



OFFERING MEMORANDUM

TBD FM 2354
BAYTOWN, TX 77523

This property is perfect for a variety of uses, whether you're looking for commercial, residential, or investment potential.



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PROPERTY SUMMARY

TBD FM 2354 Baytown, TX 77523

SALE PRICE: \$1,190,400

LOT SIZE: 10 Acres

PROPERTY TYPE: Commercial,
Residential,
Industrial/Development

This location places you near top-rated schools, master-planned communities, and business hubs. Nearby attractions such as Trinity Bay, Baytown Nature Center, and Houston Raceway Park, making this area desirable for future growth.



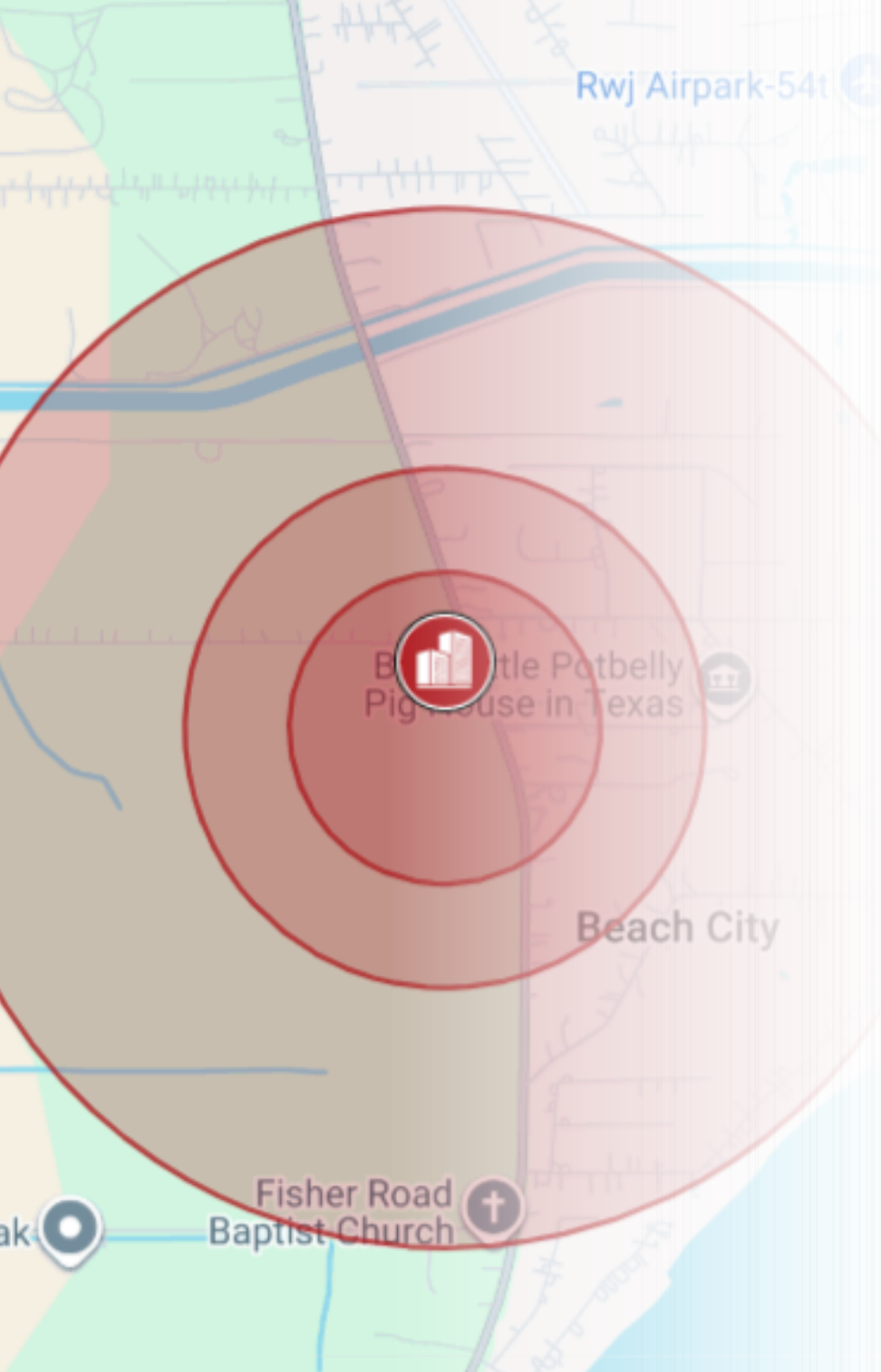
PROPERTY HIGHLIGHTS

One 10 Acre Tract in Prime Baytown Thriving Location : Exceptional Opportunity for development, investment, or personal use

Located in a high-growth corridor, this property benefits from strong traffic counts and proximity to rapidly expanding residential and commercial developments. Nearby, you'll find major retail centers, dining, and entertainment options, with easy access to Baytown, Mont Belvieu, and Houston.

