

THE MARKET AT CRENSHAW 6 ACRE LAND TRACT

PASADENA, TX



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 **TRANSWESTERN**[®]
RETAIL

PROPERTY INFORMATION

- › ± 5.2 AC For Sale
- › Ideal for Multi-Family, Hotel, Medical, Industrial and Senior Living
- › Beltway 8, Between Fairmont & Crenshaw
- › Adjacent to Pasadena's Main Retail Corridor
- › Minutes Away from Ellington Field and NASA
- › Strong presence of Clinics, Hospitals, Outpatient Care Facilities, Industrial and Multi-Family in the Immediate Area



POPULATION

1 Mile	3 Miles	5 Miles
6,489	77,068	291,112



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
9,249	112,502	317,625



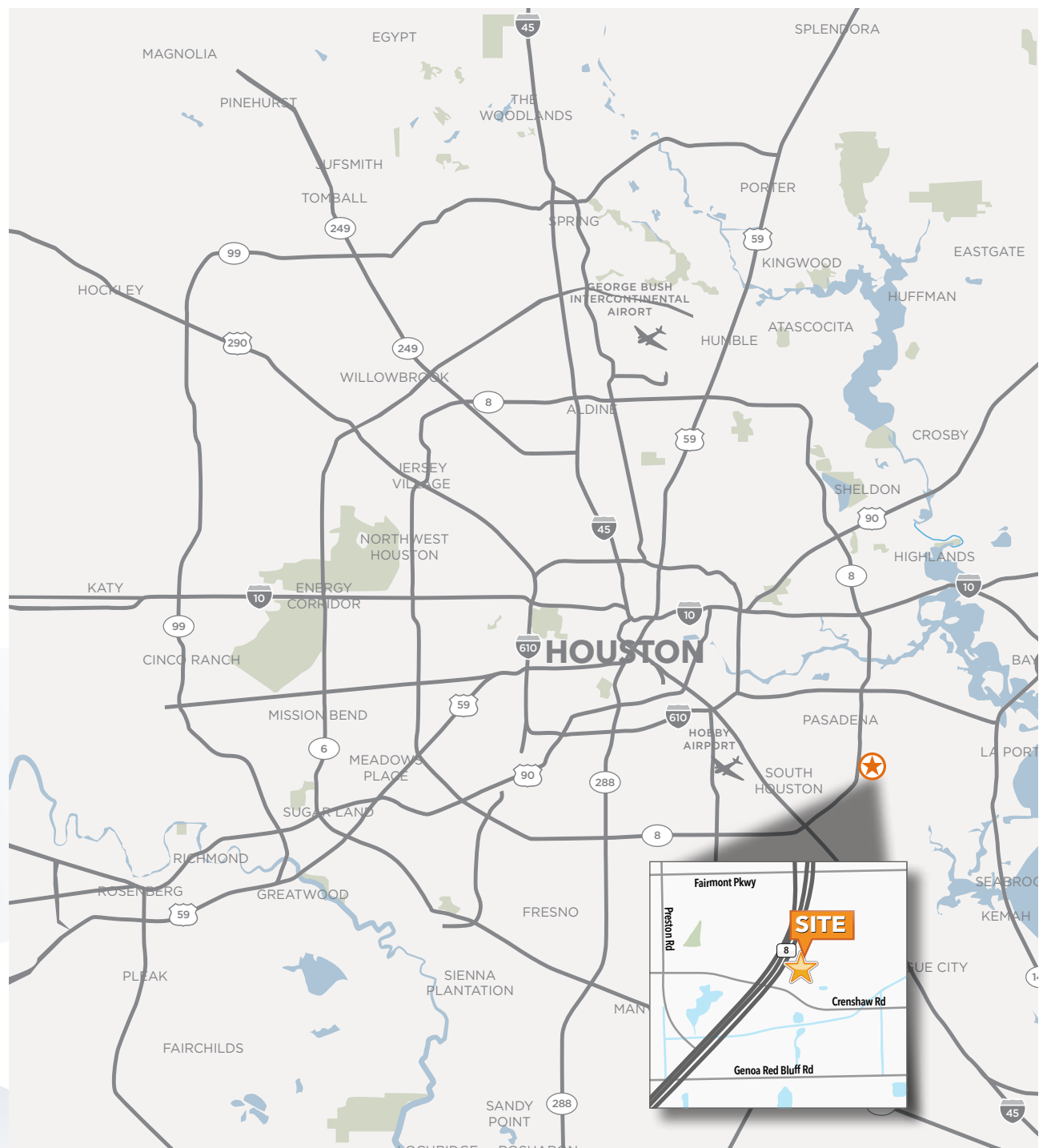
AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$89,595	\$65,736	\$68,206



