

2828 Southmore Avenue Pasadena, Texas 77503



Description:

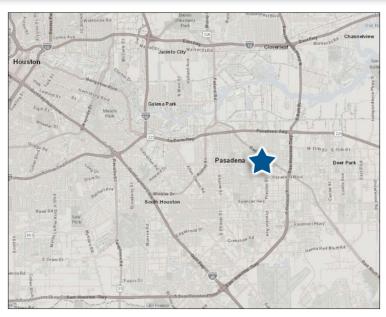
- Freestanding 2nd Generation restaurant available for occupancy on 5/1/2019
- 4,200 SF building on +/-26,557 SF of land
- Property is located at the signalized intersection of Southmore Ave. and South St.
- Easily accessible and 5 curb cuts along Southmore Ave., South St. and Heights St.
- Beltway 8 is just 1.2 miles to the east
- Large pylon sign on the hard corner providing tenant with added visibility
- 45 parking stalls for exclusive use of tenant

Traffic Counts:

Southmore Ave: 15,324 VPD (TXDOT 2016)

Demographics:

1 mile 3 mile 5 mile 2018 Population: 26,222 120,990 245,837 Daytime Pop: 21,593 25,147 238,306 Avg HH Income: \$51,840 \$59,579 \$68,850



Charles Blaschke

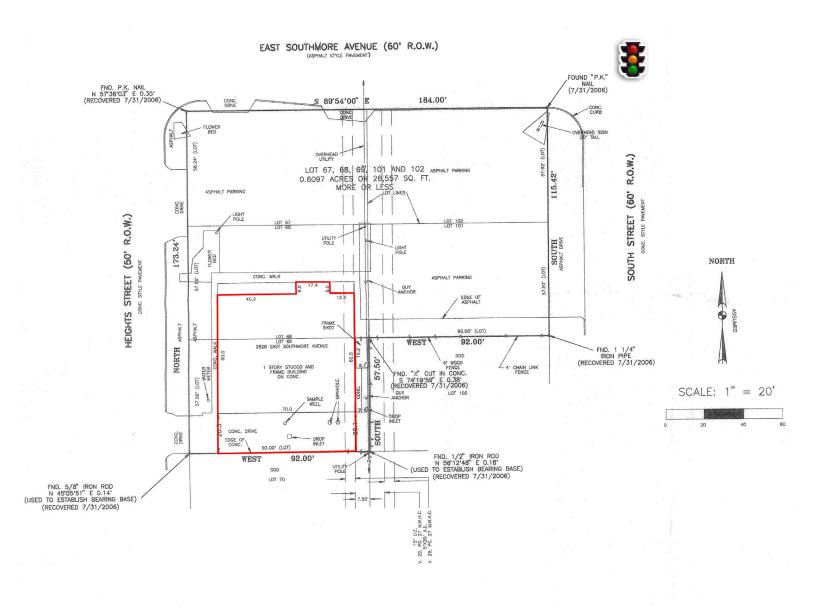
Charles@WPWMgmt.com 713-627-2711

For More Information: **David Werlin**

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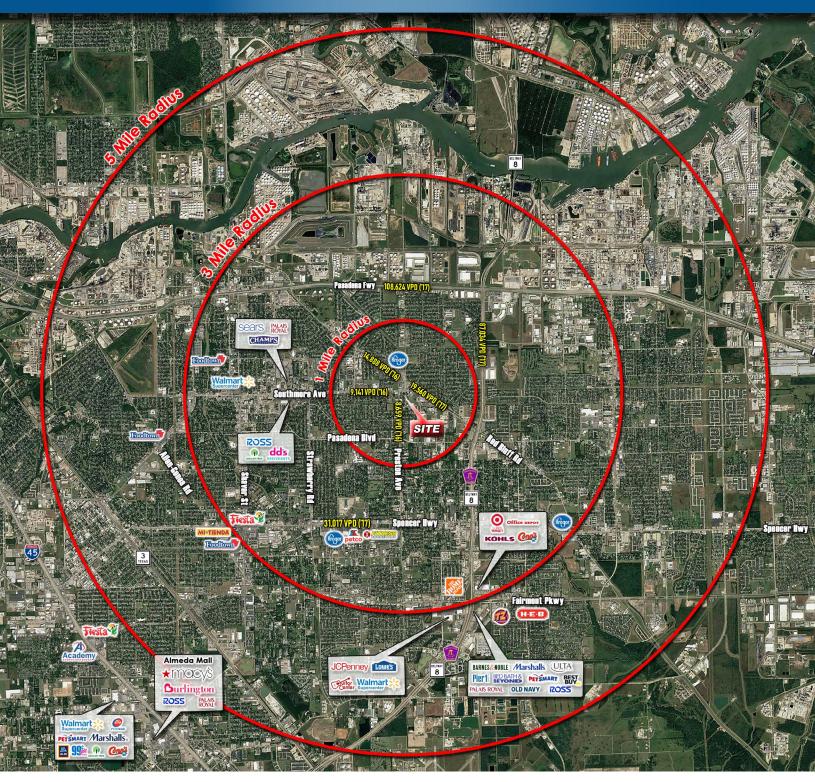
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2018 Population (3 mi Radius) 120,990 Average HH Income (3 mi Radius) \$59,579

2018 Households (3 mi Radius) **38,376**

2023 Population (3 mi Radius) **256,077**

Annual New Community	1 mile	3 miles	5 miles
Population Summary	7.620	CE (20	100 627
2000 Total Population	7,620	65,630	109,627
2010 Total Population	7,663	65,599	111,721
2018 Total Population	7,654	67,262	115,043
2018 Group Quarters	50	1,060	2,861
2023 Total Population	7,667	68,378	117,328
2018-2023 Annual Rate	0.03%	0.33%	0.39%
2018 Total Daytime Population	15,183	98,672	144,331
Workers	10,918	59,099	77,462
Residents	4,265	39,573	66,869
