

FOR SALE



# Bank of America

4000 Garth Rd  
Baytown, TX 77521

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Section 1

# Property Information





# Property Summary

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## PROPERTY DESCRIPTION

4000 Garth Rd, Baytown, TX 77521 is a premier commercial building offering a unique investment opportunity in a dynamic and rapidly growing submarket. Anchored by a ground floor Bank of America tenant, the property benefits from strong credit and high daily foot traffic, supported by abundant on-site parking at a favorable 5/1,000 ratio.

The building offers flexible space accommodations that appeal to a range of users, particularly medical, professional office, and service-oriented tenants. Recent leasing activity indicates strong demand for medical office space at this location, including medical practices and healthcare support services occupying suites within the building.

Investors will appreciate the property's exposure to a major healthcare hub, given its immediate across-street relationship with Houston Methodist Baytown Hospital, which employs thousands and draws significant patient and employee traffic.

## OFFERING SUMMARY

Sale Price:	\$5,200,000
Number of Units:	7
Lot Size:	166,176 SF
Building Size:	29,724 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	329	1,285	5,543
Total Population	807	3,226	14,057
Average HH Income	\$74,180	\$74,429	\$73,575

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## LOCATION DESCRIPTION

4000 Garth Rd is strategically positioned in a high-visibility, high-traffic corridor of Baytown, Texas, within the Greater Houston metropolitan area. The property sits directly at the bustling intersection of Garth Road and West Baker Road, one of Baytown's busiest commercial nodes, with immediate proximity to major retail, medical, and service-oriented uses.

The site benefits from its direct frontage along Garth Road, a primary north-south arterial that connects residential neighborhoods with regional employment centers. This corridor captures strong daily commuter exposure and serves as a key route to the Houston Ship Channel industrial complex and surrounding corporate campuses. Baytown itself is an established industrial and residential community anchored by large employers including petrochemical operations and Houston Methodist Baytown Hospital — the latter located just yards from the subject property and currently undergoing a multi-million dollar facility expansion.

Surrounding amenities include restaurants, retail services, professional offices, and medical support businesses that drive stable daytime population levels. With excellent connectivity to Interstate 10 and the broader Houston metro road network, the property is well-positioned for retail, office, or medical tenants seeking regional reach and strong market fundamentals.

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# Rent Roll

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
130	Bassam Hamid, MD	1,400 SF	4.71%	\$24.00	-	-	\$33,600	07/01/2024	06/30/2027
140	Daniel Jackson, Attorney	295 SF	0.99%	\$30.53	-	-	\$9,006	05/01/2025	04/30/2027
140	Robert Medina, Attorney at Law	668 SF	2.25%	\$30.53	-	-	\$20,394	04/01/2025	03/31/2027
TX5	Bank of America	16,313 SF	54.88%	\$19.20	-	-	\$313,210	12/28/1989	01/01/2027
150	American Pain Partners	3,003 SF	10.10%	\$19.98	-	-	\$60,000	03/26/2025	09/30/2032
160	Roderick Peter Diggs III MD	3,531 SF	11.88%	\$19.20	-	-	\$67,795	01/09/2023	12/30/2027
TOTALS		25,210 SF	84.81%	\$143.44	\$0	\$0.00	\$504,005		
AVERAGES		4,202 SF	14.13%	\$23.91			\$84,001		

