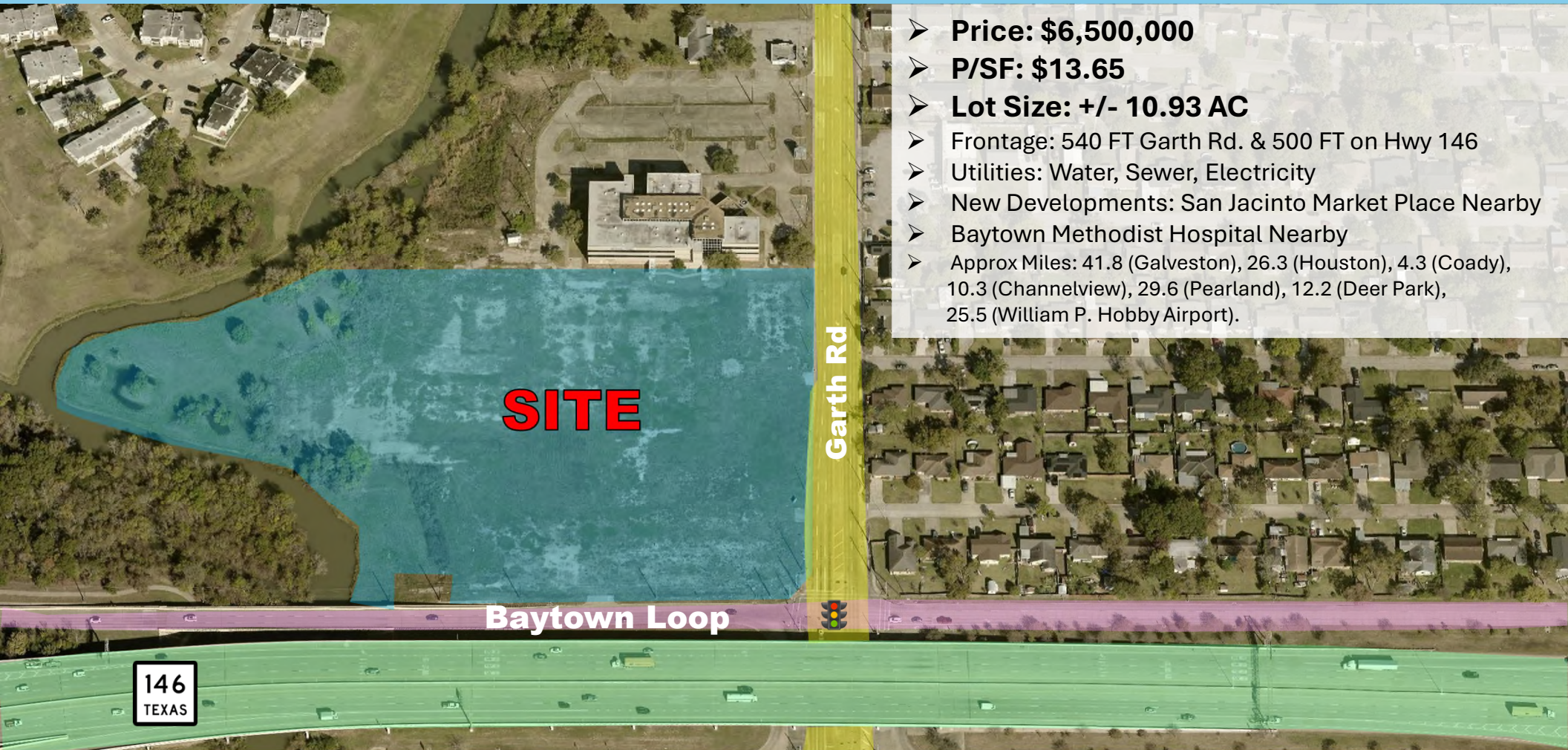


LAND FOR SALE

HARD CORNER ON A MAJOR FREEWAY



- **Price: \$6,500,000**
- **P/SF: \$13.65**
- **Lot Size: +/- 10.93 AC**
- Frontage: 540 FT Garth Rd. & 500 FT on Hwy 146
- Utilities: Water, Sewer, Electricity
- New Developments: San Jacinto Market Place Nearby
- Baytown Methodist Hospital Nearby
- Approx Miles: 41.8 (Galveston), 26.3 (Houston), 4.3 (Coady), 10.3 (Channelview), 29.6 (Pearland), 12.2 (Deer Park), 25.5 (William P. Hobby Airport).

