



CHAMBERS COMMONS

8537 N HWY 146, Baytown, TX 77523



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AVAILABLE FOR LEASE OR SALE



BUILT

2025

TRAFFIC COUNT
EAST FWY

87,000 CPD

2035 Estimated AADT: 118,870 CPD

SIZE

146 ACRES

TRAFFIC COUNT
HWY 146

40,000 CPD

2035 Estimated AADT: 71,560 CPD

About the Area

Affluent trade area with explosive growth and unbeatable visibility

- Tap into a thriving trade area with a population of nearly 200,000.
- High-traffic corner location with excellent freeway visibility and direct access.
- Chevron and Exxon expansions to create over 12,000 new and permanent jobs
- Signalized intersection for maximum exposure and convenience.
- Centered in a highly developed residential area consisting of educated young professionals.
- Additional: Monument Signs, Cohesive and Coordinated Development.

AREA RETAILERS



Demographics

POPULATION

199,492 (trade area)

EXPLOSIVE GROWTH

41.17% increase within 3 miles since 2020

AFFLUENT CUSTOMER BASE

Average Household Income: \$155,563 (3-mile radius)

Median Household Income: \$135,242 (3-mile radius)

MEDIAN AGE

33.4 (trade area)

HOUSEHOLD COMPOSITION

3-Person + Households: 38.97%

2-Person Households: 33.28%

1-Person Households: 27.76%

HOME OWNERSHIP

69.59% owner-occupied housing units in the trade area.



Explosive residential growth fuels retail demand

70,969 Homes & Counting

The trade area has experienced a 22% housing surge from 2020-2023, creating a thriving residential base.

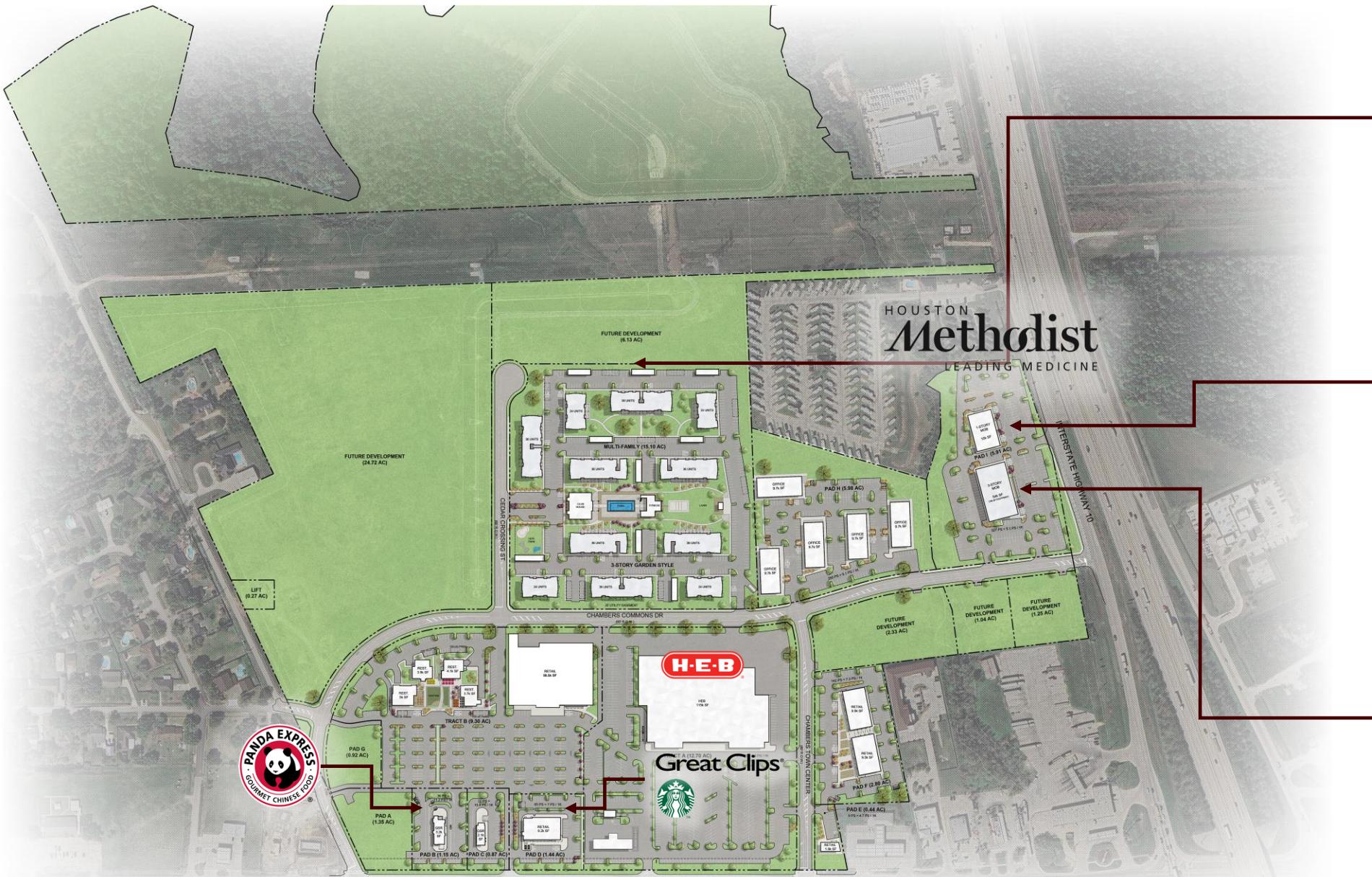
6,474 Future Homes Planned

More than 6,400 new homes are slated for development within 5 miles, guaranteeing continued growth.

Steady Demand

Builders are keeping pace with 443 annual housing starts and 520 annual closings.

Site Plan





Medical Office Park

With a unique and innovative design aesthetic.

- Chambers Commons Medical Office Park is a distinctive ground-up medical office building development.
- Generous Tenant Improvement Allowances Available.
- Premier location adjacent to Houston Methodist's new 10,000 SF free standing Emergency Room and a 75,000 SF multi-story comprehensive care center.
- Five, direct access one-story, 9,700 SF, Class A medical office buildings.
- 5.98-acre site with ample parking (5.1 PS/1k) for medical office users
- Currently Preleasing with a projected completion of 2026

BUILT

2026

TOTAL GLA SIZE

48,500 SF

TRAFFIC COUNT
EAST FWY

87,000 CPD

2035 Estimated AADT: 118,870 CPD

Healthcare
Expenditures

\$558M

2024 Estimated average cost per person :
\$6545.00



Availability

BUILDING 1

100 9,700 SF

BUILDING 2

200 9,700 SF

BUILDING 3

300 9,700 SF

BUILDING 4

400 9,700 SF

BUILDING 5

500 9,700 SF

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 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 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 intermediary between the parties that 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' 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 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.

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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
BUYER/TENANT/SELLER/LANDLORD INITIALS			DATE