

**AVAILABLE
3,500 SF**



1618 SPENCER HWY RETAIL CENTER FOR LEASE

SEC Spencer Hwy & 15th St | South Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1618 Spencer Hwy
South Houston, TX 77587

Availability: 3,500 SF End Cap

Price: Call For Pricing

HIGHLIGHTS:

- Located in heart of Pasadena
- Access & visibility from Spencer Hwy
- Easy access to Beltway 8
- Employment in Pasadena is closely linked to the ship channel industries, Bayport Industrial District and the Lyndon B. Johnson Space Center in adjacent Clear Lake
- Major area retailers include: Fiesta, Rent-A-Center, Foodtown, Mi Tienda, Jumping World, Gordon Restaurant Market, Extra Space Storage and several others

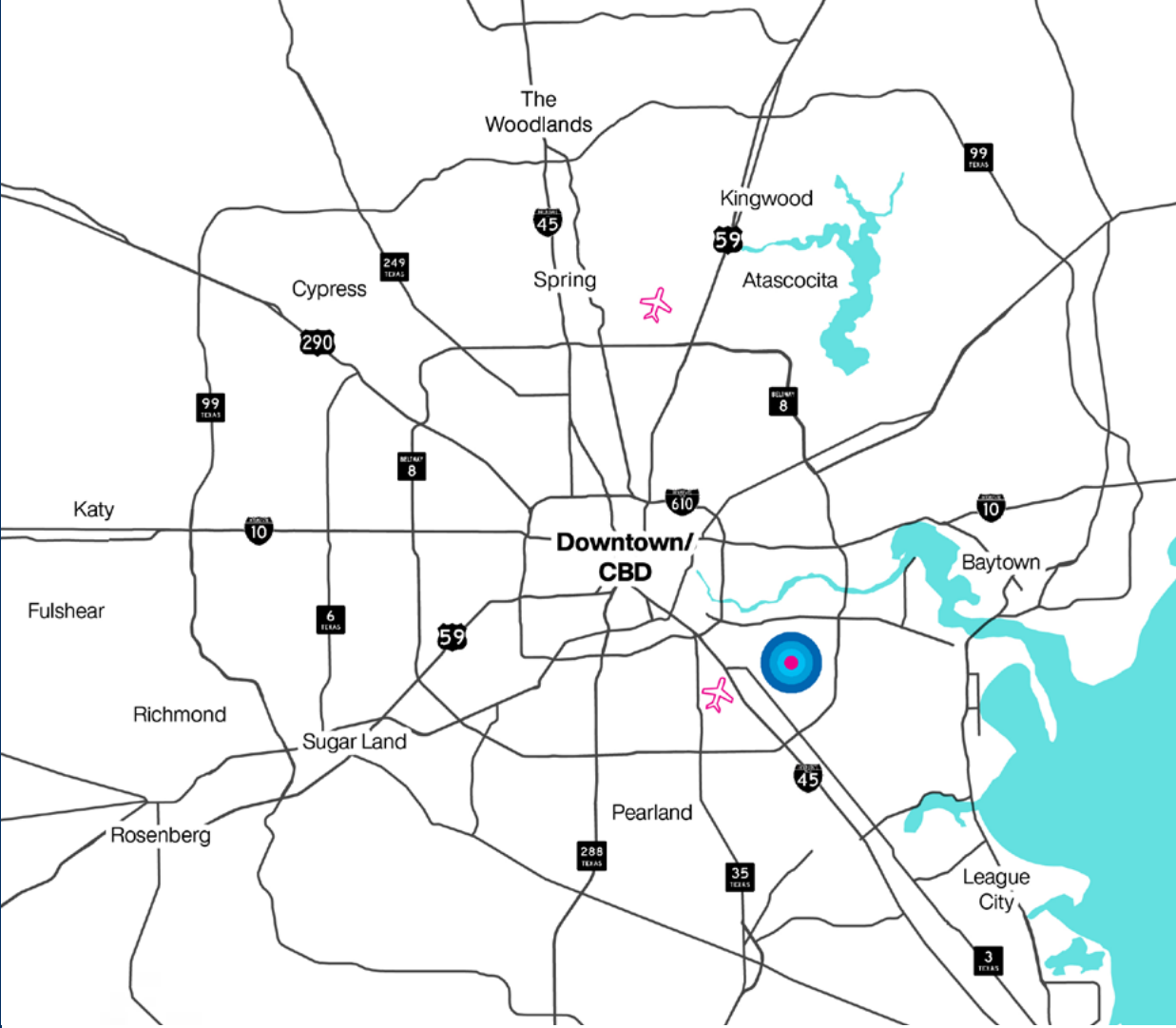
TRAFFIC COUNTS:

Spencer Hwy: 27,293 CPD '24

Shaver St: 18,345 CPD '24

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	20,634	157,901	316,348
Daytime Pop.	8,647	92,072	189,973
Avg HH Income	\$70,413	\$73,918	\$80,379



