

NewQuest

SPENCER SHOPS

2536 Spencer Hwy. | Pasadena, Texas 77505 (Just East of Shaver St.)

±1,164-SF Retail Space For Lease and ±1.23 Acres Available For Sale

LEASING:

Leni Sandoval

281.955.3898 | lsandoval@newquest.com

DEVELOPED, OWNED AND MANAGED BY AN AFFILIATE OF:

Wile Interests

Project Highlights

- Adjacent to Fiesta Mart, Mi Tienda, and Food Town
- Pylon signage Available
- **Parking:** 72 total parking spaces - 6.5 spaces/1,000 SF
- **Traffic Counts:** Spencer Highway - 20,581 VPD
- **Space Available:**
  - ± 1,164 SF retail space available for lease
  - ± 1.23 acres additional land available for sale

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65%
POPULATION GROWTH WITHIN 1 MILE FROM 2020 TO 2024

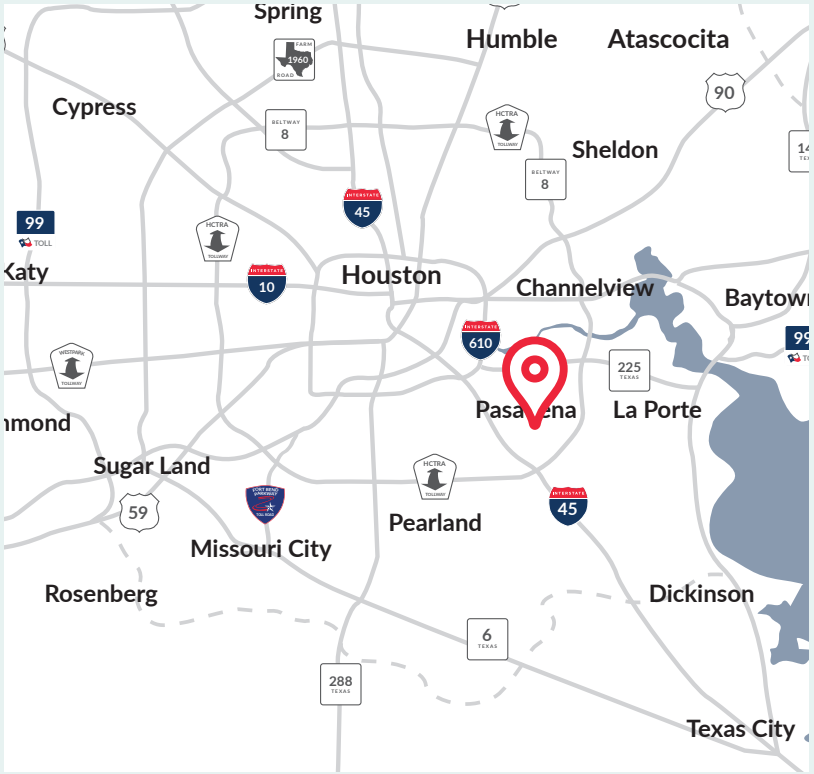
$83K
AVERAGE HOUSEHOLD INCOME WITHIN 5 MILES

