

FOR SALE

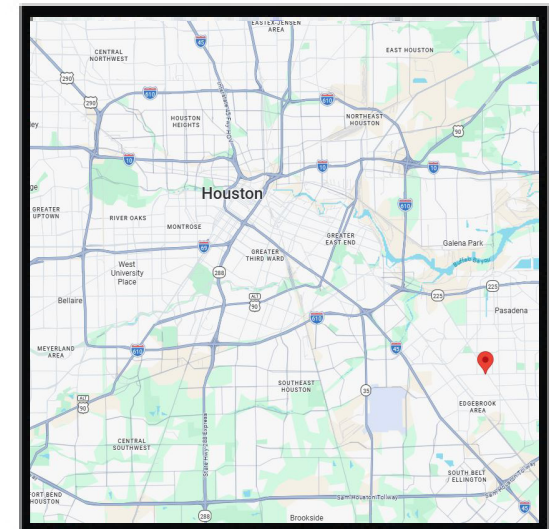
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SPENCER TIENDAS SHOPPING CTR
1111 SPENCER HWY
SOUTH HOUSTON, TX 77587



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INVESTMENT OVERVIEW

1111 Spencer Hwy consist of two retail strip center buildings with a total of approximately 17,388 SF (built 2017 & 2019) at the signalized hard corner of Spencer Hwy and S. Allen Genoa Rd in South Houston. High visibility, strong retail synergy, and heavy daily traffic make this an ideal investment opportunity in a dense Houston trade corridor.

Investment Highlights

- Ideal 1031 exchange investment opportunity
- Prime signalized hard corner location
- Dual pylon signage with excellent visibility
- Strong retail synergy within established corridor
- Multiple access points enhancing traffic flow
- Dense residential base supporting long-term demand

Property Features

- ✓ Two-building retail center totaling ±17,388 SF
- ✓ Built in 2017 & 2019
- ✓ 94 surface parking spaces (±5.4/1,000 SF ratio)
- ✓ Traffic Count
 - Spencer Highway: ±32,250 VPD
 - Shaver St ±22,091
 - S Allen Genoa Road: ±17,560 VPD