ousehold Summary			
2000 Households	3,229	26,391	42,870
2000 Average Household Size	2.34	2.44	2.51
2010 Households	3,103	26,452	43,840
2010 Average Household Size	2.45	2.44	2.48
2018 Households	3,079	27,115	45,310
2018 Average Household Size	2.47	2.44	2.48
2023 Households	3,081	27,563	46,280
2023 Average Household Size	2.47	2.44	2.47
2018-2023 Annual Rate	0.01%	0.33%	0.42%
2010 Families	2,037	16,484	27,832
2010 Average Family Size	3.04	3.11	3.12
2018 Families	2,008	16,810	28,568
2018 Average Family Size	3.09	3.14	3.14
2023 Families	2,003	17,049	29,096
2023 Average Family Size	3.11	3.15	3.15
2018-2023 Annual Rate	-0.05%	0.28%	0.37%
ousing Unit Summary			
2000 Housing Units	3,455	28,963	47,163
Owner Occupied Housing Units	61.7%	53.4%	54.6%
Renter Occupied Housing Units	31.8%	37.7%	36.3%
Vacant Housing Units	6.5%	8.9%	9.1%
2010 Housing Units	3,417	29,306	48,730
Owner Occupied Housing Units	58.3%	51.2%	51.1%
Renter Occupied Housing Units	32.5%	39.1%	38.8%
Vacant Housing Units	9.2%	9.7%	10.0%
2018 Housing Units	3,437	30,228	50,413
Owner Occupied Housing Units	54.6%	47.8%	47.9%
Renter Occupied Housing Units	35.0%	41.9%	41.9%
Vacant Housing Units	10.4%	10.3%	10.1%
3	3,452	30,782	51,367
2023 Housing Units Owner Occupied Housing Units	55.7%	48.8%	49.3%
	33.6%	40.7%	40.8%
Renter Occupied Housing Units	10.7%		
Vacant Housing Units	10.7%	10.5%	9.9%
ledian Household Income	¢E4 200	¢4E 120	¢44.024
2018	\$54,290 \$50,146	\$45,130	\$44,824
2023	\$58,146	\$50,402	\$50,293
Median Home Value	14.55.242	1155 055	1100 100
2010	\$166,942	\$157,057	\$136,409
2018 2023	\$200,671	\$186,898	\$168,033



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landlord Initials	Date	