385K
CURRENT POPULATION WITHIN 5 MILES

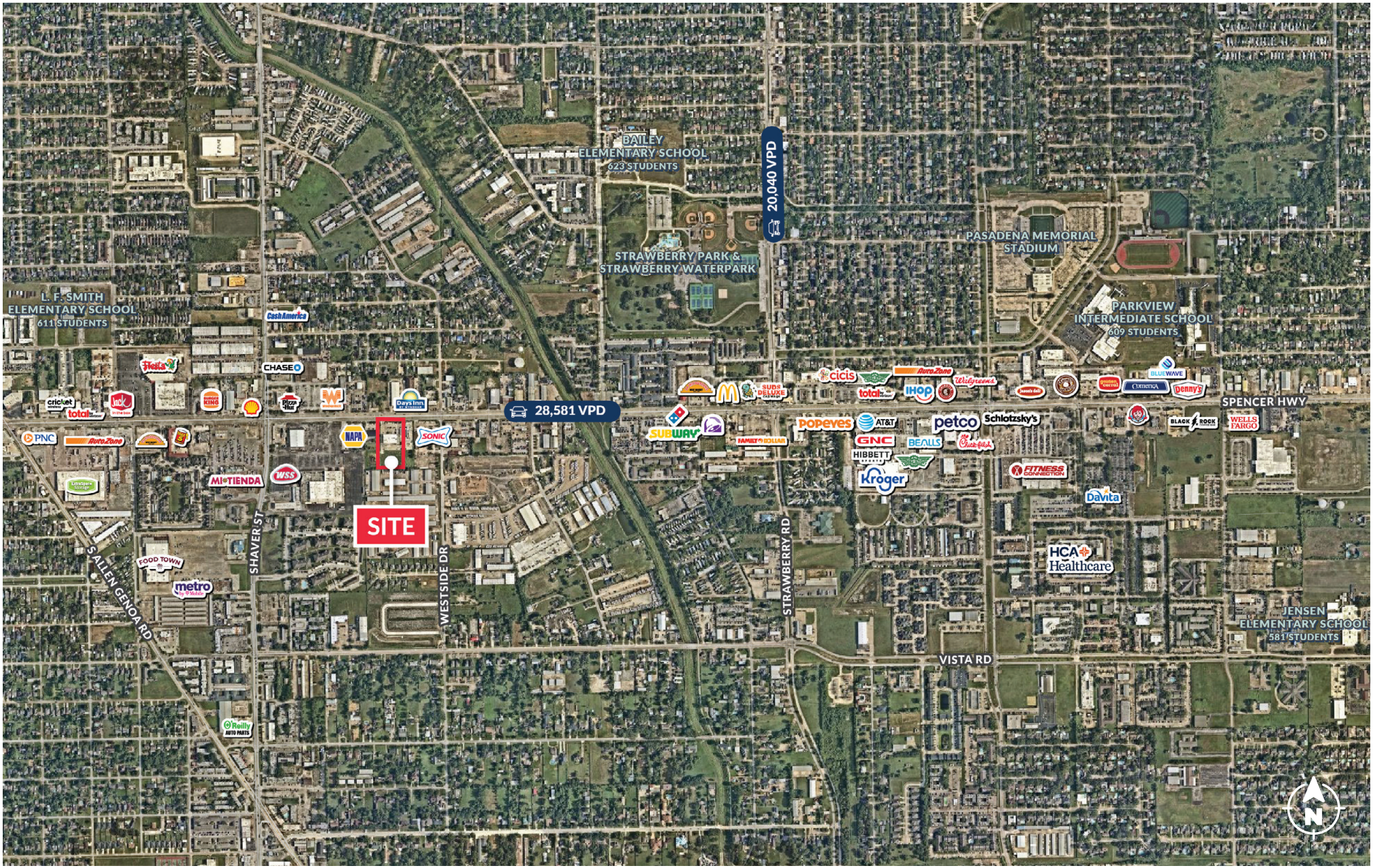
2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

MAJOR AREA RETAILERS

Fiesta | MI TIENDA | FOOD TOWN



Aerial



TxDot Traffic Counts as of 2024

10.24 | 10.24

Aerial



TxDot Traffic Counts as of 2024

11.24 | 10.24

Site Plan



11.24 | 10.24



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	9,905	65,529	127,474
Current Population	30,833	201,070	384,620
2020 Census Population	18,633	153,825	304,289
Population Growth 2020 to 2024	65.47%	30.71%	26.40%
2024 Median Age	29.6	31.1	31.9

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	35.12%	36.21%	35.41%
Black or African American	8.59%	7.08%	10.10%
Asian or Pacific Islander	1.32%	1.94%	4.02%
Other Races	53.57%	53.52%	49.23%
Hispanic	76.61%	75.63%	68.51%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$68,809	$76,694	$82,520
Median Household Income	$56,195	$57,845	$61,989
Per Capita Income	$22,353	$24,902	$27,461

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	23.28%	24.55%	26.06%
2 Person Households	39.17%	36.36%	35.94%
3+ Person Households	37.55%	39.09%	38.00%
Owner-Occupied Housing Units	42.21%	49.35%	50.20%
Renter-Occupied Housing Units	57.79%	50.65%	49.80%

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Leni Sandoval	**796689**	**lsandoval@newquest.com**	**281.955.3898**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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