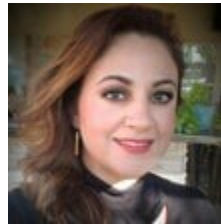


4901 Vista Rd

4901 Vista Rd, Pasadena, TX 77505



Yesenia Leauvano

Nowlin Realty Group, LLC
2925 Richmond Ave, Suite 1200, Houston, TX 77098
yesenia@nowlinrealty.com
(832) 439-3762

4901 Vista Rd

\$142.56 /SF/YR

Strategically located in Pasadena just 0.7 miles from Beltway 8, this exceptional ±3.4-acre commercial property offers outstanding accessibility, visibility, and flexibility for a variety of business uses. Positioned along Vista Road between Preston Avenue and Mickey Gilley Boulevard, the site features approximately 675 feet of street frontage. Previously operated as a successful garden center and landscaping business for more than 25 years, this established commercial property is well-suited for contractors, retail operations, service businesses, storage facilities, landscaping companies, and other commercial ventures. Absolute NNN Lease with Zero landlord responsibilities....

- ±3.4 acres of commercially zoned land.
- ~ 675 feet of highly visible street frontage.
- Prime Pasadena location just 0.7 miles from Beltway 8.
- Established commercial site with a 25+ year operating history.
- All utilities available on-site.
- Surrounded by residential neighborhoods and retail businesses.



Rental Rate:	\$142.56 /SF/YR
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Property Type:	Retail
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Property Subtype:	Garden Center
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Gross Leasable Area:	1,008 SF
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Year Built:	1991
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Walk Score ®:	50 (Fairly friendly)
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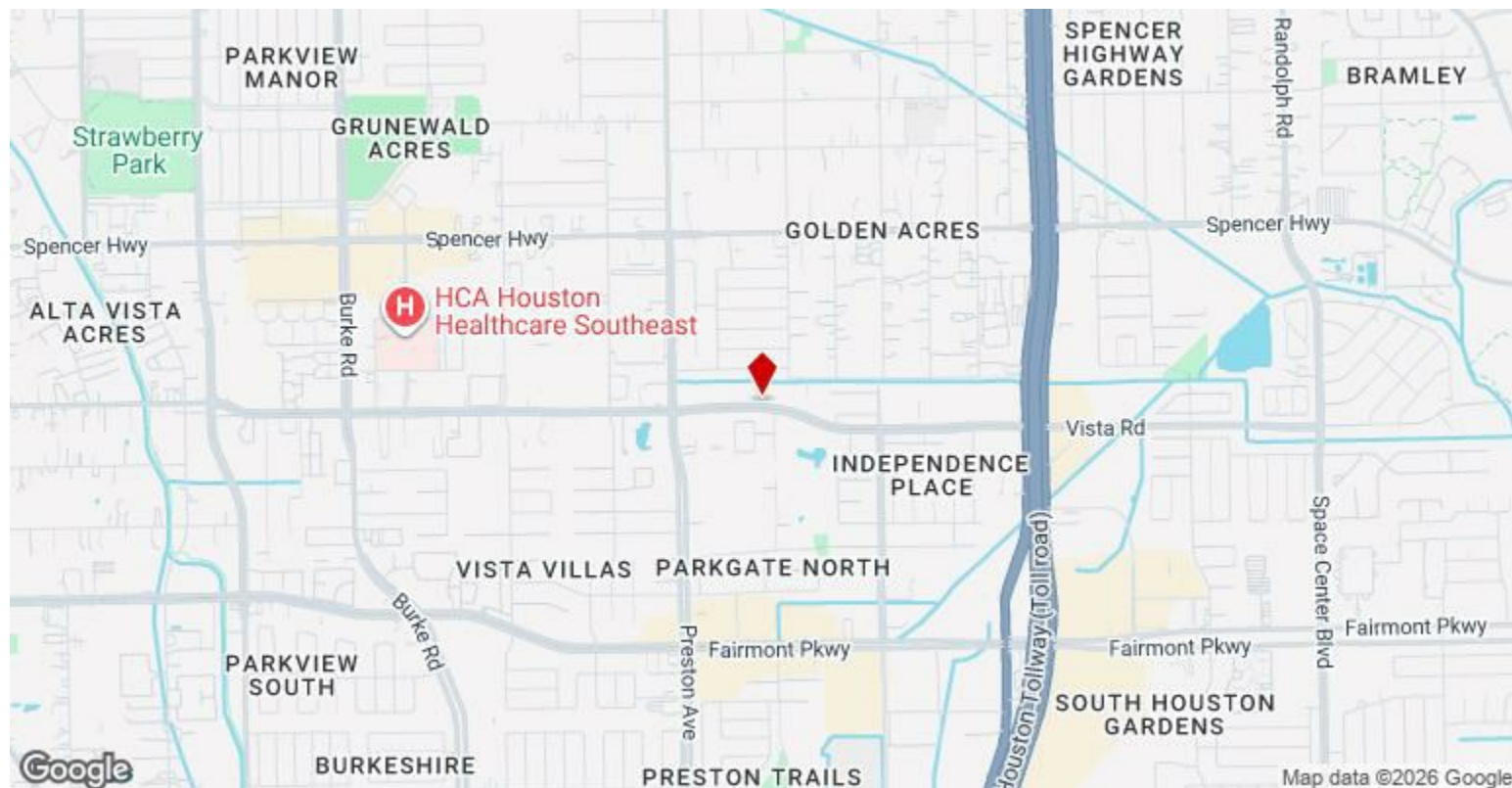
Rental Rate Mo:	\$11.88 /SF/MO
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1

