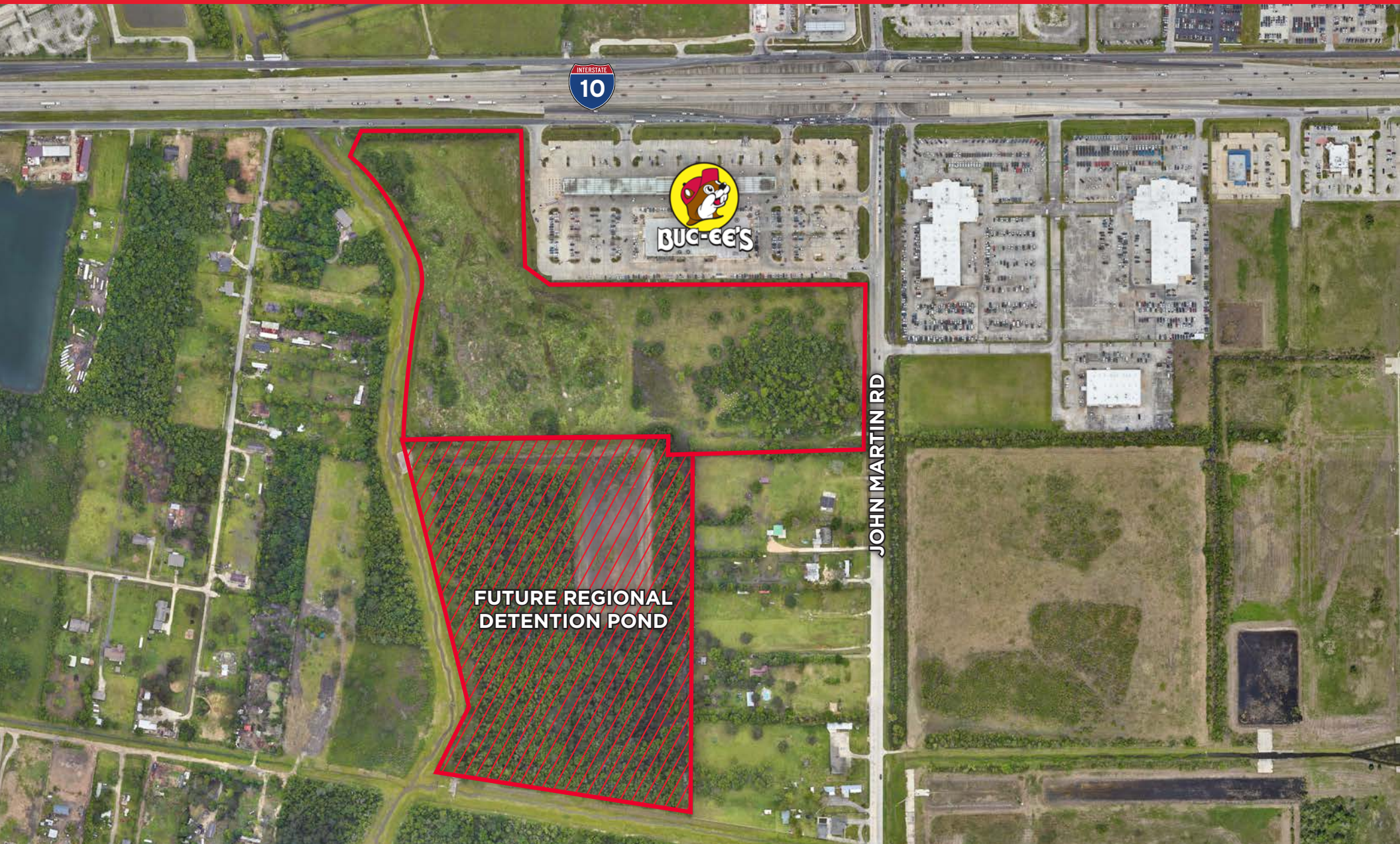


4080 EAST FWY

±34 ACRES | BAYTOWN, TX



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SITE OVERVIEW



SAN JACINTO MARKETPLACE

105-Acre mixed use project which will include a 550,000-square-foot shopping center with open green space, one or two three-story apartment complexes; a hotel; and office buildings.