2800 Garth Rd, Baytown, TX 77521

Parvez Karedia

M - (832) 614-0222

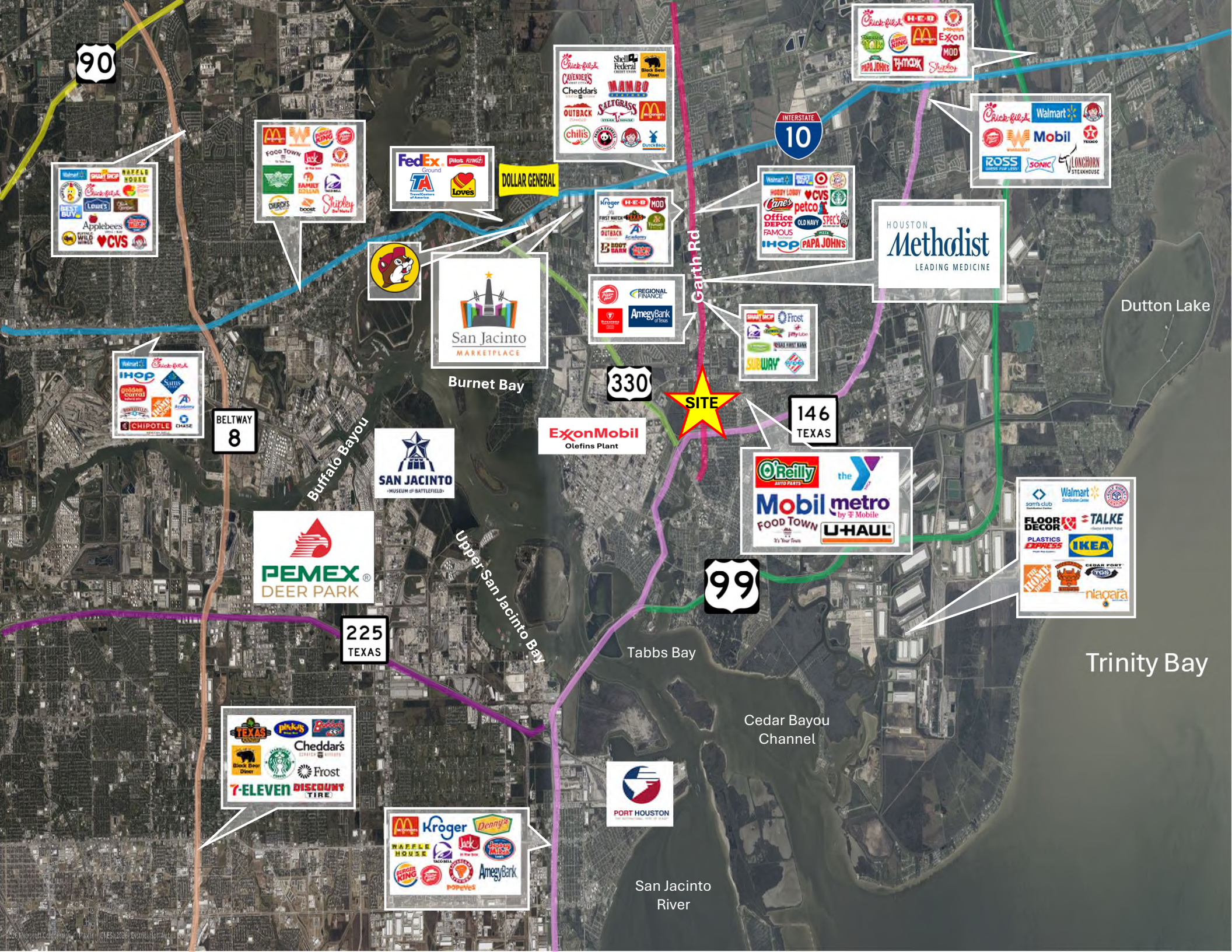
O - (713) 270-5400

parvez@dncommercial.net

www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



90

INTERSTATE 10

330

SITE

146 TEXAS

99

BELTWAY 8

225 TEXAS

Callout box containing logos for: Walmart, Chick-fil-A, Huddle House, Applebee's, Wild Wings, CVS, and others.

