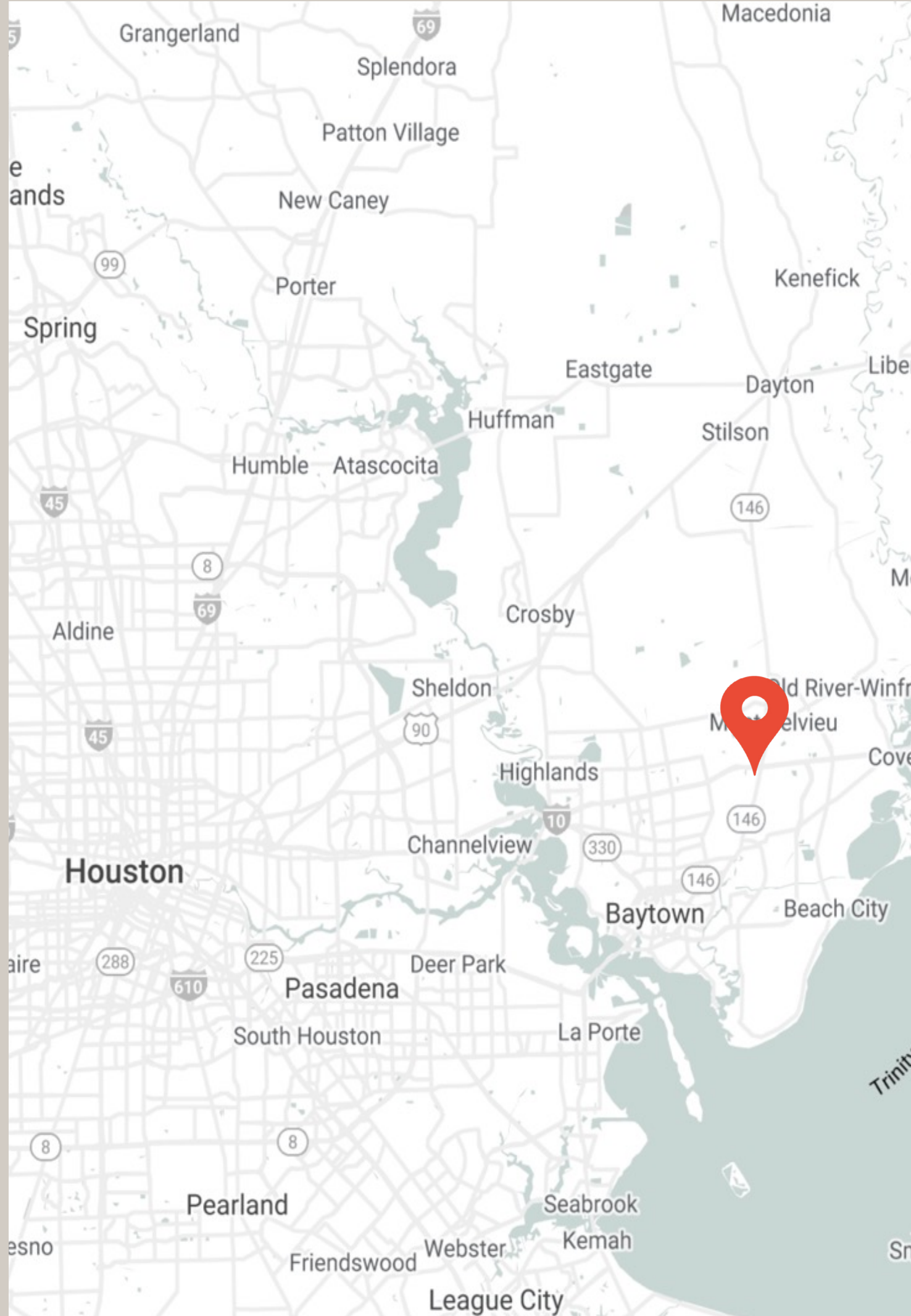




**chambers
commons**



about the area

HIGHLIGHTS

- Excellent Visibility
- Consistent Daytime Traffic
- Multiple Access Points
- Signalized Intersection
- Freeway & Highway Frontage

DESCRIPTION

Size: 146 Acres
 Built: 2022
 Addtl: Monument Signs; Cohesive & Coordinated Development

TRAFFIC COUNTS

- East Fwy: 86,955 cars per day (2035 Estimated AADT: 118,870 cpd)
- Hwy 146: 38,847 cars per day (2035 Estimated AADT: 71,560 cpd)

