



May 1, 2020

SALES OFFERING – 36,669/SF

**Red Bluff Road & Genoa-Red Bluff
Pasadena, Texas 77505**

LOCATION: “Triangular Shaped” Northwest “hard-corner” corner at the signaled, intersection of Red Bluff Road & Genoa-Red Bluff, Pasadena, Texas 77505.

SIZE: ± 200 feet frontage on Red Bluff Road by ± 216.29 feet frontage on Genoa-Red Bluff and 288.69 feet on the back West boundary line.

FLOOD PLAIN: A portion of the property may lie within the 100 year flood plain.

RESTRICTIONS: There are no known “use” restrictions that would disallow normal commercial development.

UTILITIES: All City of Pasadena utilities services are available to the property.

COMMENTS: The TxDOT expansion project of a four-lane curb and gutter boulevard of Genoa-Red Bluff Road decreased the footprint of the property from 40,785/SF to 36,669/SF.

TRAFFIC: Daily TxDOT 2017 traffic counts: Red Bluff north of Genoa-Red Bluff = 21,160, Red Bluff south of Genoa-Red Bluff – 27,040, and Genoa-Red Bluff west of Red Bluff Road = 12,600.

KEY MAP NO.: 578L

PRICE: \$641,000.00 [\$17.50/SF], or as negotiated by Seller.

NEED MORE INFORMATION ...Call Wayne Rutledge @ 832.875.2980

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, prior sale or withdrawal without notice.