Callout box containing logos for: McDonald's, Chick-fil-A, Huddle House, and others.

Callout box containing logos for: FedEx, Pilot, Loves, and others.

DOLLAR GENERAL

Callout box containing logos for: Chick-fil-A, Cheddar's, Outback, and others.

Callout box containing logos for: Kroger, MOD, and others.

Callout box containing logos for: Regional Finance, Amegy Bank, and others.

Callout box containing logos for: Hobby Lobby, CVS, Office Depot, and others.

Callout box containing logos for: Frost, and others.

Callout box containing logos for: Chick-fil-A, McDonald's, Exxon, and others.

Callout box containing logos for: Chick-fil-A, Walmart, Mobil, and others.

Callout box containing logo for: HOUSTON Methodist LEADING MEDICINE

Callout box containing logos for: IHOP, and others.

Callout box containing logo for: PEMEX DEER PARK

Callout box containing logo for: SAN JACINTO MUSEUM OF BATTLEFIELD

Callout box containing logo for: San Jacinto MARKETPLACE

Callout box containing logo for: ExxonMobil Olefins Plant

Callout box containing logos for: O'Reilly, Mobil metro, Food Town, and others.

Callout box containing logos for: Walmart, Floor Decor, and others.

Callout box containing logos for: Texas, Cheddar's, and others.

Callout box containing logos for: McDonald's, Kroger, and others.

Callout box containing logo for: PORT HOUSTON

San Jacinto River

Dutton Lake

Trinity Bay

Cedar Bayou Channel

Tabbs Bay

Upper San Jacinto Bay

Buffalo Bayou

EXXONMOBIL BAYTOWN EVENTS CENTER

Projected Opening: Spring 2029

OVERALL EAST VIEW

<https://www.baytown.org/1431/ExxonMobil-Baytown-Events-Center>



EXXONMOBIL BAYTOWN EVENTS CENTER & STERLING MUNICIPAL LIBRARY

\$75 Million Investment | Regional Sports & Entertainment Destination

Baytown's planned 120,000–200,000 SF events center is expected to attract **sports tournaments, conferences, concerts and major events**, creating a new regional draw for the area.

Real Estate Impact: Increased visitor traffic, sports tourism and event activity are expected to support **greater demand for nearby retail, restaurants, hospitality, services and commercial development**, further enhancing the surrounding real estate market.

BIRD'S EYE VIEW



EXXONMOBIL BAYTOWN EVENTS CENTER & STERLING MUNICIPAL LIBRARY

GARTH ROAD WIDENING PROJECT

<https://www.baytown.org/1219/Garth-Road-Widening-Project>



Major Infrastructure Investment Along Baytown's Primary Commercial Corridor

The City of Baytown is widening Garth Road from **four to six lanes between I-10 and Baker Road**, improving traffic flow and connectivity along one of the area's key commercial corridors.

Real Estate Impact: Enhanced roadway capacity, improved access and pedestrian connectivity are expected to strengthen **visibility and accessibility for surrounding commercial properties**, supporting continued retail, restaurant, hospitality and mixed-use development along the corridor.