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Section 2

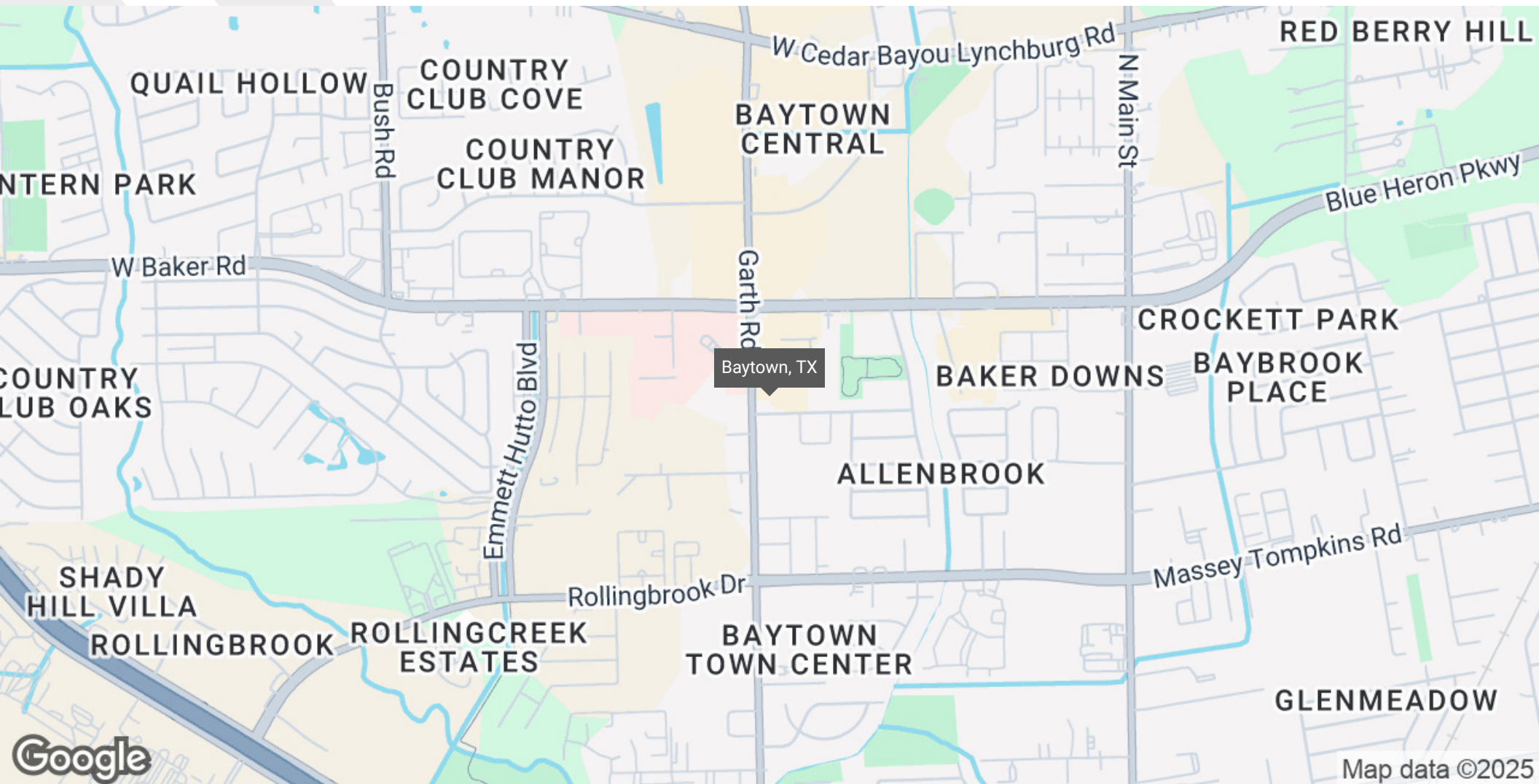
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# Regional Map

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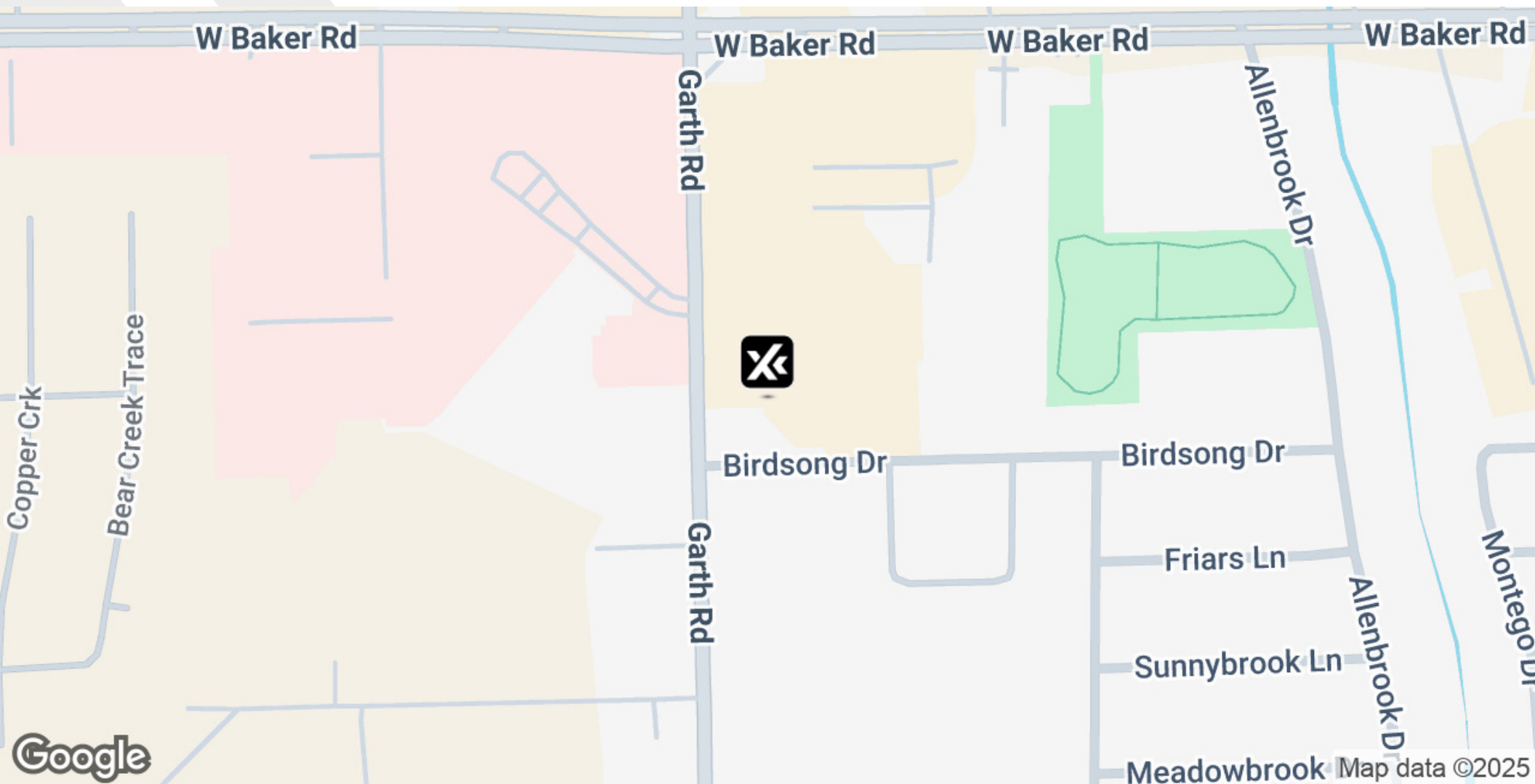


