

# C|R

CAPITAL RETAIL  
PROPERTIES



**For Sale - 2.3 Acres with 7,710 SF  
Building on Prime Garth Rd Frontage**

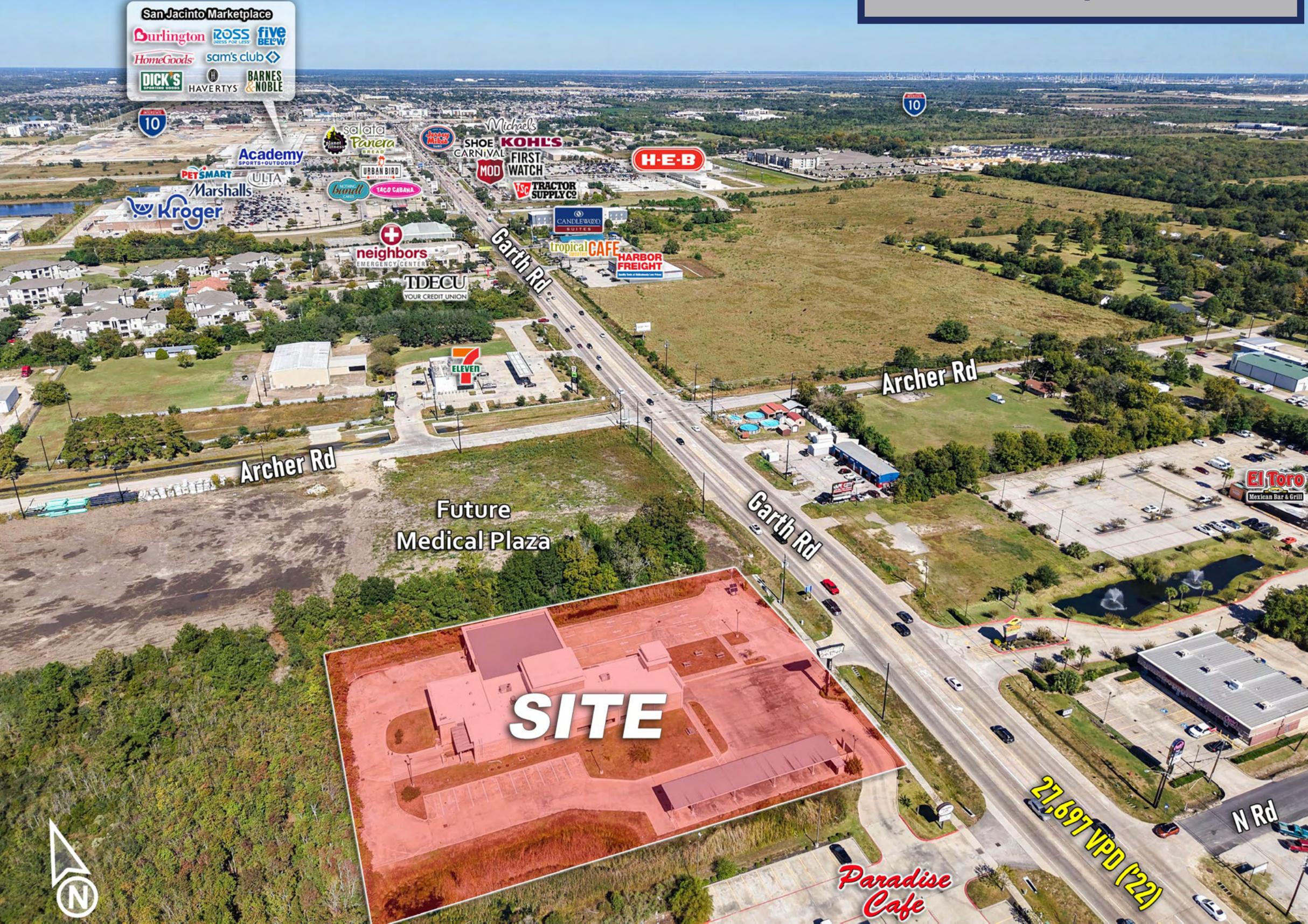
5801 Garth Rd, Baytown, Texas 77521

**Clay Albers | [calbers@capitalretailproperties.com](mailto:calbers@capitalretailproperties.com)**  
**832-875-1644 | [www.capitalretailproperties.com](http://www.capitalretailproperties.com)**