TRAFFIC COUNTS

Beltway 8 North of Crenshaw	130,614 CPD
Beltway 8 South of Crenshaw	130,614 CPD
Crenshaw West of Beltway 8	11,186 CPD
Crenshaw East of Beltway 8	10,716 CPD



 AVAILABLE

**AVAILABLE
FOR SALE 5.2 ACRES**

37.08 ACRES

T. Walter Brashier
Called 37.0773 Acre Tract
H.C.C.F. No. W626430



CRENSHAW FLEX BUILDING . PASADENA, TX

SCHEME A - 11/07/17

MB174059

CRENSHAW FLEX BUILDING

BUILDING SQUARE FOOTAGES

BUILDING 1: 46,800 S.F.
 BUILDING 2: 20,000 S.F.

CoP PARKING CALCULATIONS

OFFICE/WAREHOUSE COMBINATION
 MINIMUM (3) SPACES PER THE FIRST 1,000 SF AND ONE (1) ADDITIONAL SPACE PER EACH ADDITIONAL 200 SF UP TO 20,000 SF. ABOVE 20,000SF - 2 SPACES PER EACH ADDITIONAL 1,000 SF OF G.F.A. OR FRACTION THEREOF, PLUS 1 PER EACH 2,000 SF OF WAREHOUSE

OFFICE (B) - 57,000SF
 RATIO: 3 SPACE / 1000 SQFT + 2 PER 1,000 SQFT REMAINING
 CALC: $3 + (2 \times 56,000 \text{ SQ FT} / 1000) = 115$

INDUSTRIAL (S) - 9,800 SF
 RATIO: 1 SPACE / 2000 SQFT
 CALC: $(9,800 \text{ SQ FT} / 2000) = 5$

TOTAL PARKING SPACES
 REQUIRED: 120
 PROVIDED: 124

PARKING STRIPING TO BE WHITE

MIN DIMENSION
 8.5'X18' AT 90D - 25' WIDE DRIVE AISLE

PER IBC 1106.1 ACCESSIBLE SPACES REQUIRED FOR 101-150 = 5 SPACES

TOTAL ACCESSIBLE SPACES PROVIDED = 4 SPACES

CoP LANDSCAPE CALS AND REQUIREMENTS

PROVIDE (1) ISLAND FOR EVERY 10 PARKING STALLS

TOTAL PARKING SPACES PROVIDE = 80
 TOTAL PARKING ISLANDS PROVIDED = 18
 EACH SHALL CONTAIN (1) TREE OR SHRUB AT LEAST 4' TALL

LANDSCAPE AREA 5' WIDE SHALL BE REQUIRED ALONG THE FRONT PROPERTY LINE AND ALONG THE SIDE PROPERTY LINE TO THE BUILDING SETBACK OR BUILDING, WHICHEVER DISTANCE IS GREATER

LANDSCAPE AREAS BETWEEN BETWEEN THE FRONT PROPERTY LINE AND THE PARKING AREAS SHALL PROVIDE 3' OPAQUE SCREEN WITH (2) 2 YEARS OF PLANTING

