

10990 Red Bluff Rd, Pasadena, TX 77507



12450 Red Bluff Rd, Seabrook, TX 77586



**DO NOT DISTURB TENANT**

**OFFERING MEMORANDUM - REAL ESTATE AND OPERATIONS FOR SALE**

10990 Red Bluff Rd, Pasadena, TX 77507

12450 Red Bluff Rd, Seabrook, TX 77586



# Property Overview

## 10990 Red Bluff Rd, Pasadena, TX 77507

NRSF	±10,148 SF
Land Size	±2.92 AC
Year Built	2006
Fuel Stations	20
Submarket	NASA/Clear Lake

## 12450 Red Bluff Rd, Seabrook, TX 77586

NRSF	±3,360 SF
Land Size	±1.35 AC
Year Built	2000
Fuel Stations	12
Submarket	NASA/Clear Lake

**Total Sale Price** Contact Broker

\*Sales will be provided with an NDA



# Investment Highlights

Partners is pleased to present a rare opportunity to acquire both the real estate and the operations of two established Valero-branded fuel and convenience assets anchoring a high-barrier, infill coastal corridor in the Clear Lake/NASA submarket — one of the most affluent and economically diversified trade areas in the Houston MSA.

- **Owner-operator upside** — fee-simple real estate plus going-concern operations, offering a buyer day-one cash flow and direct control of fuel and in-store margins (sales delivered under NDA).
- **Combined fueling capacity of 32 positions** (20 at 10990 Red Bluff; 12 at 12450 Red Bluff) across ±4.27 acres of irreplaceable hard-corner frontage.
- **Four independent, durable demand engines:** port-driven logistics, the adjacent Bay Area Business Park, NASA Johnson Space Center, and Kemah / Galveston Bay tourism — diversification that smooths seasonality and economic cycles.
- **High-barrier infill location** — developable sites south of the Ship Channel are increasingly scarce and constrained by floodplain regulation, supporting long-term scarcity value and rent growth in the submarket.
- **Affluent trade area** — average household income of \$126,104 within five miles and \$159,207 within three miles, well above national norms.
- **Resilient asset class at record highs** — U.S. convenience-store inside sales reached \$341.2 billion in 2025, the 23rd consecutive year of growth, with foodservice driving margin expansion.
- **Record-setting port at the doorstep** — Port Houston posted all-time-record container and tonnage volumes in 2025 and is mid-cycle on \$650M+ of terminal investment, underwriting durable truck and workforce traffic past both sites.

4.3M TEU

Port Houston 2025 container volume — an all-time record, up 4% year over year

54.5M Tons

Record cargo across Port Houston public terminals in 2025, the highest in its history

\$650M

Capital investment underway at the adjacent Barbours Cut Terminal (2023–2027)

3.3M SF

Bay Area Business Park — Houston's largest single-owner park — directly adjacent to 10990

±3,200

NASA Johnson Space Center civil servants, plus thousands of supporting contractors

