



**COMMERCIAL  
TRACT FOR  
SALE**

Located in  
Pasadena, East  
Houston Region

Presented by  
Cadillo  
Companies, LLC  
Houston TX  
77098

# OFFERING MEMORANDUM

Release for Q3 2026



# EXECUTIVE SUMMARY

1004 Seymour St. Pasadena TX 77588

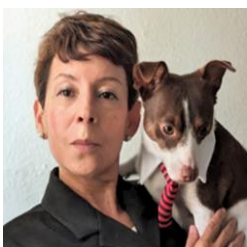
South of Hwy 225, a major highway serving the industrial region



## SALES PRICE & HIGHLIGHTS

**ASKING PRICE:** Negotiable  
**LOT SIZE:** 4.93+ AC (3 parcels)  
**LOT SIZE SF:** 214,750+ SF  
**FRONTAGE:** 351+ feet  
**UTILITIES:** On site  
**PARCELS:** 3  
**ZONING:** No zoning restrictions  
**DETENTION:** Required  
**DIVISIBLE:** No  
**SIGNALIZED CORNER:** No  
**COUNTY:** Harris

1. Vacant lot, former site of a hospital and MOB
2. Located on Pasadena Blvd. 0.7 mil from Hwy 225!
3. Located adjacent to an Opportunity Zone!!
4. Trade area undergoing re- development!!
5. Pasadena Blvd. being widened & improved now!!
6. No zoning restrictions in Pasadena Texas!
7. High visibility, easy ingress/egress
8. Cars per Day count 21,722+
9. Pasadena population is high density!!
- 10 Property being offered in an "AS-IS" condition



Contact:  
**Libby Cadillo, MBA**  
Managing Director & Broker  
**Email:** libby@cadillocos.com  
**M (949) 463-7830**

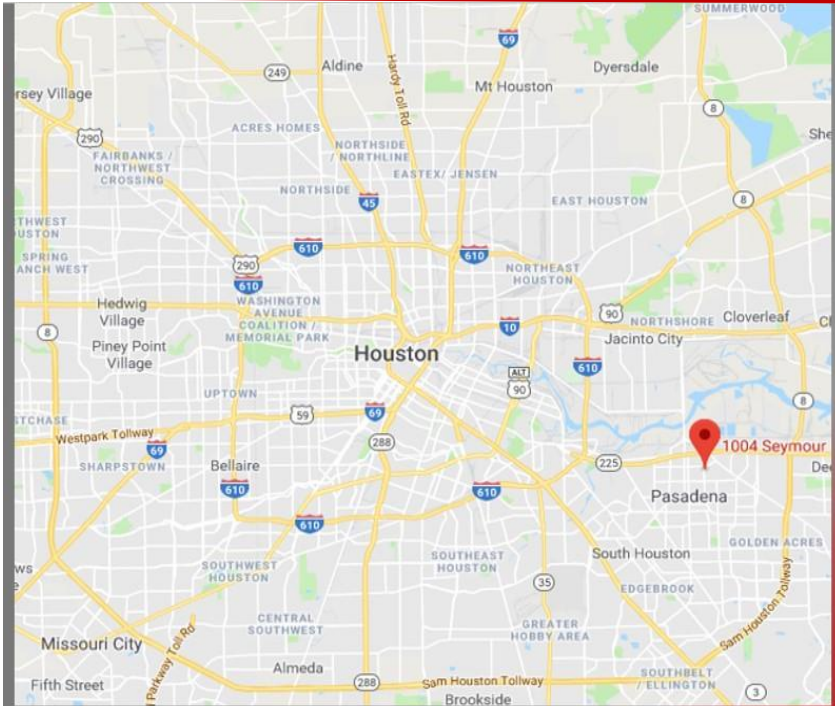
**Cadillo Companies, LLC.**  
3740 Greenbriar St. #541542  
Houston TX 77098  
O 713-570-6243  
**www.cadillocos.com**