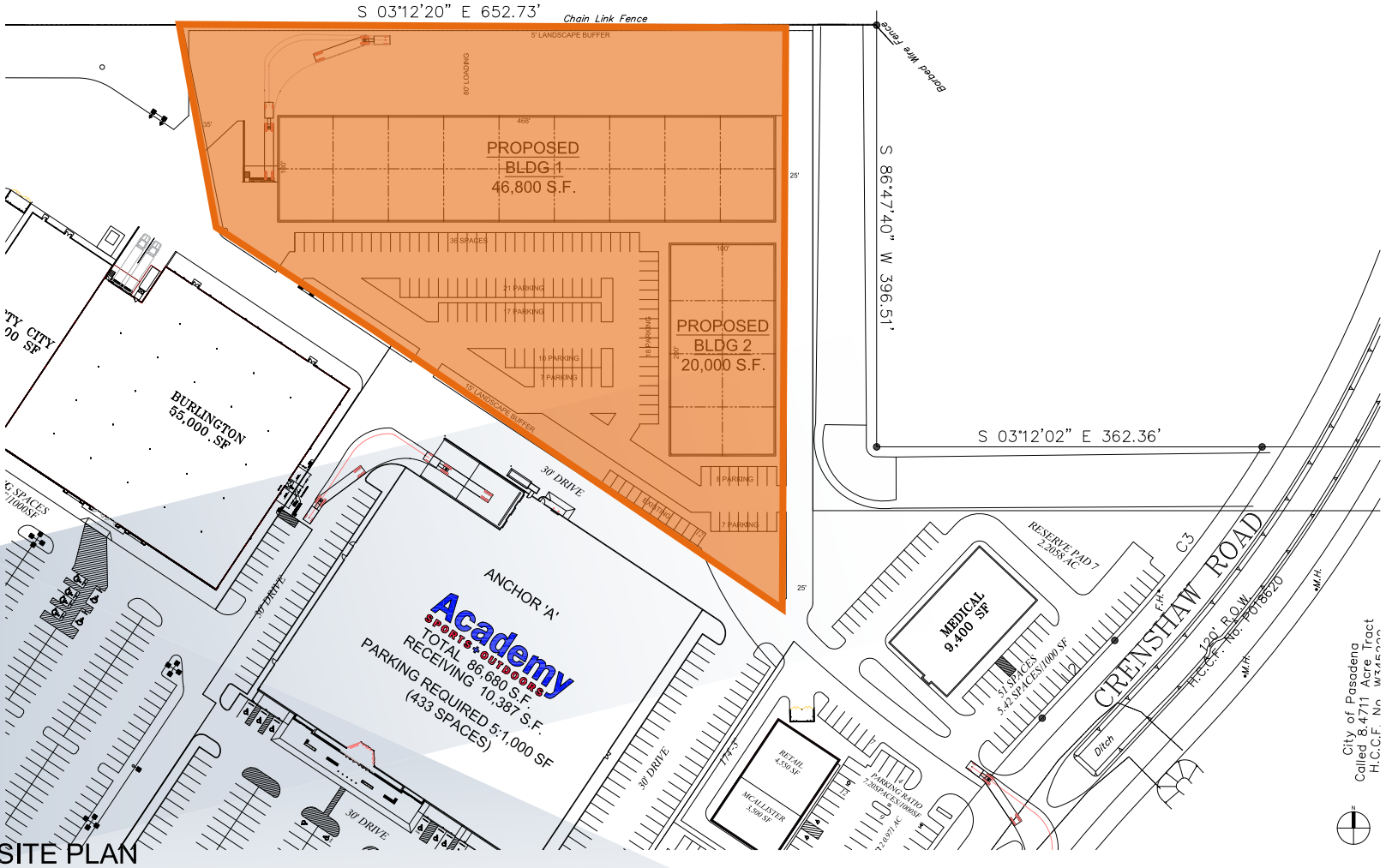
ON SITES NOT ABUTTING MAJOR THOROUGHFARES, THERE SHALL BE AT LEAST (1) TREE OF 2 INCH CALIPER FOR EVERY 40 LINEAR FEET OF FRONT AND SIDE PROPERTY - TREES SHALL NOT BE PLANTED WITHIN ANY PUBLIC RIGHT OF WAY OR UTILITY EASEMENT