01

AREA RETAILERS





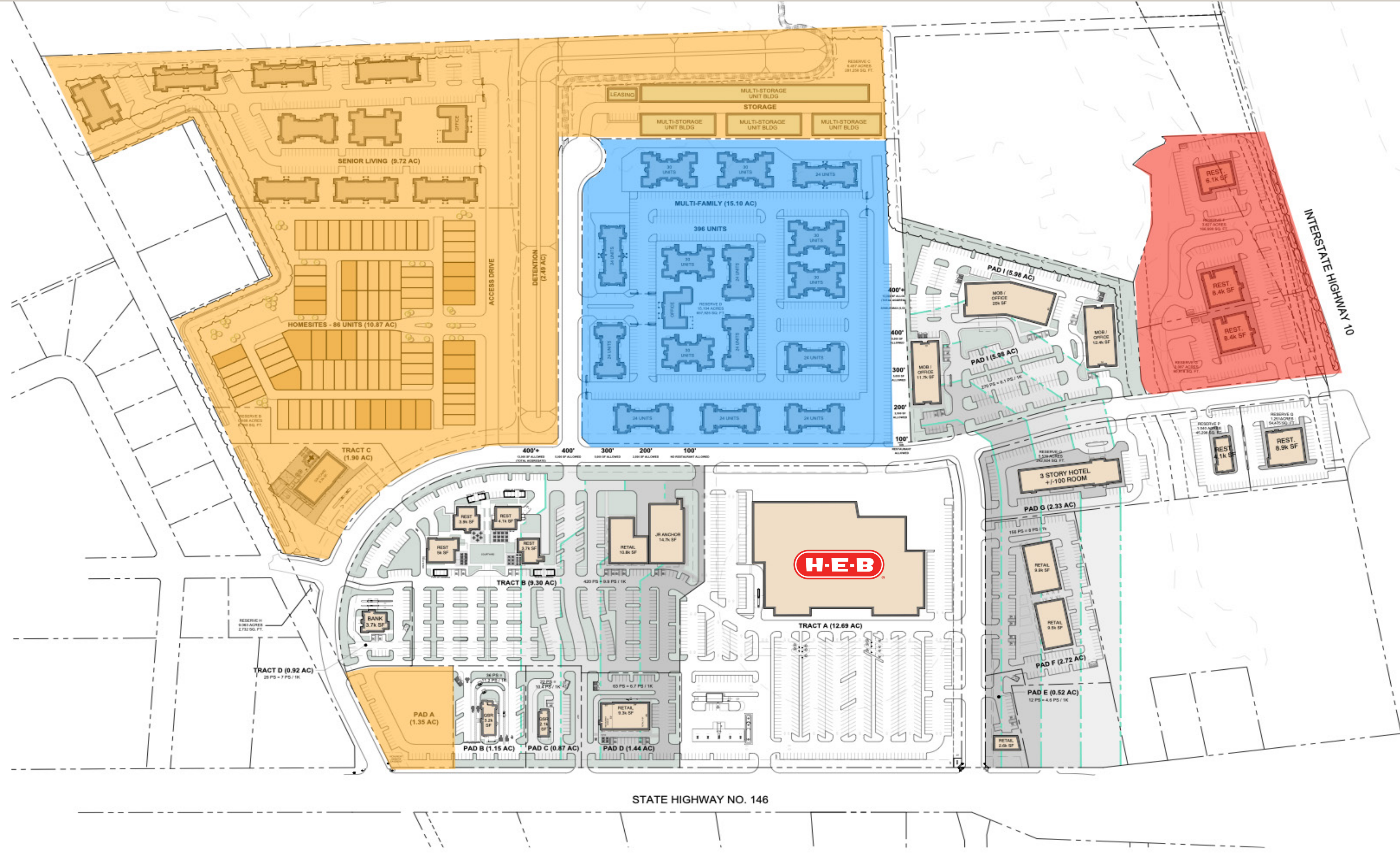
**Express your individuality
at Chambers Commons.
Lease today!**

Chambers Commons, located in Baytown, TX, is situated in the intersection of Highway 146 and Interstate 10. Pad sites available, anchor and junior anchor opportunities. Seeking multifamily, hospitality, retail, medical, and other uses.