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# Aerial Map

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Section 3

# Demographics



# Demographics Map & Report

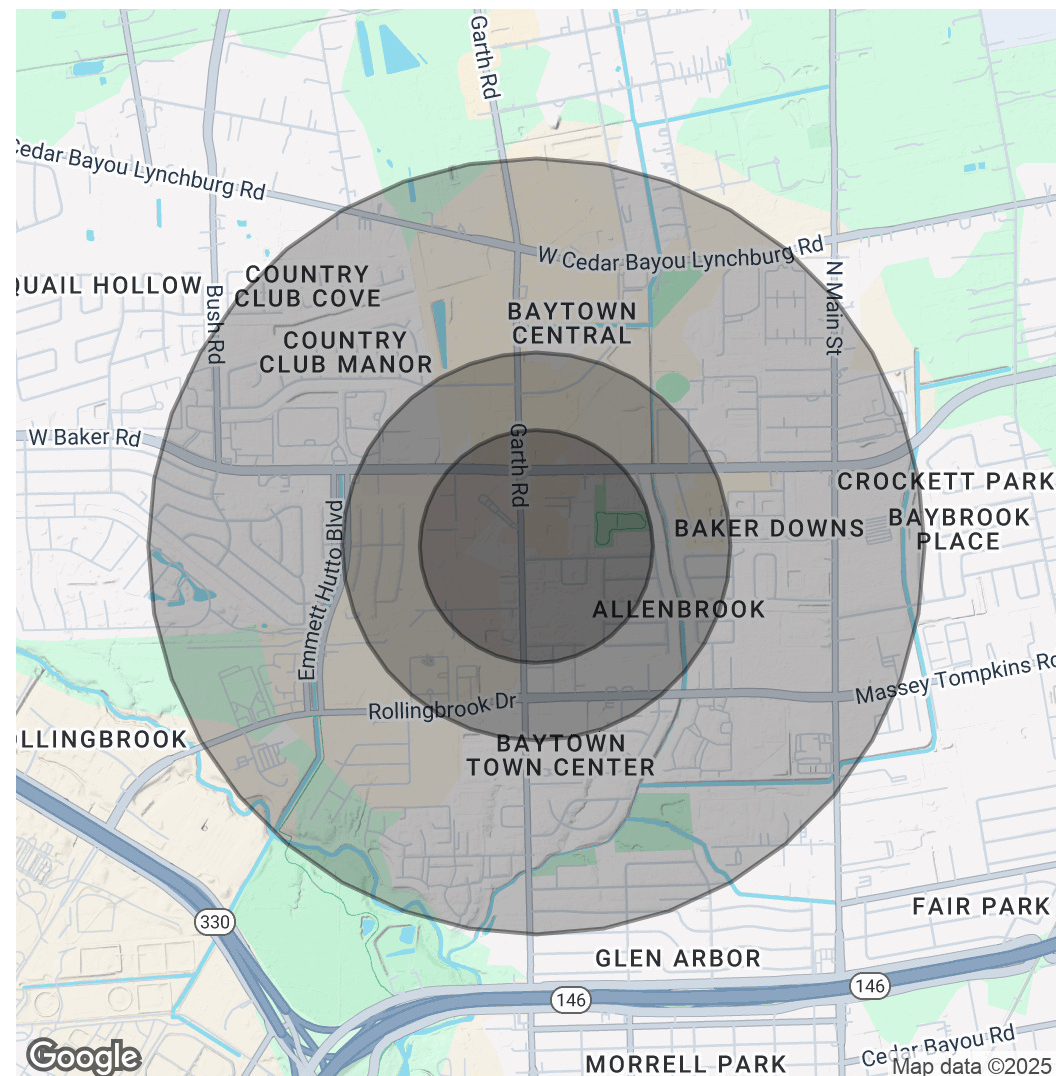
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	807	3,226	14,057
Average Age	45	41	37
Average Age (Male)	40	38	35
Average Age (Female)	49	43	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	329	1,285	5,543
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$74,180	\$74,429	\$73,575
Average House Value	\$229,238	\$234,506	\$240,536

Demographics data derived from AlphaMap



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