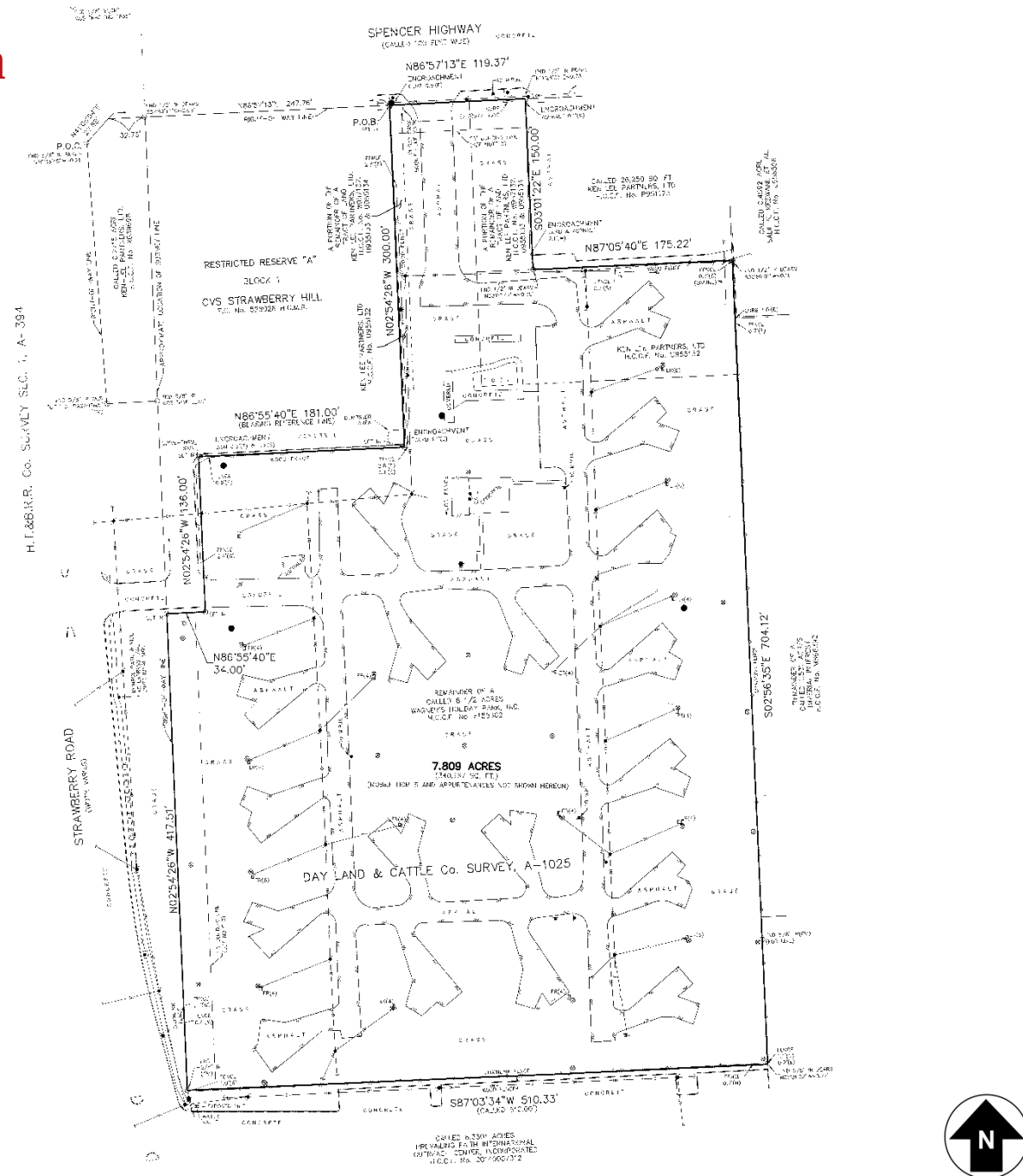


3300 Spencer Highway | Pasadena, Texas 77504



Elizabeth Clampitt
Vice President
+1 713 888 4075
elizabeth.clampitt@am.ill.com



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Vice President
+1 713 888 4075
elizabeth.clampitt@am.ill.com

JLL
1400 Post Oak Boulevard
Suite 1100
Houston, Texas 77056

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Property Overview

- Location:

Size:

Frontage:

Depth:

Sale Price:

Features:
- SEC Spencer Highway and Strawberry Road

±7.8 Acres

±145' on Spencer Highway

±854'

\$6.77 PSF / \$2.3 million

Cross access with CVS Pharmacy

Perfect for redevelopment opportunity

Utilities provided by City of Pasadena

Zoned for general commercial and mobile home park

Income Producing Trailer Park Already on Property Annual Incomes from 2009 - 2014	
2009	\$193,550
2010	\$185,900
2011	\$202,450
2012	\$211,460
2013	\$233,800
2014	\$250,00

2015 Estimated Demographics	1 Mile	3 Miles	5 Miles
Population	18,690	151,753	290,181
Average Household Income	\$44,325	\$52,505	\$56,094
Median Age	30.3	30.0	30.5

Traffic Counts	Vehicles Per Day
Spencer Highway at Strawberry Road	37,540
Strawberry Road at Spencer Highway	12,980
???	???
???	???

2013 Average Daily Traffic Counts