02

**find your dream
space**

site plan



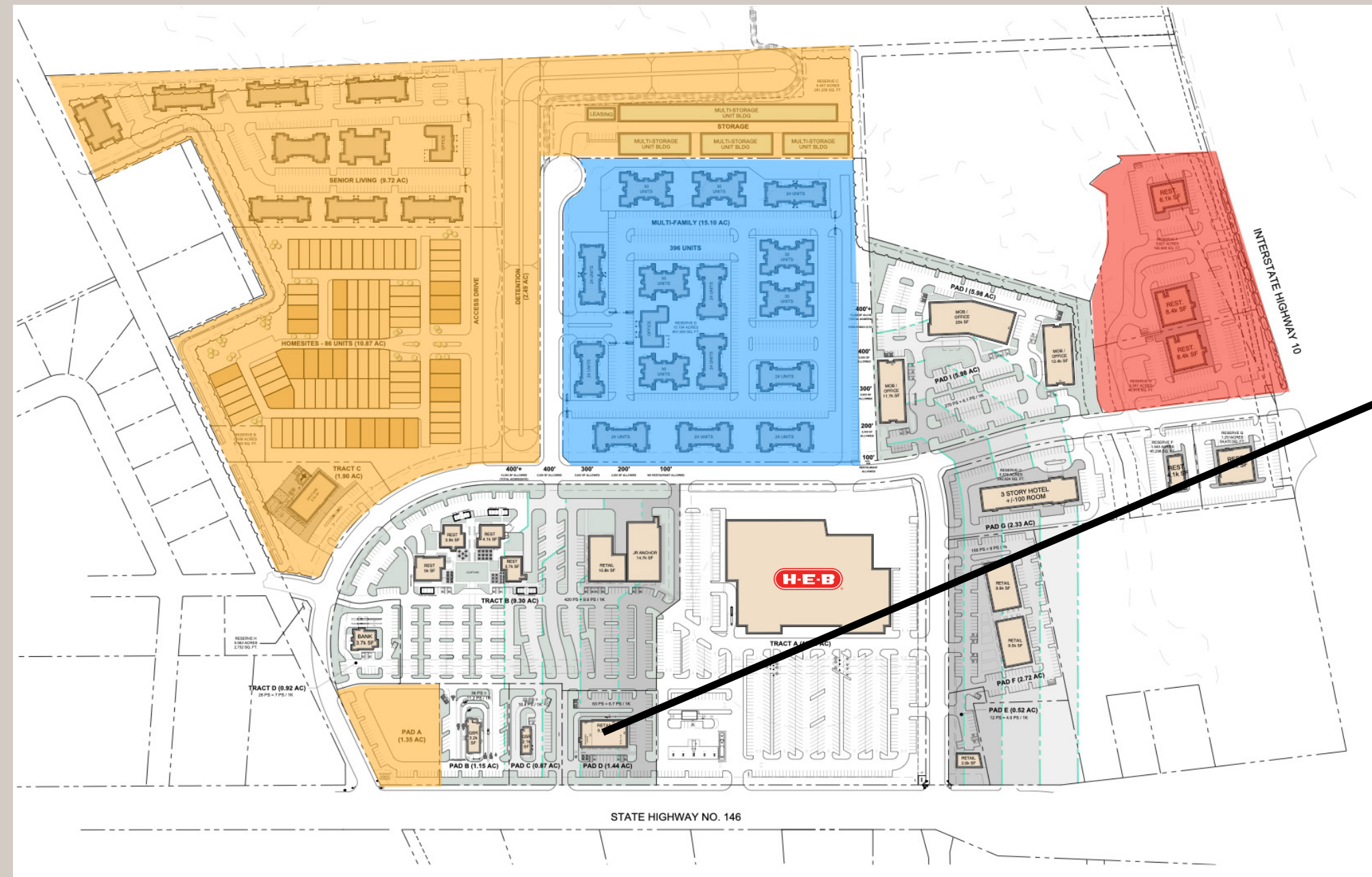
