



For Lease Baytown, TX

1812 N. Main St
Baytown, TX 77520



Sarah Ganann

sganann@constructivedevelopment.com
832.574.1463

Constructive Development Services, LLC



Sarah Ganann

sganann@constructivedevelopment.com
832.574.1463

Constructive Development Services, LLC

Property Overview

AVAILABLE
±0.25ACRES

(2) Freestanding
Available Spaces

Building A ~1824 SF
Building B ~1584SF

PRICING

Pre-Leasing at \$16/SF
Triple Net Lease

**Will increase at
Completion of construction
Estimated - May 2024

Drive Times

SH 146

Distance

0.3 miles

Drive Time

1 min

Downtown Baytown

0.7 miles

2 min

I-10

2.2 miles

3 min

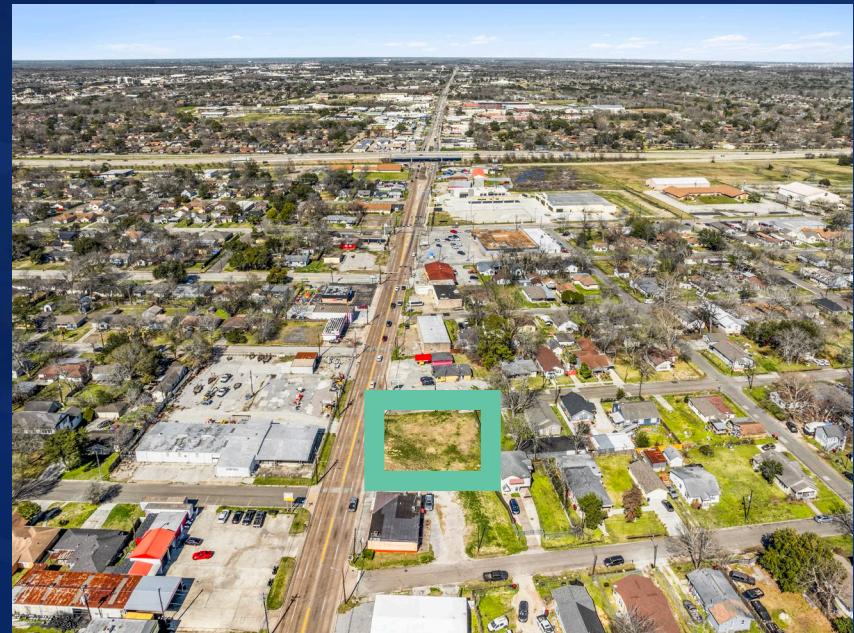
Downtown Houston

26 miles

32 min

PROPERTY HIGHLIGHTS

- No floodplain
- Easy access to State Highway 146
- Close proximity to Interstate 10
- Close Proximity to Texas 99
- Easy access to Downtown Baytown
- Pre-Leasing
- Freestanding Metal Buildings

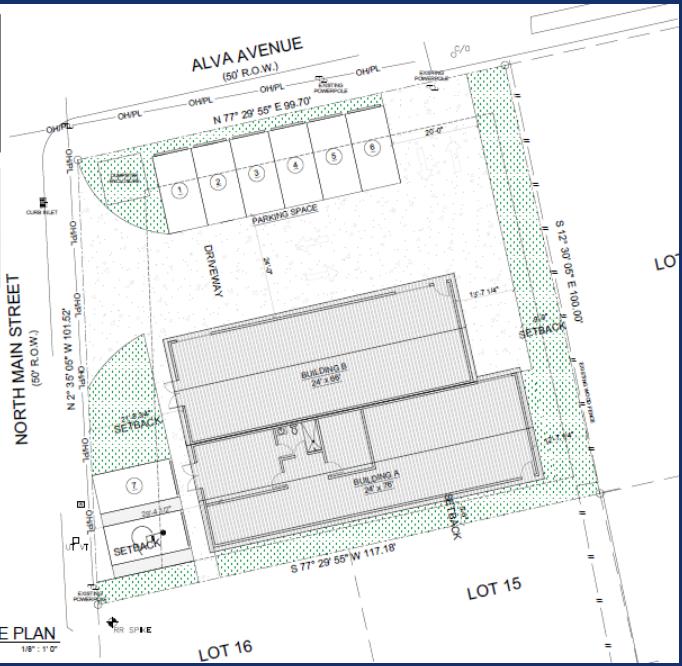


LOT AREA COVERAGE:	
LOT AREA :	10844.00 sq ft
BLDG A :	1824.00 sq ft
BLDG B :	1584.00 sq ft
GREEN AREA :	3452.51 sq ft
PARKING AREA :	1466.00 sq ft
GRAVEL AREA :	3477.49 sq ft
% IMPERVIOUS :	77.01%
% GREEN AREA :	22.99%

PARKING AREA CALCULATION:	
BLDG A (WAREHOUSE):	1824 SF X (1.0 / 1500 SF) = 1.2
REQUIRED: 2 PARKING SPACE	
BLDG B (RETAIL):	1584 SF X (3.5 / 1000 SF) = 5.4
REQUIRED: 6 PARKING SPACE	
TOTAL :	8 PARKING SPACES

