

# PASADENA TOWN CENTER

SEC OF PASADENA BLVD. & SOUTHMORE AVE. | PASADENA, TEXAS



**NOW PRE-LEASING 11,000 SF MULTI-TENANT BUILDING ADJACENT TO ROSS**

A photograph of a Ross Dress for Less storefront. The building is white with blue accents. The 'ROSS' logo is large and blue, with 'DRESS FOR LESS' in smaller blue letters below it. The entrance has large glass windows and doors. A silver pickup truck is parked in front of the building.

**ROSS**  
**DRESS FOR LESS**

## Pasadena Town Center

SEC OF PASADENA BLVD. & SOUTHMORE AVE. | PASADENA, TEXAS

FUTURE RETAIL — NOW PRE-LEASING  
**11,000 SF MULTI-TENANT BUILDING** ADJACENT TO ROSS

ANCHORED BY  
**ROSS, DDS, DOLLAR TREE, MELROSE APPAREL, AND GOODWILL**



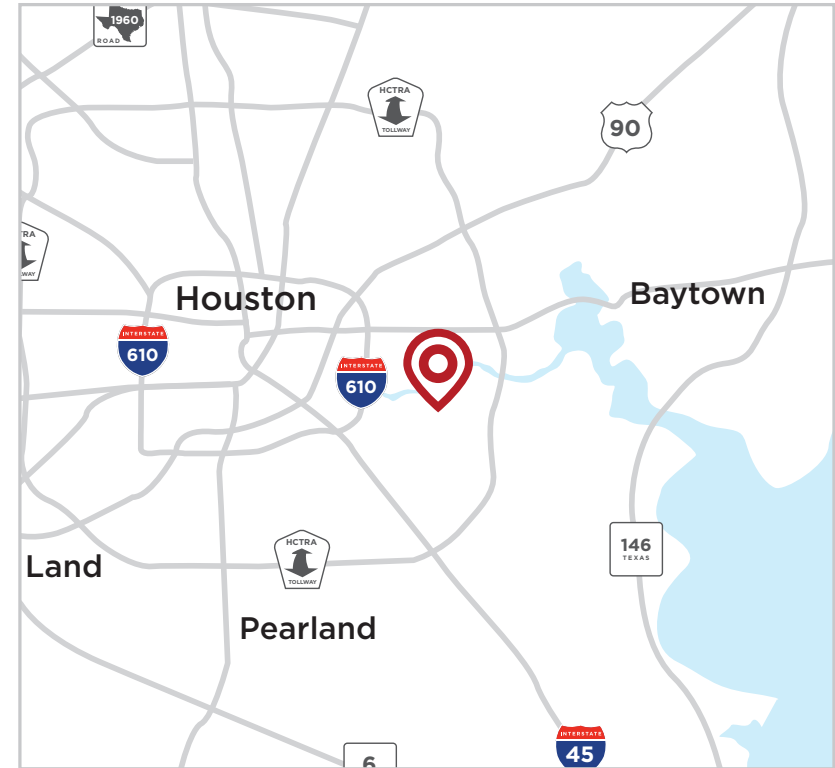
**\$62K AVG HHI**  
within 5 miles



**289,694 POPULATION**  
within 5 miles



**10% POPULATION GROWTH**  
from 2010 - 2019 within 2 miles



### MAJOR AREA RETAILERS

**WAL\*MART**  
SUPERCENTER



**MACROPLAZA**  
MALL



**CVS**  
pharmacy



**ROSS**  
DRESS FOR LESS

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**NewQuest**  
PROPERTIES®







# SITE PLAN

**KEY BUSINESS**

**LEASE AREAS**

1	DD's Discounts	24,350 SF
2	Dollar Tree	9,409 SF
3	Melrose	12,254 SF
4	Goodwill	20,558 SF
5	Ross Dress for Less	29,967 SF
6	Available for Lease	11,000 SF
7	America's Best	3,500 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	25,223	42,524	91,621
Current Population	85,446	138,511	289,694
2010 Census Population	78,084	132,898	274,243
Population Growth 2010 to 2019	9.79%	4.68%	6.03%
2019 Median Age	30.1	30.9	31.5

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$55,184	\$57,374	\$61,980
Median Household Income	\$47,568	\$49,731	\$53,058
Per Capita Income	\$16,965	\$18,404	\$20,472

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	70.41%	69.88%	64.36%
Black or African American	3.63%	4.29%	7.54%
Asian or Pacific Islander	1.29%	1.57%	3.34%
Other Races	23.91%	23.49%	23.98%
Hispanic	79.57%	76.25%	69.79%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	17.89%	20.33%	20.64%
2 Person Households	20.91%	22.00%	23.38%
3+ Person Households	61.19%	57.67%	55.99%
Owner-Occupied Housing Units	51.80%	52.08%	53.12%
Renter-Occupied Housing Units	48.20%	47.92%	46.88%



32

**MEDIAN AGE**  
5-MILE RADIUS

## NEARBY MULTI-FAMILY

EDEN ROCK APARTMENTS

VICTORIA VILLAGE APARTMENTS

CROSSINGS AT SUN MEADOW

OAK POINTE APARTMENTS

WESTON OAKS APARTMENTS

ARBORS AT TOWN SQUARE



92K

**HOUSEHOLDS**  
5-MILE RADIUS

# MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



**MARKET LEADER**  
GROCERY-ANCHORED  
SHOPPING CENTERS

**\$2.2 BILLION**  
PORTFOLIO  
RETAIL & MIXED-USE

**100+ TENANT**  
REPRESENTATION  
ACCOUNTS

**12 MILLION SF**  
LEASING SERVICES  
IN TEXAS & LOUISIANA

**175 PADS**  
**300 ACRES**  
AVAILABLE  
COMMERCIAL LAND



# Information About Brokerage Services

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

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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