Project: I-10 to Baker Road

Expansion: 4 lanes → 6 lanes



PROPERTY INFORMATION

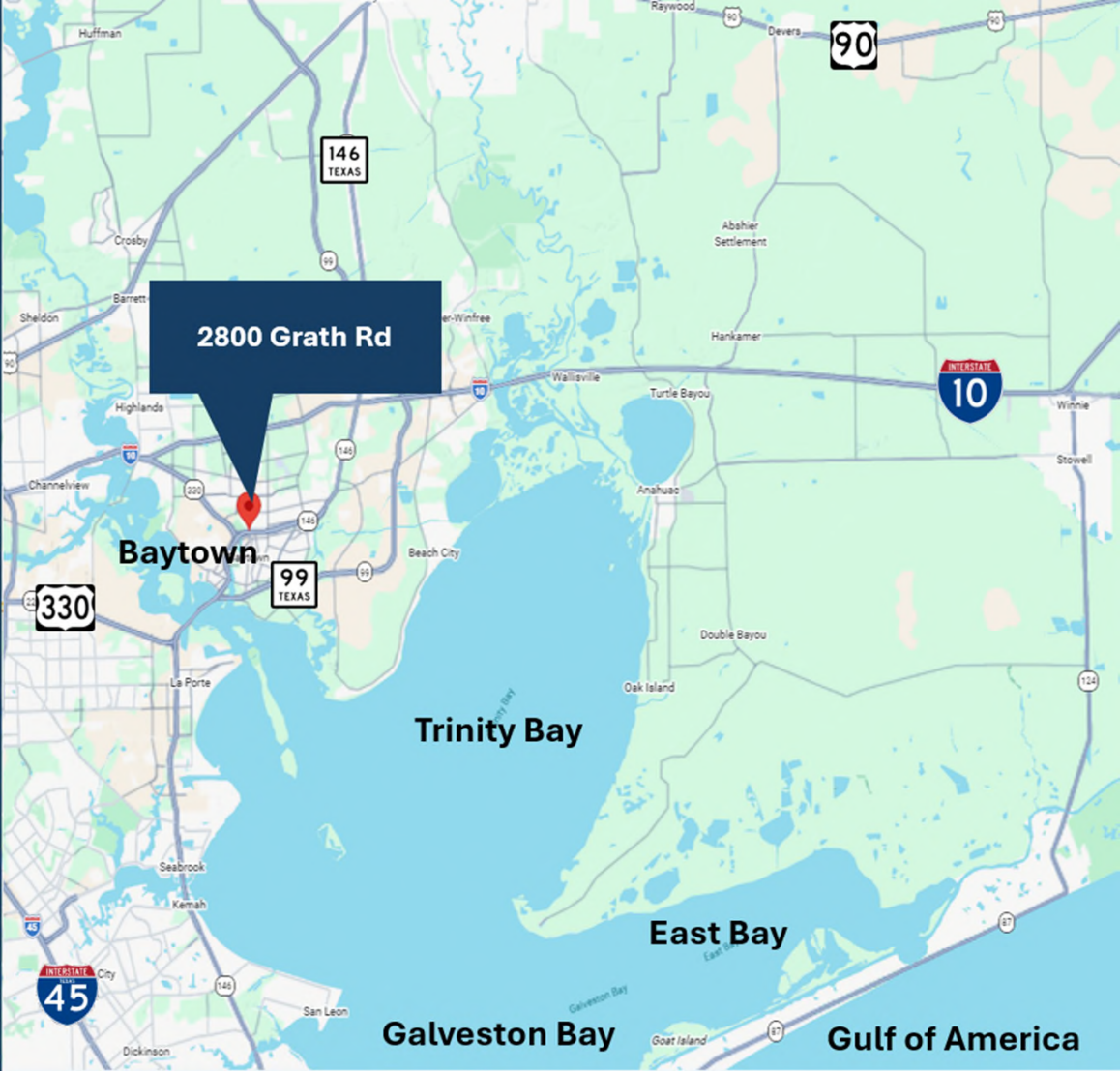
 2800 Garth Rd,
Baytown, TX 77521

DEMOGRAPHICS (2026 Estimates)

	1 MILE	3 MILES	5 MILES
Population	11,475	55,391	32,945
Households	4,428	20,645	11,029
Median Household Income	\$60,099	\$63,810	\$91,917
Average Household Income	\$71,259	\$79,812	\$110,922
Median Age	32.3	34.1	35.1
Population Growth (2026–2031)	0.25%	0.39%	0.89%
Household Growth (2026–2031)	0.60%	0.81%	1.29%

TRAFFIC EXPOSURE Key Nearby Traffic Counts (Average Daily Traffic)

TX 146	Up to 71,226 vehicles/day
Baytown Loop	69,964 vehicles/day
State Hwy 146	61,757 vehicles/day
Garth Rd	Up to 33,580 vehicles/day
I-10	83,389 – 87,557 vehicles/day



FLOOD ZONE

Flood Zone Determination:

OUT

X500 or B Zone



PROPERTY LOCATION

2800 Garth Rd,
Baytown, TX 77521

PRIME BAYTOWN LOCATION / HIGH TRAFFIC EXPOSURE / RAPIDLY GROWING



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)476-2972
Designated Broker of Firm	License No.	Email	Phone
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
TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 400 Houston TX 77036
Dann Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

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Independence Blvd