



BAYTOWN PLAZA II

NEC OF GARTH RD & INDEPENDENCE BLVD | BAYTOWN, TEXAS | 77521

AVAILABLE FOR LEASE OR BUILD TO SUIT



PROJECT HIGHLIGHTS

Baytown Plaza II

NEC OF GARTH RD & INDEPENDENCE BLVD
BAYTOWN, TEXAS | 77521

- Located in the **heart of Baytown's newest retail corridor**
- **Abundant parking** makes Baytown Plaza II suitable for entertainment, health, and wellness concepts
- Future expansion of Chevron, Exxon and other petrochemical facilities will create **1,000 new permanent jobs and over 11,000 skilled labor jobs**
- Multiple new master planned residential developments and expansions in progress with an **estimated 15,000 new homes**

AVAILABLE (FOR LEASE)

- **1,434 SF inline retail (former Edible Arrangements)**
- **8,553 SF second generation (former Pier 1 Imports)**
- **Up to 17,000 SF proposed construction (BTS option available)**



TRAFFIC COUNTS

117,709 VPD at corner of I-10 & Garth Road



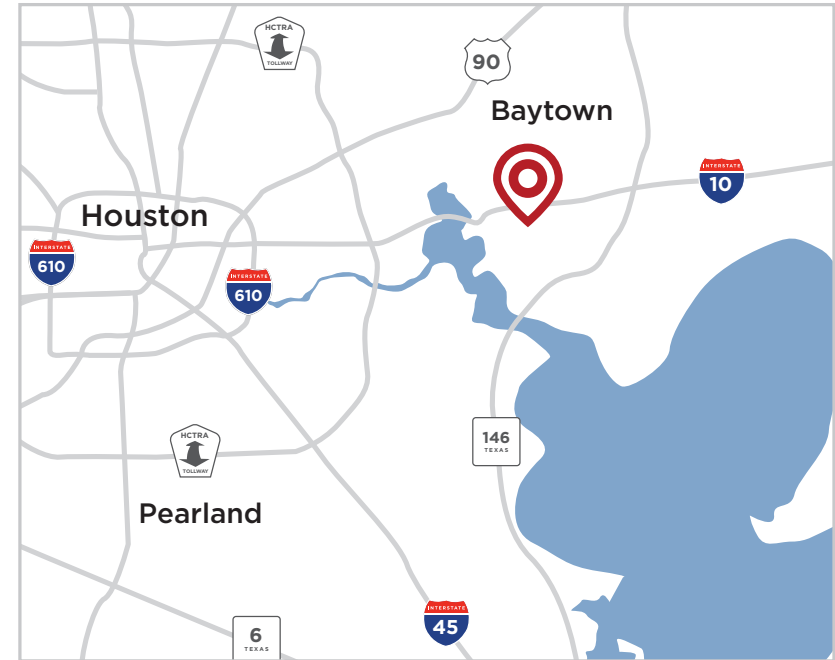
\$81,886 AVG HHI

within 3 miles



525,906 POPULATION

within 15 miles



MAJOR AREA RETAILERS



MAJOR CO-TENANTS



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Baytown Plaza II

enterprise Once upon a child
Michaels AT&T
Olive Garden BUFFALO WILD WINGS

8,553 SF Available

1,434 SF Available

Proposed Building Area Up To 17,000 SF Available

SHOE CARNIVAL
KOHL'S
BOOT BARN

H-E-B

VSC TRACTOR SUPPLY CO.

GARTH RD 33,580 VPD

EAST FREEWAY 84,129 VPD

SAN JACINTO MALL REDEVELOPMENT

Proposed HomeGoods

Academy
SPORTS + OUTDOORS

Burlington

Proposed ROSS
DRESS FOR LESS

PET SMART Marshalls
ULTA BEAUTY Kroger

macys



SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Future Lease	17,000 SF
2	Enterprise	3,000 SF
3	Once Upon A Child	4,500 SF
4	Available For Lease	8,553 SF
5	Michaels	23,500 SF
6	Available For Lease	1,434 SF
7	Nail Salon	1,463 SF
8	Subway	1,621 SF
9	Olive Garden	7,441 SF
10	AT&T	1,700 SF
11	Royal Dental	3,792 SF
12	Buffalo Wild Wings	5,694 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

SP03 | 08.20 | 101.13

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION	3 MILES	5 MILES	7 MILES	15 MILES
Current Households	14,530	34,482	44,204	171,917
Current Population	41,394	98,401	128,453	525,906
2010 Census Population	30,568	79,904	107,226	438,037
Population Growth 2010 to 2020	37%	24%	21%	20%
2020 Median Age	33	33	33	33

INCOME	3 MILES	5 MILES	7 MILES	15 MILES
Average Household Income	\$81,886	\$78,614	\$77,487	\$77,900
Median Household Income	\$71,145	\$65,565	\$63,549	\$65,464
Per Capita Income	\$29,537	\$28,700	\$27,883	\$26,501

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES	15 MILES
White	53%	59%	58%	63%
Black or African American	23%	19%	19%	14%
Asian or Pacific Islander	5%	3%	3%	3%
Other Races	18%	19%	20%	20%
Hispanic	35%	39%	42%	48%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES	15 MILES
1 Person Household	23%	23%	22%	19%
2 Person Households	27%	28%	28%	27%
3+ Person Households	50%	49%	50%	54%
Owner-Occupied Housing Units	64%	65%	66%	68%
Renter-Occupied Housing Units	36%	34%	34%	32%

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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