



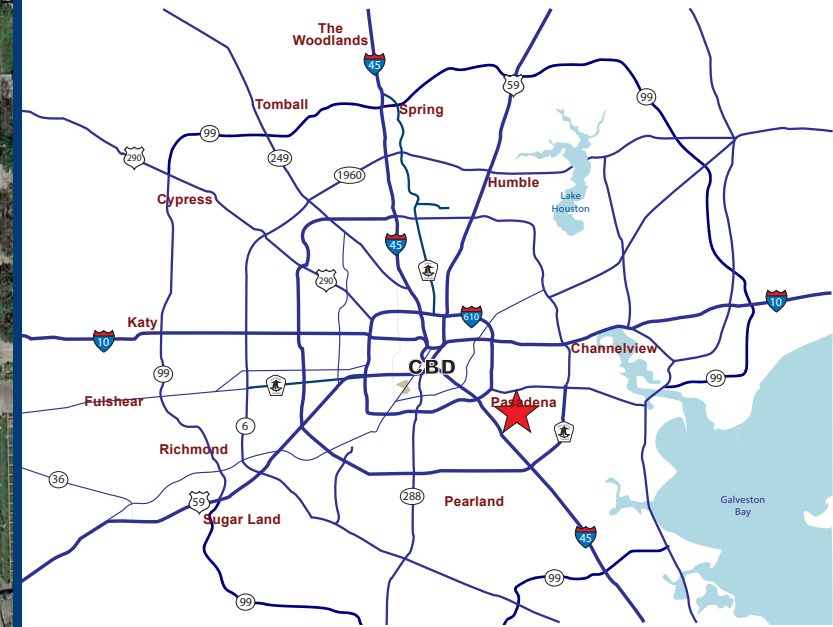
SPENCER TIENDAS COMING SOON PAD SITE & 4,000 SF RETAIL SPACE AVAILABLE

1111 Spencer Highway | South Houston, Texas 77587



Danny Kuperman
danny@arg-properties.com
p: 713-439-0101

Bri Martinez
bri@arg-properties.com
p: 713-439-0101



Property Description

- Positioned in the heart of the South Houston/ Pasadena trade area
- Highly visible and accessible from Spencer Hwy, 11th Street, and Avenue B
- Spencer Hwy is a dominant east-west artery through the market; Allen Genoa is prominent north-south thoroughfare connecting with SH 225

Available: 4,000 SF & Pad Site
Pricing: Call for Rates/Pricing

Traffic Counts

Spencer Hwy: 22,439 VPD (MPSI 2014)
Allen-Genoa Rd: 19,603 VPD (MPSI 2014)

Demographics

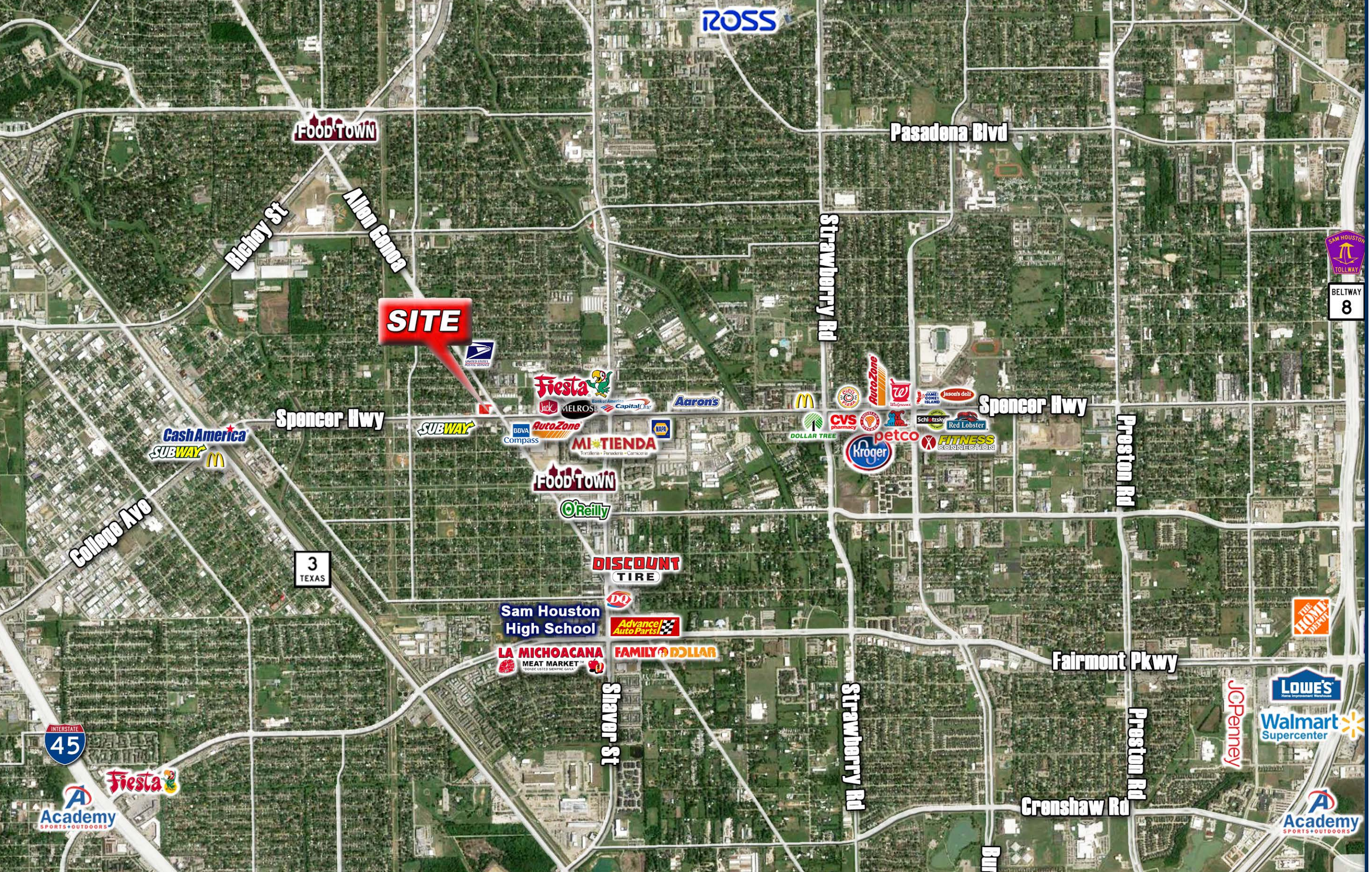
	1-mile	3-miles	5-miles
2015 Population	19,518	165,306	330,807
Daytime Population	15,370	152,202	307,587
Avg HH Income	\$47,457	\$51,830	\$55,666

Area Retailers





PRELIMINARY SITE PLAN



RETAIL AERIAL

SPENCER TIENDAS - RETAIL CENTER COMING SOON
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