NOT LANDSCAPING SHALL EXCEED 3' IN HEIGHT WITHIN A 10' RADIUS OF ANY DRIVEWAY

BASED ON PRELIMINARY INFORMATION PROVIDED BY THE OWNER - SUBJECT TO CHANGE



2118 LAMAR ST. SUITE 200
 HOUSTON, TEXAS 77003
 (713) 842 - 7500



SITE PLAN

NOT TO SCALE

CRENSHAW FLEX BUILDING

BUILDING SQUARE FOOTAGES

BUILDING 1: 51,198 S.F.

CoP PARKING CALCULATIONS

OFFICE/WAREHOUSE COMBINATION
 MINIMUM (3) SPACES PER THE FIRST 1,000 SF AND ONE (1) ADDITIONAL SPACE PER EACH ADDITIONAL 200 SF UP TO 20,000 SF, ABOVE 20,000SF - 2 SPACES PER EACH ADDITIONAL 1,000 SF OF G.F.A. OR FRACTION THEREOF. PLUS 1 PER EACH 2,000 SF OF WAREHOUSE

OFFICE (B) - 40,000 SF
 RATIO: 3 SPACE / 1000 SQFT + 2 PER 1,000 SQFT
 REMAINING
 CALC: $3 + (2 \times 39,000 \text{ SQ FT} / 1000) = 81$

