

LEASE

WINDFALL PLAZA BAYTOWN

3320 North Main Street Baytown, TX 77521



PROPERTY DESCRIPTION

15,903 sf of Shell Space

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Number of Units:	10
Available SF:	15,903 SF
Lot Size:	1.626 Acres
Building Size:	15,903 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	988	3,974	9,317
Total Population	2,456	10,670	24,844
Average HH Income	\$53,097	\$52,305	\$54,633

Quenton Rockwell
832 877 2703

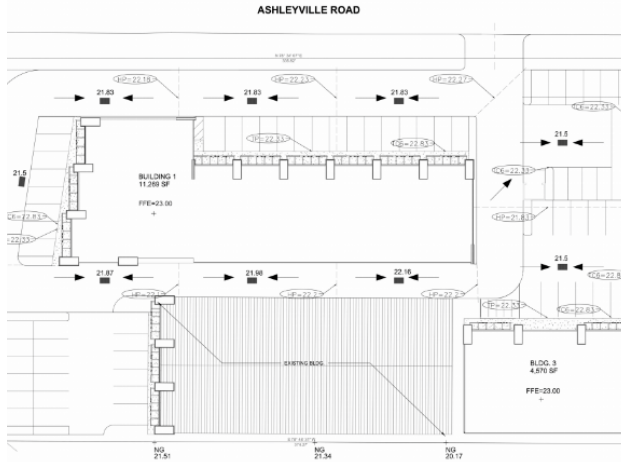
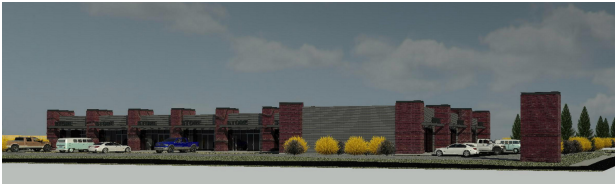


