

Marcus & Millichap  
TAG INDUSTRIAL GROUP

300 PASADENA FREEWAY

PASADENA, TX 77506



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Texas Real Estate Commission  
P.O. Box 12188  
Austin, Texas 78711-2188  
(512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

# 300 PASADENA FREEWAY PASADENA, TX 77506

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**Marcus & Millichap**  

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Market Analysis ▪ Demographic Analysis



The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, pipes, and several large, dome-shaped industrial lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere.

# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap



## OFFERING SUMMARY

- Vacant Single-Tenant 2,436-Square-Foot Industrial Building Situated on ±0.11 Acres
- Featuring One Grade-Level Door, Hurricane Protection, and Proximity to I-610 and Port Houston
- Frontage on Pasadena Freeway with 95,000+ Traffic Count, Providing High Visibility
- Located in Opportunity Zone Providing Tax Benefits to Ownership
- Situated in High-Growth Large Submarket with 4.9% Vacancy Rate Among Comparables

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 300 Pasadena Freeway in Pasadena, Texas. The subject property consists of approximately 2,436 square feet of industrial space and is situated on 0.11 acres of land. The single-tenant asset features metal construction, one drive-in door, and four parking spaces. With frontage along Pasadena Freeway, the property has high visibility to over 95,000 vehicles a day on average that pass by (Texas Department of Transportation). With proximity to other major thoroughfares such as Interstate 610 ("The Loop") and Beltway 8 (Sam Houston Parkway), the property is ideal for distribution with easy access to the Port of Houston. For sale as vacant, the property offers buyers an owner-user or lease-up investment opportunity. During Hurricane Harvey, the property did not flood, showing minimal environmental risk for buyers. Located within an opportunity zone, this sale also offers tax benefits to buyers.

The subject property is located in East-Southeast Far, one of the largest submarkets in the U.S. with 117.2 million square feet of industrial space. The submarket is home to the Port of Houston, the nation's leading port for waterborne tonnage. In 2024, East-Southeast Far experienced 3.6 million square feet of net absorption but was outpaced by 5.6 million square feet of net deliveries. As a result, the vacancy rate in East-Southeast Far increased by 120 basis points to 9.5 percent. However, comparable industrial properties under 10,000 square feet still enjoyed a low vacancy rate of 4.9 percent. The increase in availability across East-Southeast Far put downward pressure on rents as the annual growth rate decelerated from 5.2 percent to 1.3 percent, pushing the average market rent to \$8.90 per square foot. With 3.1 million square feet under construction in the East-Southeast Far submarket during Q1 2025, representing 2.6 percent of inventory, the impact of new supply on rents and vacancies will likely diminish in the near term (CoStar).

As the fifth most populous metro area in the U.S., Houston houses over seven million people in southeastern Texas. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for import/export. Houston's economy has diversified in recent years, with the healthcare and technology sectors showing strong growth. As Houston's population continues to grow, primarily to the northwest, many companies are expanding to the region to provide goods and services to the increasing population.



## PROPERTY DETAILS

### 300 PASADENA FREEWAY, PASADENA, TX 77506

Number of Suites	1
Number of Buildings	1
Total Square Feet	2,436 SF
Year Built	1980
Lot Size	0.11 Acres
Type of Ownership	Fee Simple
Parking Spaces	4
Parking Surface	Concrete
Building Class	C
Tenancy	Single-Tenant
Drive-In Doors	1
Construction	Metal
Roof Type	Metal
Age/Condition of Roofs	Fair
HVAC Units	1
Market	TX-Houston MSA
Submarket	South Hwy 35
Market Vacancy	4.10%



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0040139)





## OFFERING HIGHLIGHTS

### 300 PASADENA FREEWAY

PASADENA, TX 77506

#### OFFERING PRICE

**\$450,000**

Offering Price	\$450,000
Price/SF	\$184.73
Total Square Feet	2,436
Tenancy	Single

