

# For Lease

# Small Bay Flex Space



**Derek Smith**

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## Baytown Business Park

301 W Archer Rd

Baytown, TX 77521

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## Specs

Each Building is 11,859 SF

Can be demised into 7 x 1694 SF Spaces

Tenants have option to have multiple spaces, demising walls and office/bathrooms are optional for additional spaces

Each 1694 SF increment to have 12' W x 14' H Roll-Up Bay Door

180 SF HVAC Office Spaces  
11' 7" x 14' 6"

65 SF HVAC Bathroom  
ADA Compliant  
7' 2" x 7' 6"

1449 SF Warehouse Space



### Size(s)

**1694 SF**  
increments up to  
**11,859 SF**

### Rental Rates

**\$14.50-18/ft/yr\***  
**+ \$8/ft/yr NNN**  
\*Depending on size/number  
of units leased

### Delivery

Shell delivery  
expected Q4 2026  
Whiteboxes Q1  
2027

Lower roof (back of unit) - 15'10" height

Top of roof (front of unit) 20' height

Unit Dimensions ~ 43' x 38'

Full Plans/ Specs available upon request

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## Area Highlights



### ExxonMobil Baytown Complex 3,400 Acres | 7,000+ Employees

One of the world's largest and most advanced refining and petrochemical facilities, with a history spanning over a century. It boasts a refining capacity of 588,000 barrels per day.

### Covestro Industrial Park

1,700 Acres | 1,000+ Employees

Covestro's largest manufacturing site in North America and third largest globally. A major producer of raw materials for diverse industries with a recent \$1.7 billion investment in a new plant.

### TGS Cedar Port Industrial Park

The largest master-planned, rail-and-barge-served industrial park in the United States, with over 10,500 acres available for development and more than 25 million square feet of existing space.

### AmeriPort Industrial Park

A rail-served logistics park ideal for both light and heavy manufacturing, offering direct connectivity to the Port of Houston's container terminals

### Port 99

A modern industrial distribution center strategically located between the Grand Parkway and FM 2345, designed to serve the burgeoning logistics and distribution sector.

### Supply Chain Opportunity: Underserved Small-Bay Market

The presence of Covestro Industrial Park, ExxonMobil Chemical Plant, Cedar Port, AmeriPort, Port 99, and the Port of Houston doesn't just mean jobs—it means thousands of small and mid-sized businesses providing essential services, parts, logistics, and support. These supply chain players are systematically underserved by mega-industrial parks designed for Fortune 500 tenants. This is the opportunity: strategically located small-bay space that captures demand from businesses serving the industrial ecosystem but priced out of or incompatible with large-scale facilities.

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## Property Highlights

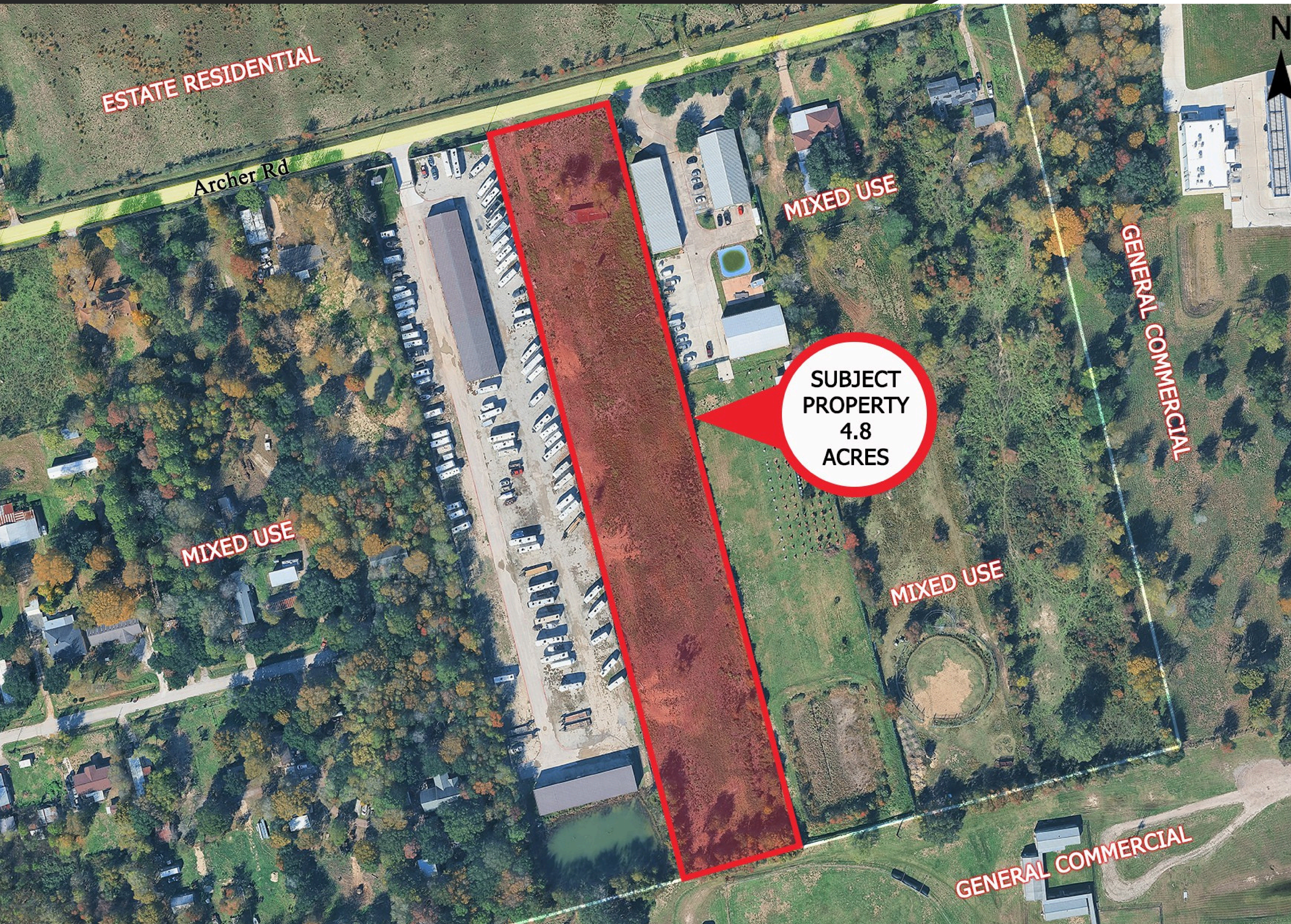
Approved Permits in hand for a 6 building development with 11,859sqft buildings

Total Buildable Sqft with current plans: 71,994

City has plans in place to extend Garth and Archer Rd

This stretch of Archer Rd connects two of the most travelled roads in Baytown: Garth Rd (27,697 VPD) and Main St (19,420 VPD)

Most small bay Flex Space in Baytown are not only fully occupied, but also on a waitlist



	1 MILE	2,468
	3 MILE	59,574
	5 MILE	103,685
Population		
	1 MILE	914
	3 MILE	22,064
	5 MILE	38,402
Households		

Baytown Average Household Income  
**\$86,004**

Baytown Median Age  
**33.9 Years**

Projected Rental Rates  
**\$16/ft + NNN**

7% Cap Projected Stabilized Value  
**\$12,552,557**

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**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



**Contact for More Information  
 including plans, projections  
 and underwriting**

**(512) 784-1945**

**derek@dealsmithrealty.com**



**Derek Smith**  
**Partner | Broker**

**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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date