4M+

Annual visitors to Kemah Boardwalk, minutes down the corridor

\$817.5B

Total U.S. convenience-store industry sales in 2025

±22K

Traffic on Red Bluff Rd at the 10990 hard corner

# 10990 Red Bluff Rd

Barbours Cut Terminal

BAY AREA BUSINESS PARK

Bay Port Terminal

Red Bluff Rd - ±22K VPD

Bay Area Blvd - ±17K VPD

# 12450 Red Bluff Rd



Barbours Cut Terminal

BAY AREA BUSINESS PARK

Bay Port Terminal

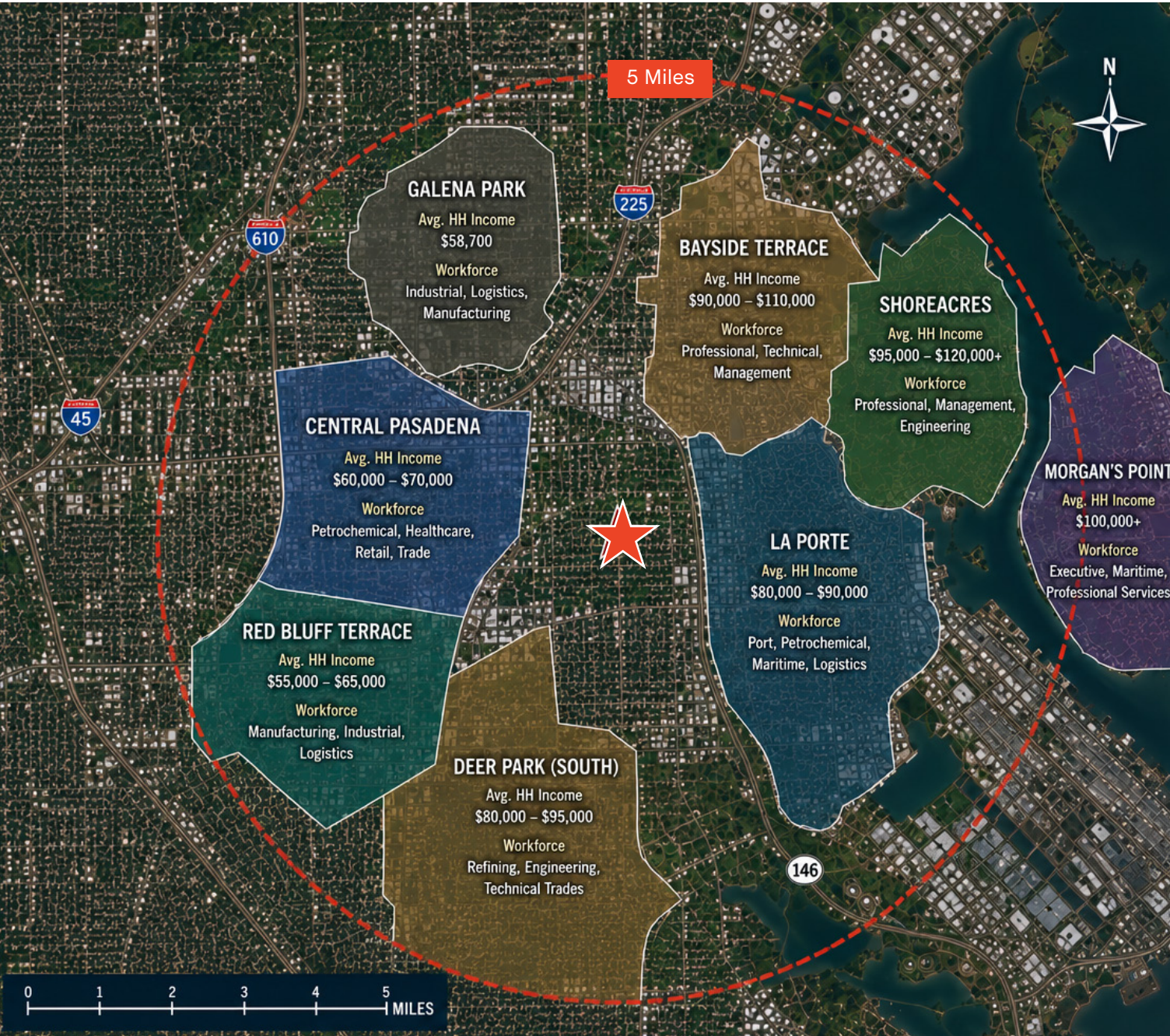
Kirby Blvd - ±12K VPD

Red Bluff Rd - ±15K VPD

# Location Overview



# Location Overview



## Neighborhood Summary

Neighborhood	Avg. Household Income	Primary Workforce Industries
Red Bluff Terrace	\$55,000 - \$65,000	Manufacturing, Industrial, Logistics
Central Pasadena	\$60,000 - \$70,000	Petrochemical, Healthcare, Retail, Trade
Deer Park (South)	\$80,000 - \$95,000	Refining, Engineering, Technical Trades
La Porte	\$80,000 - \$90,000	Port, Petrochemical, Maritime, Logistics
Shoreacres	\$95,000 - \$120,000+	Professional, Management, Engineering
Morgan's Point	\$100,000+	Executive, Maritime, Professional Services
Bayside Terrace	\$90,000 - \$110,000	Professional, Technical, Management

## Workforce Overview (within a 5-mi radius)

The area is supported by a diverse workforce in petrochemical production, refining, manufacturing, logistics, maritime, healthcare, and professional services. Major employers include ExxonMobil, Chevron Phillips, LyondellBasell, Kemah Shipyard, and numerous port and logistics companies.