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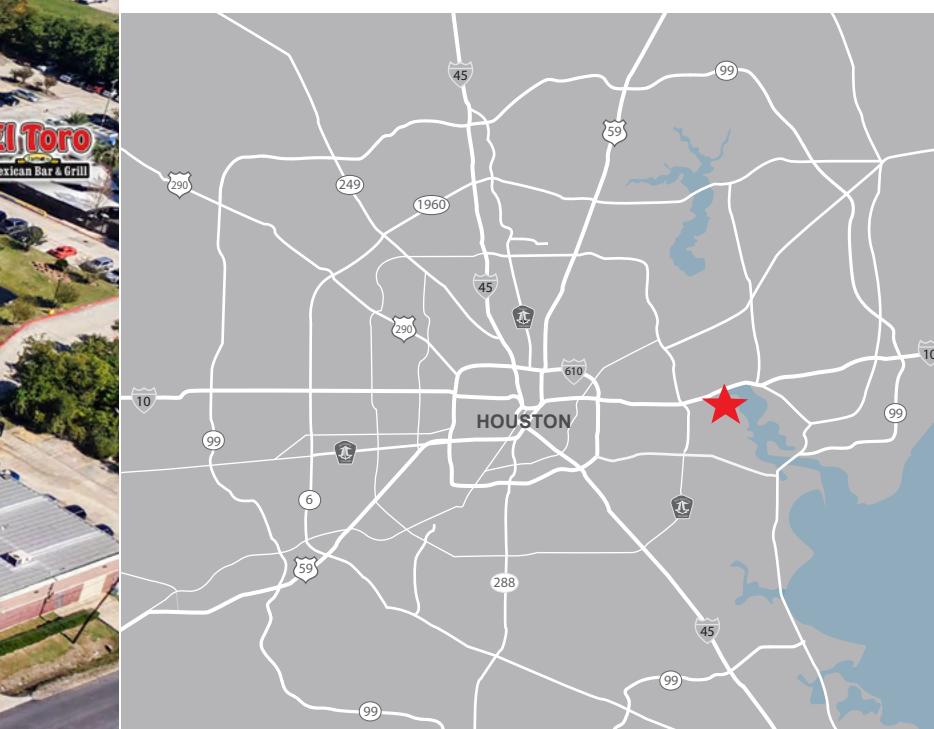
**For Sale - \$2,200,000**



## PROPERTY DESCRIPTION:

- 7,710 SF building built in 2018 on 2.3 acres (per HCAD)
- Use Restriction: No Car Wash Use
- Garth Road is being widened from 4 to 6 lanes, with completion targeted for early 2027
- Zoning: GC - General Commercial (per City of Baytown GIS)

