

2001

GARTH RD
BAYTOWN, TEXAS



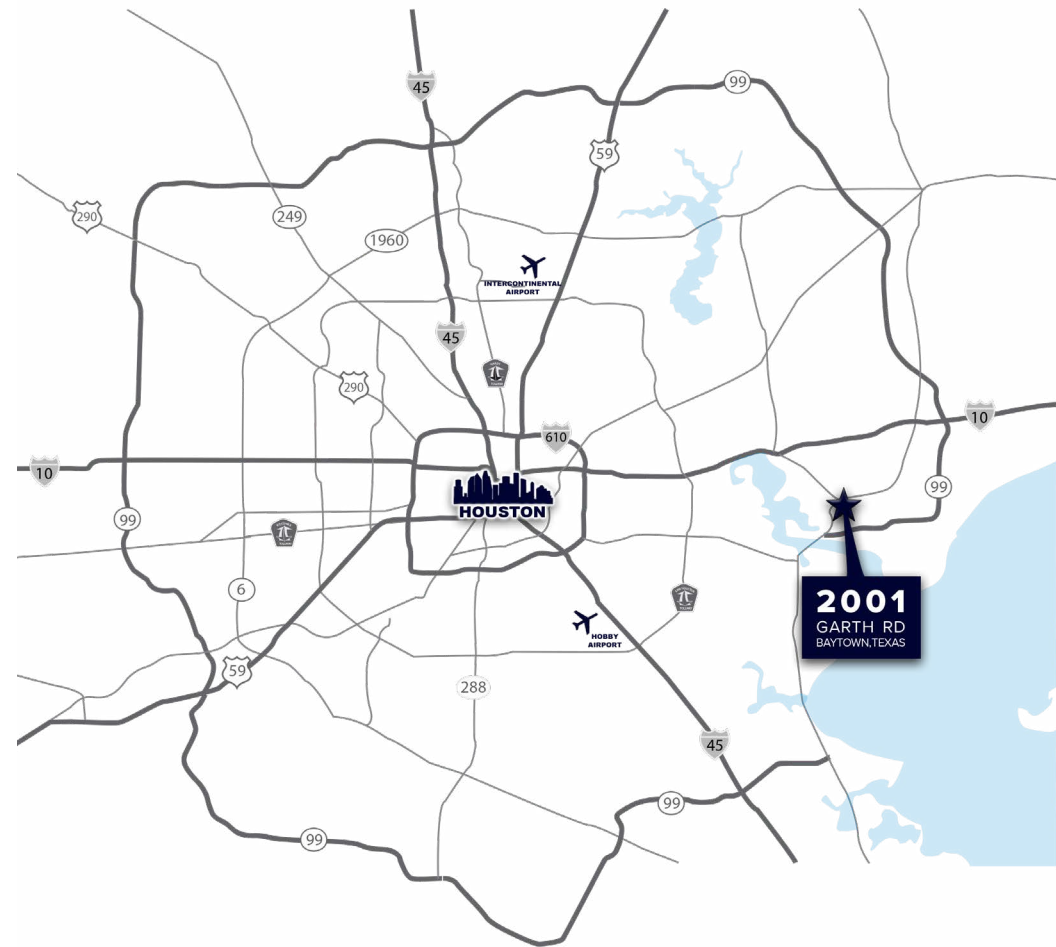
BPI

REALTY SERVICES

ADDRESS	2001 Garth Road, Baytown, Texas 77520
BUILDING SIZE	10,906 Square Feet
LAND SIZE	55,166 SF (1.29 Acres)
YEAR BUILT	1996
PARKING	55 Parking Spaces
CONSTRUCTION	Steel and Masonry (Former CVS Drugstore)
PRICE	\$1,800,000

PROPERTY DESCRIPTION

2001 Garth Road is a 10,906 square free-standing building on 1.29 acres located in Baytown, Texas. The Property is located on Garth Rd, the trade areas primary throughfare that connects the Property to densely populated surrounding neighborhoods. This center has excellent access and visibility and benefits from its hard corner location at a signalized intersection. The Property has a large Pylon Sign and four access curb cuts. The Property is surrounded by an average household income of \$72,000 and nearly 4,000 established households within a one-mile radius.



LOCATION

Baytown is located just 30 miles from downtown Houston with a population of over 83,000 people. Baytown is close to the Port of Houston and Houston Ship Channel. The Port of Houston supports the creation of nearly 3.2 million jobs.













