

# For Ground Lease or Sale

3231 Palmer Hwy | Texas City, TX



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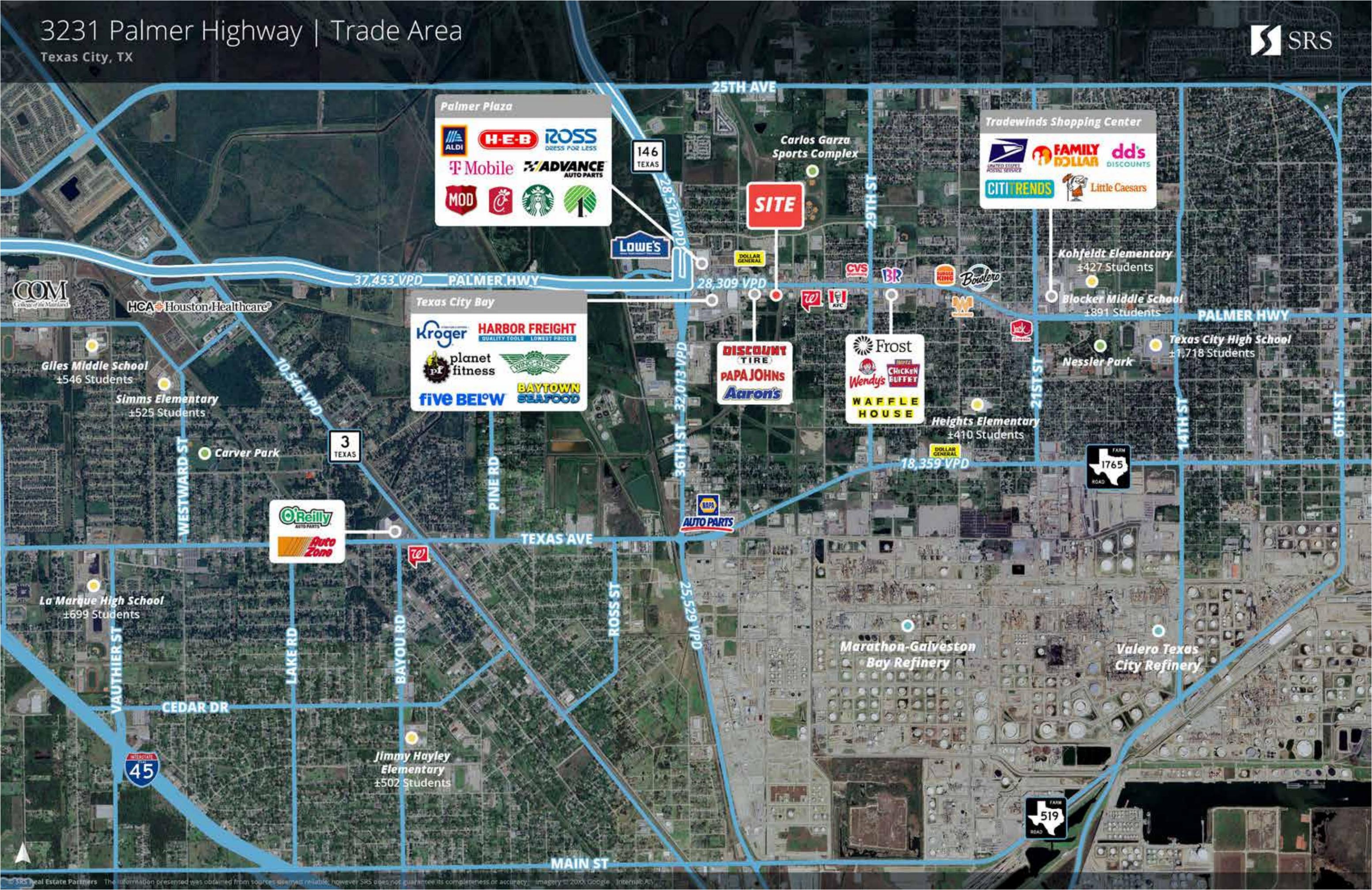
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# 3231 Palmer Highway | Trade Area

Texas City, TX



**Palmer Plaza**

- ALDI
- H-E-B
- ROSS DRESS FOR LESS
- T Mobile
- ADVANCE AUTO PARTS
- MOD
- Starbucks
- Green Leaf

**Tradewinds Shopping Center**

- UNITED STATES POSTAL SERVICE
- FAMILY DOLLAR
- dd's DISCOUNTS
- CITITRENDS
- Little Caesars

**Texas City Bay**

- Kroger
- HARBOR FREIGHT QUALITY TOOLS - LOWEST PRICES
- planet fitness
- WINGSTON
- five BELOW
- BAYTOWN SEAFOOD

