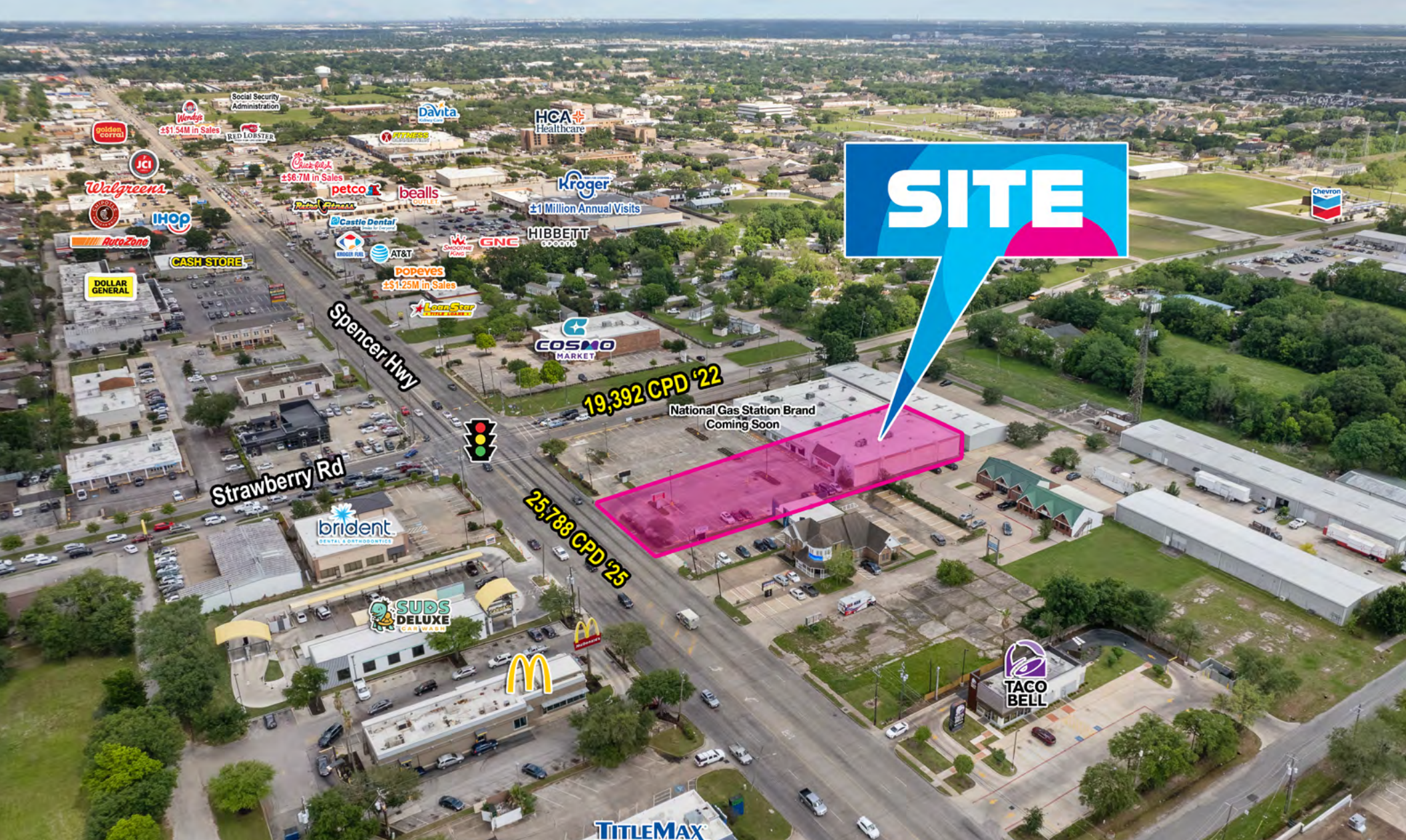




0.843 AC PAD SITE GROUND LEASE OPPORTUNITY

SWC Spencer Hwy & Strawberry Rd | Pasadena, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: SWC Spencer Hwy & Strawberry Rd
Pasadena, TX 77504

Size: ±0.843 AC

Price: \$95,000/year

HIGHLIGHTS:

- Located at the signalized intersection of Spencer Hwy & Strawberry Rd in the heart of Pasadena
- Adjacent to national gas station brand coming soon
- Direct access to Spencer Highway and cross-access to Strawberry Rd through cross-access agreement with adjacent development
- High traffic counts with exposure to ±45,000 cars per day
- Close proximity to Kroger anchored shopping center
- 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