# Location Overview

The subject properties sit along Red Bluff Road in the heart of the Clear Lake / NASA submarket — one of the most dynamic and affluent coastal corridors in the Houston metropolitan area. Few trade areas in the region blend four such distinct and durable demand bases in one footprint: a globally significant aerospace employment hub, North America’s busiest petrochemical port complex, a master-planned logistics park measured in the millions of square feet, and a waterfront tourism destination that draws millions of visitors a year. The result is a deep, diversified, and largely recession-resistant base of fuel and convenience demand that runs across both weekday commuter peaks and weekend leisure traffic.

Both sites front high-traffic segments of Red Bluff Road — a key east-west connector linking SH 146 to the residential, industrial, and commercial nodes of the submarket. The 10990 Red Bluff site commands a hard corner at Bay Area Boulevard with roughly 22,000 vehicles per day, while 12450 Red Bluff captures the SH 146 / Kirby Boulevard convergence to the south. This is exactly the kind of irreplaceable, high-visibility corner position that is increasingly difficult to replicate in an infill market with limited developable land.

	3 MILES	5 MILES	10 MILES
<b>Population</b>			
2020 Population	4,000	29,782	115,808
2024 Population	3,870	31,332	115,942
2029 Population Projection	3,927	32,349	119,090
Annual Growth 2024-2029	0.3%	0.7%	0.5%
<b>Households</b>			
2020 Households	1,444	12,680	48,124
2024 Households	1,391	13,308	47,986
2029 Household Projection	1,412	13,752	49,329
Annual Growth 2020-2024	0.4%	2.2%	1.3%
Annual Growth 2024-2029	0.3%	0.7%	0.6%
<b>Household Income</b>			
Avg Household Income	\$159,207	\$126,104	\$115,851
Median Household Income	\$135,250	\$97,921	\$88,781



# Location Overview

## Workforce & Employment Drivers

The submarket is anchored by NASA's Lyndon B. Johnson Space Center, a global center for human spaceflight and one of the region's most prestigious employers. JSC is home to NASA's astronaut corps and employs approximately 3,200 federal civil servants, supported by thousands of additional contractor personnel across its on-site campus — a stable, high-income daytime population on the doorstep of the trade area.

That aerospace base is reinforced by a broad cross-section of employment: Bay Area Business Park and the surrounding logistics corridor, Port Houston and the Ship Channel's petrochemical cluster, Houston Methodist Clear Lake Hospital, the UTMB Health Clear Lake campus, and the University of Houston-Clear Lake. This diversity produces consistent daytime traffic and sustained demand for convenience retail and fuel — demand that does not rise and fall with any single employer or industry.

## Port & Industrial Activity

The properties are flanked by the engines of one of the nation's most important trade gateways. Port Houston's Bayport and Barbours Cut container terminals — both labeled on the property aerials — drove an all-time record year in 2025, handling roughly 4.3 million TEUs (up 4% year over year) and 54.5 million short tons of cargo across the port's public terminals, the highest annual total in its history. The port also set a combined daily record of 16,438 gate-truck transactions, a direct proxy for the heavy-vehicle traffic moving through this corridor every day.

That activity is backed by sustained capital investment. Port Houston is deploying more than \$650 million in improvements at Barbours Cut through 2027 and recently completed Wharf 7 at Bayport — adding 1,000 feet of berth and more than 500,000 TEUs of capacity — alongside Houston Ship Channel widening (Project 11) that now accommodates the largest neo-Panamax vessels. For a fuel and convenience operator, this translates into a long runway of dependable trucker, contractor, and workforce demand.