SPUR
33

INTERSTATE
10

JOHN MARTIN RD

SAN JACINTO BLVD

GARTH RD

HUNT RD

N. MAIN ST

DEMOGRAPHICS



52,134

2024 Total Population



17,992

2024 Total Households



2.88

2024 Average Household Size



93,560

2024 Average Household Income



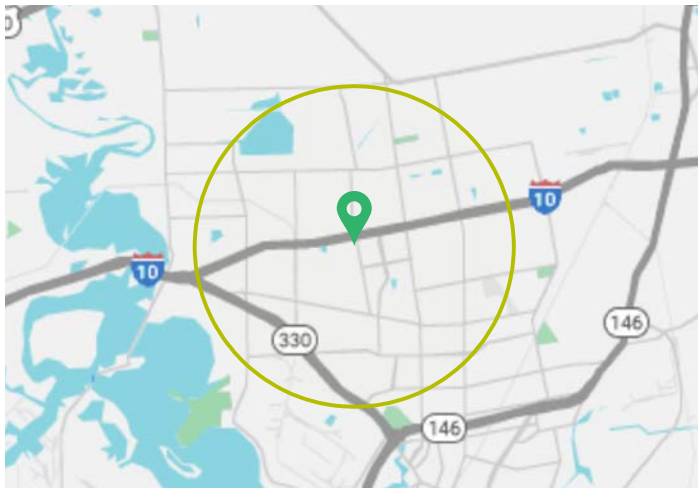
33.3

2024 Median Age



269,992

2024 Average Home Value



EMPLOYMENT



51,474

2024 Total Daytime Population



1,820.9

2024 Daytime Population Density (Pop/sq mi)



43%

2024 Daytime Population: Workers



1,390

2024 Total (SIC01-99) Businesses



57%

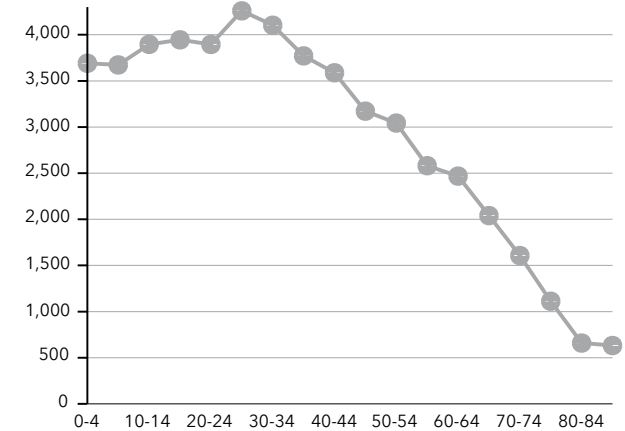
2024 Daytime Population: Residents



20,258

2024 Total (SIC01-99) Employees

POPULATION BY AGE GROUP



EDUCATIONAL ATTAINMENT

24%

High School Diploma

6%

GED/Alternative Credential

22%

Some College/No Degree

13%

Associate's Degree

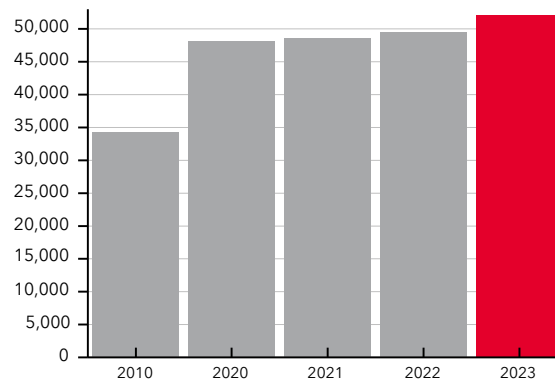
14%

Bachelor's Degree

7%

Graduate/Professional Degree

POPULATION TIME SERIES 2010-2023



50%

Male Population (%)



50%

Female Population (%)



