

# CORNER LOT FOR SALE

2504 Shaver Street, Pasadena, TX 77502



## BELVOIR

REAL ESTATE GROUP, LLC

### EXECUTIVE SUMMARY

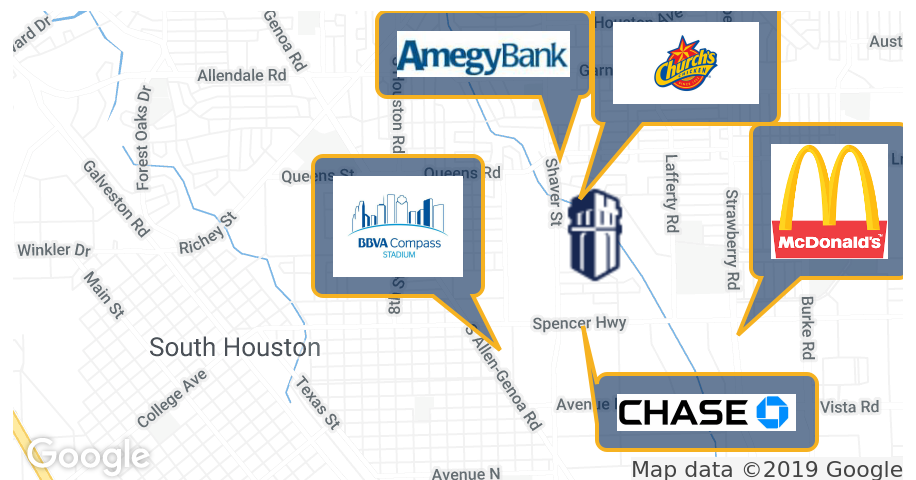


#### PROPERTY HIGHLIGHTS

- Price: \$565,000
- Building Area: 5,914 SF
- Lot Size: 0.41 Acres
- Includes Grand-Fathered Size Pylon Sign
- Population: 295,000 in 5 Mile Radius
- Over 94,000 Households in 5 Mile Radius
- Total Traffic Volume: 41,000 VPD

#### PROPERTY OVERVIEW

Landlord is open to Sale / Leaseback. Perfect Location for Retail Business, Located in Well Established Market, Minimal Landlord Responsibility, Attractive Market for Retail Sales Growth.



For More Information Please Contact:

**Sean Harman**  
713.332.8213  
seanh@belvoir.net

**Kyle Fischer**  
713.332.8215  
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, L.L.C. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# CORNER LOT FOR SALE

2504 Shaver Street, Pasadena, TX 77502



## BELVOIR

REAL ESTATE GROUP, LLC

ADDITIONAL PHOTOS



2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$149,412</b>	<b>\$1,099,313</b>	<b>\$2,161,843</b>
<b>Total Apparel</b>	<b>\$11,220</b>	<b>\$80,259</b>	<b>\$154,863</b>
Women's Apparel	3,938	28,521	55,803
Men's Apparel	2,178	15,869	30,955
Girl's Apparel	1,115	7,719	14,512
Boy's Apparel	775	5,303	10,019
Infant Apparel	616	4,353	8,389
Footwear	2,599	18,495	35,185
<b>Total Entertainment &amp; Hobbies</b>	<b>\$10,765</b>	<b>\$79,410</b>	<b>\$157,923</b>
Entertainment	2,188	15,046	28,693
Audio & Visual Equipment/Service	5,576	41,775	83,662
Reading Materials	164	1,523	3,458
Pets, Toys, & Hobbies	2,838	21,066	42,110
Personal Items	9,090	68,743	137,700
<b>Total Food and Alcohol</b>	<b>\$45,255</b>	<b>\$331,811</b>	<b>\$646,986</b>
Food At Home	26,915	195,799	376,357
Food Away From Home	15,787	116,967	233,184
Alcoholic Beverages	2,553	19,045	37,445
<b>Total Household</b>	<b>\$17,913</b>	<b>\$134,515</b>	<b>\$271,318</b>
House Maintenance & Repair	3,476	26,146	50,647
Household Equip & Furnishings	7,555	56,491	114,831
Household Operations	5,606	42,012	84,791
Housing Costs	1,277	9,866	21,049

