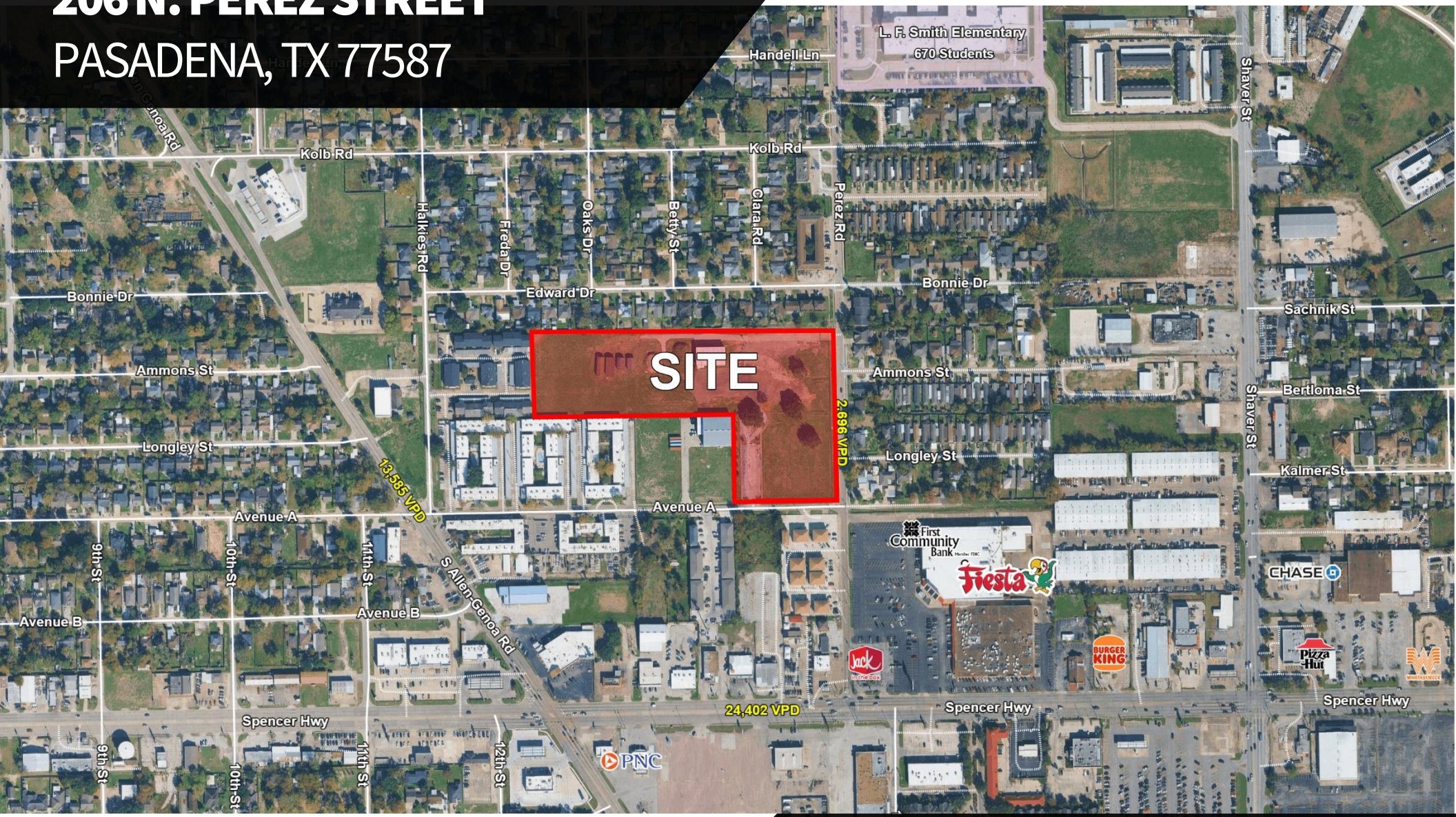
FOR SALE | ±9.68 AC

206 N. PEREZ STREET

PASADENA, TX 77587



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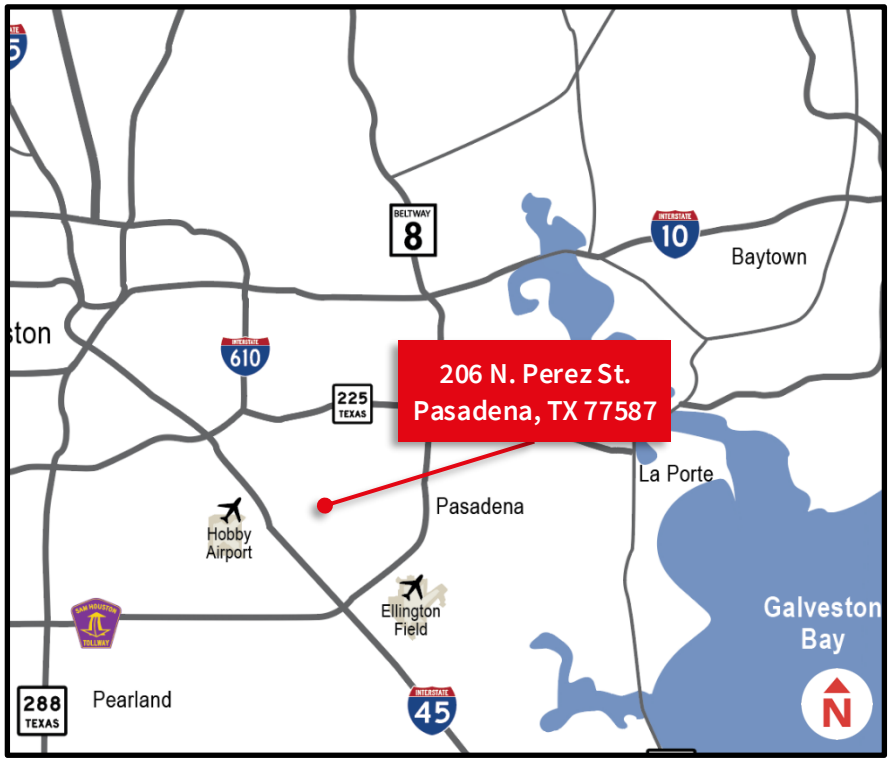
PROPERTY HIGHLIGHTS

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
- 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

