

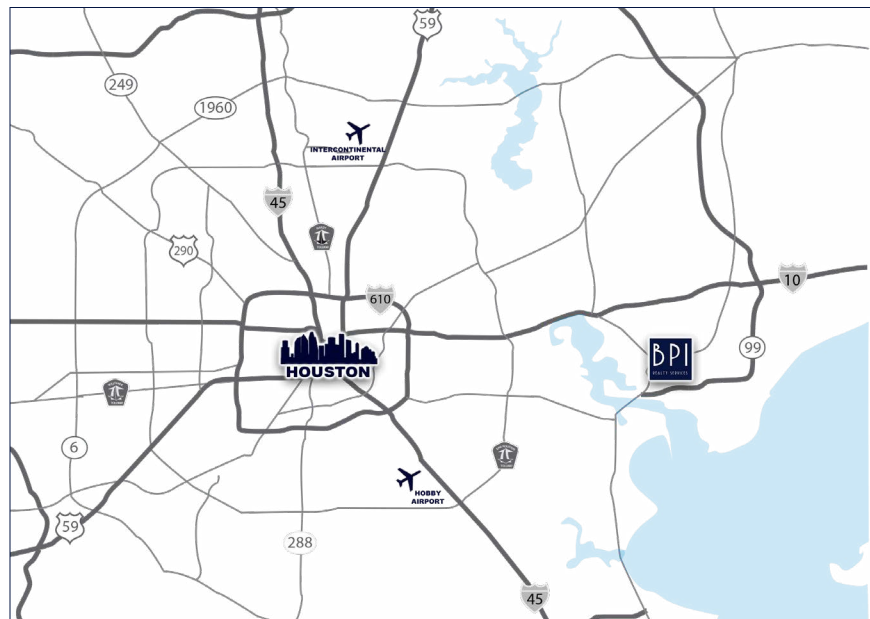
Available: 10,906 SF Building on 1.29 Acres

Lease Rate: Call for Pricing

Description:

- 10,906 square free-standing building on 1.29 acres located in Baytown, Texas
- Excellent access and visibility
- Hard corner location at a signalized intersection
- Large Pylon Sign
- Four access curb cuts into property
- Surrounded by densely populated residential neighborhoods

Traffic Counts: Hwy 146/Baytown Loop: 55,376 VPD (TXDOT 2021)
Garth Rd: 15,036 VPD (Kalibrate 2022)



Demographics:	1 mile	3 mile	5 mile
2022 Population	11,244	65,431	95,313
Daytime Population	10,752	65,274	94,404
Average HH Income	\$62,986	\$79,970	\$89,170

For More Information:

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BPI

REALTY SERVICES

2001 Garth Road

NWC of Garth Rd & Park St

2001 Garth Rd | Baytown, Texas 77520



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

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2022 Population
(3 mi Radius)
65,431

