



Shell
Federal
CREDIT UNION

7
ELEVEN

Chick-fil-e

Black Bear
Diner

Ford

CHEVROLET Cadillac

WANDA

SALTGRASS
STEAK HOUSE

Cheddar's

BUC-EE'S

AVAILABLE

BAKER | KATZ

BAYTOWN PAD SITES FOR LEASE

I-10 & JOHN MARTIN RD | BAYTOWN, TX | 77534

THOMAS HOLDSWORTH

713.903.4572 • tholdsworth@bakerkatz.com

3700 BUFFALO SPEEDWAY • SUITE 400 • HOUSTON, TX 77098
WWW.BAKERKATZ.COM

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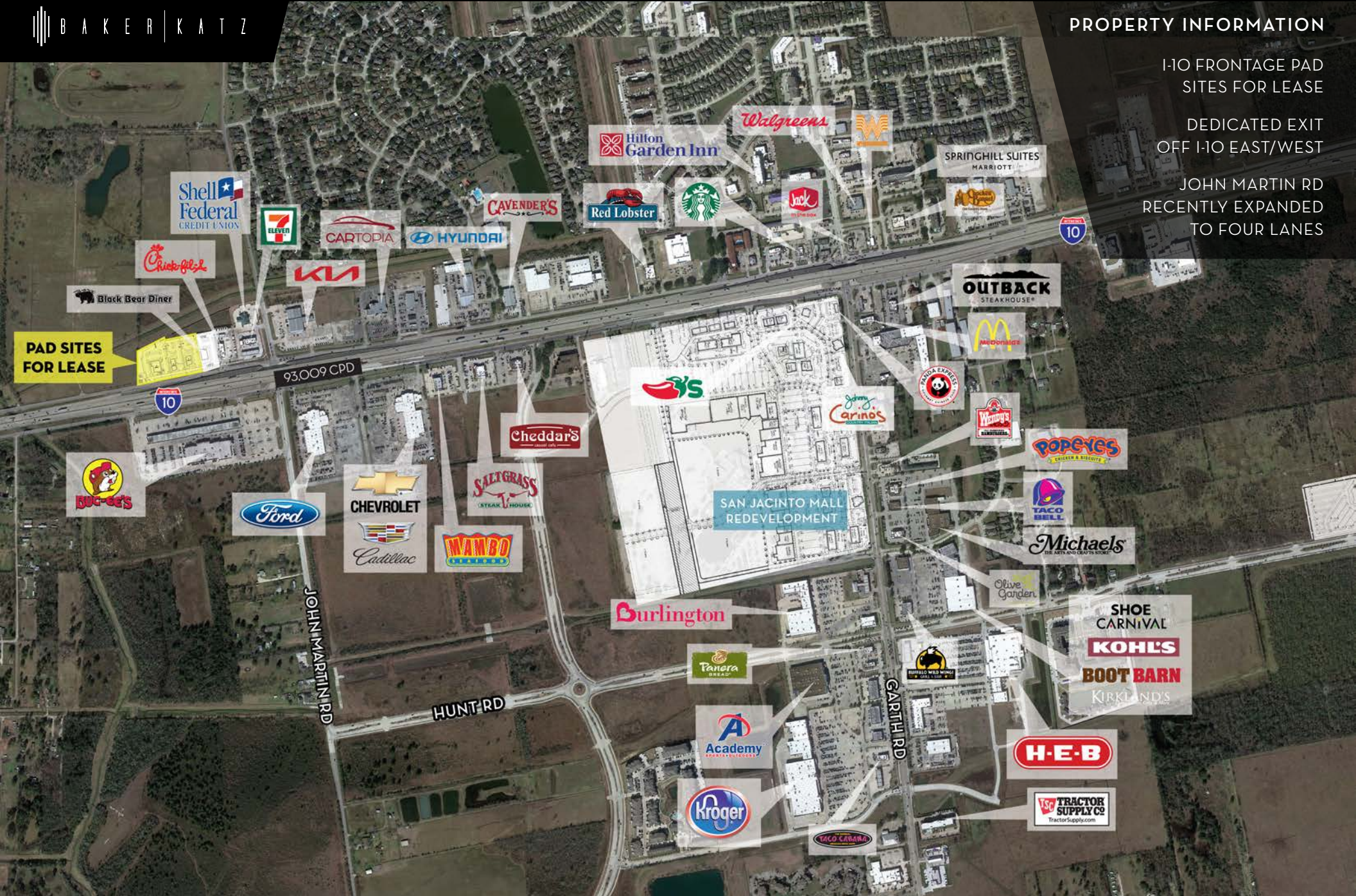


