

# 6926 SPENCER HWY

Falls of Deer  
Park Apartments

6926 SPENCER HIGHWAY  
PASADENA, TX 77505

L&D Boat  
& RV Storage

WELLS  
FARGO

CHASE

jiffy lube

KELLEY'S

Spencer Hwy

35,689 VPD ('21)

Spencer Hwy

27,000 VPD ('21)

BURGER TEX  
TITLEMAX

Spencer  
Animal  
Hospital

Sparque Ave

6926  
SPENCER HWY

## 2ND GEN RESTAURANT OR DRIVE-THRU PAD SITE AVAILABLE

FOR LEASING INFORMATION:

SIMON HA, Director of Leasing

[simon@braunenterprises.com](mailto:simon@braunenterprises.com)

713.541.0066 ext. 24

5353 W. Alabama St, Suite 200  
Houston, Texas 77056  
[www.braunenterprises.com](http://www.braunenterprises.com)



# PROPERTY OVERVIEW

## LOCATION

6926 Spencer Highway  
Pasadena, Texas 77505

## AVAILABLE

Pad Site: 0.4993 AC  
21,750 SF  
Building Size: 3,426 SF

## PARKING

45 spaces available

## TRAFFIC COUNTS

Daily average on Spencer Hwy:  
35,689 VPD

Daily average on Red Bluff Rd:  
16,151 VPD



## ADDITIONAL INFORMATION

2nd Gen Restaurant or Drive-Thru  
Pad Site Available for Ground Lease.

## 2021 DEMOGRAPHIC SNAPSHOT



Population

1 mile	12,780
3 mile	90,654
5 mile	207,045



Daytime  
Population

1 mile	13,913
3 mile	92,928
5 mile	203,134



Avg. HH  
Income

1 mile	\$71,429
3 mile	\$88,669
5 mile	\$84,634

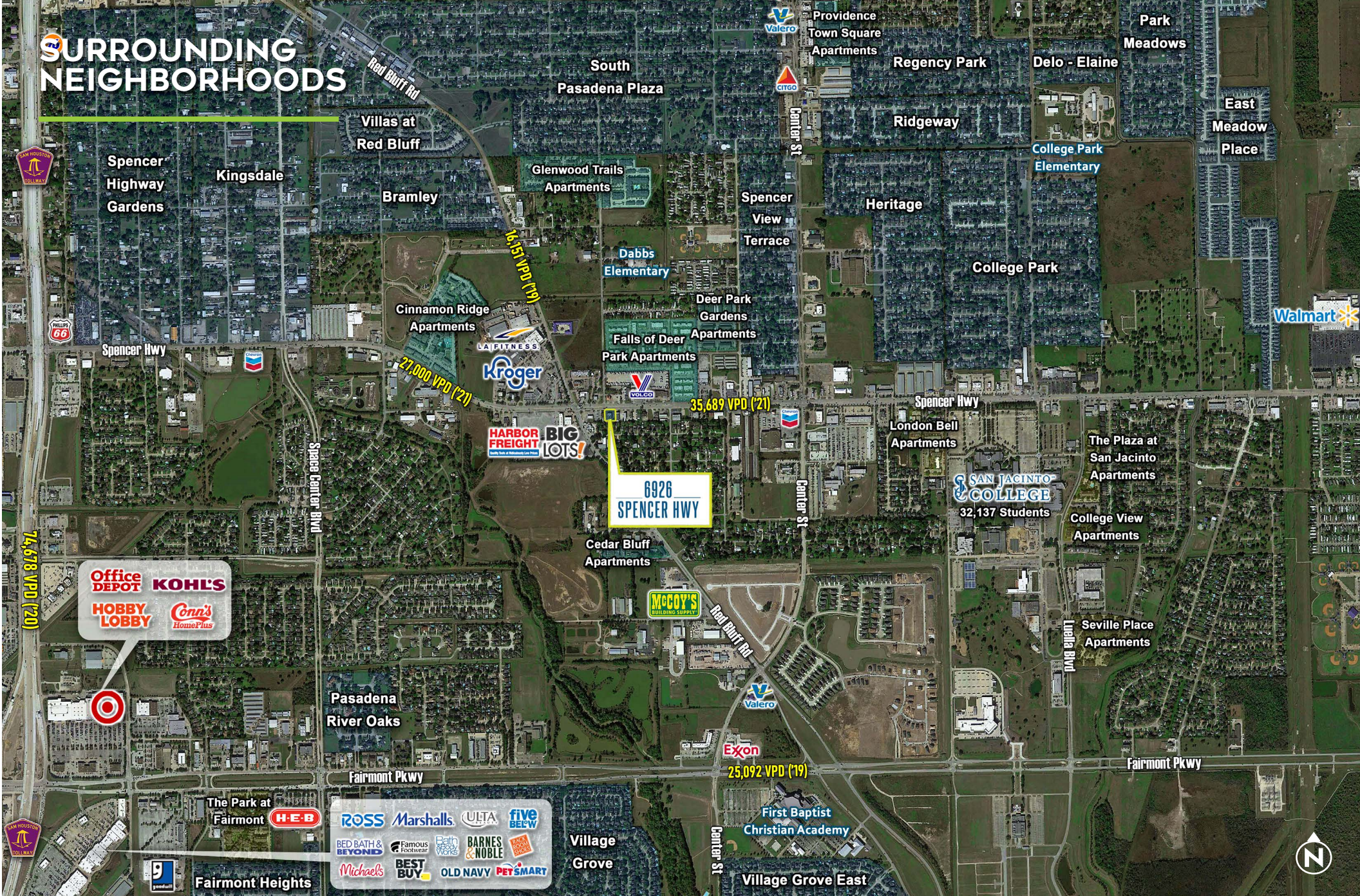
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# SURROUNDING NEIGHBORHOODS



