

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

PREMIER  
PROPERTIES



5 Acres  
2 Apartments  
2 Townhomes  
5700 SF Auditorium

4309 Young St, Pasadena, TX 77504

Exclusively Represented By:

**Donna Winfrey**

Commercial Property Broker | Zoning Commissioner

713 377 6166

[donna.winfrey@preproperties.com](mailto:donna.winfrey@preproperties.com)

OFFERING MEMORANDUM



# Property Description

FOR SALE



## Property Description

City of Pasadena

Unrestricted Zoning: Commercial and Residential Uses Allowed

Add Value Opportunity: approximately 1/3 is undeveloped

## Location Description

4309 Young Street, Pasadena, TX 77504

Subdivision: Highland Acres

City: Pasadena, a suburb of Houston

County: Harris County, Texas

The property is located in the Houston metropolitan area, with access to highways like I-45 South and the Beltway 8.

Pasadena is a suburb of Houston with a population of 149,345. Living in Pasadena offers residents an urban suburban mix feel and most residents own their homes. There are a lot of parks in the City. Pasadena public schools are highly rated.

The Raul Yzaguirre Schools for Success (RYSS) was founded in 1996 and was established as a college preparatory school for the neighborhoods in southeast Houston. RYSS recently established a location at Young Street and Fairmont Parkway in Pasadena. They would be a great partner and resource for education for the area's school-age population.

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# Complete Highlights

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## Property Highlights

- +/-11,000 useable/rentable SF\*
- \*2 Apartments: 3 bed/1 bath and 2 bed/1 bath with attached garage + \_1,300 SF each
- \*2 Townhomes: 3 bed/1.5 baths +/-1,450 SF each
- \*5 bay garage structure (parking or storage)
- \*5,700 SF auditorium with loft and storage
- \*Commercial Kitchen with transferable bakery license, walk-in cooler
- \*Oversized Pantry with walk-in Freezer
- \*Mini Convenience Store
- \*3 Offices
- \*Inground Pool, Fenced in
- \*Outdoor Tent: seats up to 200, weather-proof cover for 4 sides



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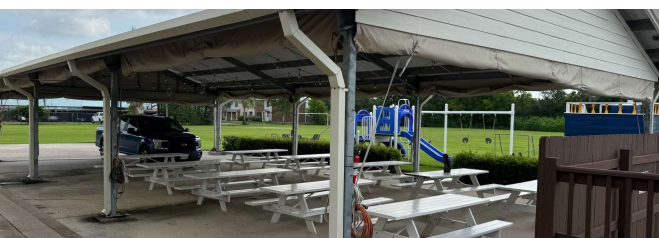
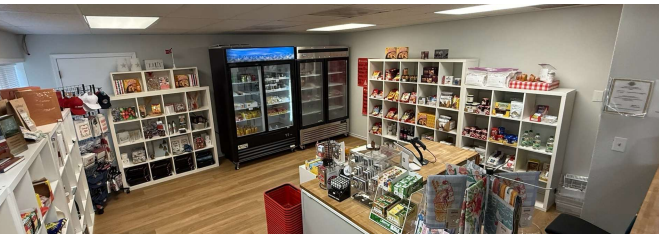
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# Additional Photos