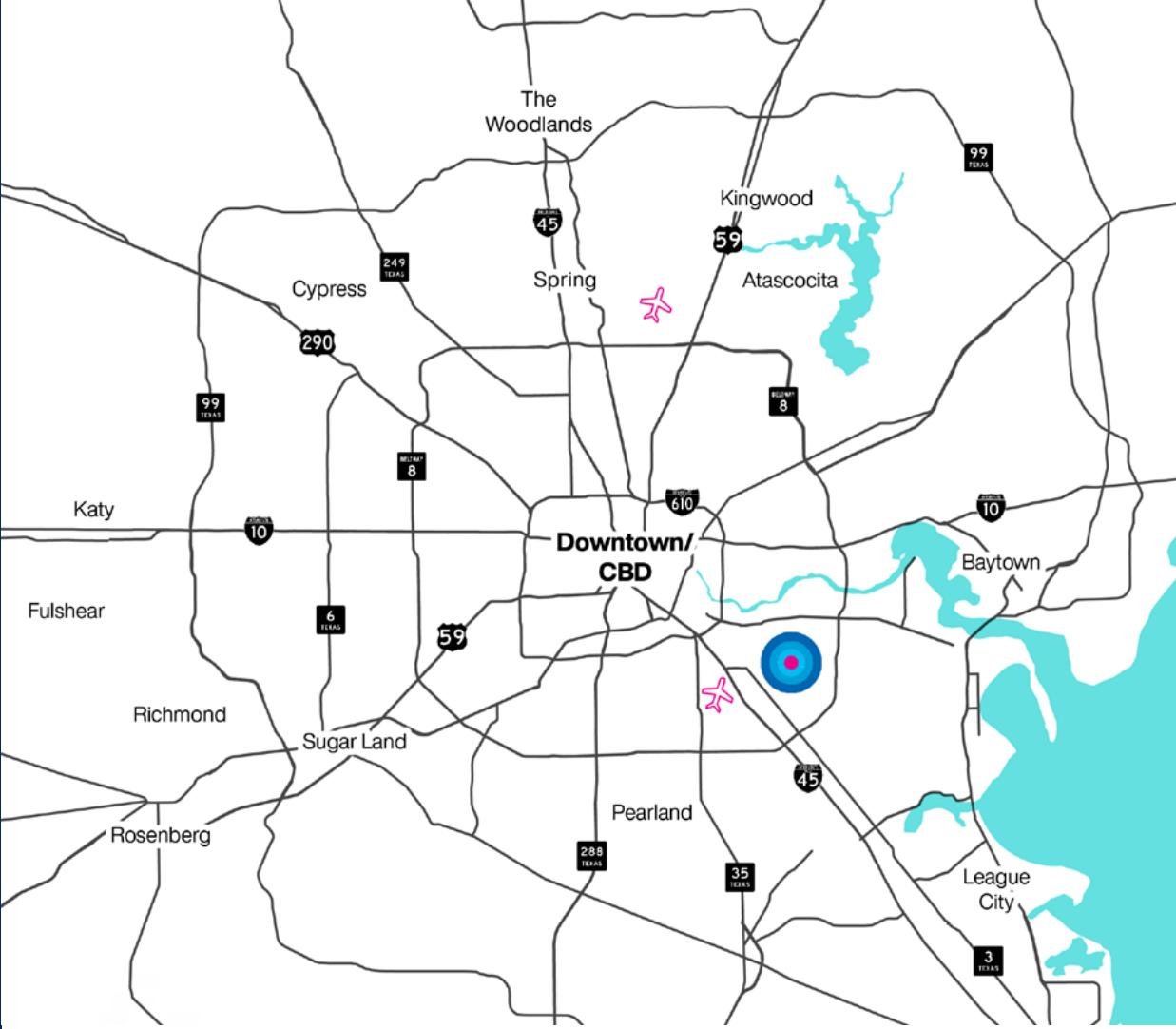
TRAFFIC COUNTS:

Spencer Hwy: 25,788 CPD '25

Strawberry Rd: 19,392 CPD '22

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	15,866	146,187	289,007
Daytime Pop.	10,500	85,095	181,887
Avg HH Income	\$74,045	\$81,134	\$87,663