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# PROPERTY AERIAL

LA FITNESS

GNC

Kroger

16,151 VPD (16)

WELLS  
FARGO

Red Bluff Rd

Falls of Deer  
Park Apartments

L&D Boat  
& RV Storage

LESLIE'S

TEXASFIRSTBANK

cricket

NextCare  
URGENT CARE

FASTSIGNS

R&C

CHASE

jiffy lube

KELLEY'S

27,000 VPD (21)

Spencer Hwy

35,689 VPD (21)

Spencer Hwy

BURGER TEX

TITLEMAX

Spencer  
Animal  
Hospital

Front Rd

Spargue Ave

6926  
SPENCER HWY

HARBOR  
FREIGHT

CATO

BIGLOTS!

DOLLAR TREE

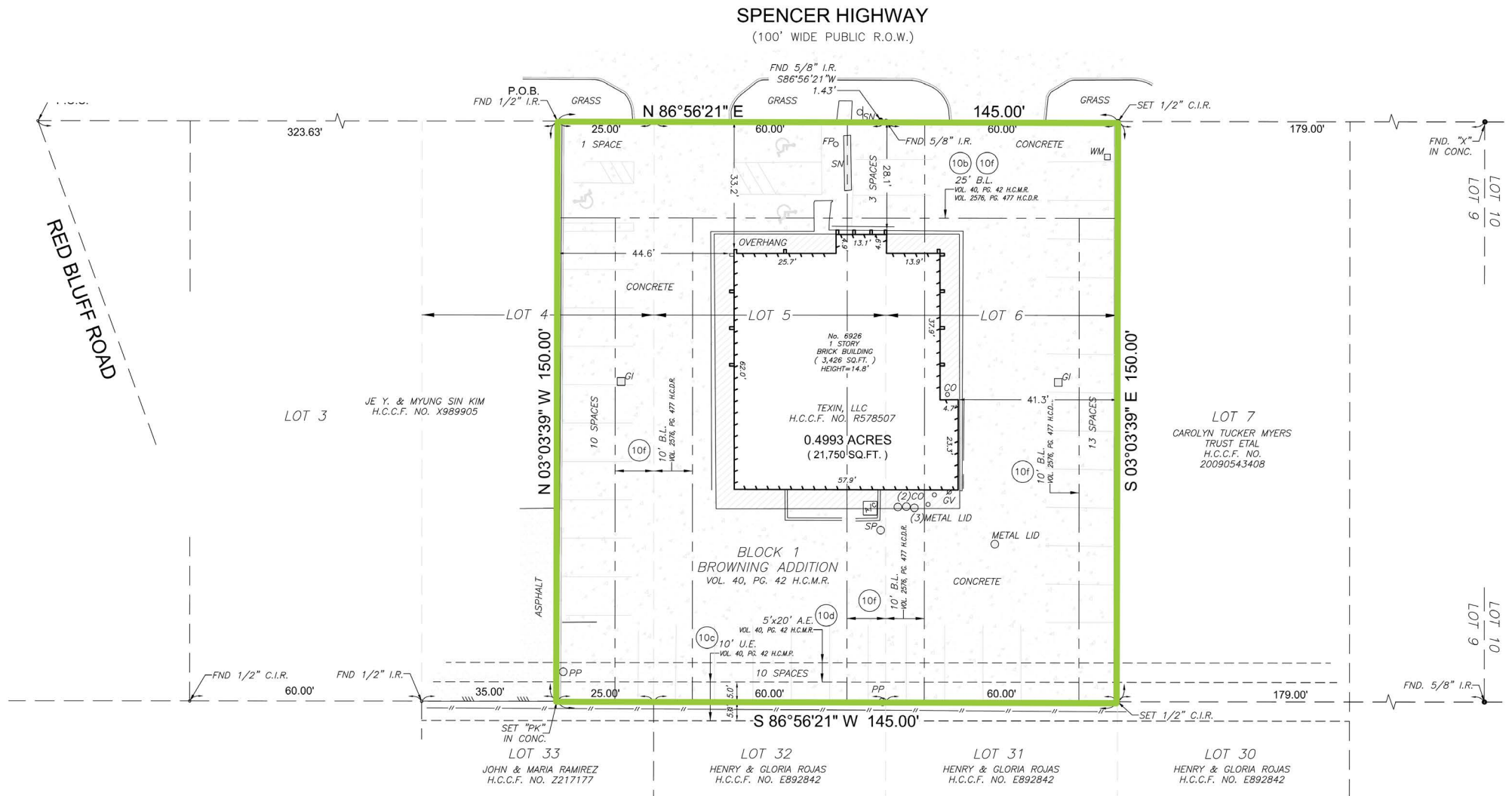


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**BRAUN  
ENTERPRISES**  
REAL ESTATE DEVELOPMENT

# INFORMATION ABOUT BROKERAGE SERVICES

**Approved by the Texas Real Estate Commission for Voluntary Use**

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License

Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price

greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>
<b>BUYER, SELLER, LANDLORD OR TENANT</b>		<b>DATE</b>	

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on August 8, 2016.