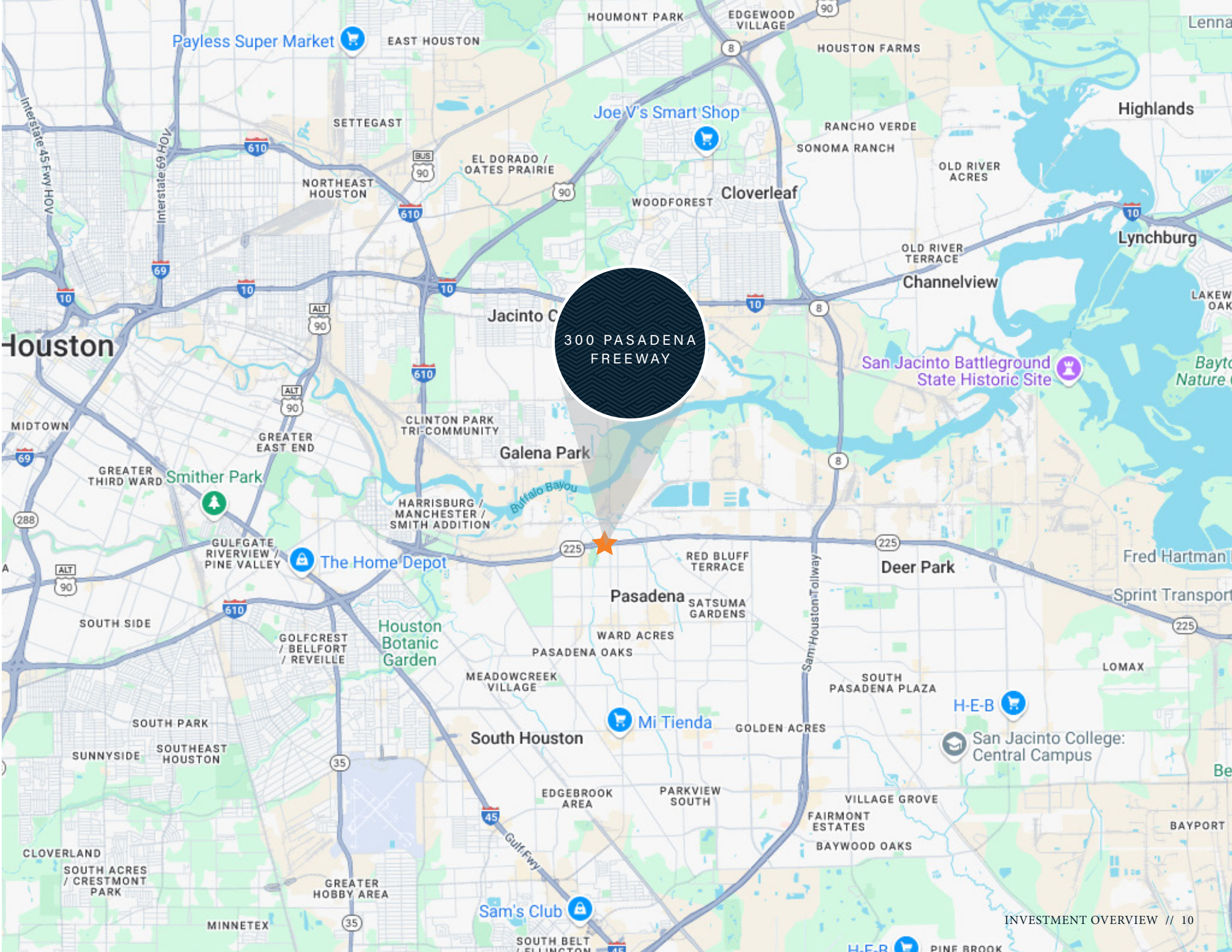
#### FINANCING

Loan Amount	\$315,000
Loan Type	New
Interest Rate	6.50%
Amortization	25 Years
Year Due	2030

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0040139)





300 PASADENA  
FREEWAY





300 PASADENA  
FREEWAY







## CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



1,249 Financing  
Transactions  
in 2024



National platform operating  
within the firm's  
brokerage offices



\$6.7 billion total  
national volume  
in 2024



Access to more capital  
sources than any other  
firm in the industry

## WHY MMCC?

.....

Optimum financing solutions  
to enhance value

.....

Enhanced control through  
MMCC's ability to qualify  
investor finance contingencies.

.....

Enhanced control through quickly  
identifying potential debt/equity  
sources, processing, and closing  
buyer's finance alternatives.

.....

Enhanced control through MMCC's  
ability to monitor investor/due  
diligence and underwriting to  
ensure timely, predictable closings.

.....

The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, pipes, and several large, dome-shaped industrial lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere.

## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap



# HOUSTON TEXAS

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As the fifth-most populous metro area in the United States, Houston houses more than 7.4 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land and League City. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil, to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.