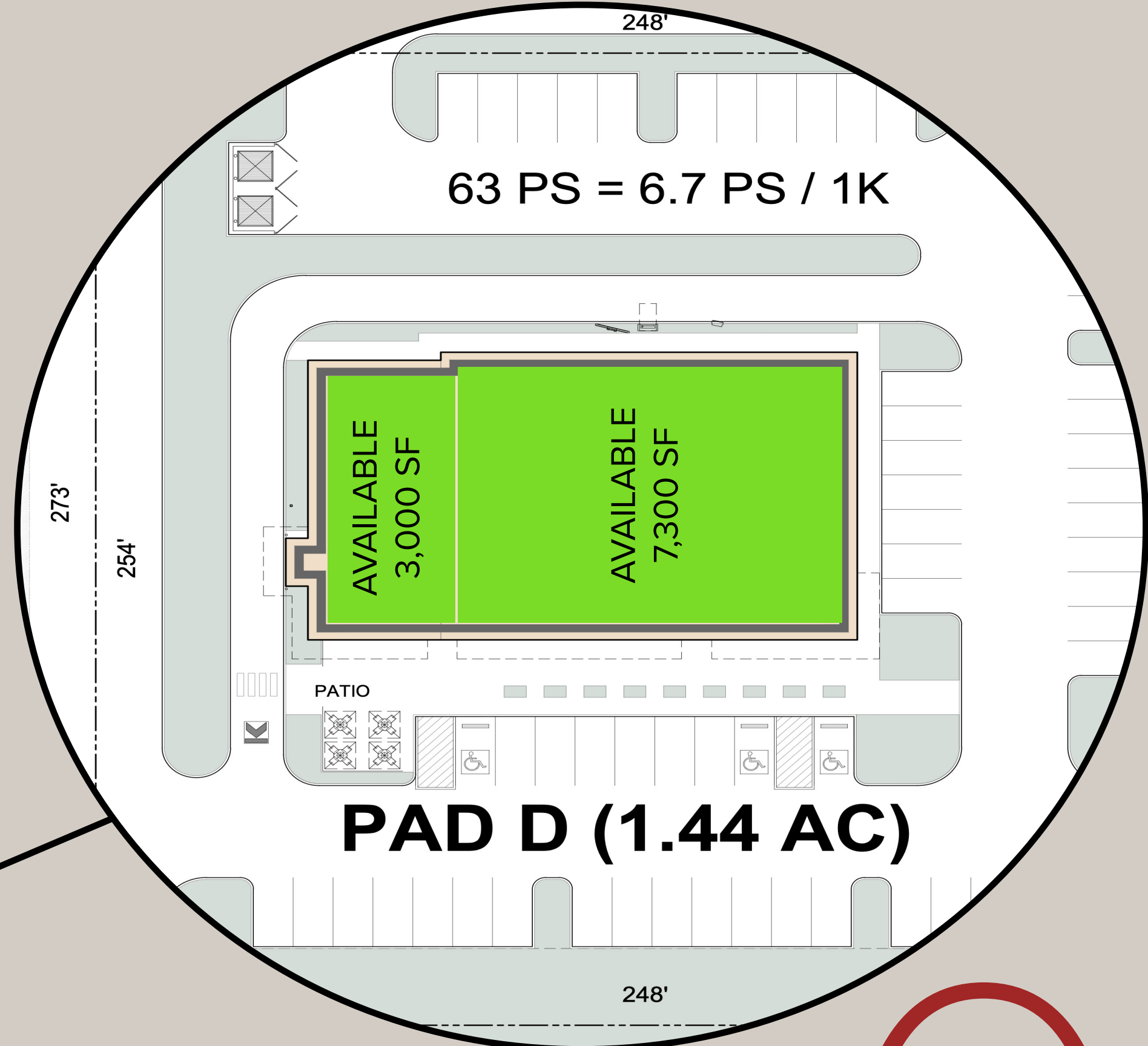
- Future Development
- Residential
- At Contract