- 10 Acre Total on this property – another 10-acre tract is available for sale just one lot over: 000 FM 2354
- Prime Location – Easy access to I-10, Hwy 146, and the Houston Ship Channel
- Versatile Use – Ideal for custom homes, development, farming, or investment
- Growing Area – Surrounded by expanding residential and commercial developments
- Convenient Access – Close to Baytown, Houston, and industrial hubs



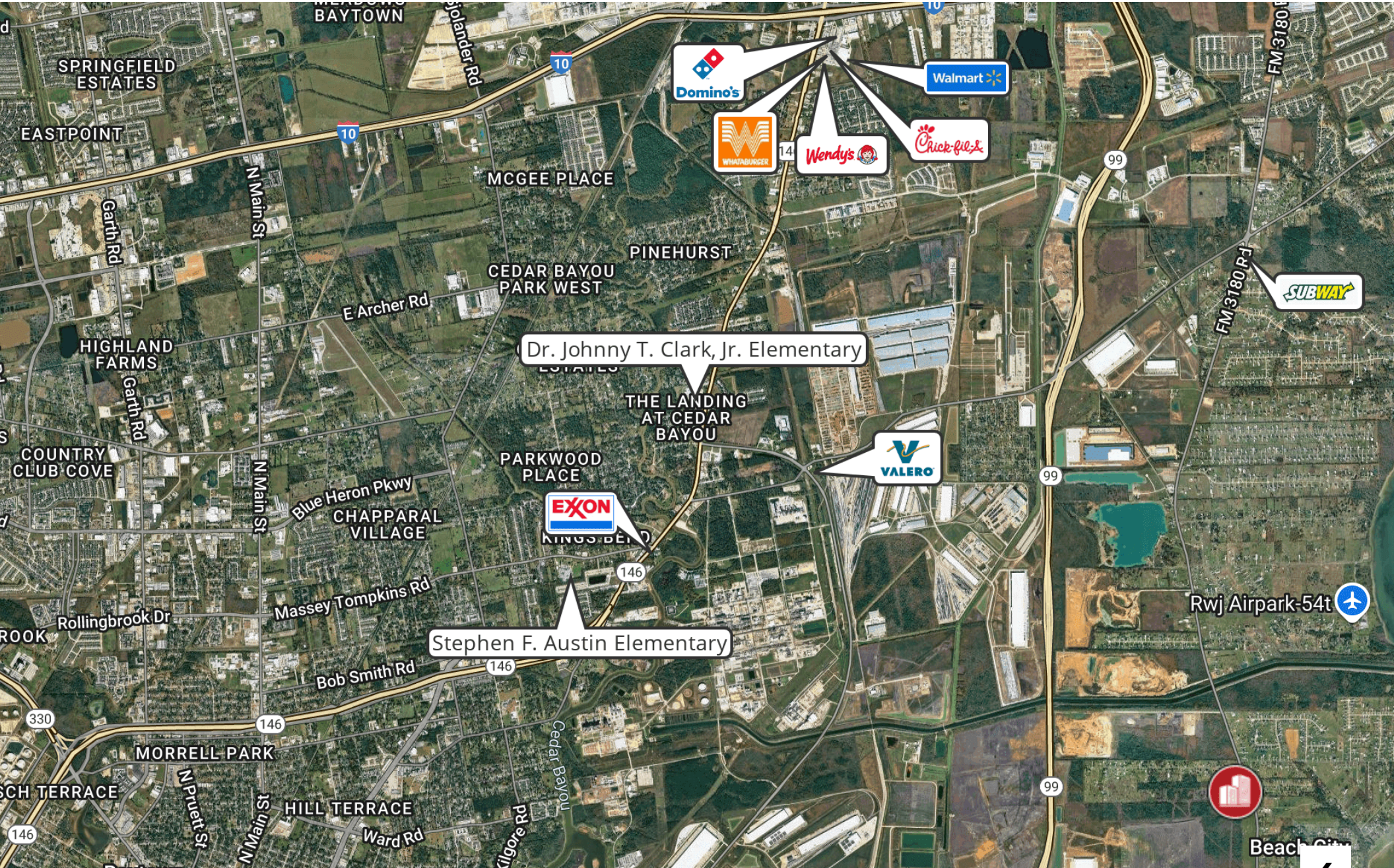


AREA OVERVIEW

Ideally positioned between Grand Parkway (99) and FM 2354, offering exceptional accessibility and visibility. Easement for access on FM 2354

	0.3 Miles	0.5 Miles	1 Miles
Total households	16	47	495
Total population	48	140	1,489
Persons per household	3	3	3
Average household income	\$115,393	\$115,393	\$118,467
Average house value	\$279,462	\$279,462	\$289,282
Average age	34	34	34
Average age male	34	34	34
Average age female	35	35	35

RETAILER MAP





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[ACCESS SECURE DOCUMENTS HERE](#)

[VIEW ADDITIONAL PROPERTY DETAILS HERE](#)

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