## AREA RETAILERS:



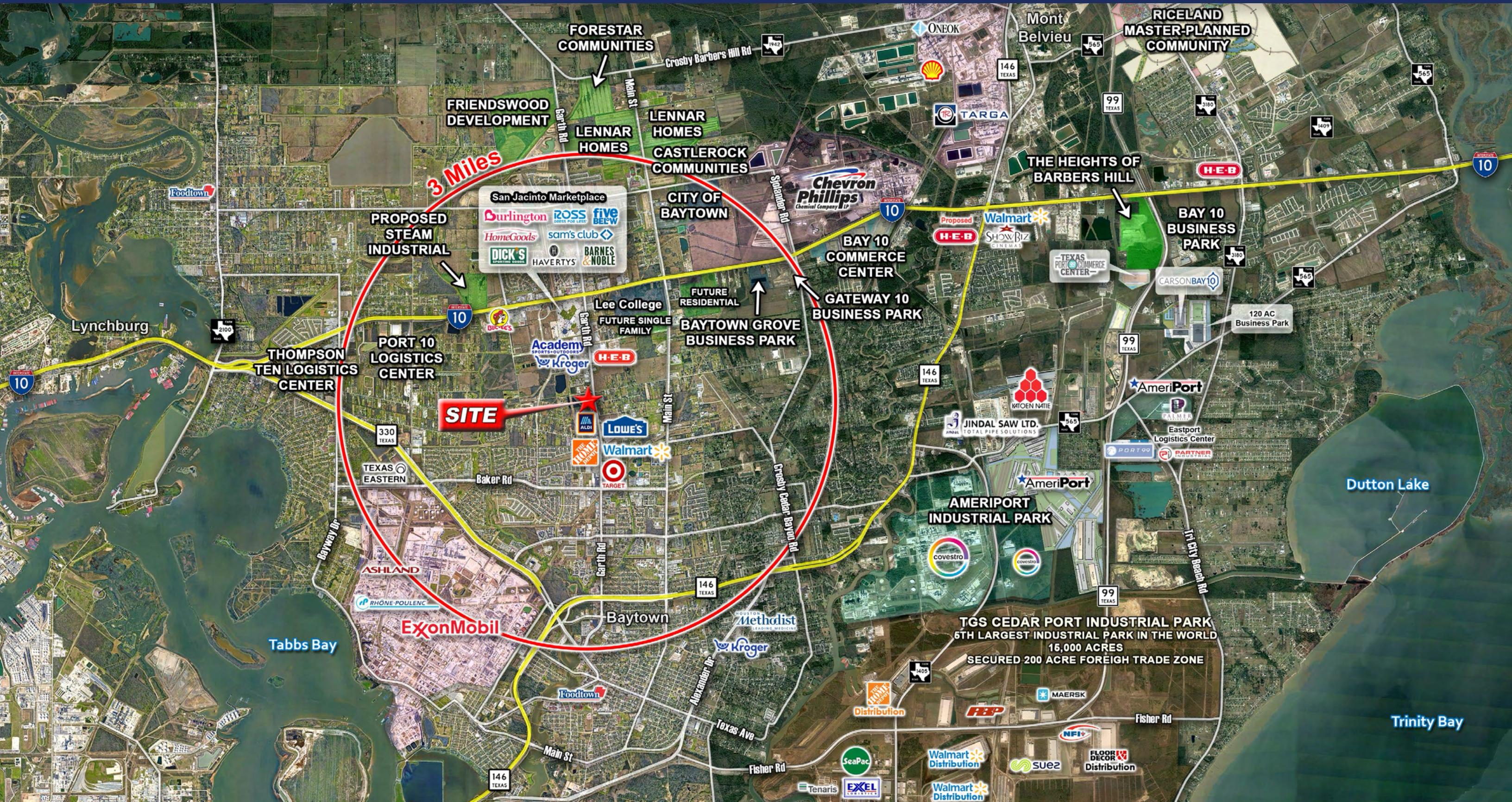
[CLICK HERE TO VIEW PROPERTY PHOTOS](#)

Contact: Clay Albers

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