

**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

(713) 614-2670  
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**BAYTOWN FLEX SPACE NEAR I-10 & HWY 146**

705 CEDAR BAYOU RD | BAYTOWN, TX 77520



## OFFERING SUMMARY

FOR LEASE

\$7.50 SF/YR (NNN)

LEASE RATE

PROPERTY TYPE

INDUSTRIAL

LOT SIZE

9,200 SF

## PROPERTY HIGHLIGHTS

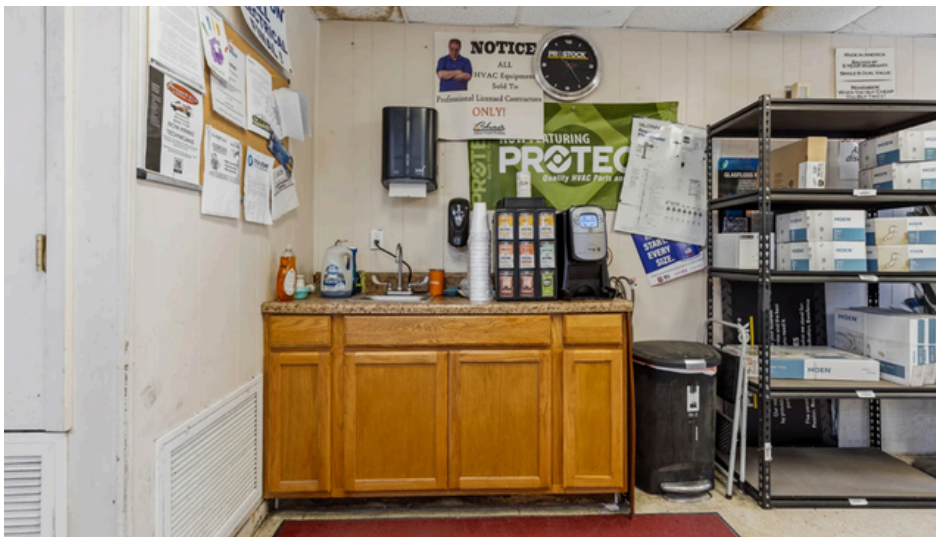
- Strategic Baytown industrial location
- Convenient access to Highway 146 and Interstate 10
- Near Port of Houston and petrochemical facilities
- Flexible warehouse, showroom, or industrial use potential
- Strong regional logistics and workforce access
- Established commercial and industrial surroundings

# Aerial Map

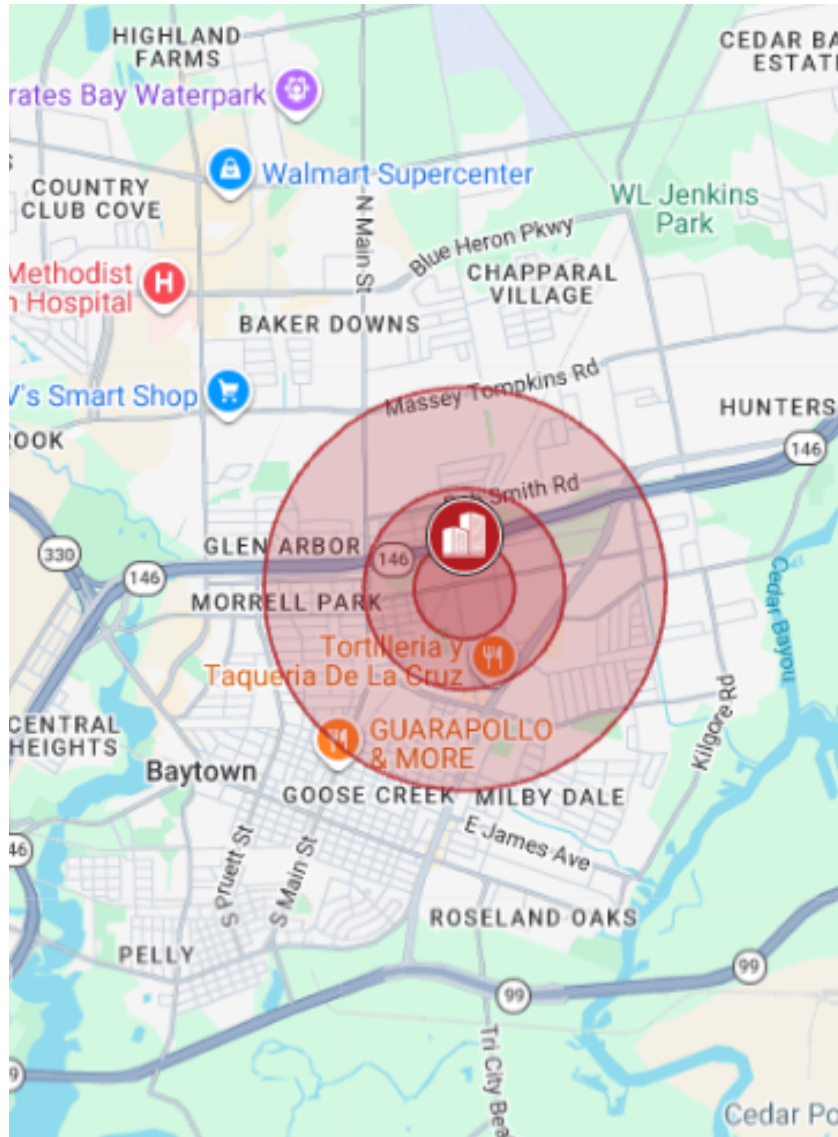
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# Property Photos