COLDWELL BANKER
COMMERCIAL | REALTY

LEASE

WINDFALL PLAZA BAYTOWN

3320 North Main Street Baytown, TX 77521



Quenton Rockwell
832 877 2703

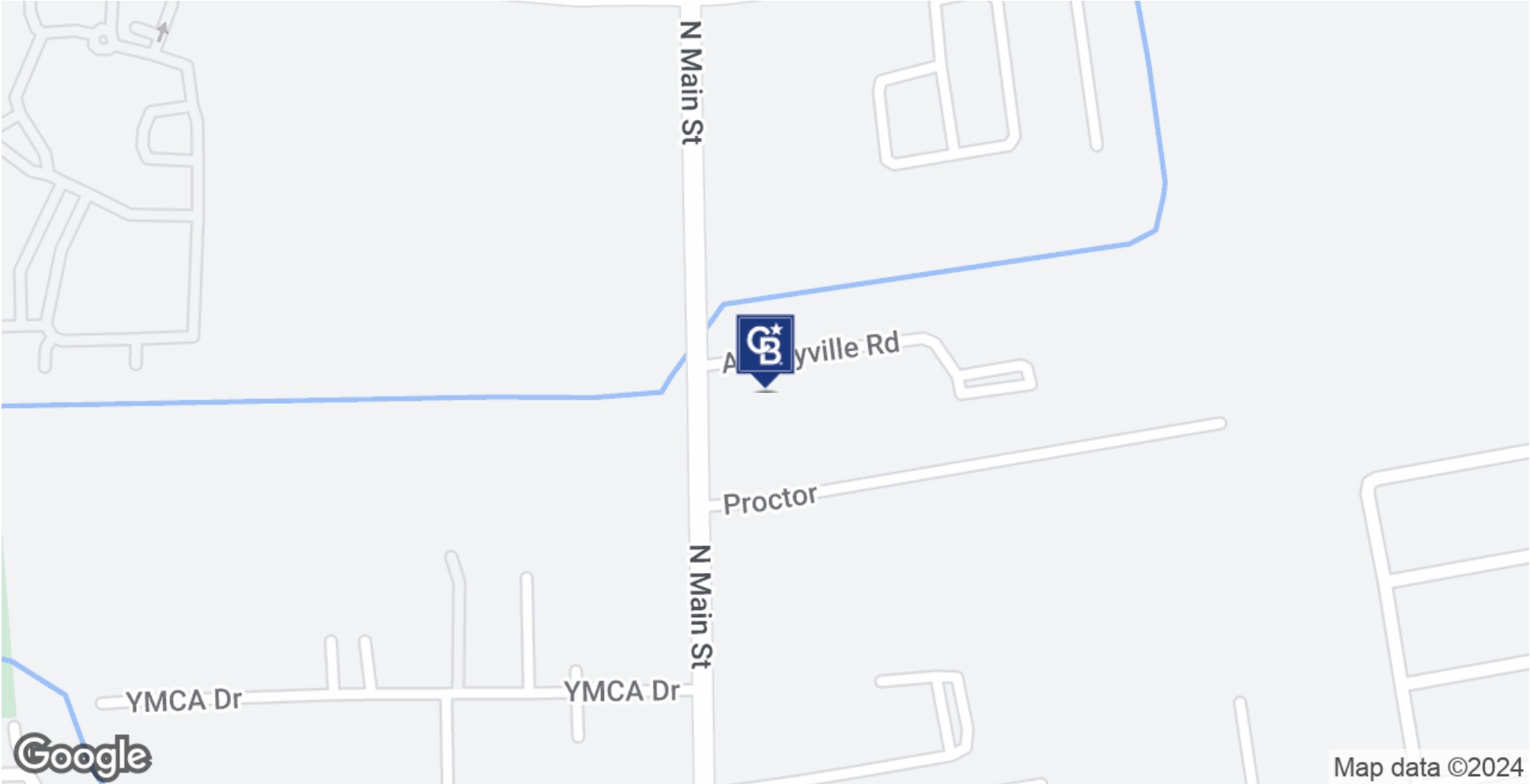


©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

WINDFALL PLAZA BAYTOWN

3320 North Main Street Baytown, TX 77521



Quenton Rockwell
832 877 2703



LEASE

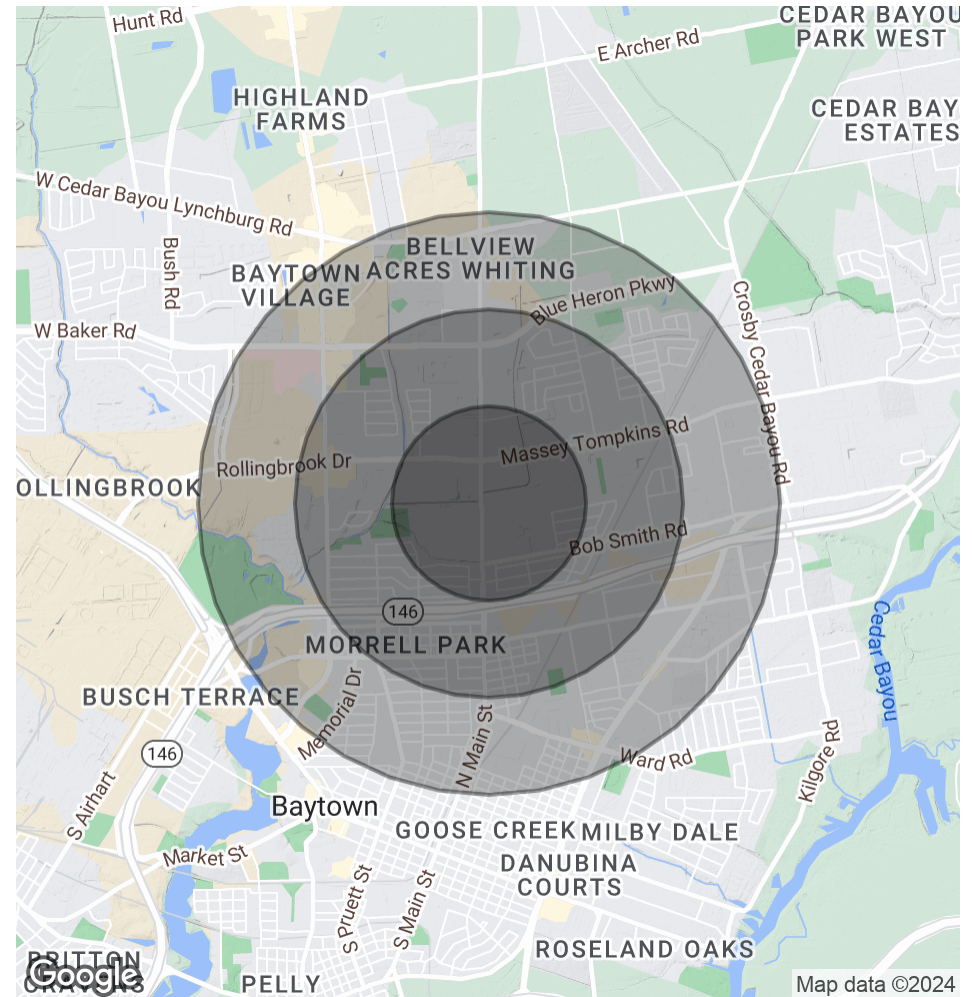
WINDFALL PLAZA BAYTOWN

3320 North Main Street Baytown, TX 77521

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,456	10,670	24,844
Average Age	30.5	30.2	31.7
Average Age (Male)	28.8	29.9	32.1
Average Age (Female)	35.8	33.5	33.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	988	3,974	9,317
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$53,097	\$52,305	\$54,633
Average House Value	\$134,249	\$129,653	\$124,826

* Demographic data derived from 2020 ACS - US Census



Quenton Rockwell
832 877 2703





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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.

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 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.

Coldwell Banker Commercial dba Rockwell Commercial	420132	joanne.justice@cbdfw.com	(972)906-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joanne Justice	159793	joanne.justice@cbdfw.com	(972)906-7700
Designated Broker of Firm	License No.	Email	Phone
Kim Lalou	552317	kimberly.lalou@cbrealty.com	(281)378-1800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Quenton Rockwell	641265	qrock@rockwellcommercialgroup.com	(832)658-1796
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Rockwell Commercial Group / Coldwell Banker Commercial, 18425 Spring Cypress, Ste. 230 Spring TX 77379
Quenton Rockwell

Phone: 8328772703

Fax: 2813781801

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwolf.com

Information available at www.trec.texas.gov

IABS 1-0 Date