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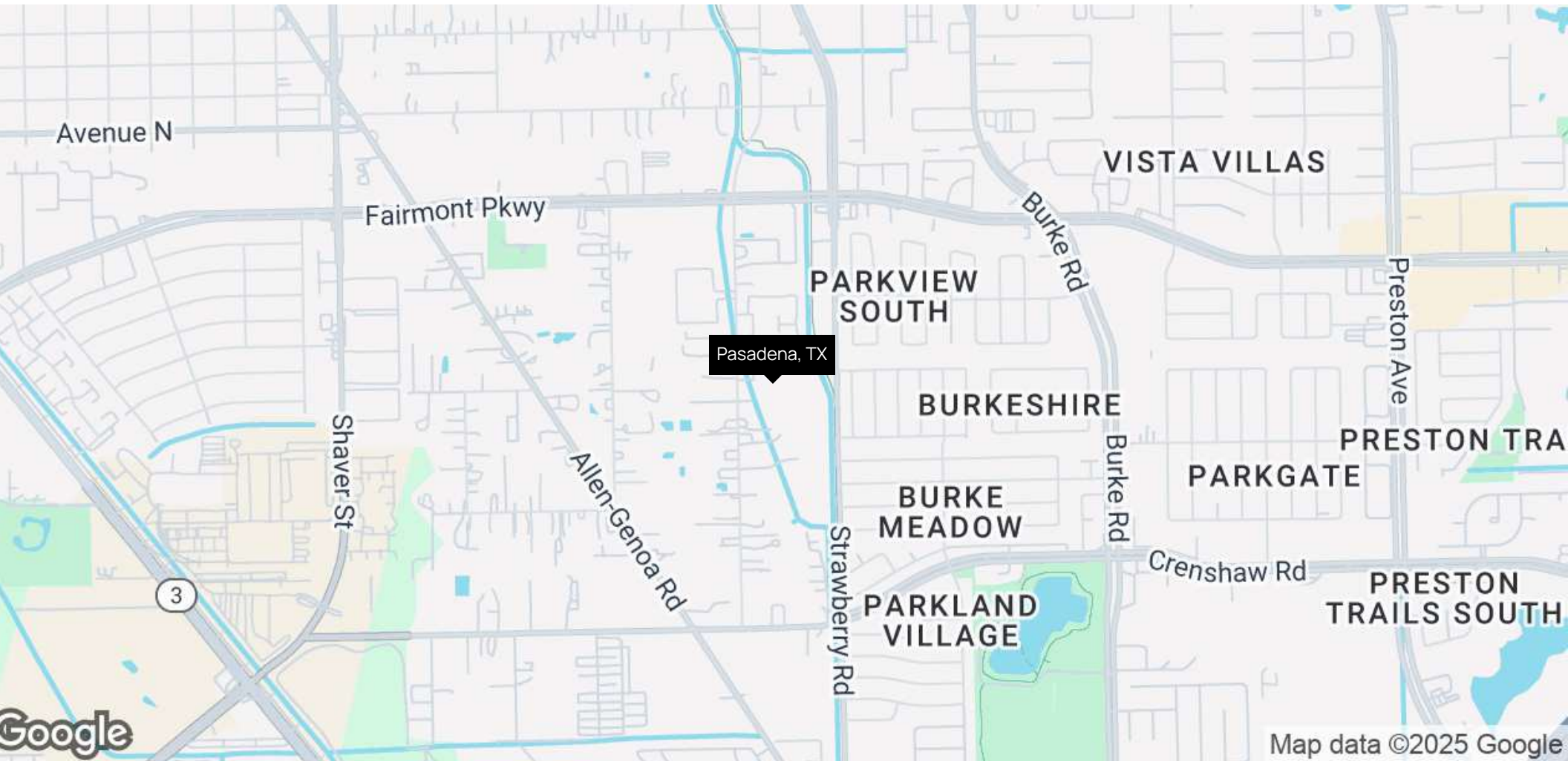
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# Regional Map

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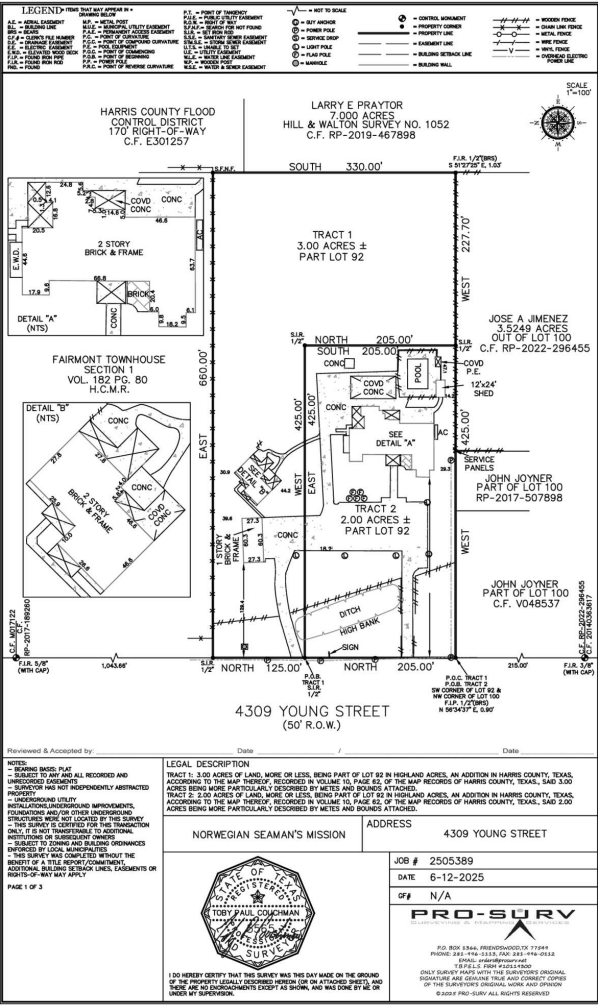
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Site Plans

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# Advisor Bio

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TX #618453

## Professional Background

Donna has two decades of effective representation of commercial property owners, investors, landlords and tenants. She is serving a 8th term as Planning and Zoning Commissioner, 2 terms elected to Vice Chairwoman. Donna provides an understanding of land use, work with municipalities on easements, permits and assemblages, repurposing structures, managing construction and construction budgets with the specific intent to maximize the income and minimize the expenses of income-producing properties. As an Investment Advisor, Donna negotiates complex lease and purchase transactions, including 1031 exchanges, corporate office leases, multifamily and retail sales and the property management thereof. Her cultivated retail, multifamily, land and light industrial experience is delivered with premium service to each client.

Donna's time with her family is the heart of her life. She likes to read, travel, and ride when the Houston temperature permits.

## Education

Fordham University, New York City

Turner School of Construction Management, Houston TX

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