CORPORATE  
GROWTH



LOW COST OF LIVING,  
DOING BUSINESS



HIGHER  
EDUCATION



## METROPLEX GROWTH

### ECONOMY

The center of U.S. energy production, the diversifying economy also includes biotechnology, nanotechnology, and logistics. Health care is also a key component. Over 150,000 patients visit The Medical Center daily. Local product manufacturing is a large segment of the economy and includes paper, electrical, and electronic machinery, iron, steel and petrochemicals. The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.



**7%**  
MANUFACTURING



**16%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**14%**  
GOVERNMENT



**10%**  
LEISURE AND HOSPITALITY



**5%**  
FINANCIAL  
ACTIVITIES



**21%**  
TRADE, TRANSPORTATION,  
AND UTILITIES



**7%**  
CONSTRUCTION



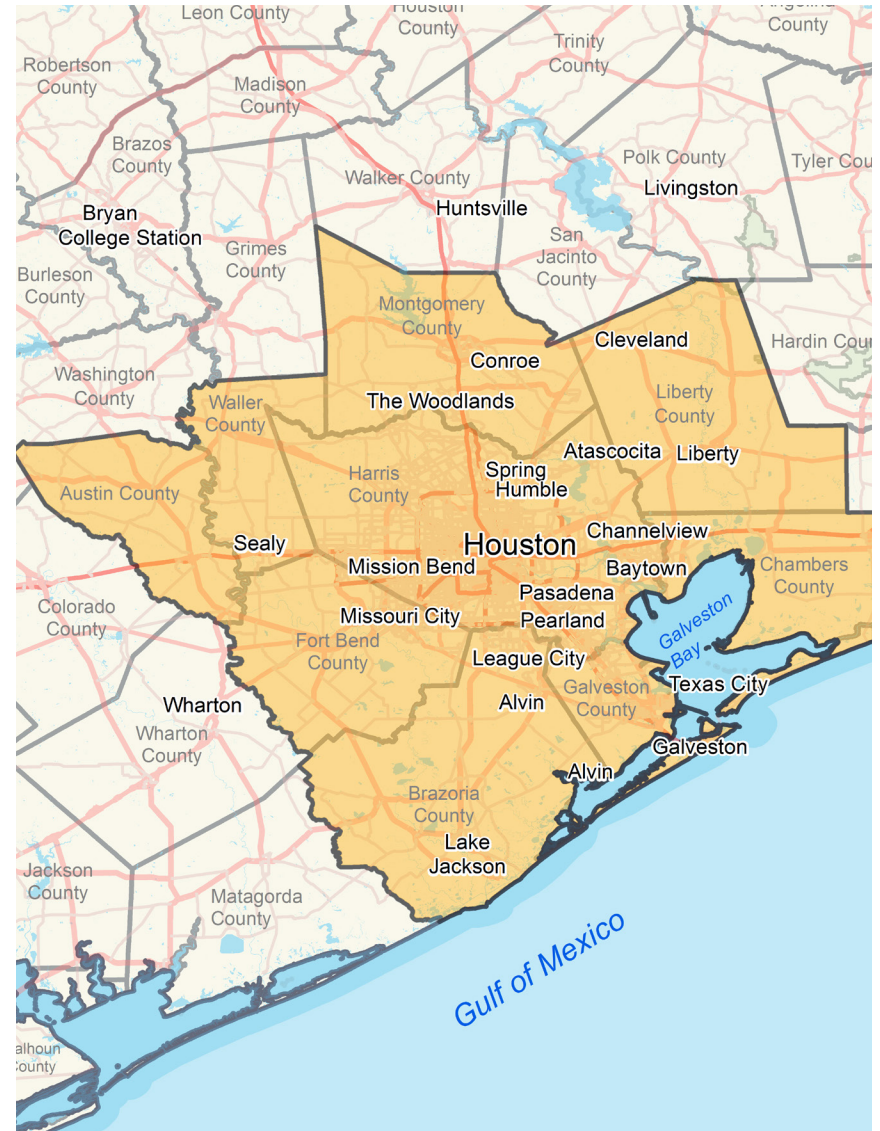
**13%**  
EDUCATION AND  
HEALTH SERVICES



