



REDEVELOPMENT OPPORTUNITY • PASADENA, TX

# 2319 *Preston Avenue*

*A ±1.74-acre redevelopment opportunity in Pasadena with 21,527 SF of existing improvements across five buildings — currently utilized for boat and RV storage.*

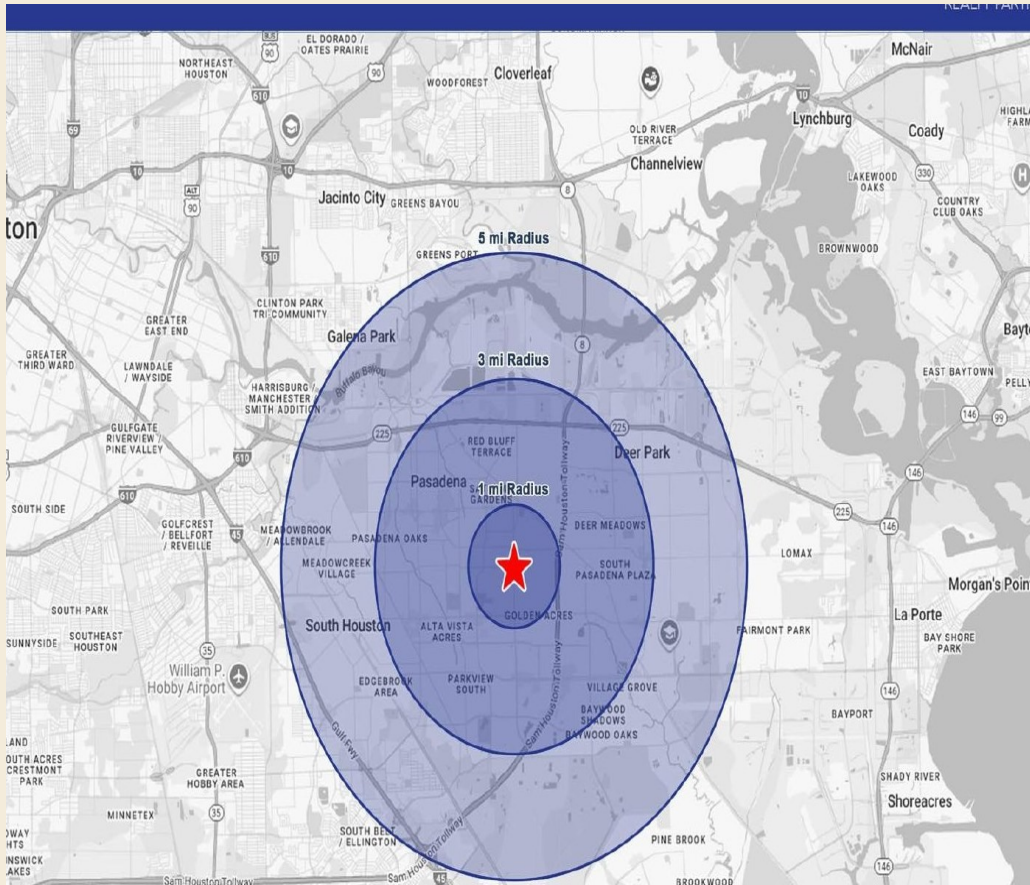
2319 PRESTON AVENUE • PASADENA, TEXAS 77503

ACRES AVAILABLE	SF LOT	SF IMPROVEMENTS	VPD PRESTON	VPD BELTWAY 8
<b>±1.74</b>	<b>75,794</b>	<b>21,527</b>	<b>19,409</b>	<b>97,364</b>