PROPOSED SITE PLAN

A-1/ SCALE: 1/8" : 1' 0"

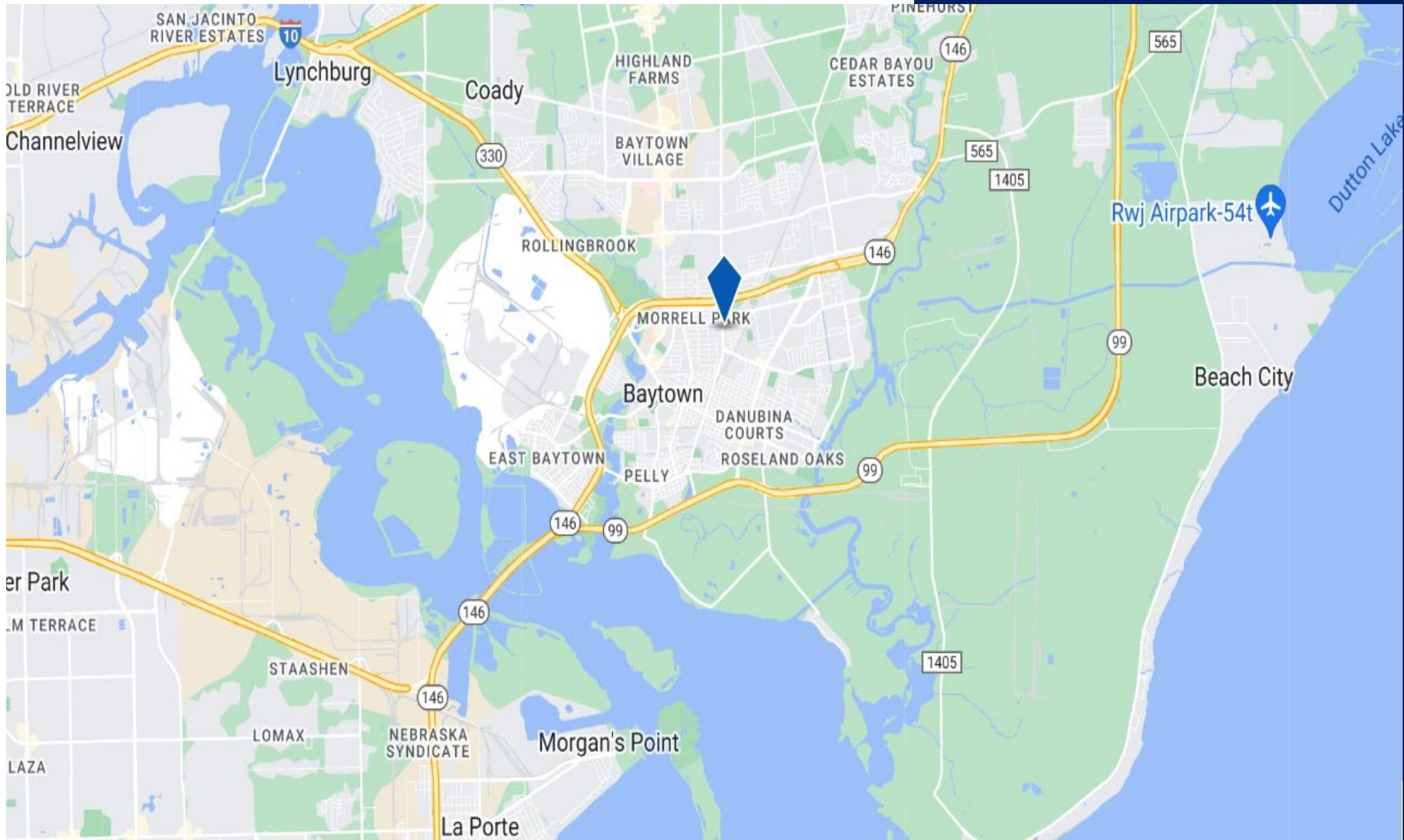


Although information has been obtained from sources deemed reliable, Constructive Development Services LLC does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. CDS does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with CDS regarding this matter, this information is subject to the terms of that agreement. All rights reserved.

Sarah Ganann
832.574.1463
sganann@constructivedevelopment.com



Map 1812 N Main St, Baytown, TX | ± .25 Acres



Although information has been obtained from sources deemed reliable, Constructive Development Services LLC does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. CDS does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with CDS regarding this matter, this information is subject to the terms of that agreement. All rights reserved.

Sarah Ganann

832.574.1463

sganann@constructivedevelopment.com



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.

Constructive Development Services, LLC	9010974	sganann@constructivedevelopment.com	832-574-1463
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Hunter Grimes	672734	hgrimes@venaristexas.com	713-478-3827
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sarah Ganann	751806	sganann@constructivedevelopment.com	832-574-1463
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Although information has been obtained from sources deemed reliable, Constructive Development Services LLC does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. CDS does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with CDS regarding this matter, this information is subject to the terms of that agreement. All rights reserved.



Sarah Ganann

832.574.1463

sganann@constructivedevelopment.com