# Demographics



705 Cedar Bayou Rd is strategically located in the heart of Baytown's established industrial and commercial corridor, offering convenient access to Highway 146, Interstate 10, and the greater Houston metro area. Positioned near major petrochemical facilities, manufacturing hubs, and the Port of Houston region, the property benefits from strong regional connectivity and steady commercial activity.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	144	432	720
<b>Workday Population</b>	23	227	615
<b>Total household</b>	43	129	215
<b>Average household income</b>	\$79,093	\$257,279	\$345,465
<b>Average age</b>	36.1	108.3	180.5
<b>Male Population</b>	75	225	375
<b>Female Population</b>	71	213	355

Demographics data derived from AlphaMap

# Market Overview

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## Industrial Powerhouse and Logistical Backbone

Baytown, Texas, enters mid 2026 as a premier industrial powerhouse within the Greater Houston metropolitan area, straddling both Harris and Chambers counties. Situated along the Gulf Coast and adjacent to the Houston Ship Channel, the city's economic foundation is anchored by global leaders in energy, manufacturing, and petrochemical processing. This heavy industrial footprint generates massive, steady capital investments and a highly resilient workforce ecosystem, making the area a critical logistics and distribution submarket for the entire region.

## Balanced and Accessible Residential Market

The Baytown housing market offers an attractive, highly affordable alternative to the steeper pricing seen in other major Houston suburbs. With a current median home value stabilizing near \$225,000, the market has transitioned into a highly approachable environment for first-time homebuyers and single-family rental investors. Well-positioned properties move steadily off the market in under 80 days, driven by a growing, diverse population of over 86,000 residents seeking shorter commutes to major local employment hubs.

## Commercial Corridor Expansion

Commercial real estate development in Baytown remains heavily concentrated along its primary economic veins, particularly the Interstate 10 corridor, Highway 146, and Garth Road. The market features a tight, high-demand industrial sector with millions of square feet dedicated to massive distribution networks and light-industrial flex spaces. Simultaneously, retail and professional service development continues to follow local population growth, pulling national restaurant chains, medical offices, and consumer brands to active retail epicenters like the Shoppes at Grand Crossing.

## Proactive Infrastructure and Future Outlook

Supported by aggressive municipal incentives—including designated Neighborhood Empowerment Zones and Tax Increment Reinvestment Zones—Baytown is heavily focused on targeted revitalization and long-term economic diversification. Ongoing roadway improvements and deep integration with the Grand Parkway (SH 99) expansion ensure that the city remains seamlessly connected to the broader Houston logistics grid. For commercial users and real estate investors alike, Baytown combines a lower cost of doing business with highly predictable, industry-backed market



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