**PRIME LOCATION IN
THE HEART OF BAYTOWN**

Close proximity to Port of Houston and the Houston Shop Channel which support 1.35M Texas jobs and provide a statewide economic impact of \$339B



**DENSELY POPULATED
TRADE AREA**

Adjacent to major trade area traffic drivers with exposure to over 35,000 employers within a 5-mile radius



CORPORATE EXPANSION

over \$50B in recent/on-going petrochemical expansions including ExxonMobil \$2B expansion and Port of Houston \$1.1B expansion



**IMMEDIATE UPSIDE
POTENTIAL**

Near numerous national and local tenants with immediate upside potential



**ESTABLISHED
NEIGHBORHOODS**

Surrounded by established neighborhoods with 29,000 homes within a 5-mile radius and over 11,000 multi-family units



**HIGH TRAFFIC AREA NEAR
HWY 46 ON GARTH RD**

55,376 VPD on Highway 146
15,036 VPD on Garth Rd

COMMUNITY PROFILE

Ring of 1 mile

2001 Garth Rd, Baytown, Texas, 77520

11,244	-0.04%	2.87	87.5	31.7	\$51,870	\$87,754	\$24,309	27.2%	62%	1,230
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



27.0%
Services

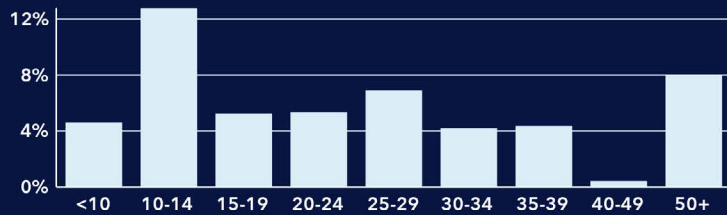


44.3%
Blue Collar

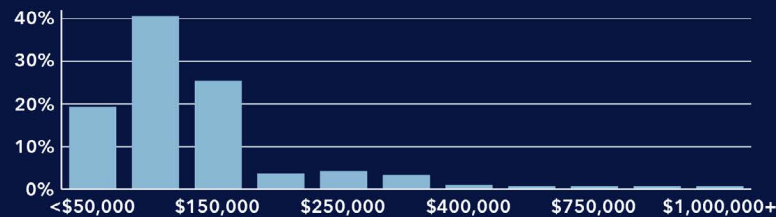


28.7%
White Collar