# Market Aerial



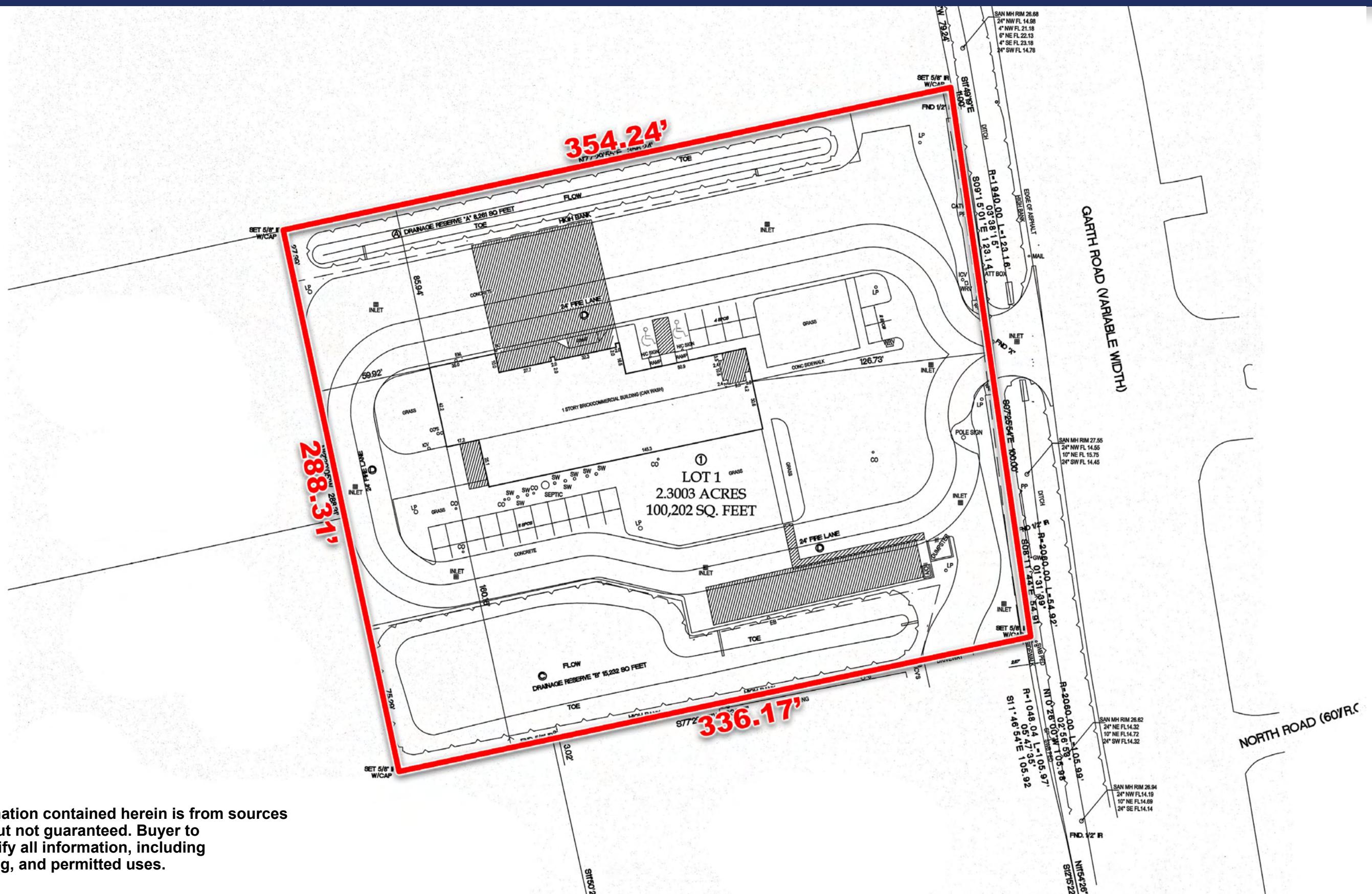
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## Property Photos



