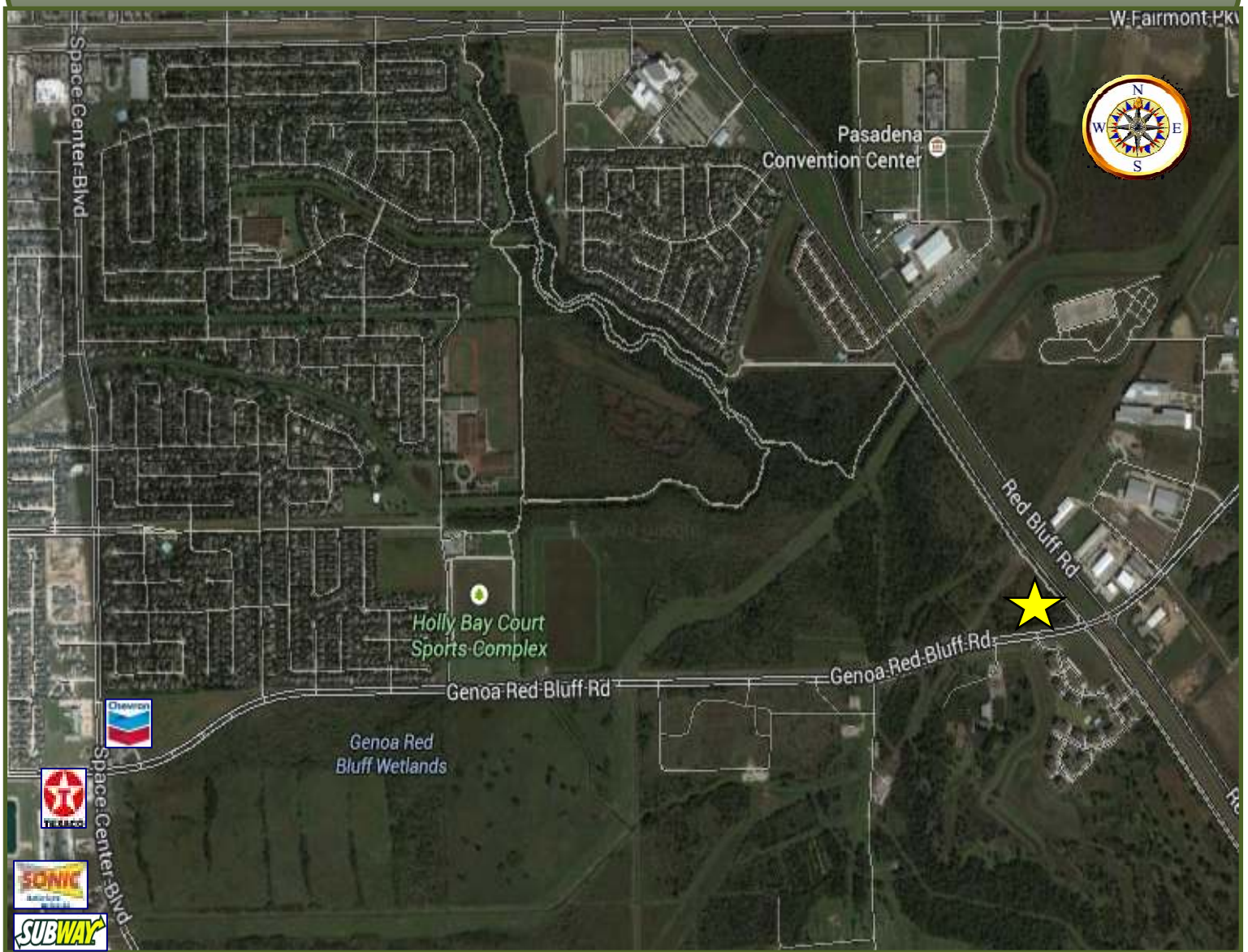


# LAND FOR SALE

## Red Bluff Road & Genoa Red Bluff

### "Hard Corner" in Pasadena, TX 77505

- PROPERTY SIZE 36,669 SQ. FT. ± SALES PRICE **\$641,000.00** or [\$17.50/SF]
- The "triangular" shaped property features 200' foot frontage on Red Bluff by 216.29 feet on Genoa-Red Bluff.
- The TxDOT expansion project of a four-lane curb & gutter boulevard, with turning lanes from the East Sam Houston Parkway was recently completed.
- There are no "use" restrictions that would disallow normal Commercial Development.
- All normal utility services are available nearby.
- A portion of the property may lie within the 100 year flood plain.



## RUTLEDGE COMMERCIAL REAL ESTATE

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NOTE: The information contained herein has been obtained from reliable sources; however, we do not guarantee it. Property submitted is subject to errors, omissions, change of price, prior lease/sale or withdrawal from market without notice.



# LAND FOR SALE

## Red Bluff Road & Genoa Red Bluff

36,669 SQ. FT. Hard Corner in Pasadena, TX



### 2012 ESTIMATED DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	2407	52,292	167,099
AVERAGE INCOME	\$128,940	\$92,636	\$90,644
AVERAGE AGE	38	35	36

### 2011 TRAFFIC COUNTS

### CARS PER DAY (CPD)

Red Bluff North of Genoa Red Bluff	12,780
Red Bluff South of Genoa Red Bluff	22,140
Genoa Red Bluff West of Red Bluff	14,110
Genoa Red Bluff East of Red Bluff	N/A



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