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SECTION · DEMOGRAPHICS

# 2025 *Demographics*

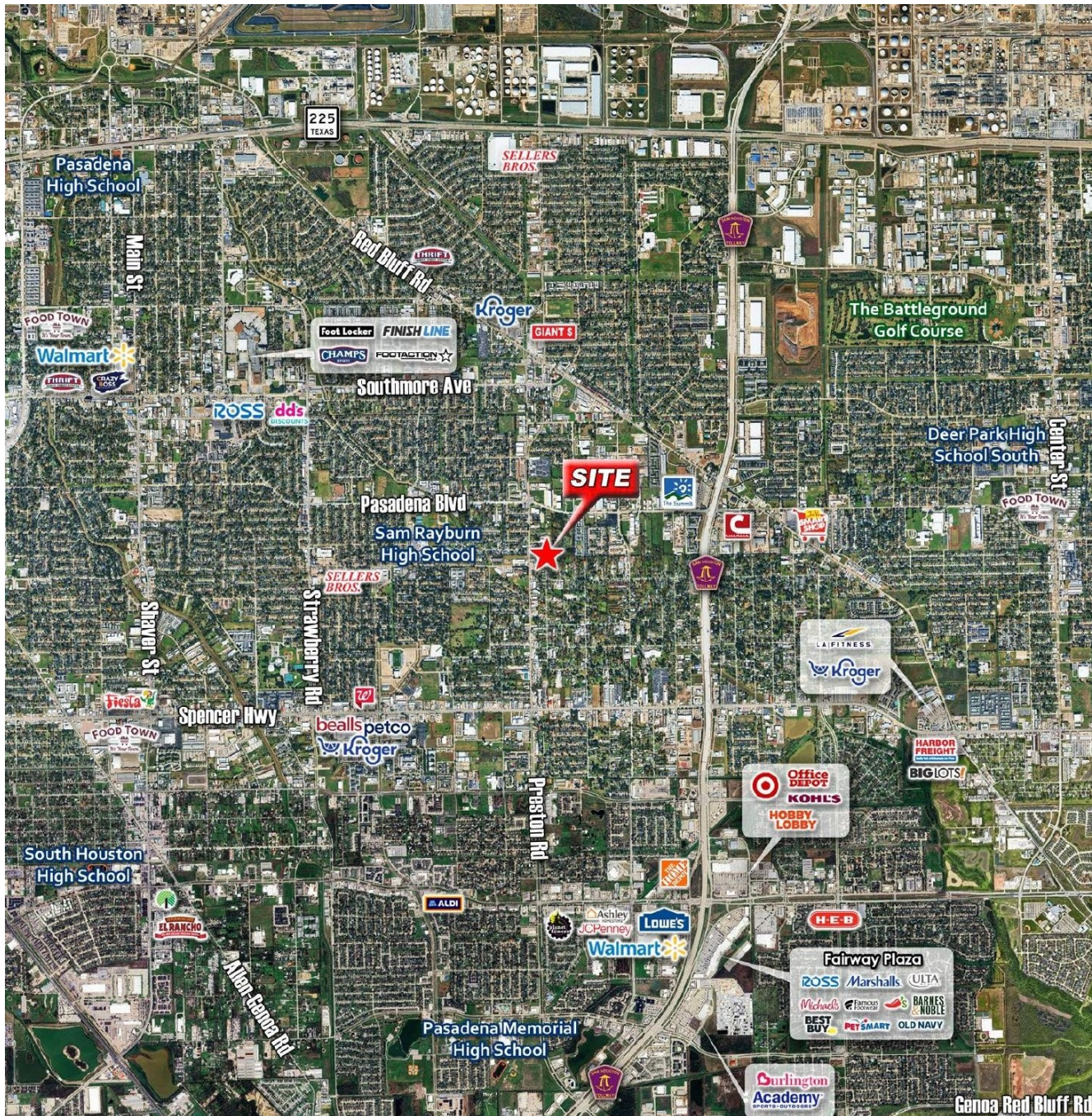


**2025 DEMOGRAPHICS**  
2319 PRESTON AVENUE

RING	1 - MI	3 - MI	5 - MI
Population	<b>14,991</b>	<b>133,939</b>	<b>244,520</b>
Households	<b>5,172</b>	<b>45,868</b>	<b>83,415</b>
Avg HH Income	—	—	—
Daytime Empl.	—	—	—

**5-MILE TRADE AREA**  
**244,520**  
*residents · — avg HH income*





SECTION · LEASING TEAM

# Leasing *Team*

All leasing inquiries regarding 2319 Preston Avenue are directed to the Shadowood Realty Partners advisory team.



## Taki Dallis

PRINCIPAL

20+ years in commercial real estate finance and brokerage. 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest. MBA Finance (Honors) — Texas A&M.

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- L** TX Broker · TREC #560896

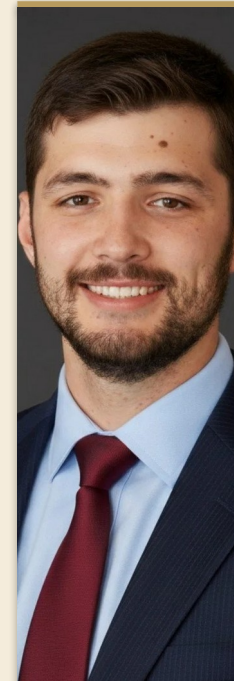


## Michael Moulton

VICE PRESIDENT

Started in CRE in 2015. Previously at Weingarten Realty (Central Region leasing, ~4M SF). VP at Shadowood since 2023, leading the Texas portfolio. 1M+ SF in lease transactions. Bachelor's — Texas Tech.

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## Michael Finkelshteyn

COMMERCIAL ADVISOR

Houston commercial advisor with an engineering degree from Texas A&M and prior oil & gas experience. 100+ real estate transactions completed, with direct rental-portfolio ownership and shopping-center LP experience. Bilingual — fluent in Russian.

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- L** TX Salesperson

### TOUR THE PROPERTY

*Tours of 2319 Preston Avenue are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.*