033

availability

TENANT KEY

SUITE	TENANT	SQUARE FOOTAGE
A	AVAILABLE	3,000 SF
B	AVAILABLE	7,300 SF



04

Chambers Commons

8537 N Hwy 146

Baytown, TX 77523

www.kmrealty.net

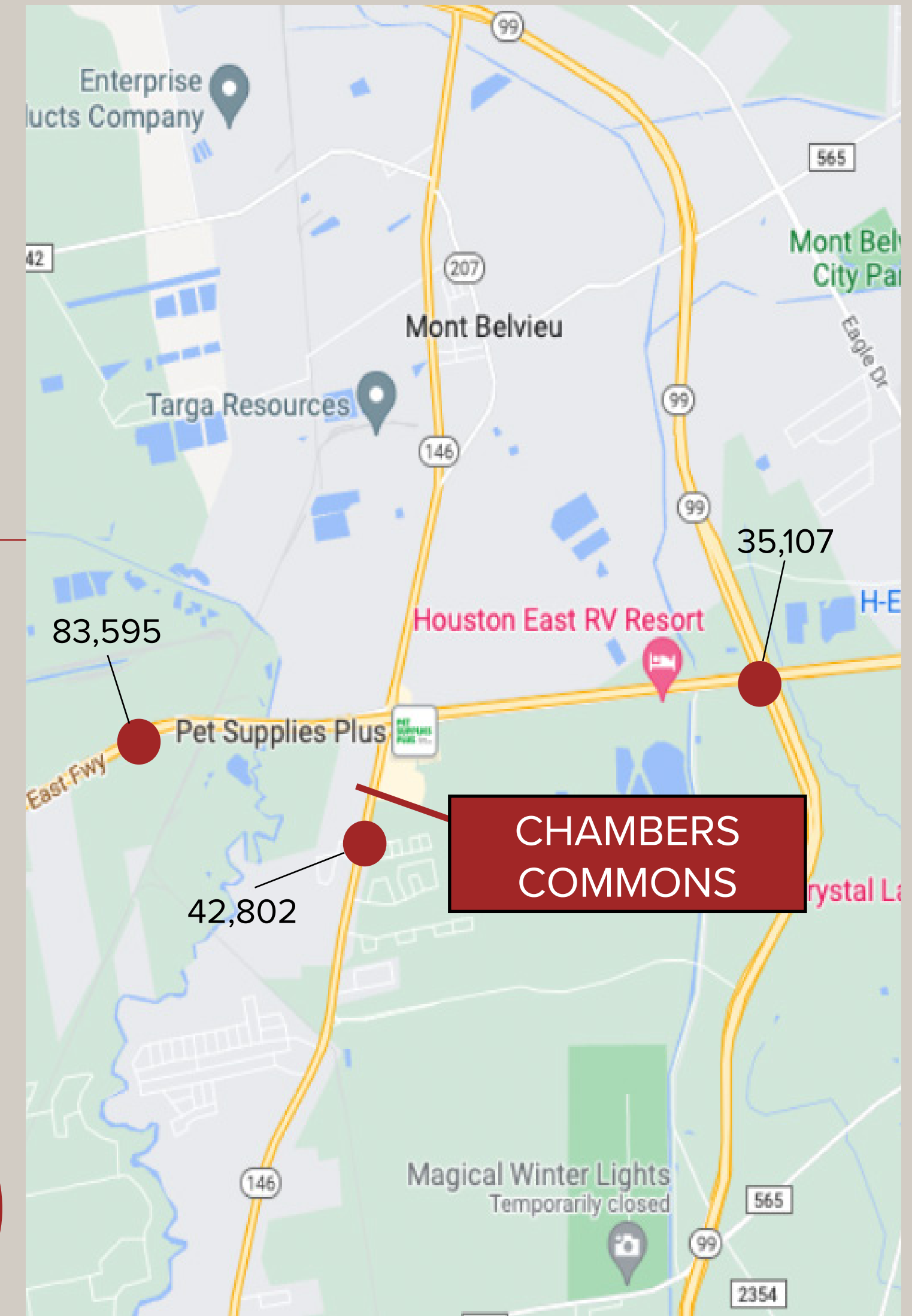
demographics

POPULATION	1 MI	3 MI	5 MI
2022 Population	2,983	9,611	34,227
2027 Population	6,174	17,759	49,793
Est. 5yr Growth	4.8%	4.1%	3.2%
Average Age	33.5	35.6	34.3
POPULATION BY RACE			
White	4,189	12,528	41,891
Black	536	1,511	5,454
Am. Indian & Alaskan	64	182	600
Asian	109	275	1,023
Hawaiian & Pacific Island	5	13	44
Hispanic Origin	1,844	4,622	15,910
HOUSEHOLDS			
2022 Total Households	1,612	4,942	16,087
HH Growth 2022-2027	4.8%	4.1%	3.2%
Median Household Inc.	\$93,660	\$96,619	\$95,297
Avg. Household Inc.	\$117,433	\$115,560	\$114,460
Avg. Household Size	3.1	3	3
Avg. Household Vehicles	2	2	2
HOUSING			
Median Home Value	\$195,832	\$199,181	\$210,782
Median Year Built	2006	2003	2002
EMPLOYMENT			
Daytime Employment	1,260	3,573	12,850

TRAFFIC COUNTS

- 42,802 Cars per Day on I-10
- 83,595 Cars per Day on Hwy 146
- 35,107 Cars per Day on Hwy 99

055



contact

EXCLUSIVE LEASING BROKER

Steven Stone
Director of Leasing, KM Realty
713.275.2601 | steven@kmrealty.net

KM Realty | Leasing
5555 San Felipe St, Suite 510
Houston, Texas 77056

INFORMATION PRESENTED

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.



information about brokerage services

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
<small>Broker's Licensed Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
<small>Designated Broker's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		