



Trinity Bay

SITE

WEST BAYSHORE ROAD

EAGLE ROAD

NewQuest

±122 ACRES - ANAHUAC, TX

West Bayshore Road | Anahuac, Texas
±122 Acres With Trinity Bay Frontage Available For Sale

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Project Highlights

±122 Acres Available For Sale in Anahuac, Texas

- Located within an opportunity zone
- ±3,200 feet of Trinity Bay frontage and ±1 mile of frontage on West Bayshore Road
- Zoned to A-rated Anahuac ISD

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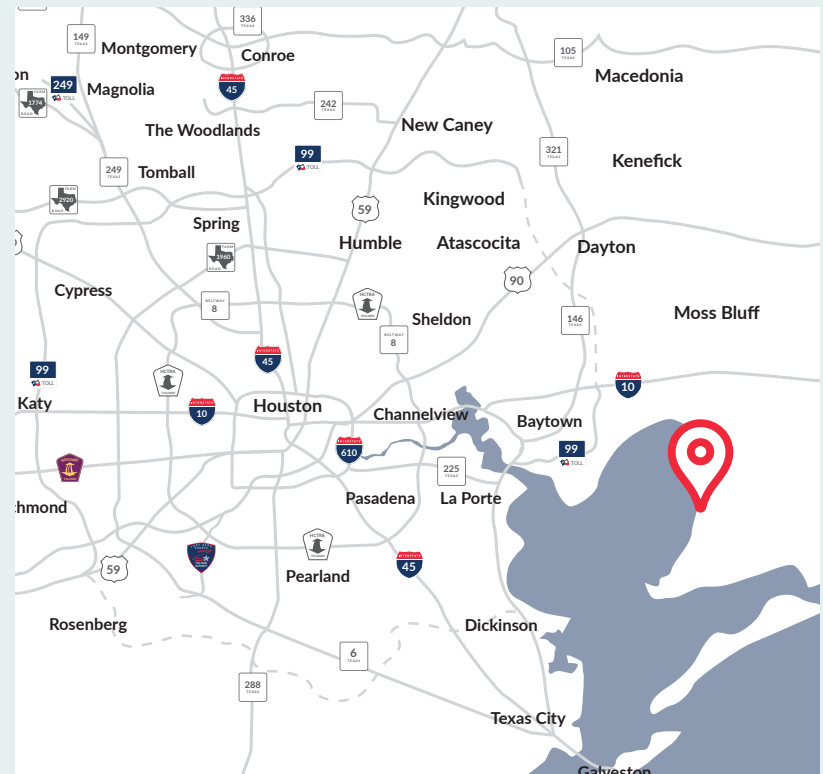
1,375%
POPULATION
GROWTH
WITHIN 1 MILE
FROM 2020 TO 2023



\$129K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



6K
CURRENT
POPULATION
WITHIN 5 MILES



2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

MAJOR AREA BUSINESSES

Brookshire Brothers

DOLLAR GENERAL

FAMILY DOLLAR





MAJOR AREA EMPLOYERS

- EXXONMOBIL**
 Encompassing 3,400+ acres for refinery & chemical production, the facility has 3,400 full time employees plus an additional 3,800 contract personnel. Annual salaries and wages exceed \$250 million (\$68.8 million in taxes each year)
- CHEVRONPHILLIPS**
 Largest polyethylene plant in the world in conjunction with BP Solvay (now Ineos). Currently, employs around 900 workers with an additional 1,100 contract employees. Facility consists of around 1,200 acres, only 50% of which are developed at this time.
- BAYER**
 1,650 acre facility that employs over 2,000 workers. Bayer has its largest worldwide investment at this facility, totaling \$1.3 billion.

Logos: ExxonMobil, Chevron Phillips, BASF, CALPINE ENERGY SOLUTIONS, JSW, Home Depot

Demographics



POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
Current Households	507	700	829	2,068
Current Population	1,396	1,927	2,264	5,570
2020 Census Population	95	913	2,160	3,651
Population Growth 2020 to 2023	1375.92%	111.14%	4.82%	52.56%
2023 Median Age	40.4	39.8	38.0	37.9

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES	7 MILES
White	71.15%	66.67%	62.62%	60.75%
Black or African American	3.28%	5.10%	8.49%	14.06%
Asian or Pacific Islander	7.87%	6.33%	4.01%	2.63%
Other Races	17.38%	21.49%	24.37%	22.06%
Hispanic	23.93%	29.04%	33.01%	30.42%

INCOME	1 MILE	3 MILES	5 MILES	7 MILES
Average Household Income	\$129,056	\$125,372	\$122,005	\$117,018
Median Household Income	\$60,788	\$57,610	\$57,209	\$62,917
Per Capita Income	\$86,320	\$77,553	\$67,571	\$61,865

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES	7 MILES
1 Person Households	21.08%	21.54%	21.90%	24.25%
2 Person Households	35.78%	35.78%	34.96%	34.82%
3+ Person Households	43.14%	42.68%	43.14%	40.93%
Owner-Occupied Housing Units	82.11%	82.23%	82.06%	81.75%
Renter-Occupied Housing Units	17.89%	17.77%	17.94%	18.25%

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Glenn Dickerson	542479	gdickerson@newquest.com	281.477.4384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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