**1%**  
INFORMATION



**4%**  
OTHER SERVICES

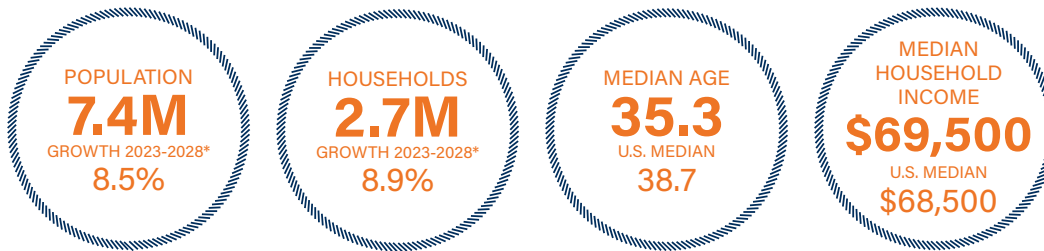




## METROPLEX GROWTH

### DEMOGRAPHICS

The Houston metro is expected to add 629,000 people through 2028, translating to the formation of roughly 240,000 households, generating demand for housing. The homeownership rate of 61 percent trails the national rate of 64 percent. The median home price of roughly \$342,000 is \$56,000 below the U.S. average. The metro's median household income exceeds \$69,000, surpassing the national rate by roughly \$1,000.



### QUALITY OF LIFE

The metropolitan area's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than 500 local parks and open spaces, various cultural venues and museums. Johnson Space Center is a popular tourist and educational destination. The metropolitan area is also known internationally for its medical community and is home to Texas Medical Center, the largest of its kind in the world. Houston hosts four professional sports teams: the Houston Texans, the Houston Astros, the Houston Rockets, and the Houston Dynamo.



## DEMOGRAPHICS



**276,175**

Total Population  
Within 5 Miles



50.7%



49.3%



**\$59,211**

Average Household Income  
Within 5 Miles



**122,900**

Employees  
Within 1 Mile



## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	12,538	99,131	287,325
<b>2023 Estimate</b>			
Total Population	12,020	95,669	276,175
<b>2020 Census</b>			
Total Population	11,372	94,414	272,835
<b>2010 Census</b>			
Total Population	11,949	96,677	278,911
<b>Daytime Population</b>			
2023 Estimate	9,719	83,862	282,463
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	3,806	30,229	94,292
<b>2023 Estimate</b>			
Total Households	3,650	29,104	90,224
Average (Mean) Household Size	3.4	3.3	3.1
<b>2020 Census</b>			
Total Households	3,567	28,447	87,764
<b>2010 Census</b>			
Total Households	3,433	27,701	85,108

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	1.2%	1.4%	1.7%
\$150,000-\$199,999	2.2%	2.4%	2.4%
\$100,000-\$149,999	9.6%	9.7%	9.7%
\$75,000-\$99,999	9.9%	12.7%	11.8%
\$50,000-\$74,999	16.4%	19.0%	18.6%
\$35,000-\$49,999	16.1%	16.2%	16.2%
\$25,000-\$34,999	16.4%	14.8%	14.0%
\$15,000-\$24,999	16.1%	12.9%	13.0%
Under \$15,000	12.1%	10.9%	12.6%
Average Household Income	\$54,895	\$58,832	\$59,211
Median Household Income	\$39,289	\$44,974	\$44,140
Per Capita Income	\$16,683	\$17,935	\$19,402
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate Total Population	12,020	95,669	276,175
Under 20	36.8%	34.7%	32.5%
20 to 34 Years	23.4%	22.4%	23.0%
35 to 39 Years	7.7%	7.3%	7.3%
40 to 49 Years	13.7%	12.9%	12.6%
50 to 64 Years	13.0%	14.0%	14.5%
Age 65+	5.5%	8.8%	10.0%
Median Age	28.5	30.2	31.4
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	6,675	55,320	166,124
Elementary (0-8)	31.6%	23.7%	21.9%
Some High School (9-11)	16.4%	15.8%	14.5%
High School Graduate (12)	32.9%	33.8%	32.4%
Some College (13-15)	11.1%	15.4%	17.0%
Associate Degree Only	4.0%	4.6%	5.2%
Bachelor's Degree Only	3.5%	5.0%	6.5%
Graduate Degree	0.5%	1.7%	2.5%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	29.0	29.0	29.0



## 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Adam Abushagur	661916	adam.abushagur@marcusmillichap.com	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

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IABS 1-1



# 300 PASADENA FREEWAY

## PASADENA, TX 77506

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