

RETAIL PROPERTY | FOR LEASE

Woodcreek Shopping Center

1705 Garth Rd,
Baytown, TX 77520



2 | Property Summary



PROPERTY DESCRIPTION

High-visibility retail center located on Garth Rd, one of Baytown's busiest commercial corridors. This well-maintained property features a clean, modern exterior and is anchored by national tenants including Dollar Tree, Dollar General, a cosmetology school, restaurants, and wireless retailers. The center is nearly fully occupied and benefits from strong daily traffic, ample parking, and excellent signage opportunities. Ideal for retail, service, or food concepts seeking a proven location with built-in foot traffic

PROPERTY HIGHLIGHTS

- Modern retail center and strong daily traffic
- Anchored by national tenants
- Near-full occupancy
- Excellent visibility and signage potential

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	12
Available SF:	3,160 SF
Lot Size:	363,885 SF
Building Size:	99,985 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	337	822	3,852
Total Population	848	2,235	10,974
Average HH Income	\$56,898	\$59,924	\$63,867



Jamie Grotte

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3 | Lease Spaces



LEASE INFORMATION

Lease Type:	NNN
Total Space:	3,160 SF

Lease Term:	36 months
Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

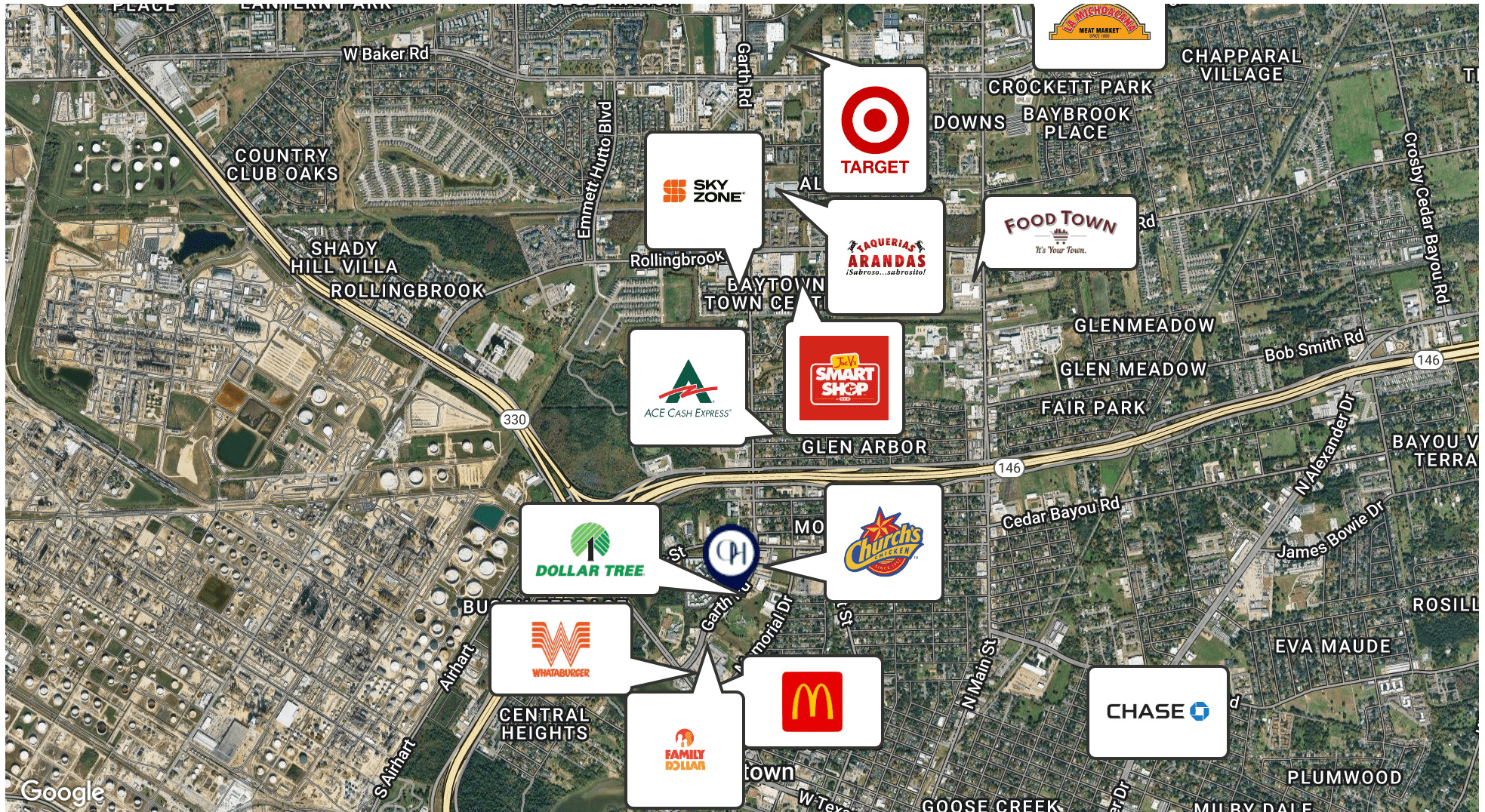
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1705 ste 200 - Woodcreek Shopping Center	Available	3,160 SF	NNN	\$18.00 SF/yr	Former liquor store with 3,160 SF of open retail space, ideal for convenience, service, or specialty use. Features high visibility, existing utility connections, and flexible layout ready for your concept.