Kroger

Fiesta

Walgreens

Aaron's

RAC Rent-A-Center

Family Dollar

Dollar Tree

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

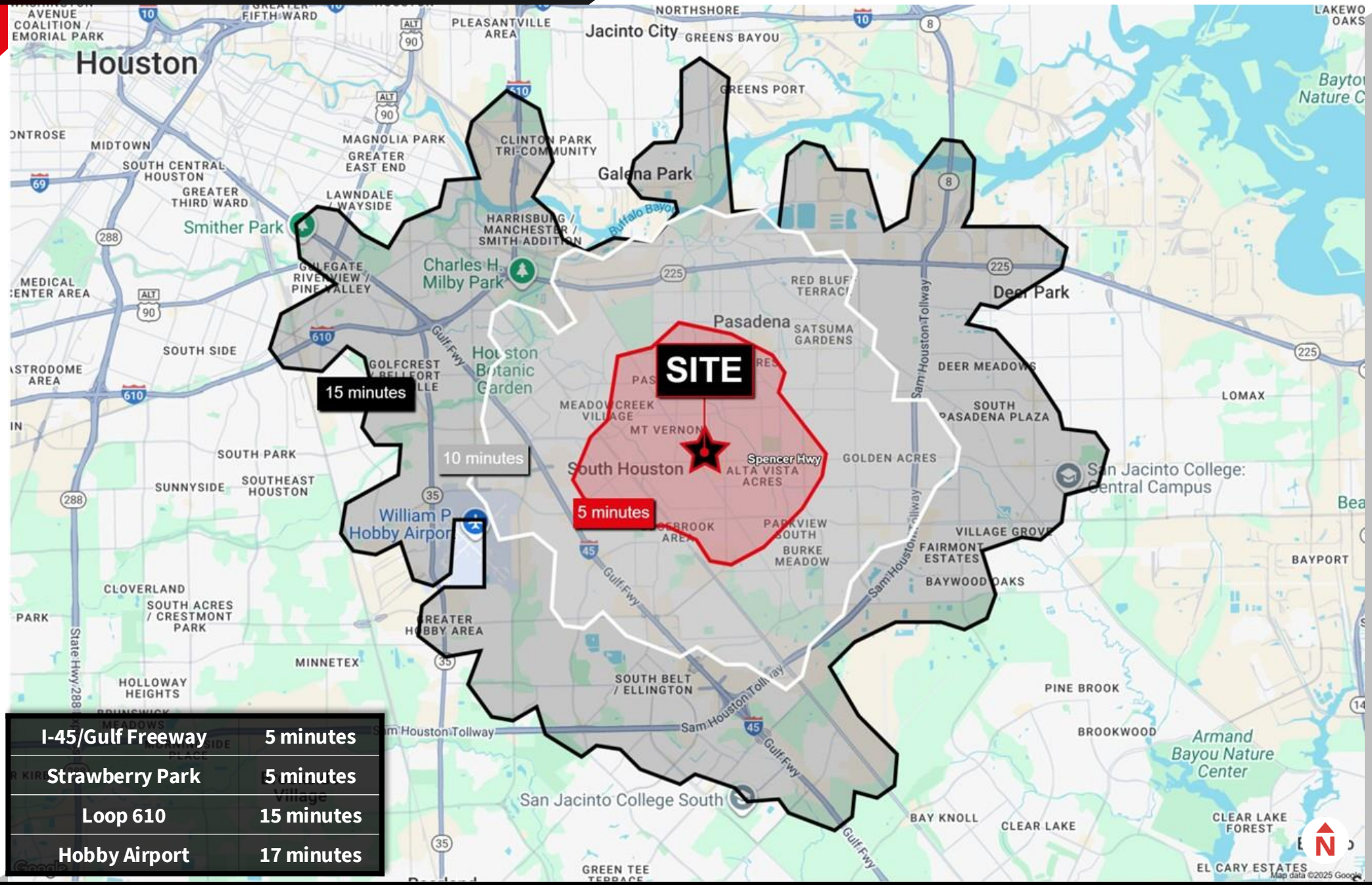
FOR SALE



DRIVE TIME MAP

206 N. PEREZ ST., PASADENA, TX 77587

FOR SALE

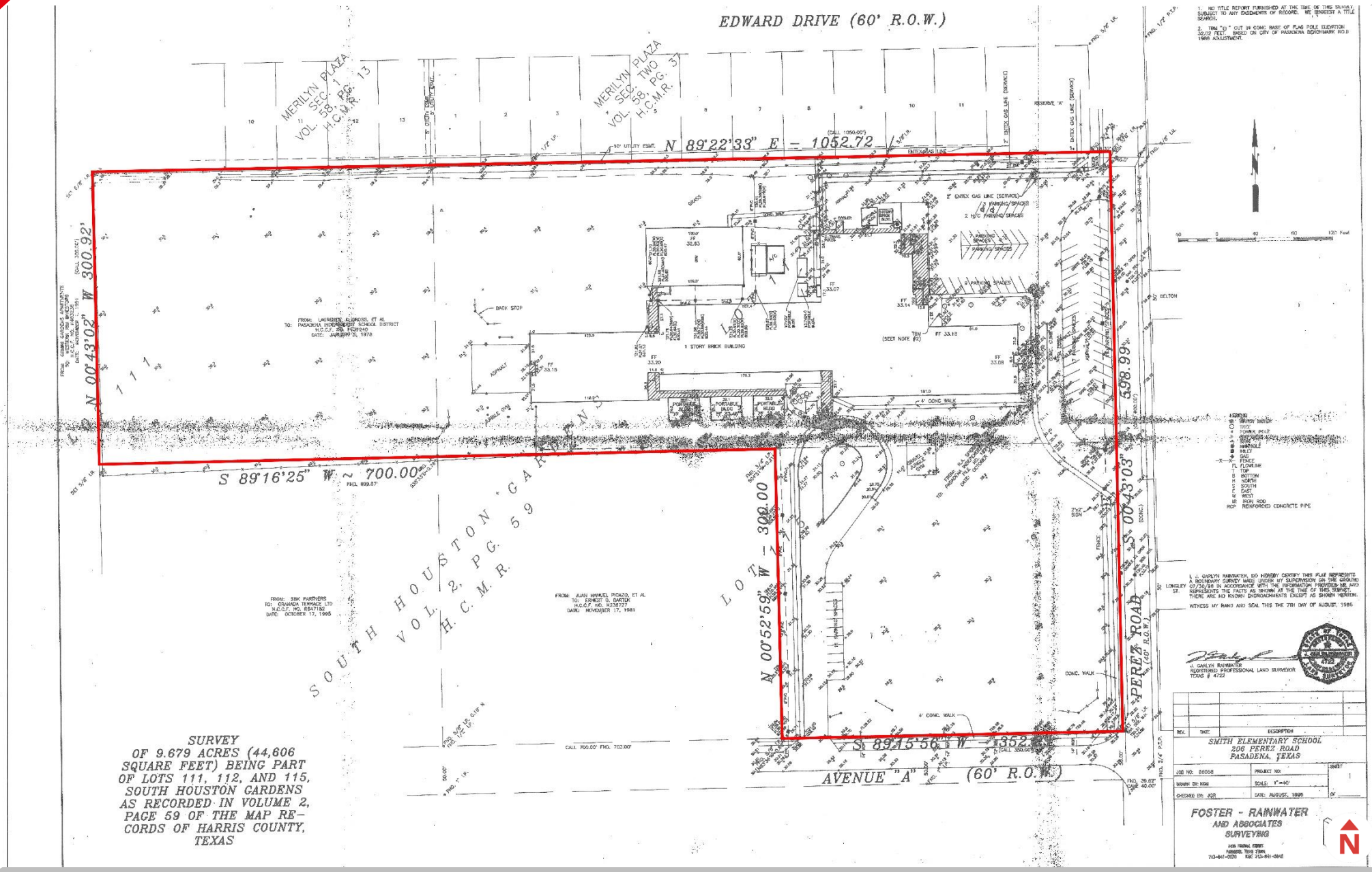


I-45/Gulf Freeway	5 minutes
Strawberry Park	5 minutes
Loop 610	15 minutes
Hobby Airport	17 minutes

SURVEY

206 N. PEREZ ST., PASADENA, TX 77587

FOR SALE



FLOODPLAIN MAP

206 N. PEREZ ST., PASADENA, TX 77587

FOR SALE



Thank you

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