# TRADE AREA & REGION DEMOGRAPHICS

1004 Seymour St. Pasadena TX 77588

South of Hwy 225, a major highway serving the industrial region



## CITY WIDE DEMOGRAPHICS

Population: 152,633+

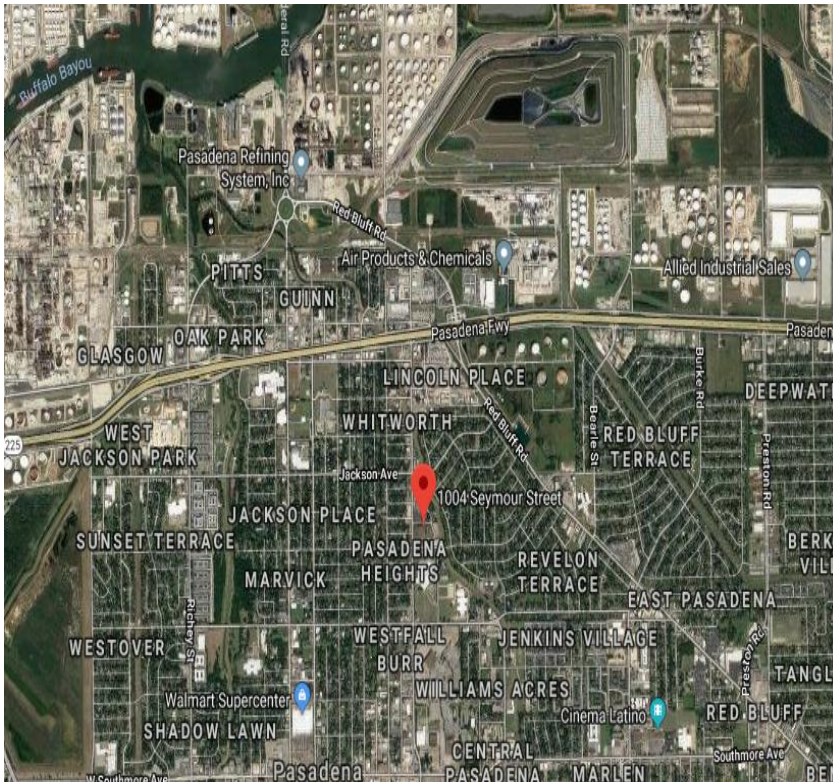
HouseHolds (HH): 51,902+

Average HH Income: \$53,367

## TRADE AREA DEMOGRAPHICS

|                   | 3-mil     | 5-mil     |
|-------------------|-----------|-----------|
| <b>Population</b> | 118,342+  | 265,753+  |
| <b>Daytime</b>    | 107,341+  | 256,707+  |
| <b>Median</b>     |           |           |
| <b>Age</b>        | 29        | 31        |
| <b>HH income</b>  | \$48,978+ | \$54,471+ |
| <b>HH units</b>   | 33,599+   | 79,067+   |

## TRADE AREA



Pasadena is situated with access to 3 major freeways, 2 airport systems, and it neighbors multiple large employers.

It is conveniently located near the Port of Houston, the Houston Ship Channel, Trinity Bay, and multiple industrial parks.

### Nearby new & upcoming developments:

A mall remodel a few blocks to the south is planned.

The City of Pasadena is investing \$16+ million in 2024 to widen and improve Pasadena Blvd. as part of their City's beautification initiative.

The new 7' wide sidewalks to include sitting and trees to increase walkability and commerce in this trade area.



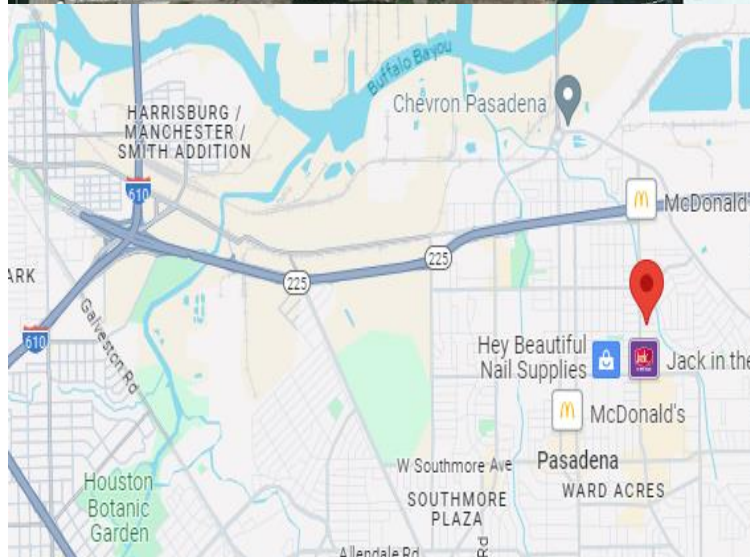
# ABOUT THE TRACT

1004 Seymour St. Pasadena TX 77588

South of Hwy 225, a major highway serving the industrial region



- For sale: 214,751+ sf in *three* parcels
- Land is in “shovel ready” condition
- Parcel 1: 1.27 acres, paved asphalt
- Parcel 2: 2.55 acres
- Parcel 3: 1.12 ac, paved asphalt on Cruse Dr.
- Parcel 1 & 2 with frontage to Pasadena Blvd.
- Former site of a demolished hospital
- No zoning restrictions
- Water & Sewer by City of Pasadena
- Water & Sewer at the property line
- Located in Harris County
- Property being offered in “AS-IS” condition



## Access Location:

- East of Interstate Fwy 45
- Just south of Hwy 225
- By Pasadena Fire Station No 2
- Fronts Pasadena Blvd. and Seymour St.
- Exit Pasadena Blvd. from Hwy 225



