

± 10.93 AC LAND FOR SALE

MIX USE DEVELOPMENT OPPORTUNITY



ALISON COMMERCIAL GROUP
By: KW Commercial
920 South Fry Road Katy, TX 77450



Each Office Independently Owned and Operated

PRESENTED BY:

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LOCATION INFORMATION

Street Address: 2800 Garth Rd

City, State, Zip: Baytown, TX
77521

County: Harris

Lot size: ± 10.93 AC

Utilities: Available

PROPERTY HIGHLIGHTS

An exceptional opportunity for developers, investors, and businesses alike. Great opportunity whether you're looking to build, develop, or hold as a long-term investment with its prime location, strong local economy, and growing community.

Baytown is a dynamic and growing city with a diverse population and a strong economic foundation. Garth Road serves as a major commercial corridor, attracting steady consumer and business activity. Its proximity to major highways ensures seamless connectivity to Houston and surrounding areas, making this an excellent site for long-term investment and development.

- **Property Highlights:** Size: ± 10.93 acres of versatile land, suitable for commercial or mixed-use development.
- **Location:** Situated at the hard corner of Highway 146 and Garth Road, one of Baytown's busiest intersections.
- **Visibility & Accessibility:** High-traffic area with excellent frontage on Garth Road, providing easy access to Interstate 10 and Highway 146.
- **Surrounding Growth:** Established neighborhoods, businesses, and infrastructure support continued expansion and demand.
- **Economic Strength:** Baytown's industrial sector includes the ExxonMobil Baytown Complex, petrochemical manufacturing, healthcare, and retail trade, contributing to a strong local economy.
- **Investment Potential:** Ideal for retail, office, hospitality, or multi-use projects in a rapidly developing region within the Houston metropolitan area.