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4 | Retailer Map



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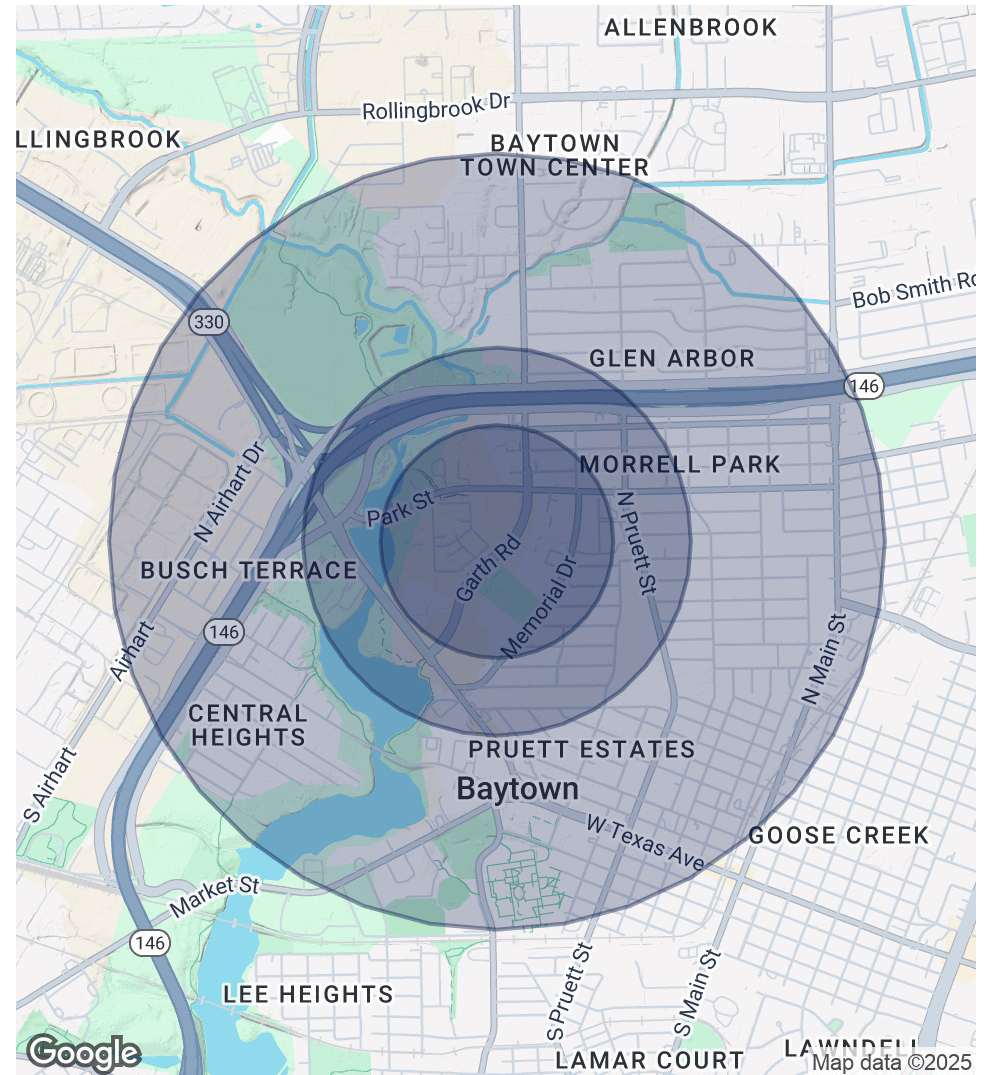
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(713) 275-2009