## Neighboring Points of interest:

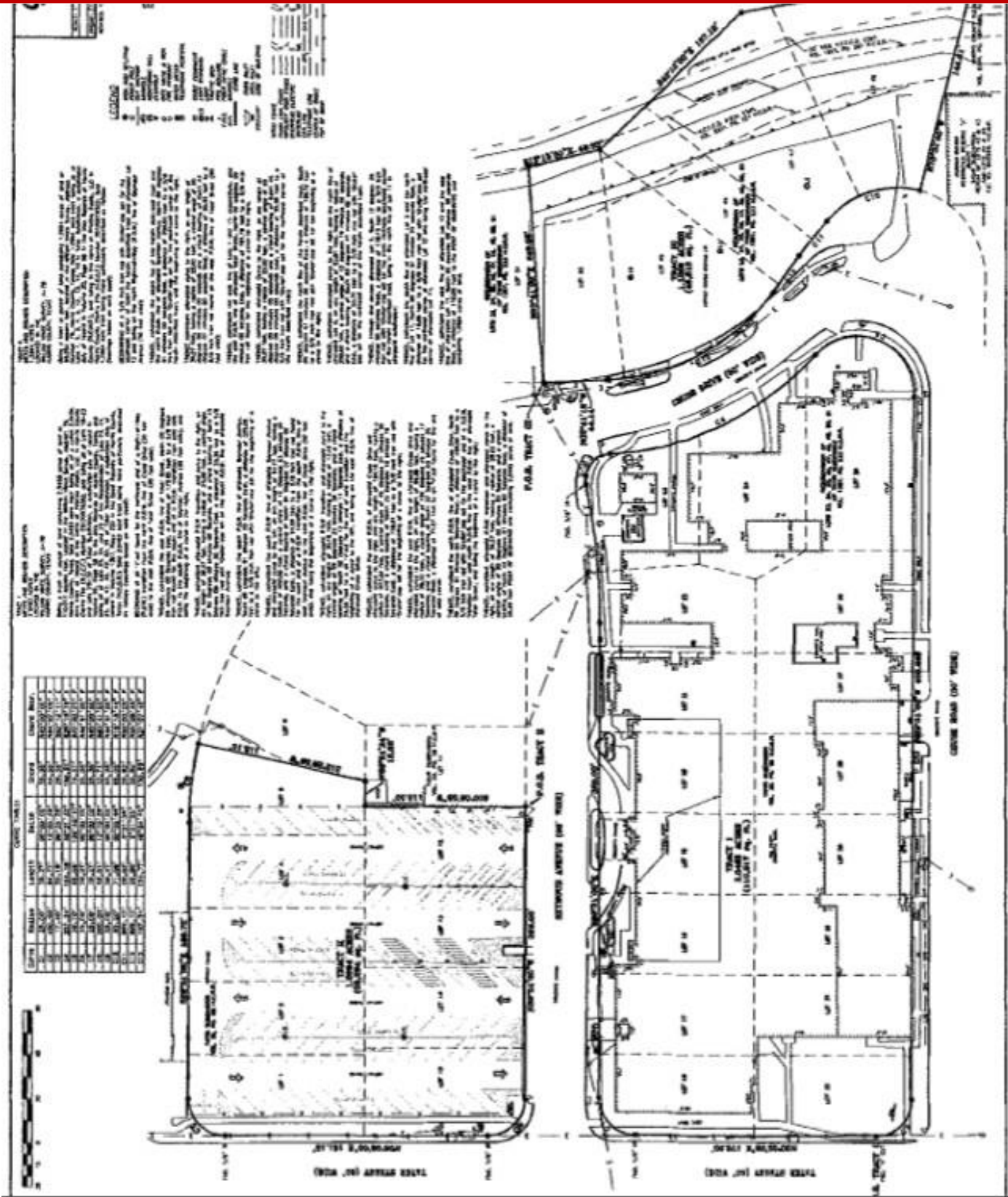
- Jackson Intermediate School
- Pasadena Fire Station No. 2
- Tacos Puro Monterrey
- TrueValue Hardware Store
- St. Peters Episcopal Church
- Jack in the Box
- McDonald's



# SURVEY

1004 Seymour St. Pasadena TX 77588

South of Hwy 225, a major highway serving the industrial region





# A LOOK FROM INSIDE

1004 Seymour St. Pasadena TX 77588

South of Hwy 225, a major highway serving the industrial region



11-03-2025



## Information About Brokerage Services

*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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

|                                                                      |                |                             |                     |
|----------------------------------------------------------------------|----------------|-----------------------------|---------------------|
| <b>Cadillo Companies, LLC.</b>                                       | <b>9007970</b> | <b>info@cadillocos.com</b>  | <b>713-570-6243</b> |
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No.    | Email                       | Phone               |
| <b>Libia Cadillo</b>                                                 | <b>633476</b>  | <b>libby@cadillocos.com</b> | <b>713-570-6243</b> |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No.    | Email                       | Phone               |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No.    | Email                       | Phone               |
| Name of Sales Agent/Associate                                        | License No.    | Email                       | Phone               |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT**

**WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC**

**A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE  
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR  
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS  
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE  
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT  
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE  
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND  
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE  
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION**

**P.O. BOX 12188**

**AUSTIN, TEXAS 78711-2188**

**(512) 936-3000**