Immediately adjacent to 10990 Red Bluff is Bay Area Business Park, a roughly 3.3-million-square-foot, 232-acre master-planned development and one of the largest single-owner industrial parks in Houston. Part of Foreign Trade Zone #84 and positioned for fast drayage to the container terminals, the park is home to tenants such as Floor & Decor, Calpine, Honeywell, and third-party logistics operator Dunavant (which alone occupies more than one million square feet). The park sits within Houston's East-Southeast Far submarket — the metro's largest industrial submarket at close to 79 million square feet — where infill scarcity continues to push occupancy and rents. For the subject stations, this is a captive, around-the-clock base of fueling and food service demand within sight of the pumps.

## Tourism, Traffic & Retail Demand

Just minutes south, the Kemah Boardwalk draws more than four million visitors a year to its 60-acre waterfront complex of dining, rides, and marina attractions on Galveston Bay. The greater Clear Lake area is also home to one of the largest concentrations of recreational boating in Texas. Together they generate strong weekend and seasonal traffic that complements the weekday commuter and industrial base — a balanced demand profile that keeps fuel and in-store volume from depending on any single day-part.

Underpinning the leisure draw is an affluent, stable residential trade area. Within five miles, average household income reaches \$126,104 and the population exceeds 31,000; within three miles, average household income is \$159,207. Combined with the daytime aerospace, medical, and logistics workforce, the area supports the convenience, food service, and fuel categories that drive c-store profitability.

## Why Convenience & Fuel — The Asset-Class Case

The convenience and fuel category remains one of retail's most resilient. U.S. convenience-store inside sales (foodservice and merchandise) reached \$341.2 billion in 2025 — the 23rd consecutive year of growth — and total industry sales, including fuel, were \$817.5 billion. Food service now drives more than a third of in-store gross profit, a margin engine that gives owner-operators meaningful upside beyond the pump. Convenience stores account for roughly 80% of all fuel sold in the U.S., and the number of fuel-selling locations rose to its highest level in eight years in 2025. For a buyer acquiring both the real estate and the operations, the category offers durable, daily-needs cash flow with a clear path to grow in-store and foodservice revenue.

# Houston At A Glance

## 4th Largest City

Houston is the nation's 4th most populous city and is the 7th largest U.S. metro economy.

The Houston MSA has grown at a 1.7 compound annual growth rate since 2017.

2.4 Million

City Of Houston Residents

7.8 Million

Residents In The Houston MSA

## Employment

The major industries in Houston include energy, life sciences, aerospace & aviation, advanced manufacturing, digital technology & innovation, and transportation & logistics. There are 3.4 million jobs in the Houston MSA. Health, Education, and Business & Professional Services account for nearly 1 in 4 of the region's jobs. The goods-producing sector accounts for nearly 1 in 6 of the region's jobs. Houston is home to 70,450 engineers and architects, and approximately 238,000 people work in the region's manufacturing industry. 42 of the 113 publicly-traded oil and gas exploration firms are based in Houston.

3.5 Million

Jobs in the Houston MSA

26

Fortune 500 Companies

## World's Largest Medical Complex

The Texas Medical Center is the world's largest medical complex. It comprises 50 Million developed square feet, and there is currently \$3 Billion in construction projects underway. The Texas Medical Center employs 120,000+ workers and has 10 million annual patient visits.

50 Million

Developed Square Feet

\$3 Billion

In Construction Projects Underway

## Population Growth

The Houston Metro population growth surged in 2022, ranking second among the nation's major metros in population growth. Nearly 125,000 residents were added in 2022, up from the 75,000 added in 2021. The surge in population contributed to last year's robust job growth and strong demand for housing. Houston added 176,000 jobs, closed on 108,000 single-family homes, absorbed 21,000 apartment units, and delivered 280,000 new vehicles over the period covered by the Census data, i.e., the 12 months ending July 1, 2022. Houston performed exceptionally well last year considering nine of the nation's 20 largest metros shed population and five added fewer than 20,000 residents.

Source: Greater Houston Partnership

partners

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