PROPERTY INFORMATION

I-10 FRONTAGE PAD
SITES FOR LEASE

DEDICATED EXIT
OFF I-10 EAST/WEST

JOHN MARTIN RD
RECENTLY EXPANDED
TO FOUR LANES



PAD SITES
FOR LEASE

SAN JACINTO MALL
REDEVELOPMENT

SHOE
CARNIVAL
KOHL'S
BOOT BARN
KIRKLANDS

H-E-B

TRACTOR
SUPPLY CO

Shell
Federal
CREDIT UNION

7
ELEVEN

CARTOPIA

HYUNDAI

CAVENDERS

Red Lobster

Starbucks

Jack
in the Box

Walgreens

W

SPRINGHILL SUITES
MARRIOTT

Golden Corral

Chick-fil-A

Black Bear Diner

KM

I-10

93,009 CPD

BUC-BEE'S

Ford

CHEVROLET

Cadillac

Cheddar's

SALT GRASS
STEAK HOUSE

WAMBO

JOHN MARTIN RD

HUNT RD

Q's

Johnny
Carino's

PANDA EXPRESS

Wendy's

POPEYES

TACO BELL

Michaels

Olive Garden

Burlington

Panera
BREAD

Academy
SPORTS & OUTDOORS

Kroger

GARITH RD

BUFFALO WILD WINGS

Olive Garden

SHOE
CARNIVAL

KOHL'S

BOOT BARN

KIRKLANDS

H-E-B

TRACTOR
SUPPLY CO

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PAD SITES FOR LEASE

Black Bear Diner

Chick-fil'd

Shell Federal CREDIT UNION

KIA

CARTOPIA

HYUNDAI

CAVENDER'S

BREARD RD

GMC

10

7-ELEVEN

93009 CPD

10

6630 CPD

Ford

CHEVROLET

Cadillac

WAMBO

Cheddar's

SALTGRASS STEAK HOUSE

BUC-EE'S

JOHN MARTIN

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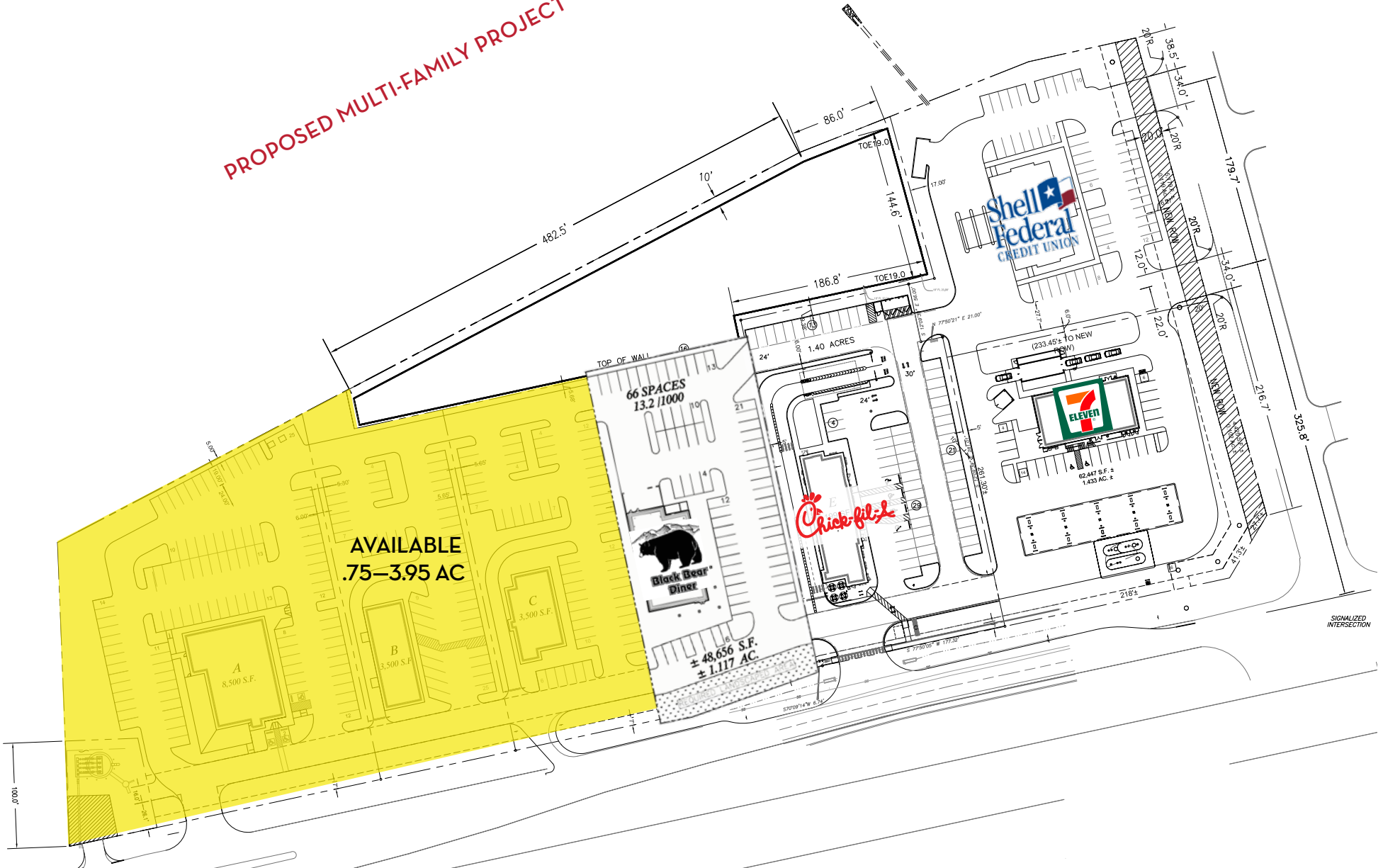
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BAKERKATZ

PROPOSED MULTI-FAMILY PROJECT





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.

| | | | |
|--|--------------------|----------------------------------|---------------------|
| BAKER KATZ LLC | 528655 | | 713.621.2900 |
| <i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i> | <i>License No.</i> | <i>Email</i> | <i>Phone</i> |
| KENNETH KATZ | 436766 | | 713.621.2900 |
| <i>Designated Broker of Firm</i> | <i>License No.</i> | <i>Email</i> | <i>Phone</i> |
| KENNETH KATZ | 436766 | | 713.621.2900 |
| <i>Licensed Supervisor of Sales Agent/Associate</i> | <i>License No.</i> | <i>Email</i> | <i>Phone</i> |
| THOMAS HOLDSWORTH | 700615 | THOLDSWORTH@BAKERKATZ.COM | 713.903.4572 |
| <i>Sales Agent/Associate's Name</i> | <i>License No.</i> | <i>Email</i> | <i>Phone</i> |

Buyer/Tenant/Seller/Landlord Initials

Date

