1"=40'
 RD BY: JGR DATE: AUGUST, 1999 OF

**FOSTER - RAINWATER
 AND ASSOCIATES
 SURVEYING**

3000 FEDERAL STREET
 FARMERS, TEXAS 77446
 713-441-0070 FAX 713-441-0041



FLOODPLAIN MAP

206 N. PEREZ ST., PASADENA, TX 77587

FOR SALE



Thank you

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