19,392 CPD '22 Strawberry Rd

NATIONAL
GAS STATION BRAND
COMING SOON

CROSS-ACCESS AGREEMENT
IN PLACE

AVAILABLE
±0.843 AC

25,788 CPD '25

Spencer Hwy

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SITE

19,392 CPD '22

National Gas Station Brand
Coming Soon

25,788 CPD '25

Spencer Hwy

Strawberry Rd



brident
DENTAL & ORTHODONTICS

SUBS
DELUXE
CAR WASH



TITLEMAX

TACO BELL

Strawberry
Park

Strawberry Rd

LA MYCHOAGANA
MEAT MARKET
SINCE 1985

TITLEMAX



brident
DENTAL SUBSIDIARY

25,788 CPD '25

Spencer Hwy



National Gas Station
Brand
Coming Soon

19,392 CPD '22

Strawberry Rd

SITE

cicis
BEYOND PIZZA

DOLLAR
GENERAL



total
by verizon

AutoZone



ihop

Spencer Hwy

popeyes
\$1.25M in Sales

Loan Star
ESTATE SERVICES



SMOOTHIE
KING

GNC

HIBBETT
SPORTS



Castle Dental
Smiles to Empower

Retro Fitness

PETCO
Where the pets go



\$6.7M in Sales

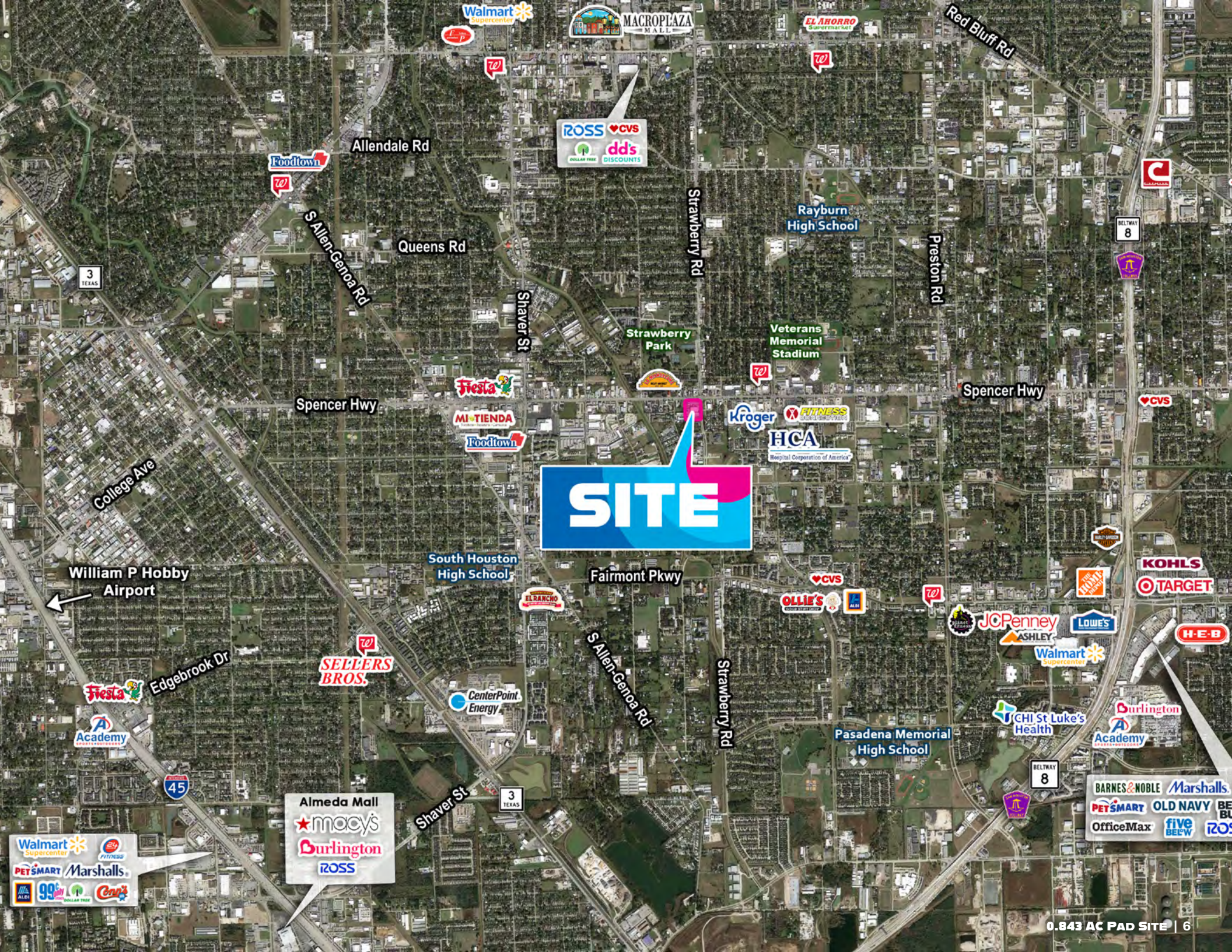
bealls
OUTLET

Kroger

±1 Million Annual Visits

Hampshire
Court

0.843 AC PAD SITE | 5



SITE



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.

Blue Ox Brokerage, LLC	9009549-BB	jj@blueoxgroup.com	713.804.7777
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Joshua Jacobs	448255-B	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Claire Salazar	764131-SA	cs@blueoxgroup.com	713.574.6281
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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