For More Information Please Contact:

**Sean Harman**  
713.332.8213  
seanh@belvoir.net

**Kyle Fischer**  
713.332.8215  
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# DEMOGRAPHICS

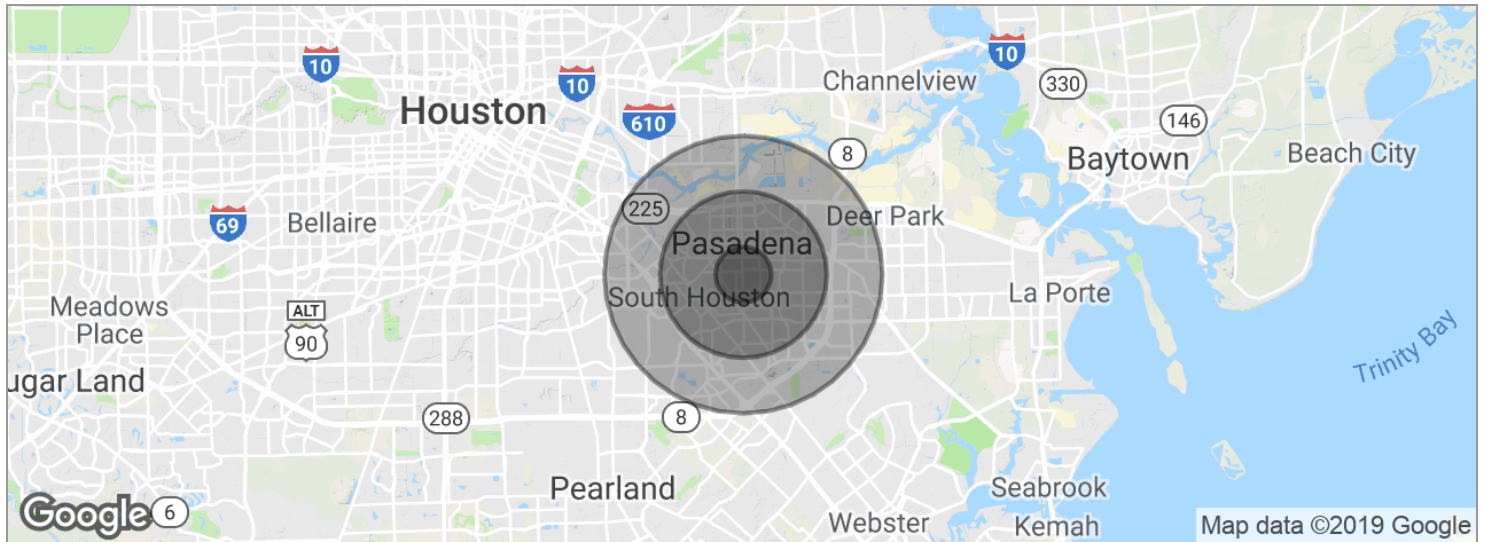
2504 Shaver Street, Pasadena, TX 77502



## BELVOIR

REAL ESTATE GROUP, LLC

### DEMOGRAPHICS



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	20,404	149,034	295,475
Median age	28.2	29.4	29.6
Median age (Male)	28.0	28.9	29.1
Median age (Female)	28.6	30.1	30.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	6,179	46,327	94,208
# of persons per HH	3.3	3.2	3.1
Average HH income	\$44,110	\$47,110	\$49,294
Average house value	\$97,565	\$96,592	\$101,313

\* Demographic data derived from 2010 US Census

For More Information Please Contact:

**Sean Harman**  
713.332.8213  
seanh@belvoir.net

**Kyle Fischer**  
713.332.8215  
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# LOCATION MAPS

2504 Shaver Street, Pasadena, TX 77502



## BELVOIR

REAL ESTATE GROUP, LLC



For More Information Please Contact:

**Sean Harman**  
713.332.8213  
seanh@belvoir.net

**Kyle Fischer**  
713.332.8215  
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.