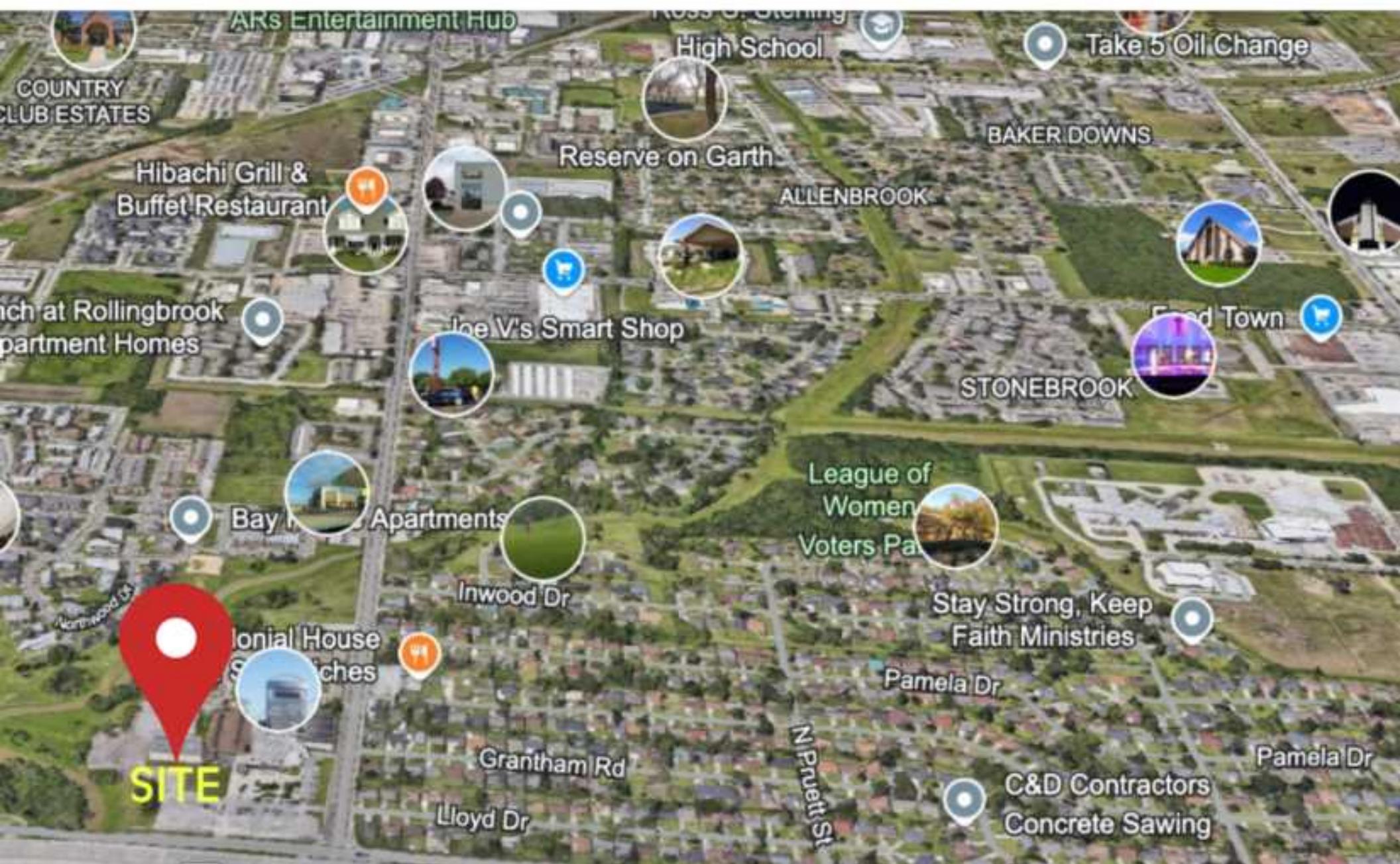
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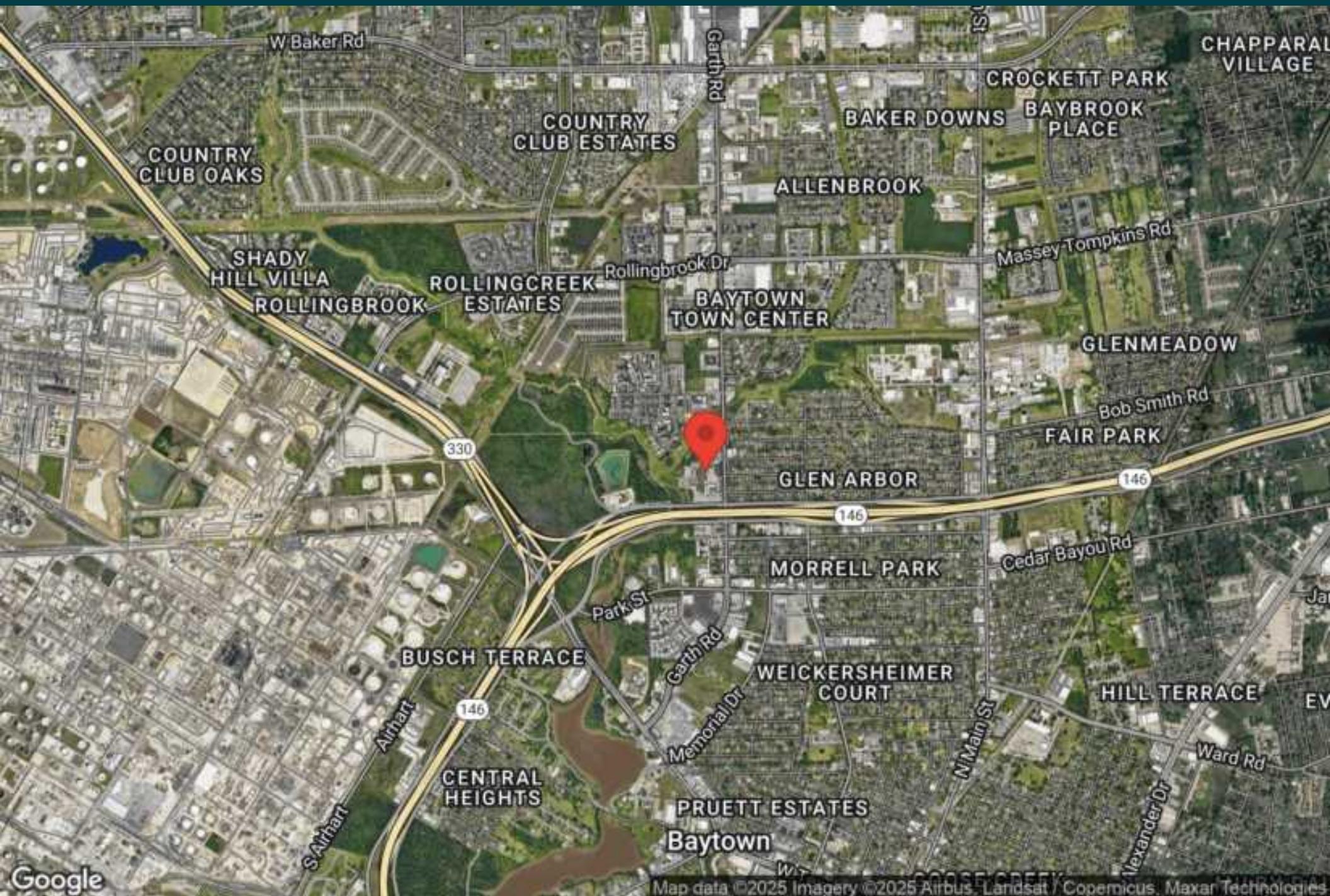
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226,728
2024
Total Population