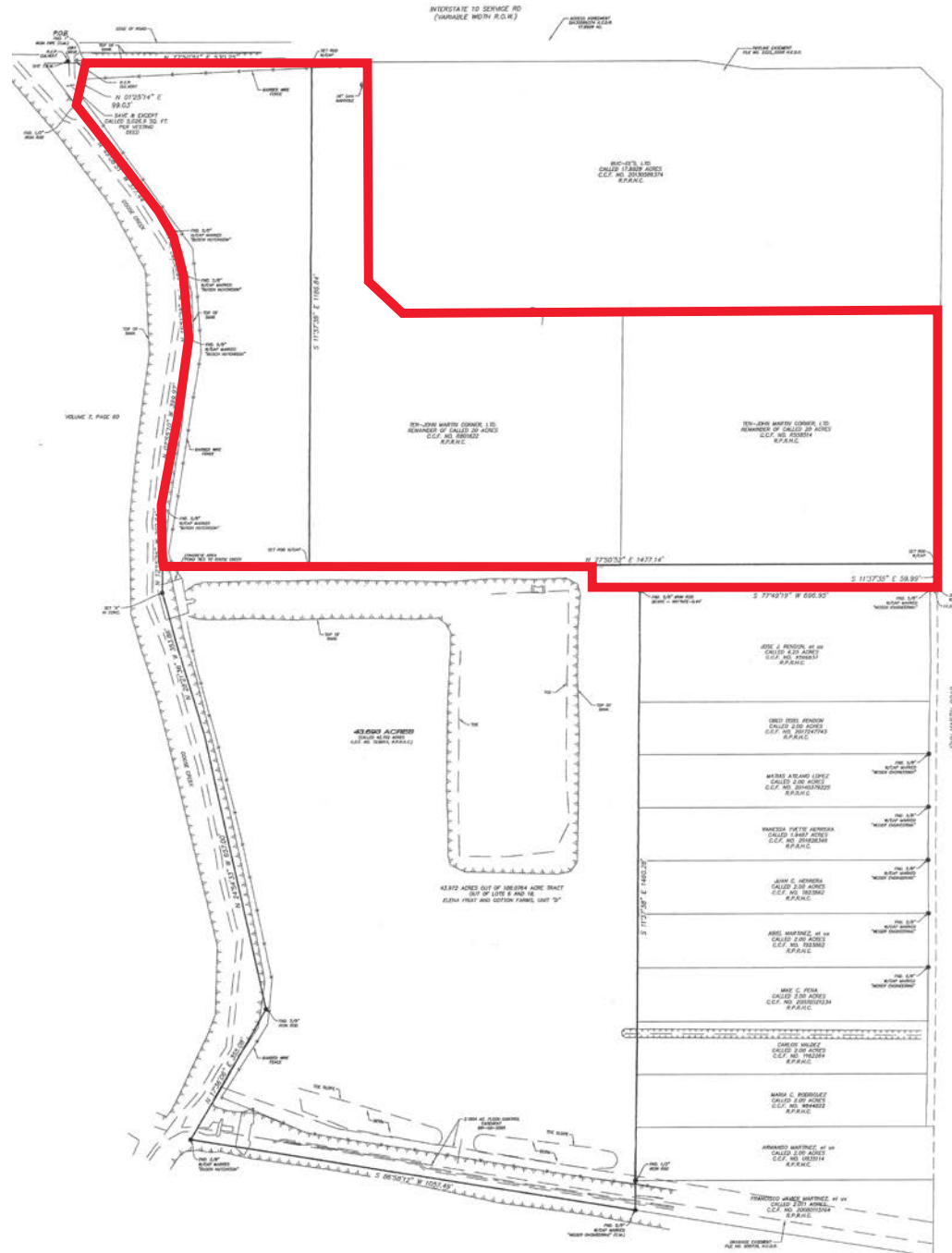
0.28%

2023-2028 Population: Compound Annual Growth Rate

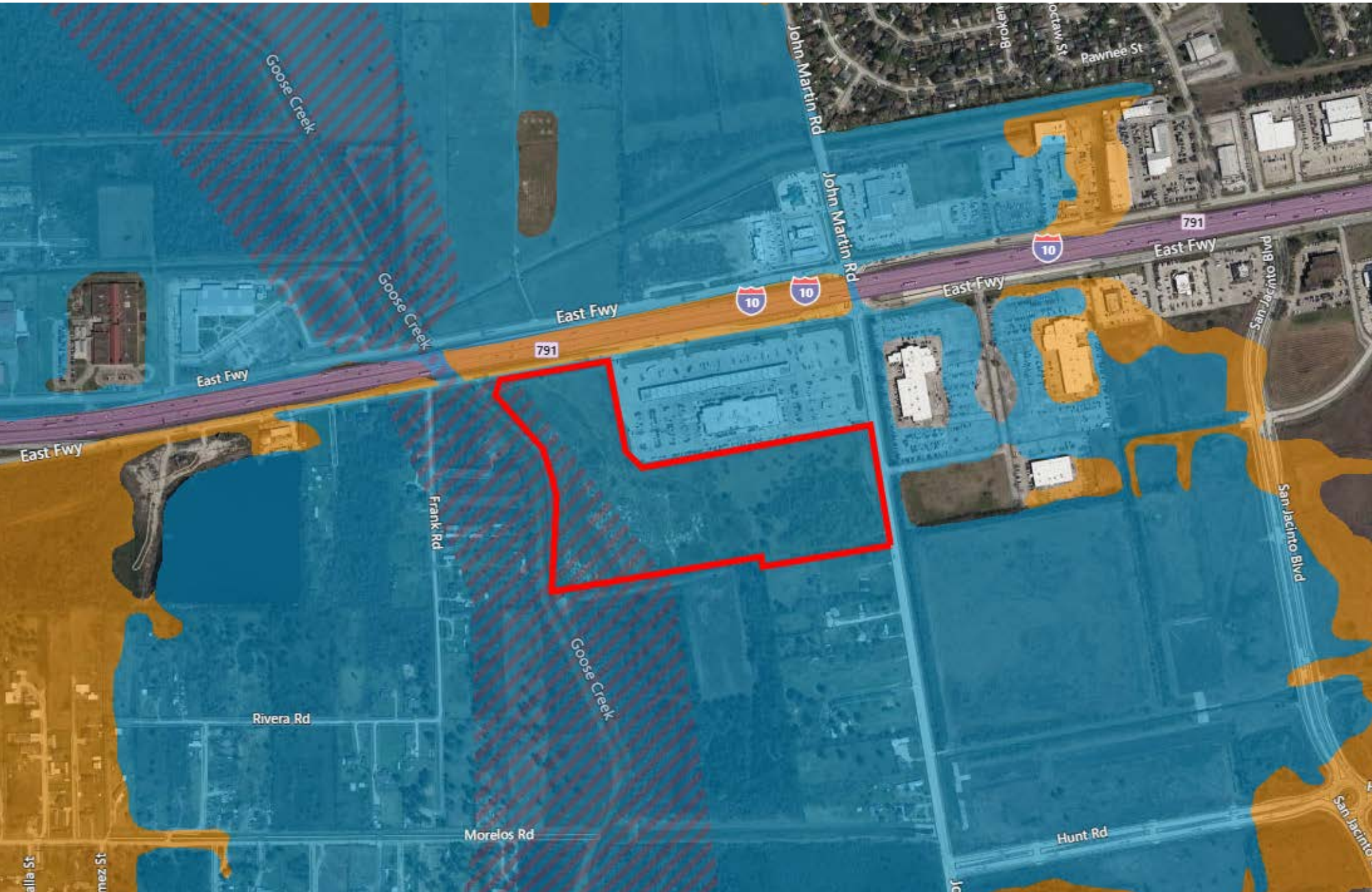
GIS TECHNOLOGIES

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SITE SURVEY



FLOOD PLAIN AERIAL

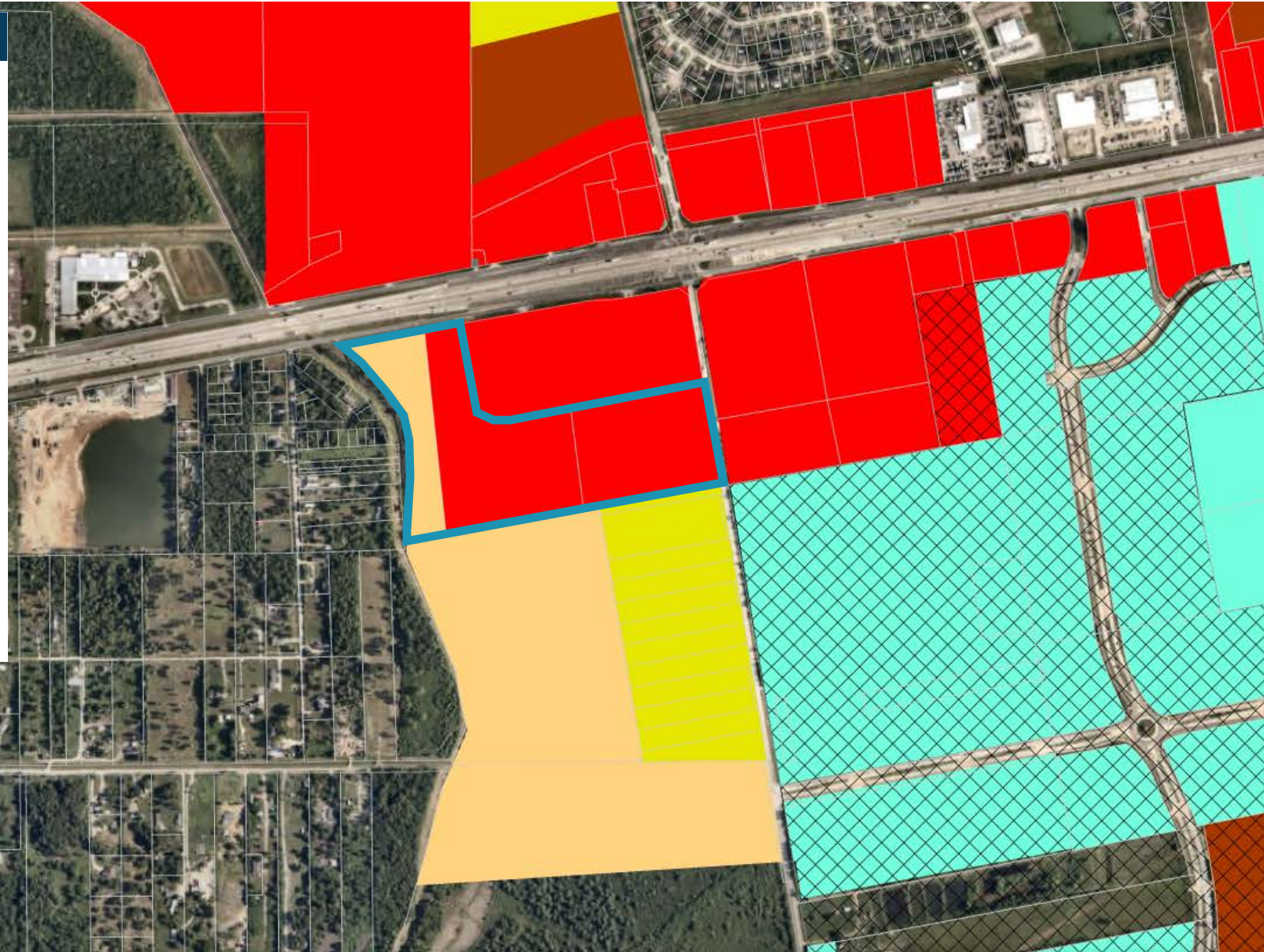


ZONING MAP

LEGEND

ULDC Zoning New

- ACE (Arts, Cultural and Entertainment)
- GC (General Commercial)
- HI (Heavy Industrial)
- LC (Livable Center)
- LI (Light Industrial)
- MF1 (Med. Density Mixed Res.)
- MF2 (Mid-Rise Mixed Res.)
- MF3 (High Density Mixed Res.)
- MU (Mixed Use)
- NSC (Neighborhood Serving Commercial)
- OR (Open Space/Recreation)
- PUD
- SF1 (Low Density Single-Fam. Res.)
- SF2 (Mixed Res. Low/Med. Density)
- SFE (Single-Fam. Estate)





- ±34 gross acres located along the I-10 frontage Road and John Martin Rd.
- 651' of frontage along John Martin Rd and 608' of frontage along the I-10 Feeder.
- Directly behind Bucc-ees of Baytown which has almost 3 million visitors a year
- Located in the 100-year floodplain and partial floodway
- Zoned General Commercial (GC) and Single-Family Estate (SFE)
- City of Baytown Utilities

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