

# BAYTOWN SHOPS

## PHASE I

BAYTOWN, TEXAS



CONFIDENTIAL OFFERING MEMORANDUM

# PROPERTY DASHBOARD

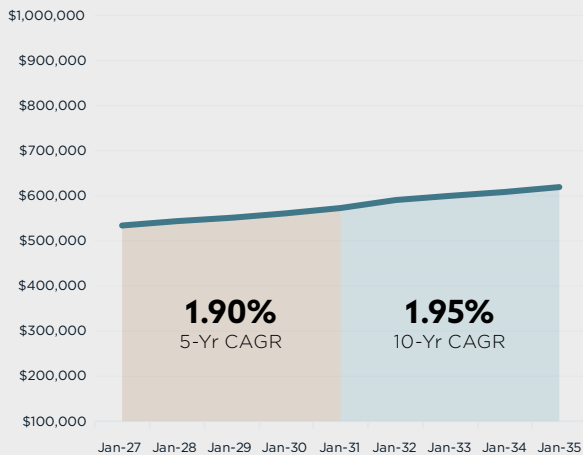
## PROPERTY SUMMARY

Address	SEC of Garth Road and Hunt Road Baytown, TX 77521
Year built	2024
Property Size	21,029
Land Area	3.94 acres
In-Place Occupancy	100%
Parking Spaces	381 Spaces

## FINANCIAL SUMMARY

Wtd. Avg In Place Rent	\$25.45
Percent Below Market	9.57%
Wtd. Avg Tenure	5.2 Years
Wtd. Avg Remaining Lease Term	3.4 Years
Rollover Summary	
Within 3 Years of Operation	8.6%
Within 5 Years of Operation	100.0%
5-YR CAGR	1.90%
10-YR CAGR	1.95%

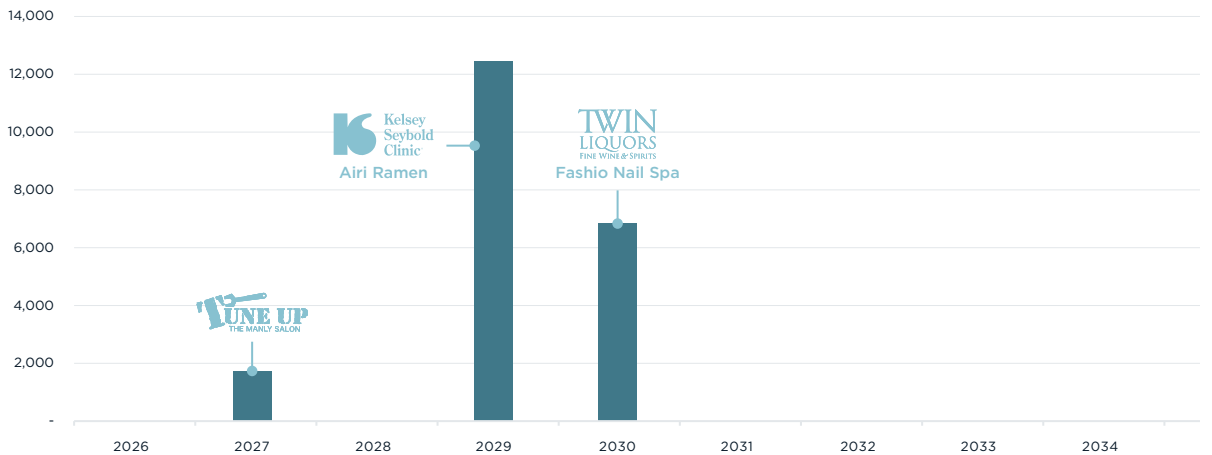
## NOI GROWTH CHART



## TENANT SUMMARY

TENANT	SF	IN-PLACE RENT (PSF)	MARKET RENT (PSF)	% BELOW MKT	START DATE	EXP	OPTS REMAINING	TENURE	REMAINING TERM
Kelsey Seybold	11,029	\$22.06	\$25.00	11.76%	Jul-19	Jul-29	2, 5 Yr Opts @ \$23.88	6.9 Yrs	3.2 Yrs
Twin Liquors	2,800	\$27.50	\$30.00	8.33%	Dec-20	Dec-30	2, 5 Yr Opts @ \$30.25	5.5 Yrs	4.6 Yrs
Airi Ramen	1,400	\$29.23	\$35.00	16.49%	Apr-22	Mar-29	2, 5 Yr Opts @ \$31.02	4.2 Yrs	2.8 Yrs
Tune Up Salon	1,800	\$30.39	\$35.00	13.17%	May-20	May-27	2, 5 Yr Opts @ \$30.99	6.1 Yrs	1.0 Yrs
Fashio Nail Spa	4,000	\$29.80	\$30.00	0.67%	Feb-26	Oct-30	2, 5 Yr Opts @ \$32.91	0.3 Yrs	4.4 Yrs
<b>LEASED</b>	<b>21,029</b>	<b>\$25.45</b>	<b>\$28.14</b>	<b>9.57%</b>				<b>5.2 YRS</b>	<b>3.4 YRS</b>
<b>VACANT</b>	<b>0</b>								
<b>TOTAL</b>	<b>21,029</b>								

## LEASE EXPIRATION SCHEDULE



# SITE PLAN

**#1 MOST VISITED  
NEIGHBORHOOD CENTER  
LOCALLY**

1 out of 22 within 15-miles

**3.4M  
ANNUAL VISITS**

3.5% YOY Increase

**LOCATED AT AN INCREDIBLE  
RETAIL INTERSECTION ALONG  
GARTH RD. - BAYTOWN'S  
MAJOR RETAIL THOROUGHFARE**

4.3M visitors to intersection

**100% CONTRACTUAL  
NOI GROWTH**

2.0% 10 year CAGR



# INVESTMENT HIGHLIGHTS

## H-E-B SHADOW ANCHORED

- 2.4M Annual Visitors
- 1/2 Locations in a 10 Mile Radius

## NEW CONSTRUCTION WITH ROBUST CONTRACTUAL NOI GORWTH

## LOCATED AMONG AN EXPANDING RESIDENTIAL BASE IN THE BAYTOWN SUBMARKET

## HIGH PERFORMING CENTER WITH 3.4M+ ANNUAL VISITS

## LOCATED IN BAYTOWN'S MAJOR RETAIL CORRIDOR



# CONTACTS

## INVESTMENT ADVISORS

### Ryan West

Senior Managing Director  
+1 713 852 3535  
ryan.west@jll.com

### John Indelli

Senior Director  
+1 832 547 1970  
john.indelli@jll.com

### Zamar Salas

Senior Analyst  
+1 832 264 2556  
zamar.salas@jll.com

## FINANCING ADVISOR

### Michael King

Director  
+1 713 852 3476  
michaelj.king@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027  
[www.us.jll.com/capitalmarkets](http://www.us.jll.com/capitalmarkets)

*Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2025. Jones Lang LaSalle IP, Inc. All rights reserved.*

*For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).*