



SOUTHWINDS RETAIL CENTER | FOR LEASE

An aerial photograph showing a large, open grassy field. A red rectangular label with the word 'SITE' in white, bold, italicized capital letters is superimposed over the center of the field. The field is bordered by a residential neighborhood with many houses and trees to the north and a commercial area with parking lots and buildings to the south.

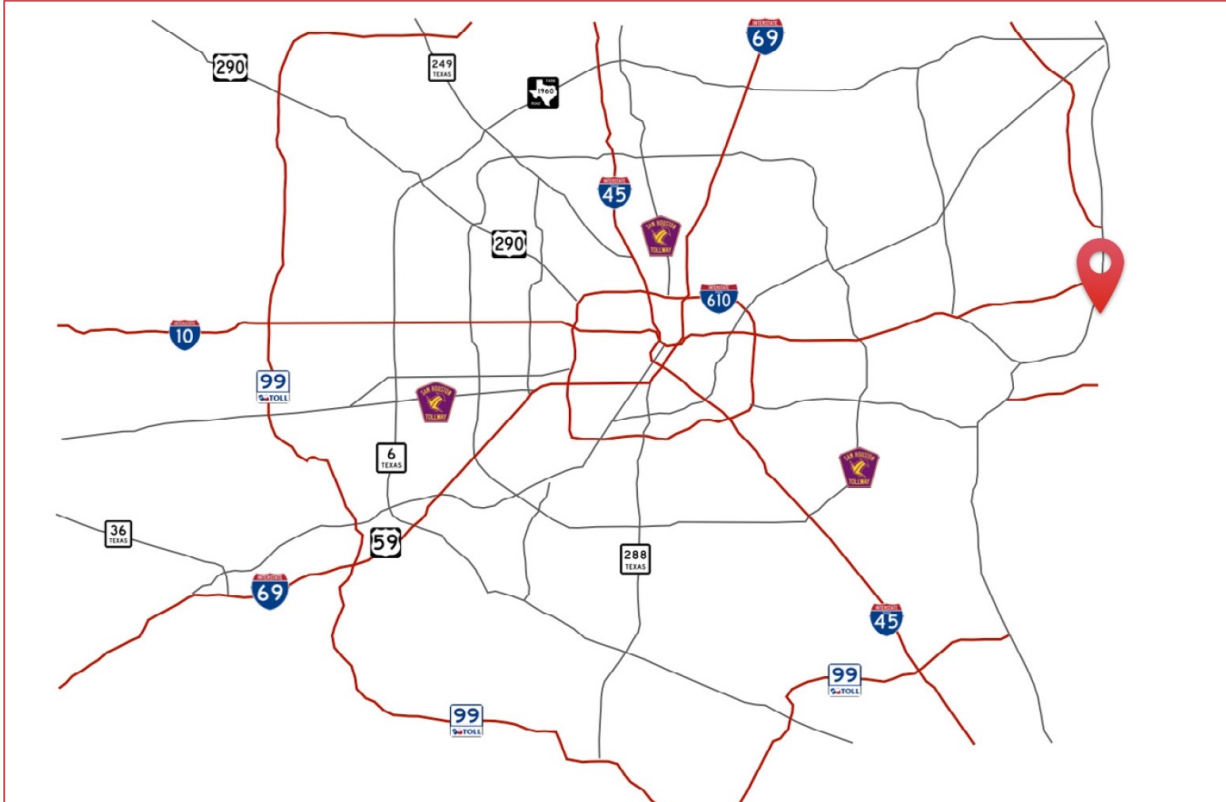
SITE

Southwinds Retail Center

17,500 SF Available for Pre Leasing
NE Quadrant of FM 146 and Kilgore Pkwy

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LOCATION

Across from 1796 Kilgore Pkwy,
Baytown, TX 77523



AVAILABLE

17,500 SF retail space For Pre-lease



RATE

Please call for pricing



TRAFFIC COUNTS (TXDOT)

6,807 VPD

Kilgore Parkway

33,186 VPD

TX-146



PROPERTY INFORMATION

- Premier Corner Location: Excellent visibility and access from two major thoroughfares, Kilgore Parkway and Wallace Plant Road.
- Flexible Retail Space: Spaces available as small as 1,200 SF.
- Ample Parking: Superior parking ratio of 4.5 spaces per 1,000 S.F. (126 total spaces).
- Drive-Thru Endcap Available: Offers added flexibility and appeal for operators seeking high visibility and high-volume customer flow.
- Ideal for Medical, Restaurant, and Retail Users: The site is perfectly suited for a wide range of service, dining, and professional tenants.

