

CR

CAPITAL RETAIL

PROPERTIES



Wallisville & Garth

SWC E Wallisville Rd & Garth Rd | Baytown, Texas 77521

Ford Scott & Jacob Weersing

281-816-6550 | www.capitalretailproperties.com



Wallisville & Garth

SWC of E Wallisville Rd & Garth Rd, Baytown, Texas 77521

CAPITAL RETAIL
PROPERTIES



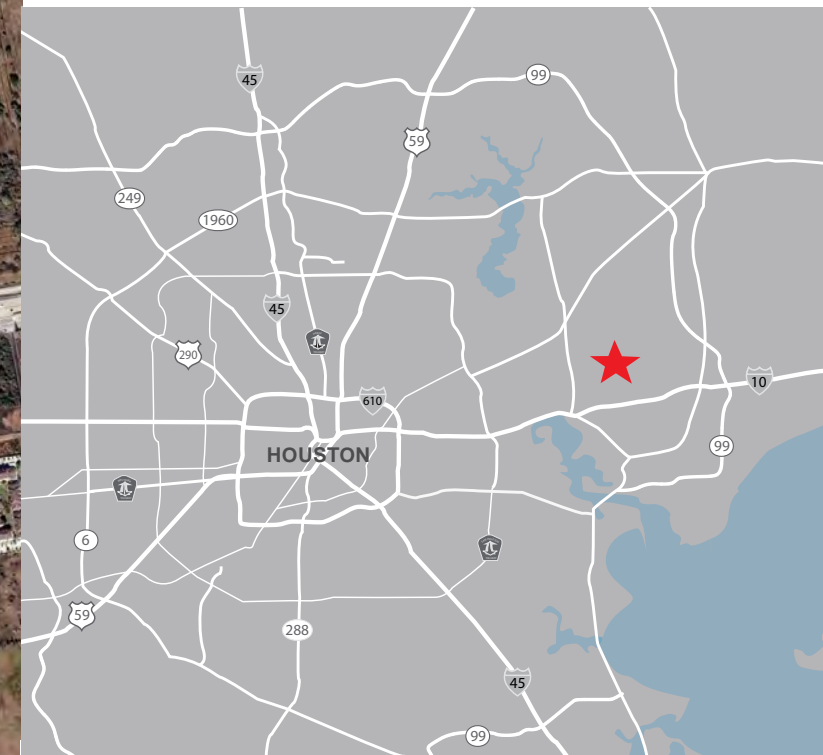
PROPERTY DESCRIPTION:

- Highly visible hard corner with over 3,200 existing homes in a 1 mile radius
- Extremely underserved trade area perfect for retail or medical use
- Close proximity to the new 190,000 SF Goose Creek Middle School and Friendswood Development Company's 400 acre residential expansion