**5801 Garth Rd, Baytown, Texas 7752**



**Disclaimer: Information contained herein is from sources deemed reliable but not guaranteed. Buyer to independently verify all information, including dimensions, zoning, and permitted uses.**

# For Sale - 2.3 Acres with 7,710 SF Building on Prime Garth Rd Frontage

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## Demographics

### Summary Profile

**POPULATION**  
(3 mi Radius, 2025)

**58,106**

**HOUSEHOLDS**  
(3 mi Radius, 2025)

**20,834**

**INCOME**  
(3 mi Radius)  
2025 Average:

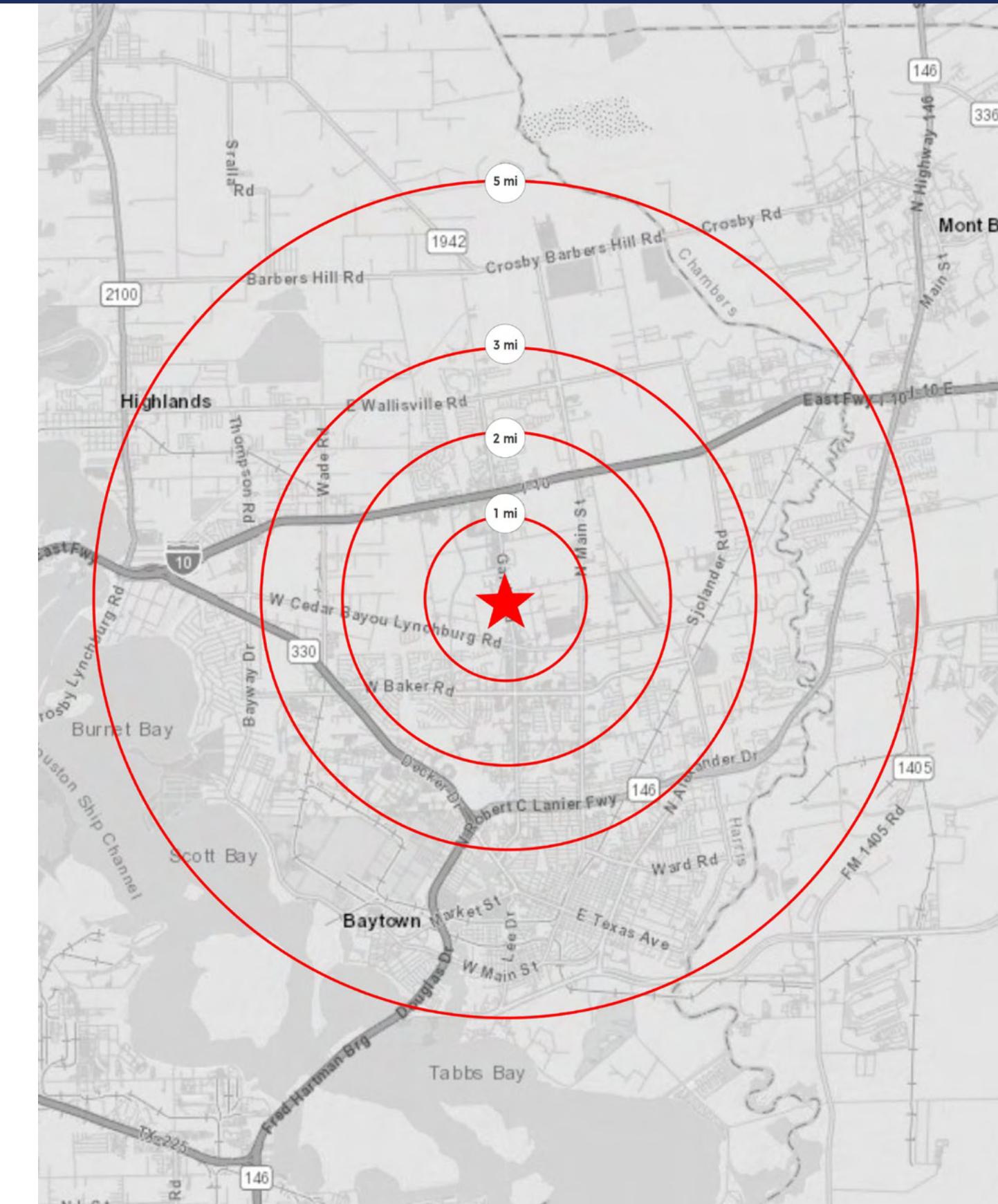
**\$89,043**

**TOTAL DAYTIME  
POPULATION**  
(3 mi Radius, 2025)

**60,313**



Population Summary	1 mile	2 miles	3 miles	5 miles
2010 Total Population	2,417	22,251	42,355	92,988
2020 Total Population	3,670	28,879	56,391	112,652
2020 Group Quarters	31	294	326	586
2025 Total Population	3,856	29,352	58,106	117,687
2025 Group Quarters	33	306	338	611
2030 Total Population	4,109	30,629	59,723	119,723
2025-2030 Annual Rate	1.28%	0.86%	0.55%	0.34%
2025 Total Daytime Population	7,896	35,443	60,313	111,087
Workers	5,917	19,712	29,014	46,966
Residents	1,979	15,731	31,299	64,121
Median Household Income				
2025	\$65,136	\$75,567	\$74,750	\$73,628
2030	\$69,779	\$80,513	\$80,473	\$80,984
Median Home Value				
2025	\$237,500	\$260,592	\$266,198	\$266,198
2030	\$300,357	\$327,259	\$338,116	\$338,116
2025 Pop 25+ by Educational Attainment				
Total	2,488	18,849	36,833	75,454
Less than 9th Grade	6.2%	7.3%	7.2%	7.8%
9th - 12th Grade, No Diploma	12.3%	8.9%	8.8%	9.2%
High School Graduate	27.1%	24.7%	26.6%	26.2%
GED/Alternative Credential	3.5%	5.2%	4.9%	5.4%
Some College, No Degree	17.4%	20.6%	20.0%	20.1%
Associate Degree	11.3%	13.9%	12.9%	12.9%
Bachelor's Degree	15.2%	13.3%	13.2%	11.8%
Graduate/Professional Degree	7.0%	6.1%	6.5%	6.5%
2020 Population by Race/Ethnicity				
Total	3,670	28,879	56,391	112,652
White Alone	41.4%	39.9%	38.5%	42.4%
Black Alone	25.8%	21.9%	20.8%	16.9%
American Indian Alone	0.6%	0.9%	1.1%	1.1%
Asian Alone	4.7%	4.0%	3.3%	2.1%
Pacific Islander Alone	0.0%	0.1%	0.1%	0.1%
Some Other Race Alone	12.2%	16.0%	18.0%	18.6%
Two or More Races	12.2%	16.0%	18.0%	18.6%
Hispanic Origin	36.9%	43.4%	46.9%	48.7%
Diversity Index	85.1	86.6	87.0	86.0
Diversity Index	85.1	86.6	87.0	86.0



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	