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	7,340	20,329	63,869
AVG HH INCOME	\$129,590	\$129,775	\$114,688

AREA RETAILERS

Walmart, Whataburger, Wendy's, Starbucks,
Chick-fil-A, Dutch Bros, H-E-B

Visitor data from Placer.ai



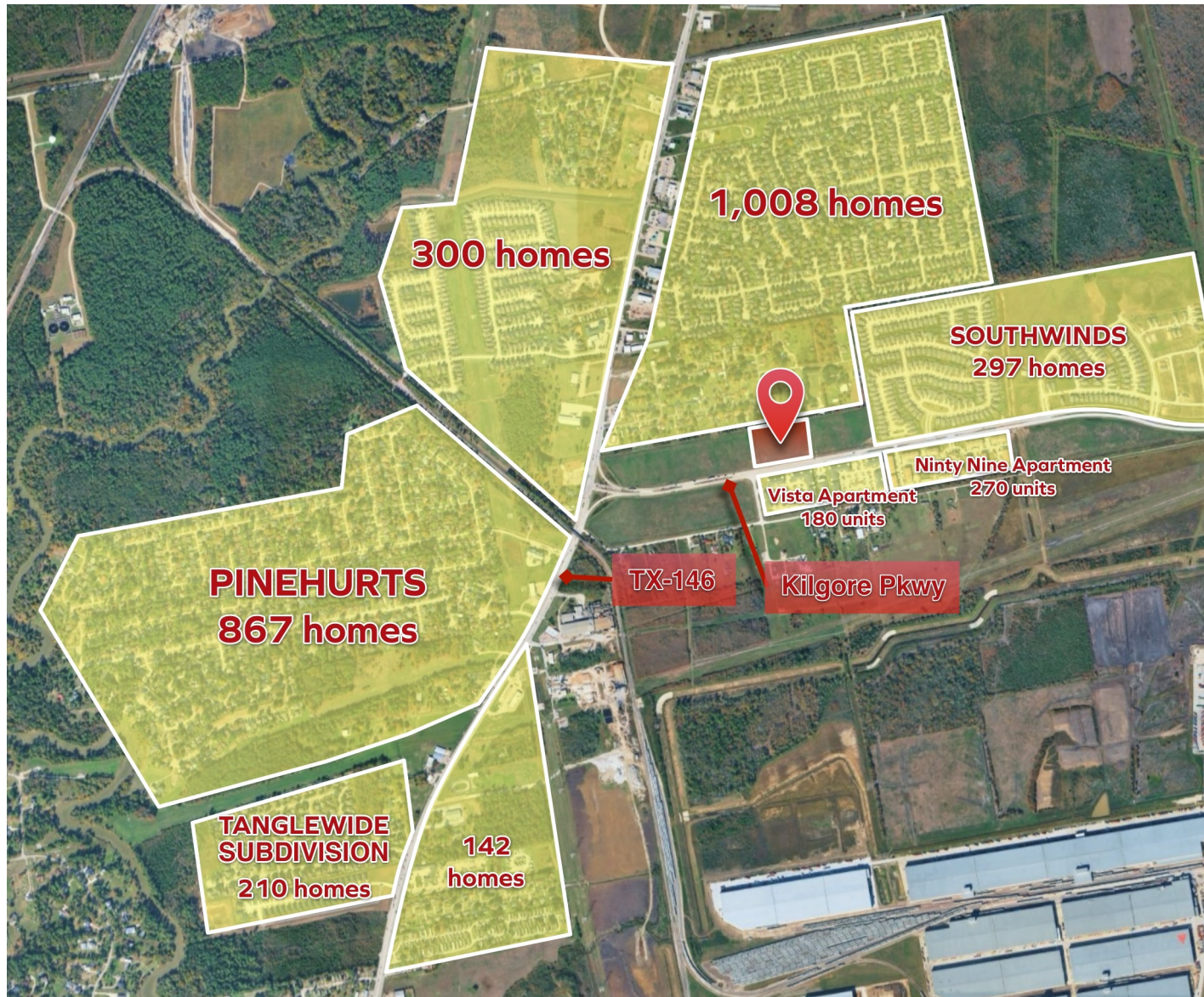
The Southwinds Retail Center Phase 1 delivers **28,000 SF of new construction** across three buildings (A: 10,500 SF, B: 10,500 SF, C: 7,000 SF) on a **3.86-acre** site with **126 parking spaces**.

Buildings A and C will be delivered in the initial phase, with **Building B** scheduled for delivery in a subsequent phase, allowing tenants to time occupancy and build-outs based on operational needs.