5 | Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	848	2,235	10,974
Average Age	36	36	35
Average Age (Male)	35	35	34
Average Age (Female)	36	36	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	337	822	3,852
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$56,898	\$59,924	\$63,867
Average House Value	\$167,087	\$176,690	\$192,442

Demographics data derived from AlphaMap



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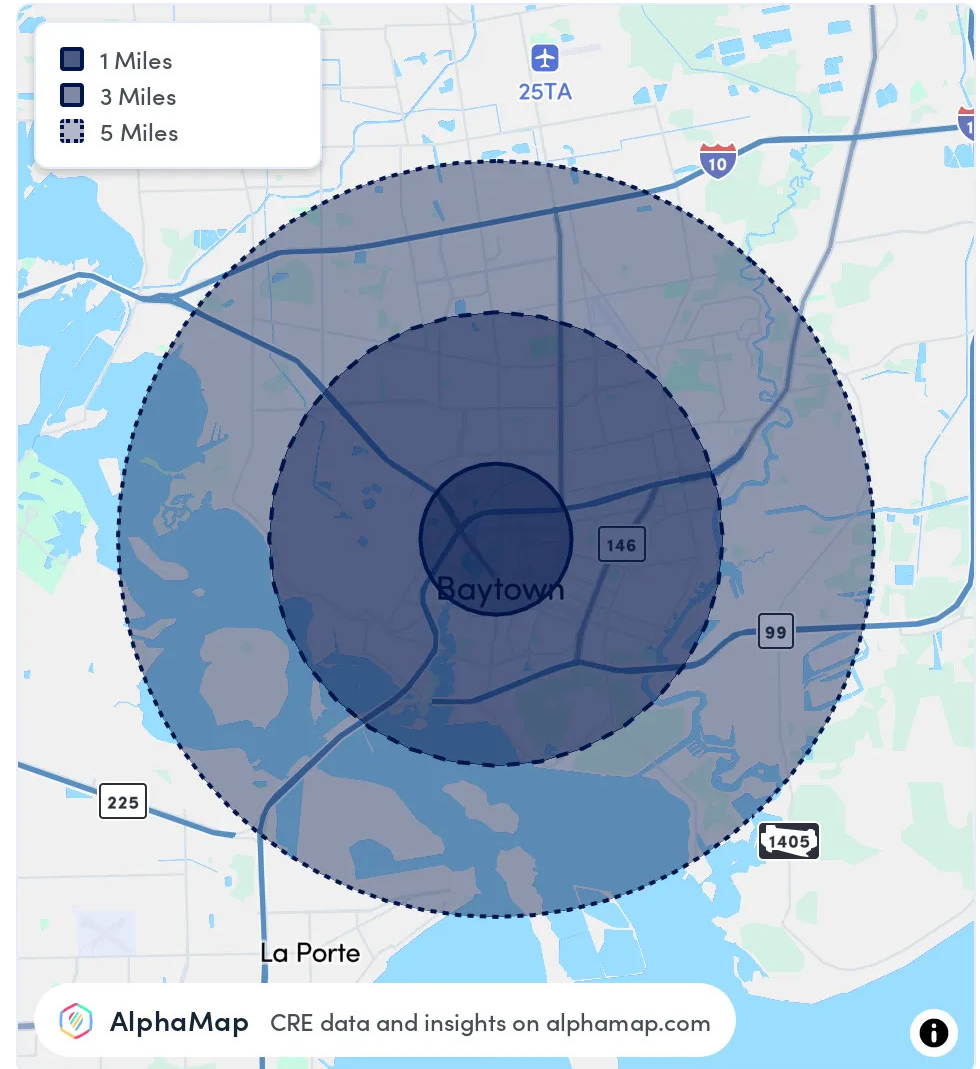
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6 | Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,974	66,257	96,181
Average Age	35	36	36
Average Age (Male)	34	35	36
Average Age (Female)	35	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,852	23,848	33,696
Persons per HH	2.8	2.8	2.9
Average HH Income	\$63,867	\$68,063	\$77,692
Average House Value	\$192,442	\$216,006	\$233,270
Per Capita Income	\$22,809	\$24,308	\$26,790

Map and demographics data derived from AlphaMap





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.

2-10-2025



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.

Oak Hill Commercial	-	-	713.275.2009
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
Jamie Grotte	-	jgrotte@oakhillcommercial.com	713.275.2009 x108
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date