SITE PLAN





Avenue A

S Perez Rd

Spencer Hwy

Shaver St

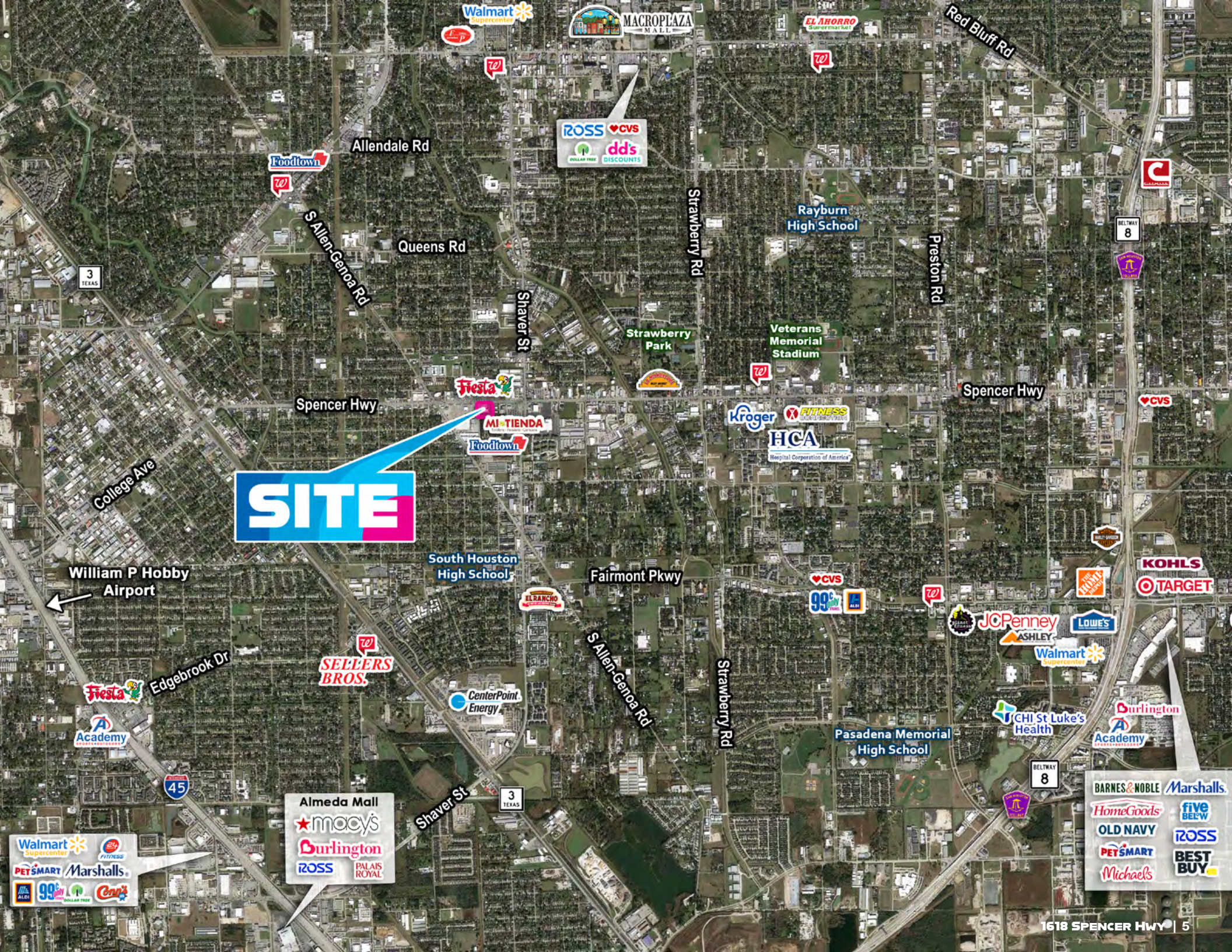
Shaver St

S Allen-Genoa Rd

SITE

27,293 CPD '24

18,345 CPD '24



SITE

Spencer Hwy

Allendale Rd

Queens Rd

Strawberry Rd

Preston Rd

Red Bluff Rd

Rayburn High School

Veterans Memorial Stadium

Spencer Hwy

College Ave

William P Hobby Airport

South Houston High School

Fairmont Pkwy

S Allen-Genoa Rd

Strawberry Rd

Shaver St

Alameda Mall
macy's
Burlington
ROSS
PALAIS ROYAL

Pasadena Memorial High School

CHI St Luke's Health

Burlington
Academy

BARNES & NOBLE
Marshalls
HomeGoods
FIVE BELOW
OLD NAVY
ROSS
PETSMART
BEST BUY
Michaels

BELTWAY 8

BELTWAY 8

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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.

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Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rami Khoury	775141	rk@blueoxgroup.com	832.677.3434
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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