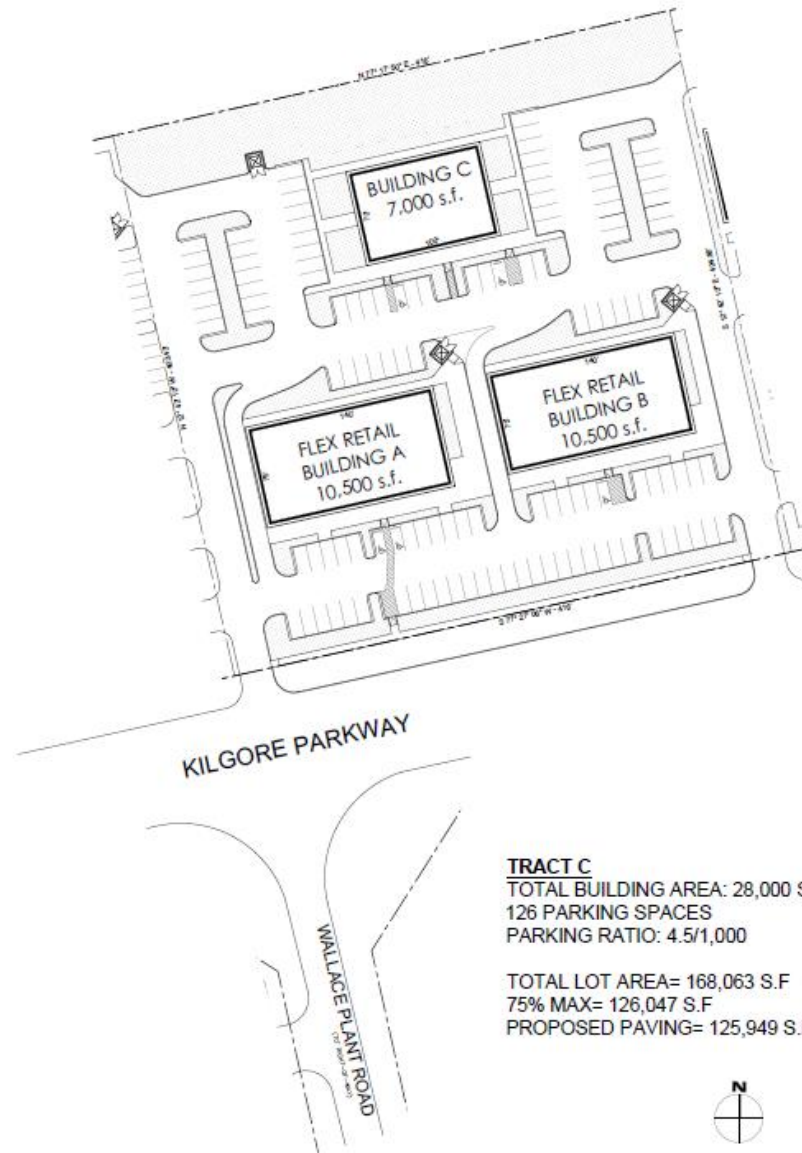
Positioned on the **hard corner of Kilgore Parkway and Wallace Plant Road**, the site benefits from high visibility and direct access along this recently expanded corridor, with seamless regional connectivity to **TX-146** and **Grand Parkway 99**.

The property is located within a rapidly growing retail and residential trade area anchored by **H-E-B, Walmart, Starbucks, Chick-fil-A, and Dutch Bros**. Zoned **B-1 Flex Retail**, the project supports a wide range of commercial uses, making it well-suited for medical/dental practices, neighborhood retail, specialty food concepts, and service tenants seeking exposure in a high-growth market.











	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Population			
2024 Population	7,340	20,329	63,869
2029 Population Projection	8,736	23,500	72,499
Annual Growth 2024-2029	3.80%	3.10%	2.70%
Households			
2024 Households	2,322	6,585	20,954
2029 Household Projection	2,767	7,614	23,783
Annual Growth 2024-2029	3.80%	3.10%	2.70%
Avg Household Size	3.2	3.1	3.0
Avg Household Vehicles	2	2	2
Housing			
Median Home Value	\$252,118	\$264,116	\$283,934
Median Year Built	2007	2003	2003
Household Income			
Avg Household Income	\$129,590	\$129,775	\$114,688
Median Household Income	\$109,361	\$111,448	\$93,641
Population Summary			
Median Age	33.5	35.5	34.7
Avg Age	34.2	36.3	35.6
Employment			
Civilian Employed	3,608	10,090	31,302
Marital Status			
Married	1,471	4,195	12,264
Married No Children	670	2,184	6,098
Married with Children	801	2,011	6,166

Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
Ronald Patrice	780842	ronald@kmrealty.net	713.275.2616
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
BUYER/TENANT/SELLER/LANDLORD INITIALS			DATE