1st Floor

Space Available	1,008 SF
Rental Rate	\$142.56 /SF/YR
Date Available	30 Days
Service Type	TBD
Space Type	Relet
Space Use	Office/Retail
Lease Term	2 - 5 Years

~1,000 SF of office and retail space across two buildings situated on 3.4 acres. Manufactured building with restroom, previously used as a break room. 3-bay garage for storage and operations. Covered carport(~1500 sq. Ft.) area ideal for equipment, materials, or vehicle storage. \$11,975 per month.

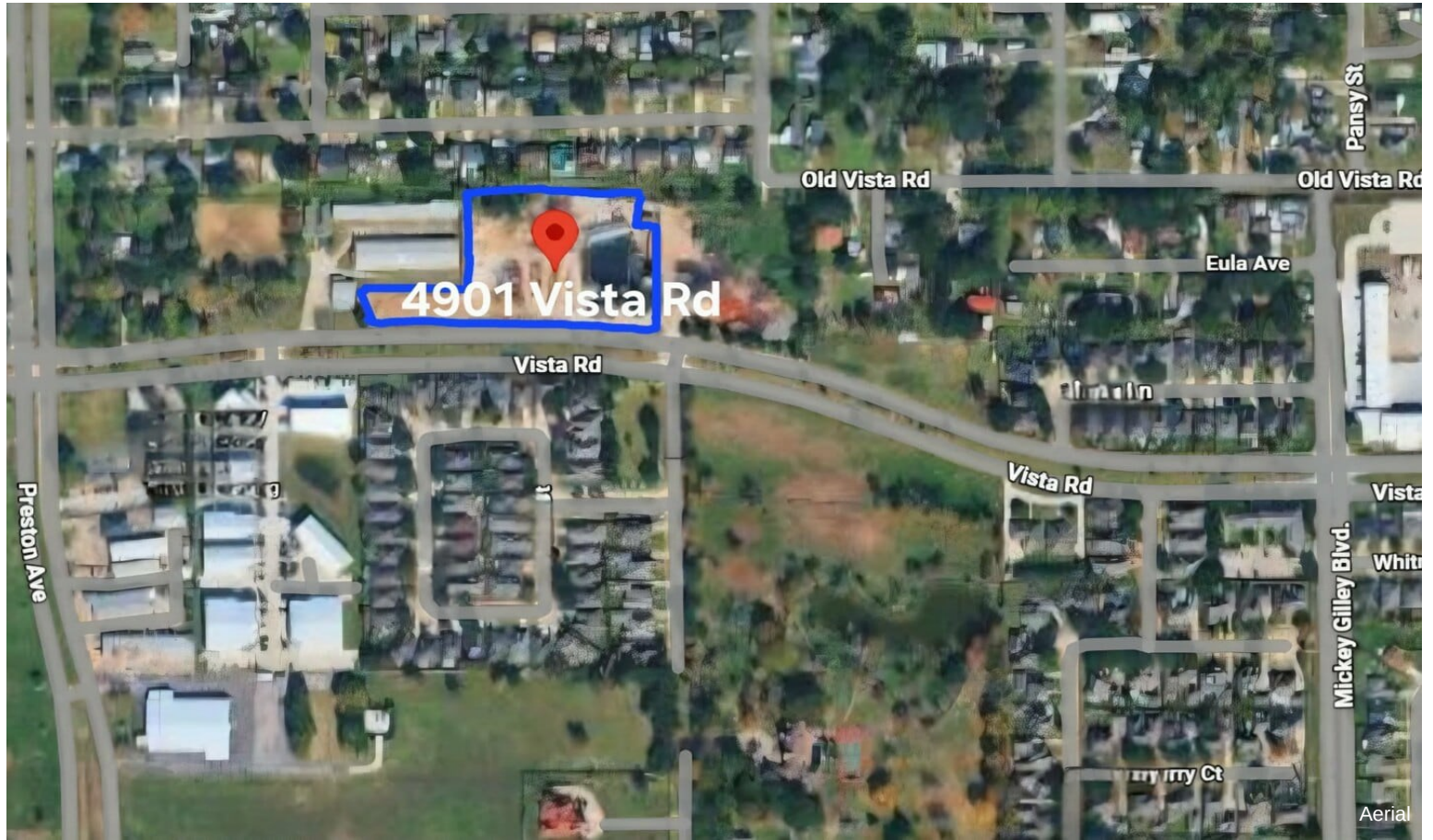


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Property Photos



Property Photos



Property Photos



Building Photo



Other

Property Photos



Property Photos