**DISCOUNT TIRE**

- PAPA JOHN'S
- Aaron's

**Frost**

- Wendy's
- CHICKEN BUFFET
- Waffle House

**O'Reilly AUTO PARTS**

- Auto Zone

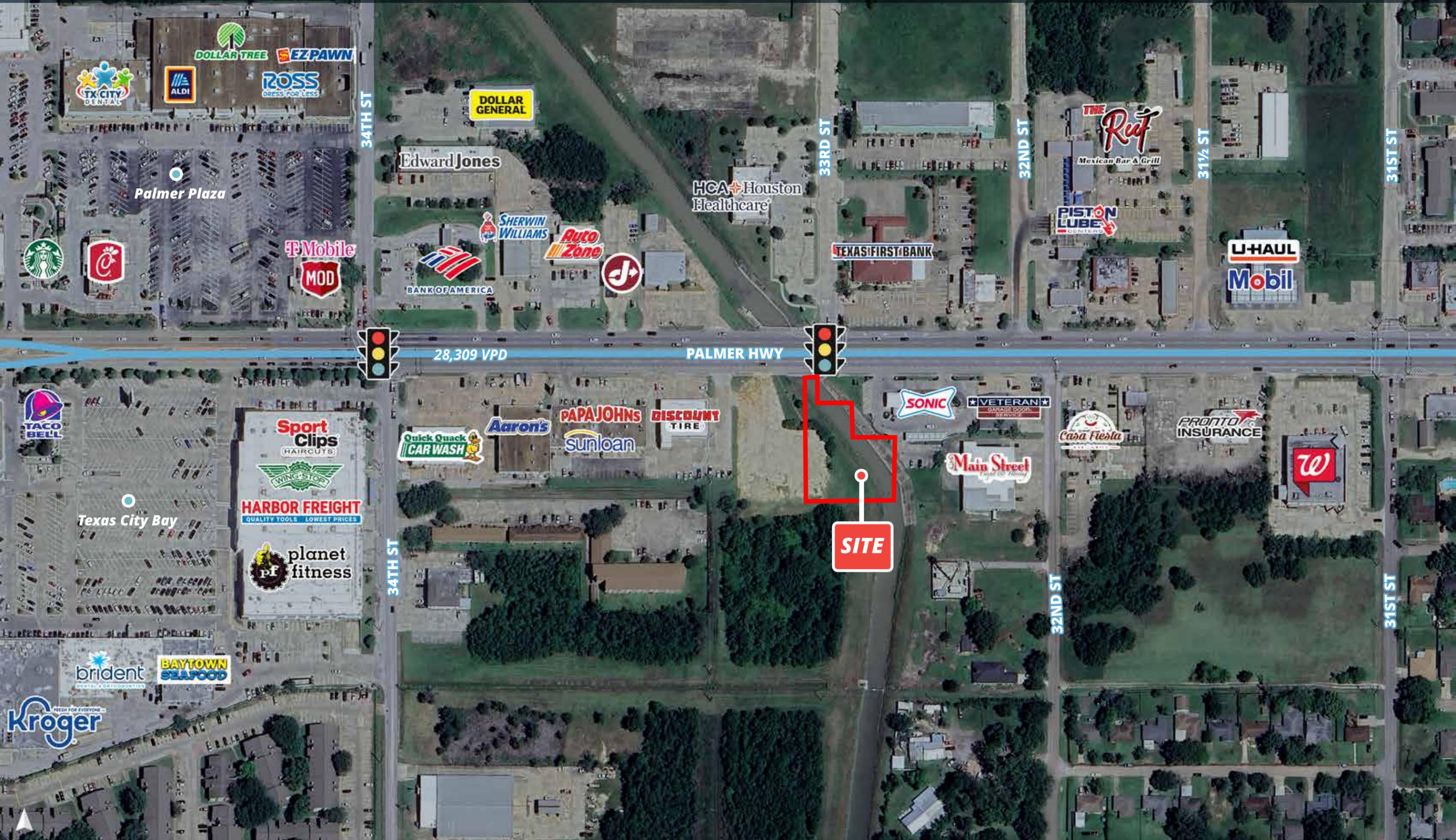
**NAPA AUTO PARTS**

**Jimmy Hayley Elementary**  
±502 Students

**519**  
FARM ROAD

# 3231 Palmer Highway

Texas City, TX



28,309 VPD

PALMER HWY

**SITE**

34TH ST

33RD ST

32ND ST

31½ ST

31ST ST

34TH ST

32ND ST

31ST ST

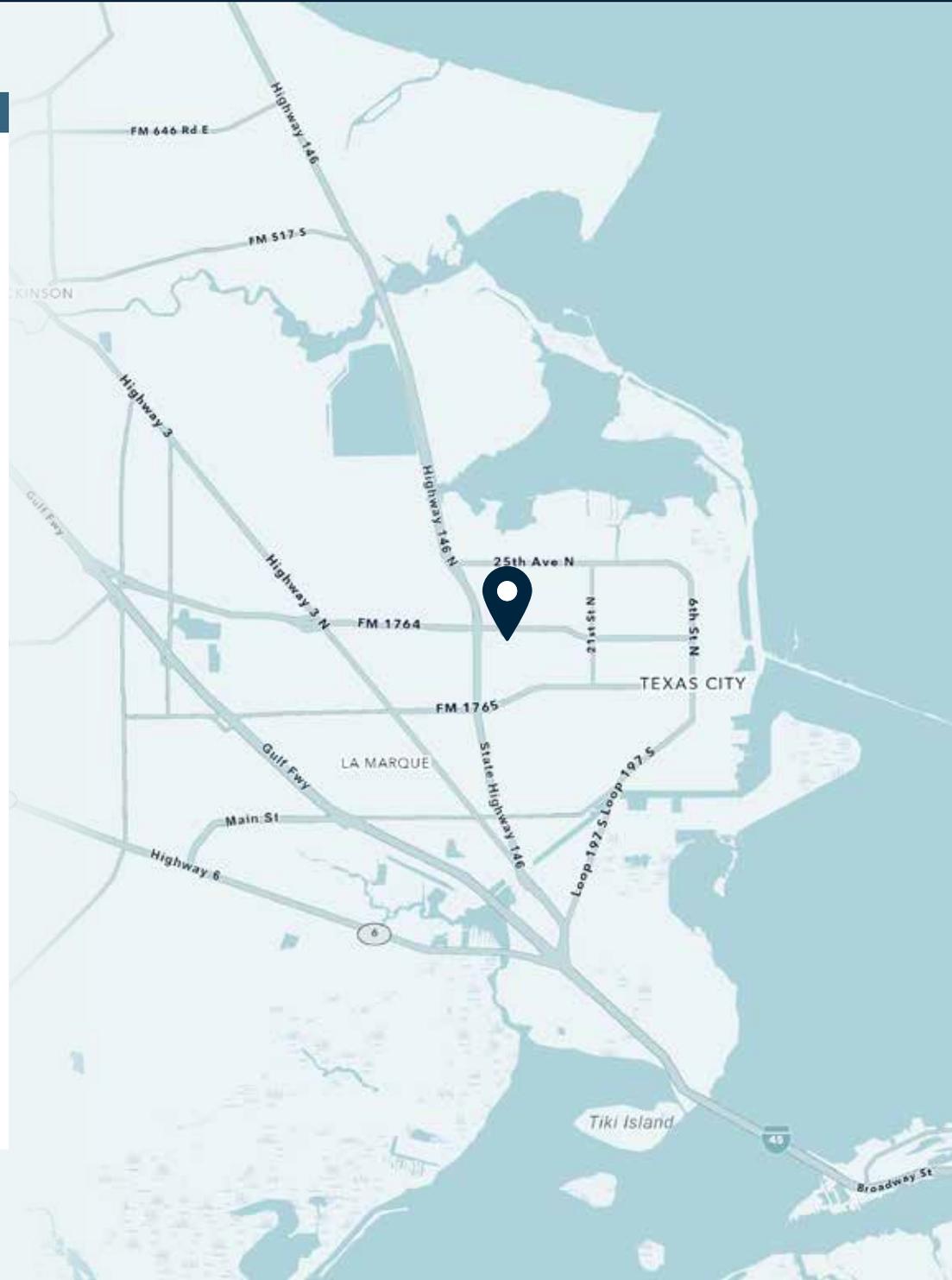
Palmer Plaza

Texas City Bay



## Area Snapshot

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2025 Estimated Population	7,950	42,409	66,623
2030 Projected Population	7,914	43,290	69,267
Proj. Annual Growth 2025 to 2030	-0.09%	0.41%	0.78%
<b>Daytime Population</b>			
2025 Daytime Population	7,150	35,731	54,492
Workers	2,958	12,000	18,171
Residents	4,192	23,731	36,321
<b>Income</b>			
2025 Est. Average Household Income	\$60,190	\$79,961	\$87,001
2025 Est. Median Household Income	\$48,843	\$61,057	\$65,974
<b>Households &amp; Growth</b>			
2025 Estimated Households	3,597	16,646	26,547
2030 Estimated Households	3,682	17,374	28,137
Proj. Annual Growth 2025 to 2030	0.47%	0.86%	1.17%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	42%	43%	43%
2025 Est. Black or African American	26%	27%	29%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	30%	27%	26%
2025 Est. Hispanic (Any Race)	37%	35%	32%



**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



**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 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.

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<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

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Jonathan Probst	564184	jonathan.probst@srsre.com	281657.9340
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>
			<i>Date</i>



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