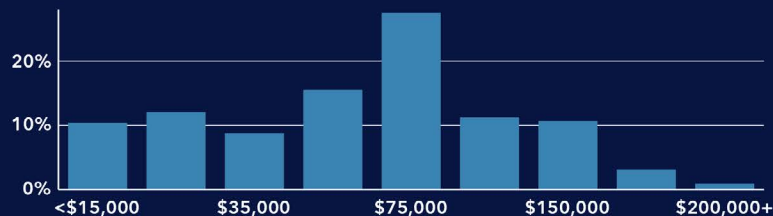
Mortgage as Percent of Salary



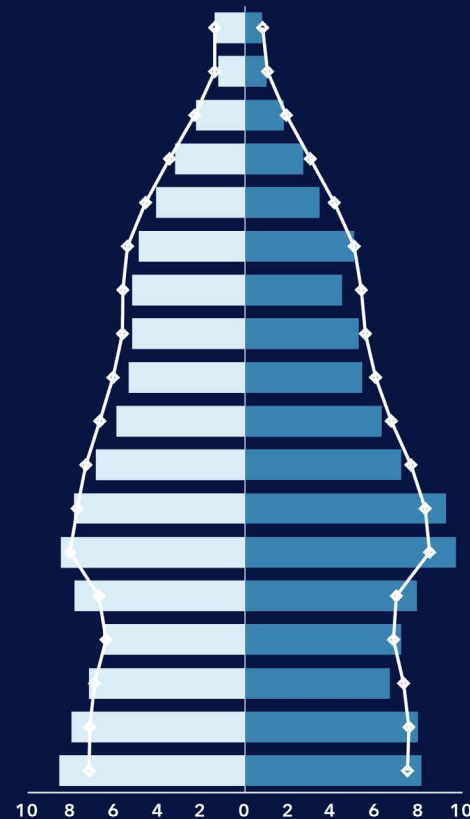
Home Value



Household Income



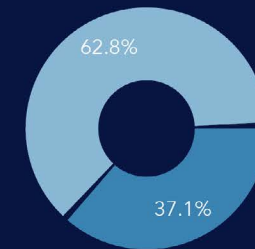
Age Profile: 5 Year Increments



Dots show comparison to

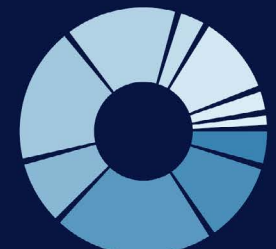
Harris County

Home Ownership



Own Rent

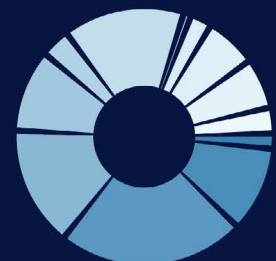
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: Esri, ACS

Esri forecasts for 2022, 2016-2020, 2027

COMMUNITY PROFILE

Ring of 3 miles

2001 Garth Rd, Baytown, Texas, 77520

65,431	-0.05%	2.75	87.0	33.3	\$57,711	\$139,803	\$56,624	26.8%	59%	9,006
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



18.5%
Services

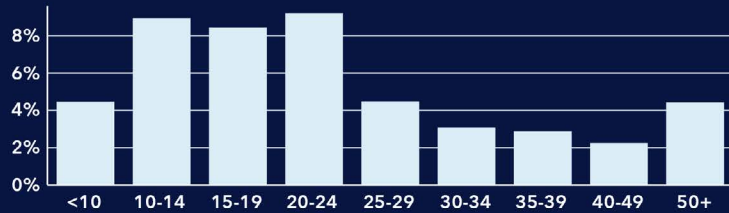


42.1%
Blue Collar



39.4%
White Collar

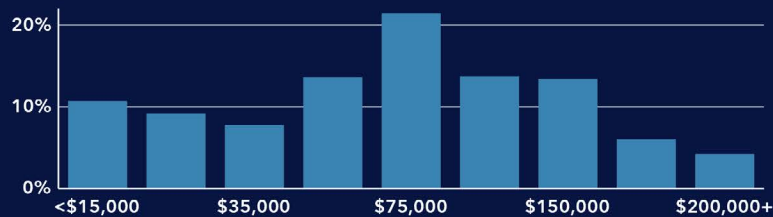
Mortgage as Percent of Salary



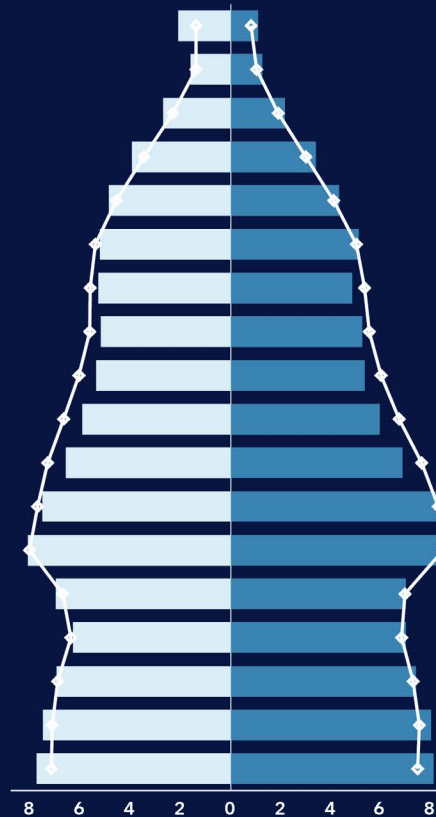
Home Value



Household Income



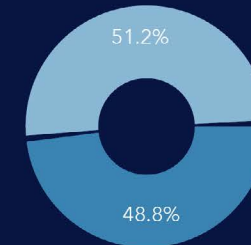
Age Profile: 5 Year Increments



Dots show comparison to

Harris County

Home Ownership



Own Rent

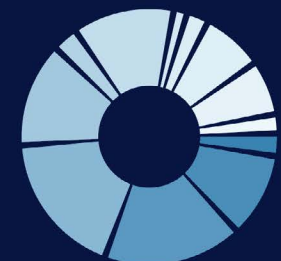
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: Esri, ACS