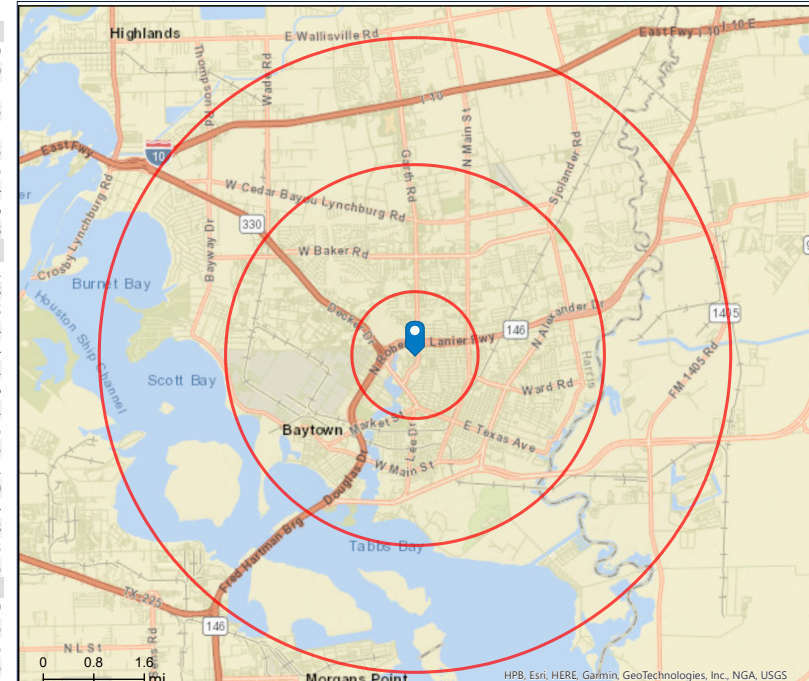
Households
(3 mi Radius)
23,604

Daytime Population
(3 mi Radius)
65,274

Average HH Income
(3 mi Radius)
\$79,970

Median Home Value
(3 mi Radius)
\$139,803

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	9,743	57,575	80,489
2020 Total Population	11,254	65,503	94,569
2020 Group Quarters	15	466	581
2022 Total Population	11,244	65,431	95,313
2022 Group Quarters	15	466	581
2027 Total Population	11,469	66,428	97,183
2022-2027 Annual Rate	0.40%	0.30%	0.39%
2022 Total Daytime Population	10,752	65,274	94,404
Workers	4,261	27,976	40,226
Residents	6,491	37,298	54,178
Household Summary			
2010 Households	3,331	19,978	27,742
2010 Average Household Size	2.92	2.86	2.88
2020 Total Households	3,924	23,465	33,145
2020 Average Household Size	2.86	2.77	2.84
2022 Households	3,918	23,604	33,534
2022 Average Household Size	2.87	2.75	2.82
2027 Households	3,991	23,975	34,226
2027 Average Household Size	2.87	2.75	2.82
2022-2027 Annual Rate	0.37%	0.31%	0.41%
2010 Families	2,222	13,847	19,973
2010 Average Family Size	3.61	3.47	3.42
2022 Families	2,478	15,650	23,360
2022 Average Family Size	3.66	3.44	3.44
2027 Families	2,525	15,928	23,888
2027 Average Family Size	3.65	3.43	3.43
2022-2027 Annual Rate	0.38%	0.35%	0.45%
Housing Unit Summary			
2000 Housing Units	4,098	21,777	28,429
Owner Occupied Housing Units	39.8%	49.0%	55.0%
Renter Occupied Housing Units	48.2%	40.3%	35.0%
Vacant Housing Units	12.1%	10.7%	10.0%
2010 Housing Units	4,333	23,508	31,996
Owner Occupied Housing Units	34.6%	46.6%	53.5%
Renter Occupied Housing Units	42.3%	38.4%	33.2%
Vacant Housing Units	23.1%	15.0%	13.3%
2020 Housing Units	4,355	26,139	36,627
Vacant Housing Units	9.9%	10.2%	9.5%
2022 Housing Units	4,350	26,274	37,019
Owner Occupied Housing Units	33.4%	43.8%	51.8%
Renter Occupied Housing Units	56.6%	46.0%	38.8%
Vacant Housing Units	9.9%	10.2%	9.4%
2027 Housing Units	4,499	27,050	38,292
Owner Occupied Housing Units	34.7%	44.6%	52.1%
Renter Occupied Housing Units	54.1%	44.1%	37.3%
Vacant Housing Units	11.3%	11.4%	10.6%
Median Household Income			
2022	\$51,870	\$57,711	\$64,759
2027	\$57,568	\$67,253	\$76,985
Median Home Value			
2022	\$87,754	\$139,803	\$175,768
2027	\$131,873	\$220,536	\$242,112
Per Capita Income			
2022	\$22,208	\$28,954	\$31,338
2027	\$26,244	\$34,778	\$37,154
Median Age			
2010	30.2	31.4	32.0
2022	31.7	33.3	33.8
2027	32.3	34.0	34.2



	1 mile	3 miles	5 miles
2022 Households by Income			
Household Income Base	3,918	23,604	33,534
<\$15,000	10.4%	10.7%	9.5%
\$15,000 - \$24,999	12.0%	9.2%	7.7%
\$25,000 - \$34,999	8.7%	7.8%	7.3%
\$35,000 - \$49,999	15.5%	13.6%	12.3%
\$50,000 - \$74,999	27.5%	21.4%	19.2%
\$75,000 - \$99,999	11.2%	13.7%	14.4%
\$100,000 - \$149,999	10.7%	13.4%	16.6%
\$150,000 - \$199,999	3.1%	6.0%	7.1%
\$200,000+	0.9%	4.2%	5.8%
Average Household Income	\$62,986	\$79,970	\$89,170
2022 Population 25+ by Educational Attainment			
Total	6,978	41,550	60,876
Less than 9th Grade	10.8%	10.0%	8.7%
9th - 12th Grade, No Diploma	9.6%	10.7%	9.6%
High School Graduate	32.2%	25.4%	25.0%
GED/Alternative Credential	5.0%	4.4%	4.3%
Some College, No Degree	19.6%	22.2%	22.5%
Associate Degree	10.8%	11.8%	12.2%
Bachelor's Degree	9.7%	10.7%	12.3%
Graduate/Professional Degree	2.3%	4.8%	5.4%



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ 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

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