

**APEX
REALTORS**

**4422 SPENCER HWY Pasadena
TX 77504**

For Sale

**COMMERCIAL
LAND**



FARID CHATUR

(832) 685-2739

OMAR AHMAD

713-538-6645

APEXREALTORS.COM



@apexrealtors



farid@apexrealtors.com

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

UNIT SIZE

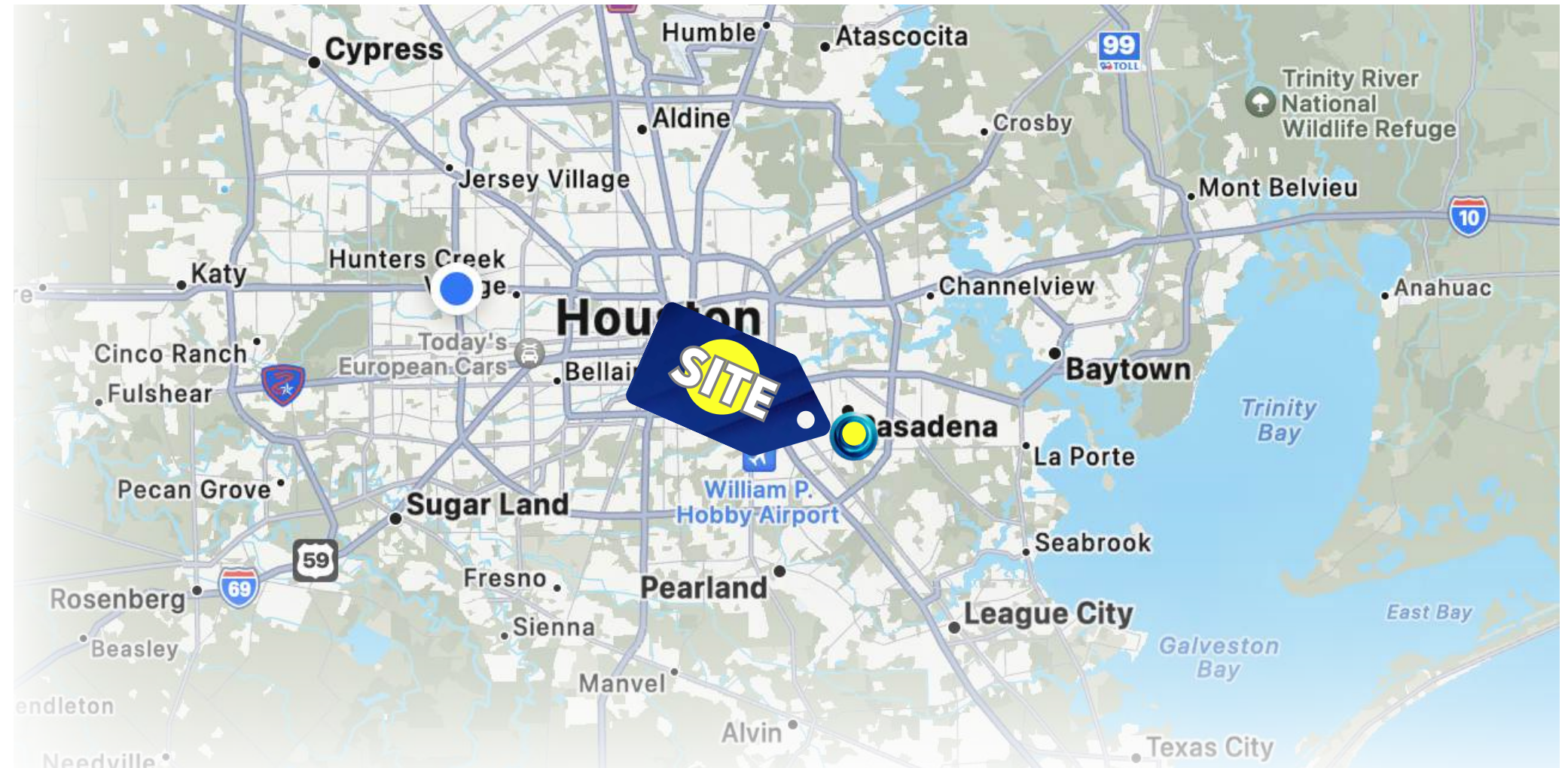
4.12 AC

PRICE

Please call for further information

HIGHLIGHTS

- Prime Location: Located directly on Spencer Highway, one of Pasadena's main commercial corridors.
- High Traffic & Visibility: Excellent exposure with strong daily traffic counts and prominent street frontage.
- Zoned for Commercial Use: Suitable for a wide range of uses (buyer to verify zoning with City of Pasadena)
- Great investment opportunity with lots of frontage for retail, flex space, gas station, or car wash