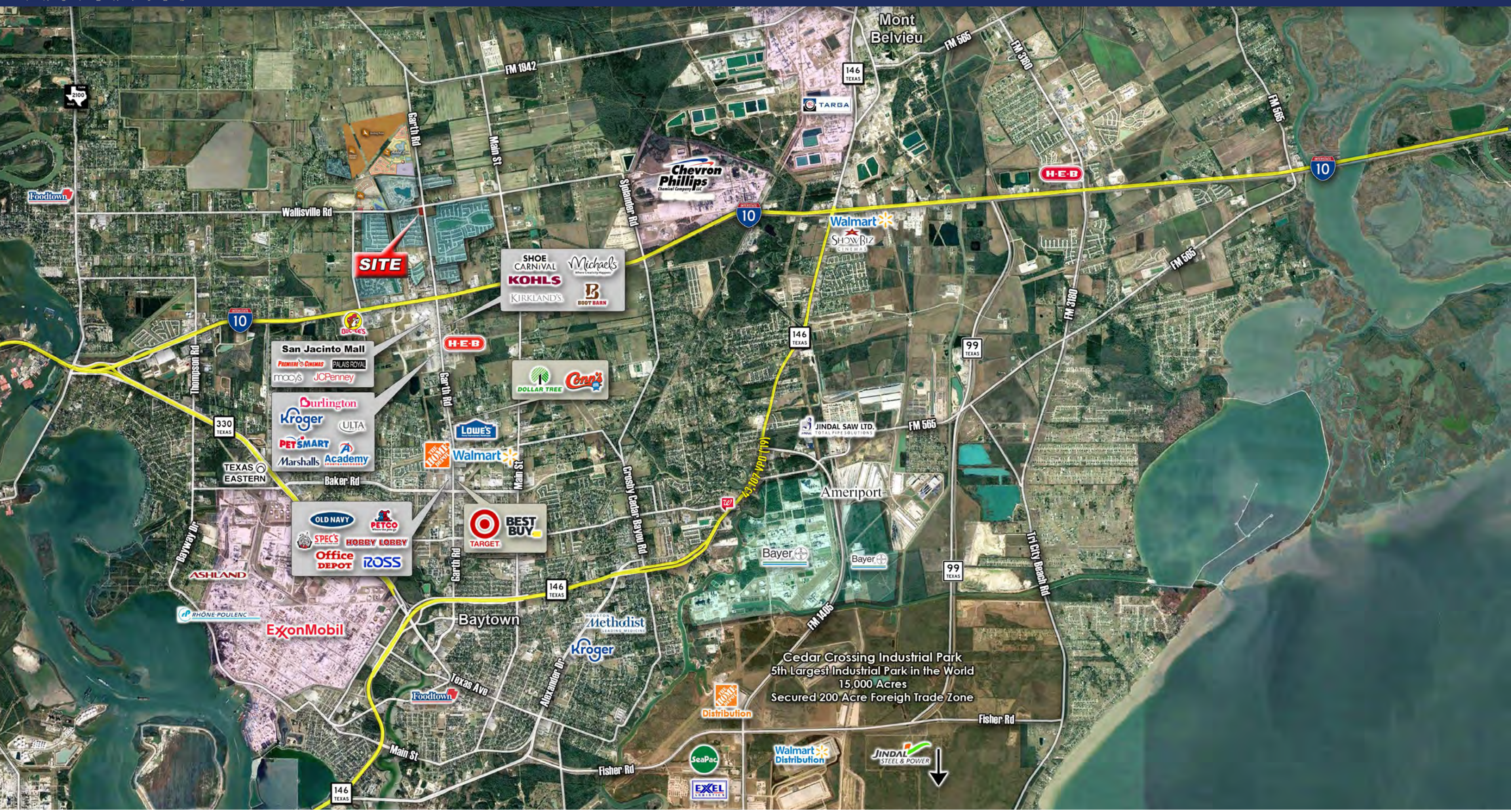
AVAILABLE:

- 2.6 Acres

AREA RETAILERS:



Contacts: Ford Scott & Jacob Weersing



**Friendswood Development
400 Acre Expansion**

**Goose Creek
Landing
190 Homes**

**Highlands Ranch
210 Homes**

E Wallisville Rd

Garth Rd

E Wallisville Rd

SITE
2.6 Acres

Future
**FUEL
MAXX**

**Future
Commercial**

Garth Rd





Springfield Estates
1,100 Homes

**Future
Commercial**

Garth Rd

**Eastpoint
Estates**
570 Homes



Garth Rd

E Wallisville Rd



E Wallisville Rd

SITE
2.6 Acres



**Springfield
Estates
1,100 Homes**

**Eastpoint
Estates
570 Homes**

Garth Rd

SITE
2.6 Acres

E Wallisville Rd



Summary Profile



POPULATION
(3 mi Radius, 2020)

23,119

HOUSEHOLDS
(3 mi Radius, 2020)

7,293

INCOME
(3 mi Radius)