INDUSTRIAL (S) - 9,000 SF
 RATIO: 1 SPACE / 2000 SQFT
 CALC: $(11,198 \text{ SQ FT} / 2000) = 6$

TOTAL PARKING SPACES
 REQUIRED: 87
 PROVIDED: 169

PARKING STRIPING TO BE WHITE

MIN DIMENSION
 8.5'X18' AT 90D - 25' WIDE DRIVE AISLE

PER IBC 1106.1 ACCESSIBLE SPACES REQUIRED FOR 101-150 = 5 SPACES

TOTAL ACCESSIBLE SPACES PROVIDED = 4 SPACES

CoP LANDSCAPE CALS AND REQUIREMENTS

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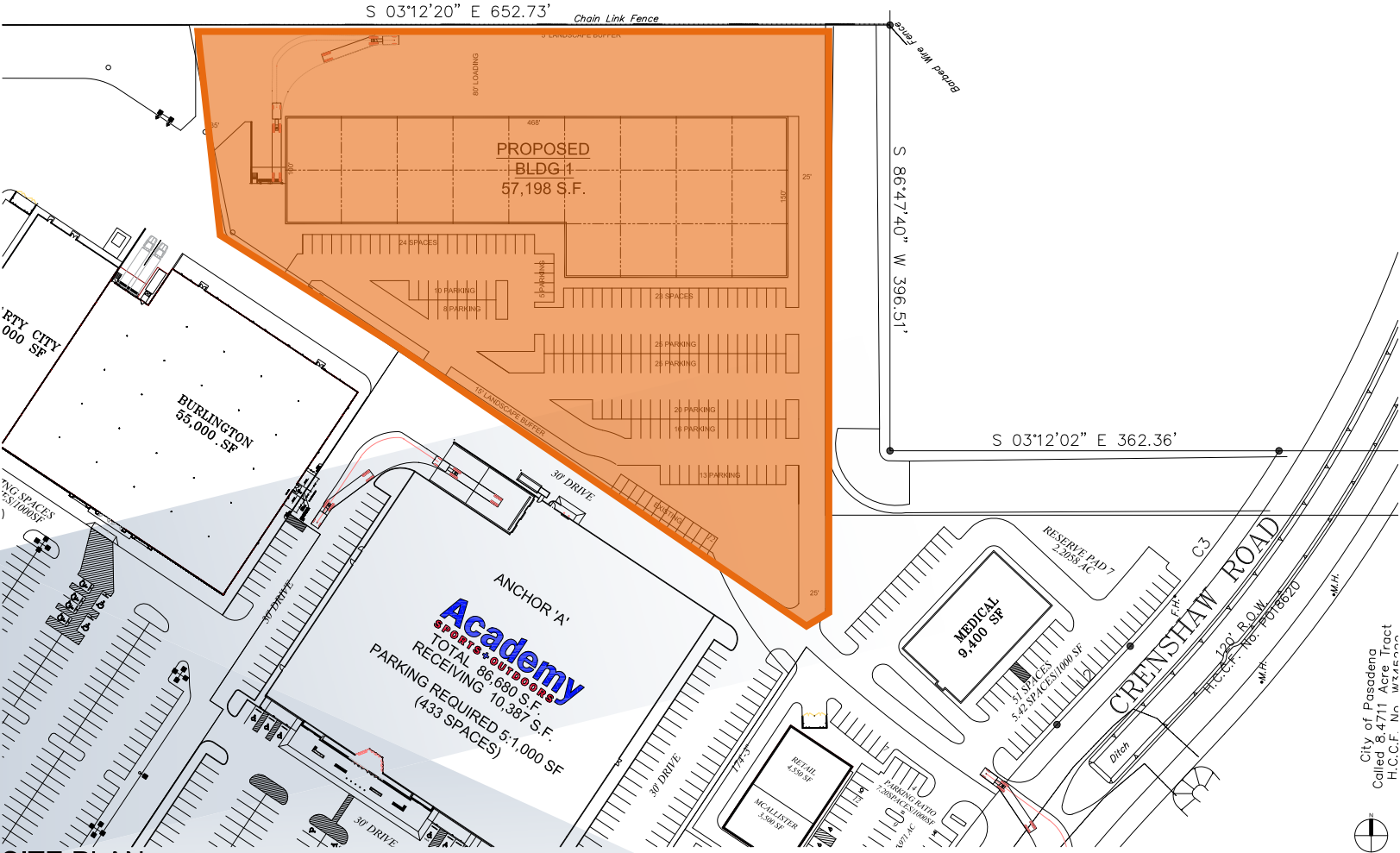
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NOT TO SCALE