DEMOGRAPHICS

Population

Median HH Income

Population Growth '24-'29

1 mile

14,979

\$76,391

↑ 1.74%

3 mile

142,686

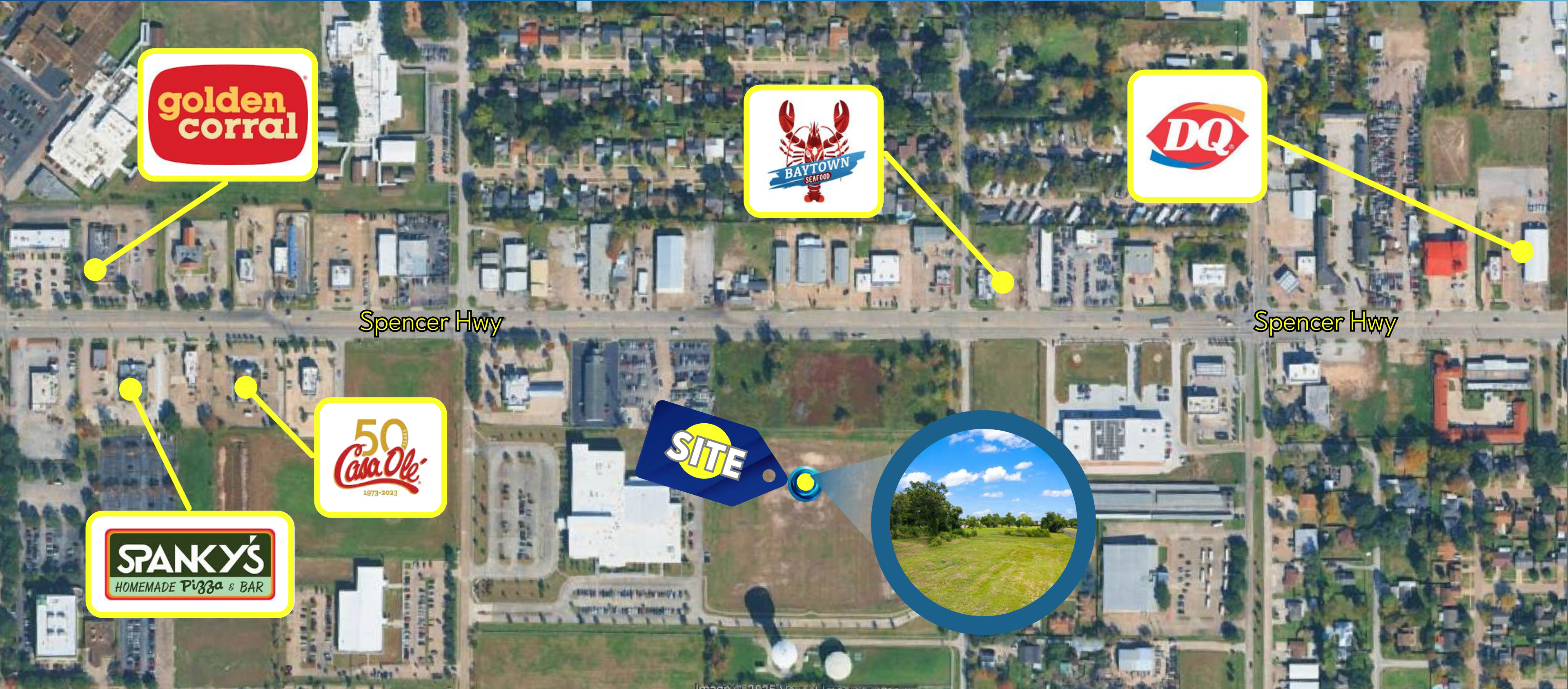
\$75,732

↑ 2.05%

TRAFFIC COUNTS

Spencer 38,426VPD

Tulip St 929V PD





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