Esri forecasts for 2022, 2016-2020, 2027

COMMUNITY PROFILE

Ring of 5 miles

2001 Garth Rd, Baytown, Texas, 77520

95,313	0.35%	2.82	86.6	33.8	\$64,759	\$175,768	\$89,804	26.7%	59%	13,219
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



16.4%
Services

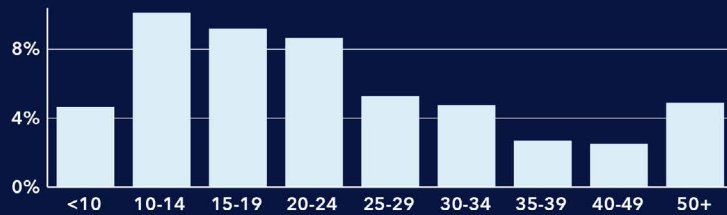


39.5%
Blue Collar

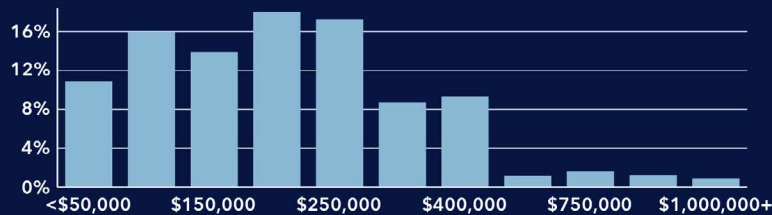


44.0%
White Collar

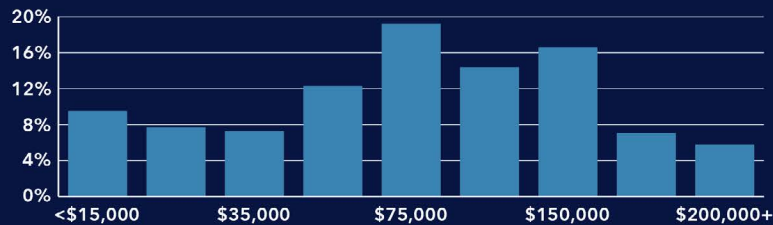
Mortgage as Percent of Salary



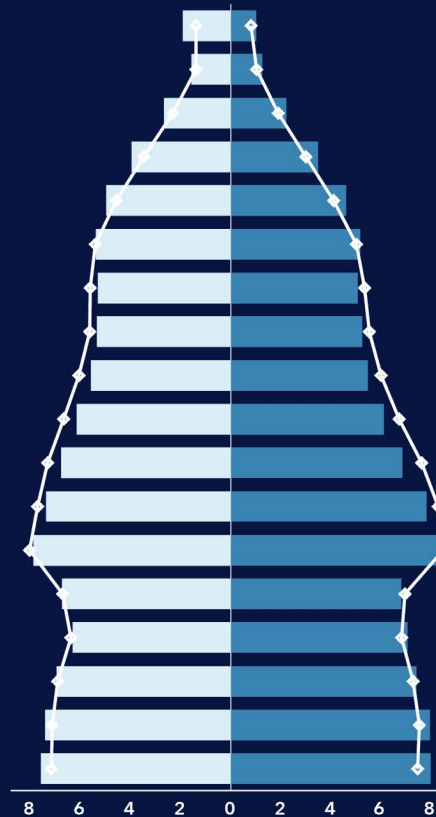
Home Value



Household Income



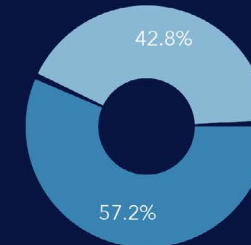
Age Profile: 5 Year Increments



Dots show comparison to

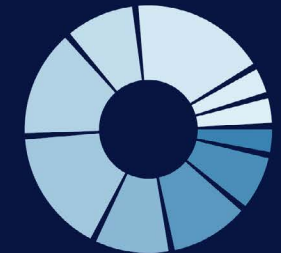
Harris County

Home Ownership



Own Rent

Housing: Year Built



Educational Attainment



< 9th Grade
HS Diploma
Some College
Bach Degree
No Diploma
GED
Assoc Degree
Grad Degree

Commute Time: Minutes



< 5
5-9
10-14
15-19
20-24
25-29
30-34
35-39
40-44
45-59
60-89
90+



Source: Esri, ACS

Esri forecasts for 2022, 2016-2020, 2027





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. **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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1