SITE PLAN



Great Clips

Burgerim

THE SIMPLE GREEK

Medical Office

CRENSHAW GRAND
SPARTAN HOMES
264 Class A Units

HAWTHORNE
AT CRENSHAW
294 Class A Units

Kelsey Seybold Clinic
Your Doctors for Life

Hampton Inn

Residence Inn
Marriott

Integrity BANK

JANNY TAMALE
RESTAURANT

10,716 CPD



CRENSHAW RD

Academy
SPORTS+OUTDOORS

POPEYES
CHICKEN & BISCUITS

NOTHING BUTT CAKES

Olive Garden
ITALIAN KITCHEN

+/- 5.2 Acres
For Sale

Burlington

Party City

Tuesday Morning

James Avery

JOYFUL
GYM

MY SALON
Suite

Texan Nails

lash
STUDIO

MUSIC@ARTS

TUNE UP
THE MANY SALON

MOD PIZZA

metroPCS
xfinity

Freddy's
STEAKBURGERS

8

130,614 CPD

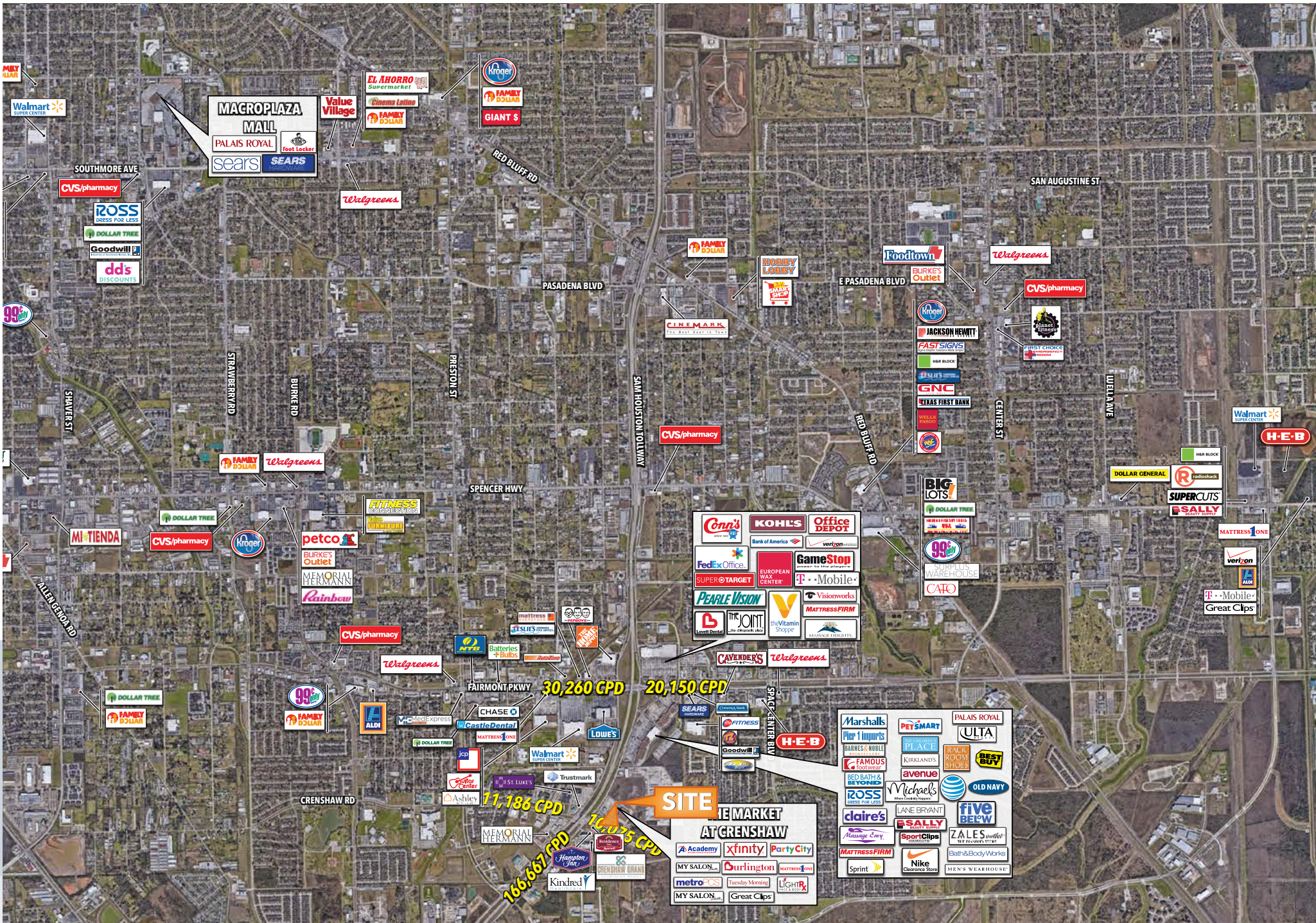
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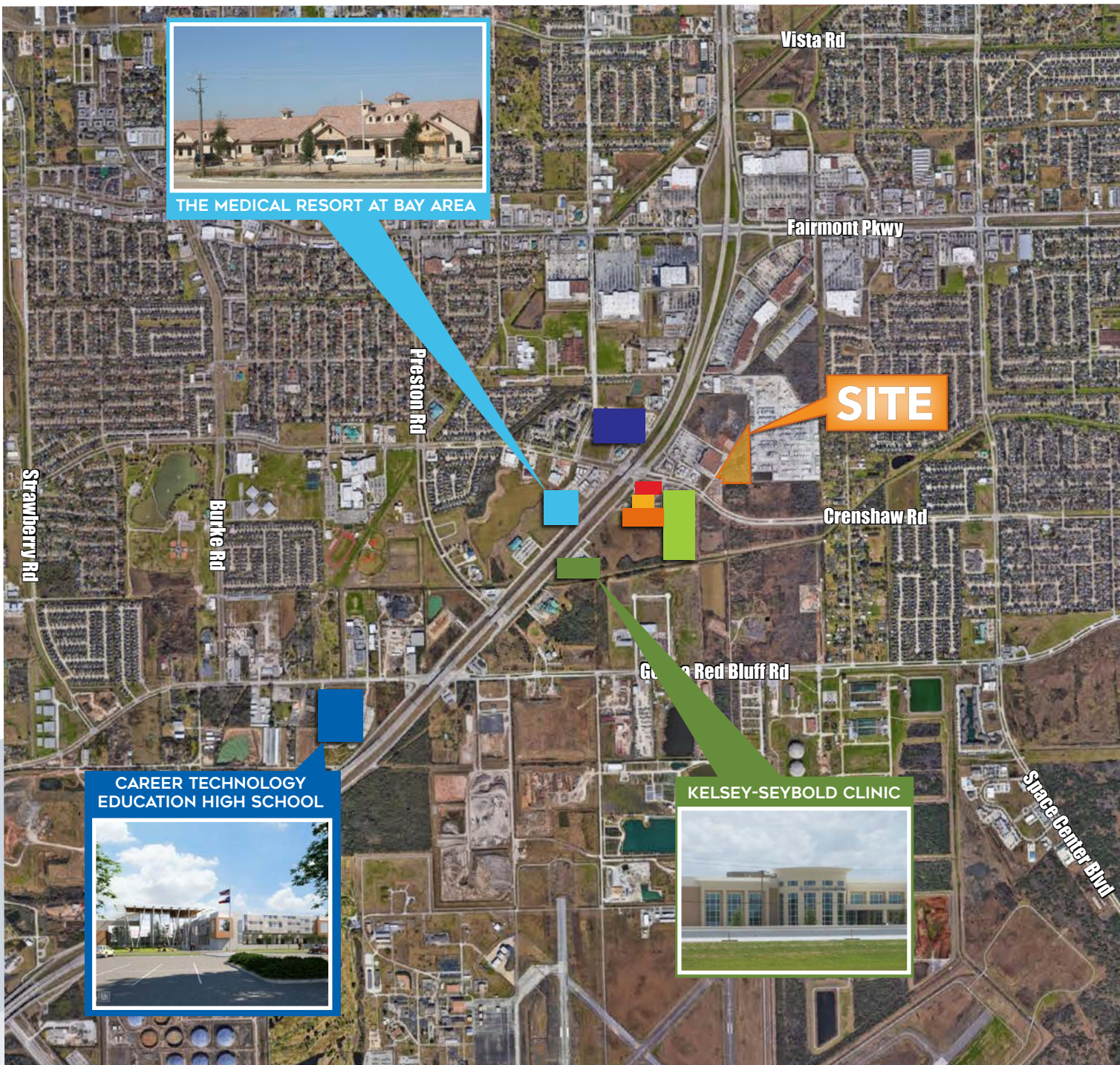
manchie's
pasta

NAM
NOODLES AND MORE

MATTRESS ONE







THE MEDICAL RESORT AT BAY AREA

SITE

CAREER TECHNOLOGY EDUCATION HIGH SCHOOL



KELSEY-SEYBOLD CLINIC



- KELSEY SEYBOLD CLINIC**
 36,000 SF facility employing over 60
- KINDRED HOSPITAL**
 74 bed acute care facility with 81 employees
- HAMPTON INN HOTEL**
 90 room hotel
- MEDICAL RESORT AT BAY AREA**
 56,000 SF skilled nursing facility with over 200 employees
- ST. LUKE'S PATIENT HOSPITAL**
 61 bed general medical and surgical hospital employs over 100 nurses and doctors and had over 60,000 patients in 2014
- PISD CAREER TECHNICAL HIGH SCHOOL**
 1,500 –1,700 students
- RESIDENCE INN BY MARRIOTT**
 90 room hotel
- CRENSHAW GRAND APARTMENTS**
 264 Class A Units

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the

buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date