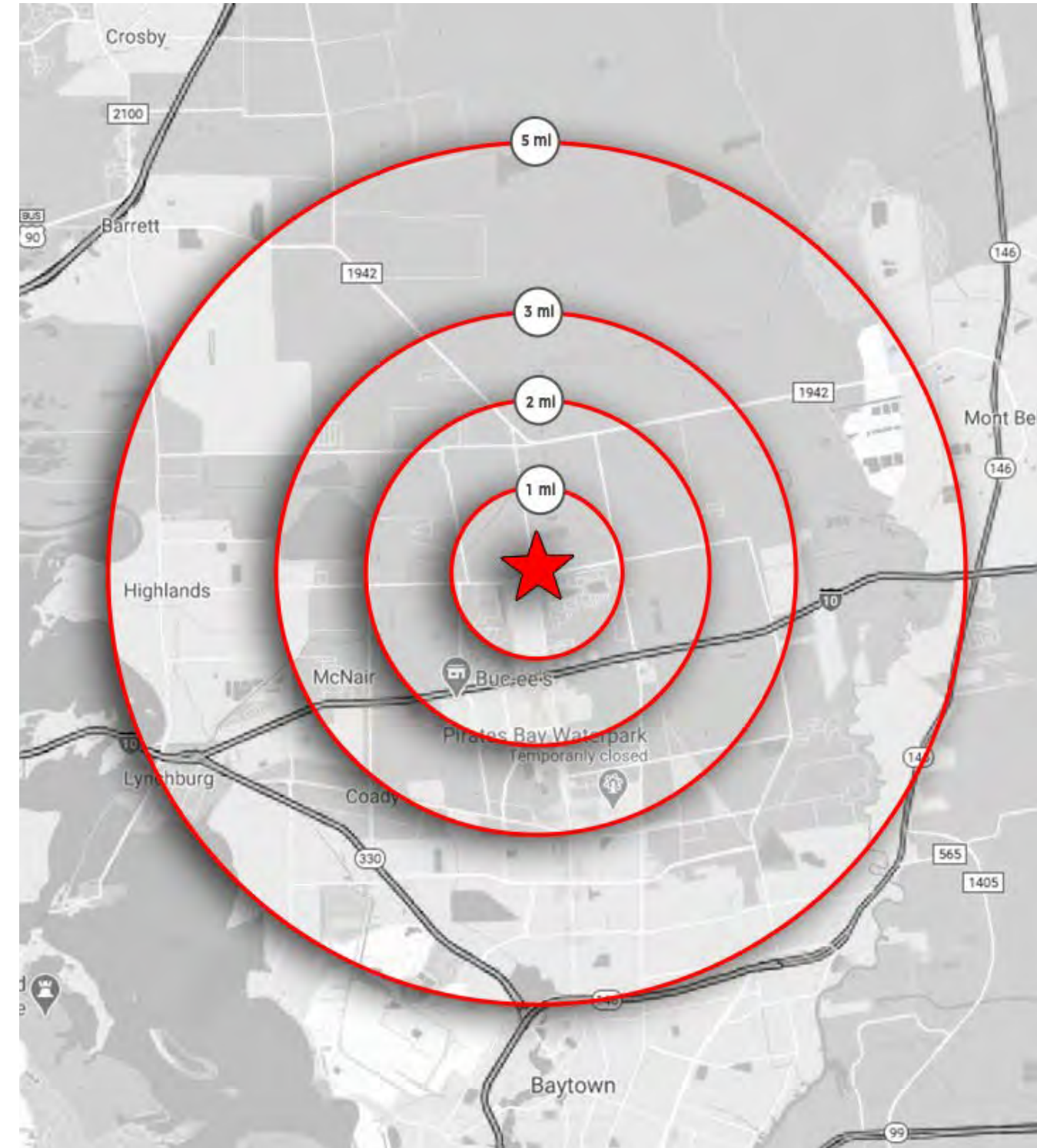
2020 Average:

\$86,352

**TOTAL DAYTIME
POPULATION**
(3 mi Radius, 2020)

22,606

	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
Population Summary				
2000 Total Population	2,199	4,409	9,913	50,148
2010 Total Population	6,385	10,317	17,288	61,627
2020 Total Population	10,783	15,379	23,119	76,580
2020 Group Quarters	0	0	22	458
2025 Total Population	12,048	17,162	25,517	82,906
2020-2025 Annual Rate	2.24%	2.22%	1.99%	1.60%
2020 Total Daytime Population	8,477	14,797	22,606	72,849
Workers	2,563	6,275	9,552	28,830
Residents	5,914	8,522	13,054	44,019
Household Summary				
2000 Households	678	1,483	3,329	18,043
2000 Average Household Size	3.24	2.97	2.98	2.77
2010 Households	1,845	3,236	5,596	21,702
2010 Average Household Size	3.46	3.19	3.09	2.82
2020 Households	3,060	4,674	7,293	26,623
2020 Average Household Size	3.52	3.29	3.17	2.86
2025 Households	3,392	5,182	7,997	28,676
2025 Average Household Size	3.55	3.31	3.19	2.88
2020-2025 Annual Rate	2.08%	2.08%	1.86%	1.50%
2010 Families	1,584	2,678	4,435	15,814
2010 Average Family Size	3.73	3.51	3.47	3.32
2020 Families	2,617	3,877	5,815	19,298
2020 Average Family Size	3.80	3.62	3.55	3.38
2025 Families	2,903	4,301	6,386	20,793
2025 Average Family Size	3.83	3.64	3.57	3.40
2020-2025 Annual Rate	2.10%	2.10%	1.89%	1.50%
Housing Unit Summary				
2000 Housing Units	697	1,536	3,572	19,767
Owner Occupied Housing Units	91.1%	81.8%	71.7%	60.8%
Renter Occupied Housing Units	6.3%	14.7%	21.5%	30.4%
Vacant Housing Units	2.6%	3.5%	6.8%	8.7%
2010 Housing Units	1,919	3,390	6,063	24,405
Owner Occupied Housing Units	89.2%	79.4%	67.6%	59.2%
Renter Occupied Housing Units	7.0%	16.1%	24.7%	29.7%
Vacant Housing Units	3.9%	4.5%	7.7%	11.1%
2020 Housing Units	3,116	4,784	7,683	29,124
Owner Occupied Housing Units	86.8%	78.3%	67.6%	57.4%
Renter Occupied Housing Units	11.4%	19.4%	27.3%	34.0%
Vacant Housing Units	1.8%	2.3%	5.1%	8.6%
2025 Housing Units	3,439	5,276	8,377	31,212
Owner Occupied Housing Units	86.9%	78.0%	67.2%	57.8%
Renter Occupied Housing Units	11.7%	20.2%	28.3%	34.1%
Vacant Housing Units	1.4%	1.8%	4.5%	8.1%
Median Household Income				
2020	\$97,438	\$89,206	\$75,765	\$61,555
2025	\$102,244	\$96,124	\$80,498	\$65,225
Median Home Value				
2020	\$182,637	\$178,936	\$169,047	\$166,255
2025	\$205,613	\$199,168	\$188,072	\$186,999
Per Capita Income				
2020	\$30,657	\$29,462	\$27,266	\$28,445
2025	\$33,412	\$32,065	\$29,625	\$30,486
Median Age				
2010	29.1	29.4	30.1	33.1
2020	30.4	30.6	31.1	34.5
2025	30.0	30.2	31.0	34.7
2020 Population 25+ by Educational Attainment				
Total	6,409	9,216	14,082	49,671
Less than 9th Grade	6.4%	6.3%	7.5%	7.4%
9th - 12th Grade, No Diploma	6.8%	7.7%	8.5%	8.4%
High School Graduate	23.4%	23.8%	25.4%	23.7%
GED/Alternative Credential	6.9%	6.4%	5.8%	4.9%
Some College, No Degree	25.9%	27.0%	27.9%	26.6%
Associate Degree	9.3%	9.3%	8.8%	10.8%
Bachelor's Degree	17.2%	15.4%	12.2%	13.0%
Graduate/Professional Degree	4.0%	4.1%	3.9%	5.4%





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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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