77,197
2024
Total Household



2.9
2024
Average Household Size



\$88,958
2024
Average Household Income

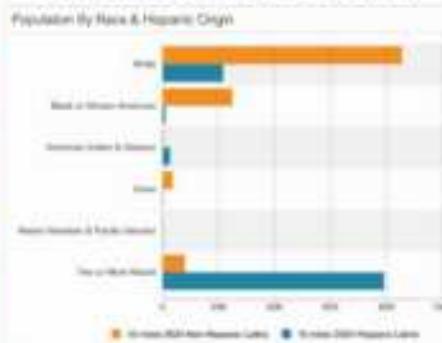


35.1
2024
Median Age

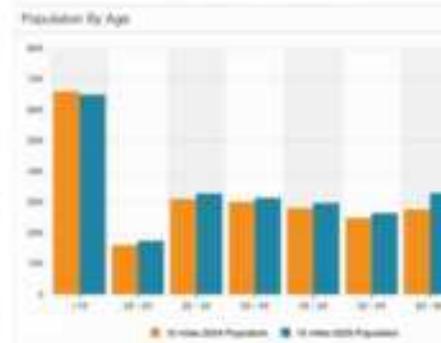
LOCATION MAP



POPULATION BY RACE & HISPANIC ORIGIN



POPULATION BY AGE GROUP



Consumer Spending Details



\$139,486,505
Apparel



\$354,014,947
Entertainment,
Hobbies & Pets



\$664,430,721
Food & Alcohol



\$389,925,141
Household



\$673,349,620
Transportation &
Maintenance



\$112,040,683
Healthcare



\$135,737,588
Education &
Daycare

Education



General Population

49.74%
Male Population (%)
50.26%
Female Population (%)

Source:
<https://worldpopulationreview.com/us-cities/baytown-tx>

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Baytown Loop	Garth Rd E	7,533	2022	0.08 mi
Garth Rd	Baytown Loop S	25,553	2022	0.09 mi
State Hwy 146	Garth E	38,525	2022	0.10 mi
Baytown Loop	Baytown Loop W	49,880	2020	0.15 mi
Garth Rd	Schilling Ave S	17,083	2022	0.17 mi
Lanier Dr	N Prueitt St E	6,766	2022	0.18 mi
Garth Rd	Inwood Dr S	23,743	2022	0.21 mi
State Hwy 146	Baytown Loop W	51,640	2022	0.22 mi

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Imtiaz Ali is licensed in the state of Texas and focuses on the commercial market in Southeast and Central Texas. He collaborates with individuals, private entities, and groups of investors across the country and internationally.

Imtiaz Ali also excels at representing investors, developers, and commercial users in the acquisition of modest to large tracts of property/retail by locating highly profitable sites in the best locations in accordance with the needs of the customers

With his extensive background in commercial real estate, he has executed multi-million dollar land, and retail transactions and assisted numerous clients with their investment portfolios.

The goal is to offer knowledge and assistance to clients looking to buy, sell, invest, or develop commercial real estate.



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.



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.

Keller Williams Signature Realty	9004054	klw17@kw.com	(281) 599-7600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrea St.Jean	508095	andistjean@kw.com	(281) 599-7600
Designated Broker of Firm	License No.	Email	Phone
Nikky Barker	706537	niky@kw.com	(281) 599-7600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Intiaz Ali	0728721	italy@kwcommercial.com	(281) 599-7600
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____