



## 2800 Garth Rd

2800 Garth Rd, Baytown, TX 77521



**Shamim Momin**

The Momin Team

15420 Ridge Park Dr, Houston, TX 77095

[realtorshamim23@gmail.com](mailto:realtorshamim23@gmail.com)

(832) 913-9492



## 2800 Garth Rd

Upon Request

The property consist of Approximately 11 Acres with 128,730 sf Total Complex Square Footage on a hard corner, Hwy 146 & Garth Rd., in Baytown. This area is zoned commercial.

45,990 sf. Medical Office Space - in Operation as Family Practice, Radiology & Neurology. There are only two occupants, the medical center and a lab. The medical center occupy 35,221 sf and the lab occupies 756 sf. They pay a combined rate of \$307,596 annually in revenue. (These totals may not be current and need to verify with current owners)

29,626 sf. Previously 2 Story Medical Offices is vacant and in shell condition. This one is completely gutted.

48,114 sf. Partial Building (3 Exterior walls) Former Hospital Administration Building, Emergency Room, Surgical Center, Radiology & Kitchen. This area is also completely gutted and in shell condition.

5,000 sf. Storage Building....

Can be sold separately - 2 Acre hard corner on frontage road of 146 for gas station with shopping center. No Restrictions.

Great opportunity for redevelopment.

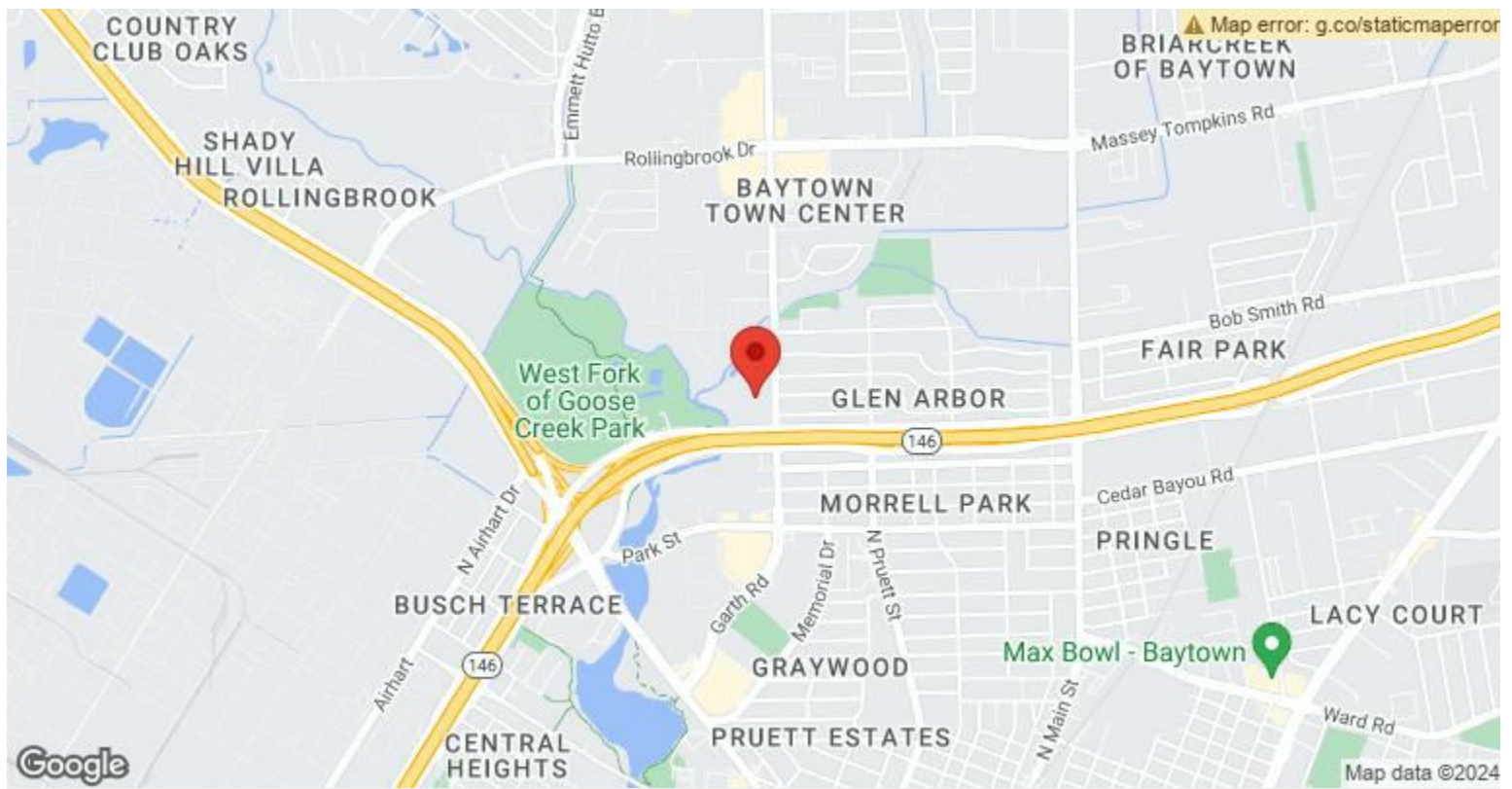
Potential Medical emergency center & Hospital and doctors offices

Educational use like community college, private institutions

Mixed Use like Self Storage, shopping plaza, Gas Station, Fast Food, Warehouses, Business Park etc...

- Hard corner for Gas Station ,shopping center, Fast food Franchises, Hotel/Motel, Senior assisted living, Warehouses etc.

Price:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	10.59 AC
Sale Conditions:	Ground Lease (Leased Fee)
No. Lots:	2
Zoning Description:	Commercial



## 2800 Garth Rd, Baytown, TX 77521

The property consist of Approximately 11 Acres with 128,730 sf Total Complex Square Footage on a hard corner, Hwy 146 & Garth Rd., in Baytown. This area is zoned commercial.

45,990 sf. Medical Office Space - in Operation as Family Practice, Radiology & Neurology. There are only two occupants, the medical center and a lab. The medical center occupy 35,221 sf and the lab occupies 756 sf. They pay a combined rate of \$307,596 annually in revenue. (These totals may not be current and need to verify with current owners)

29,626 sf. Previously 2 Story Medical Offices is vacant and in shell condition. This one is completely gutted.

48,114 sf. Partial Building (3 Exterior walls) Former Hospital Administration Building, Emergency Room, Surgical Center, Radiology & Kitchen. This area is also completely gutted and in shell condition.

5,000 sf. Storage Building.