

SHOPPES AT BAYTOWN

RETAIL SPACE AVAILABLE FOR LEASE
±12,403 SF AVAILABLE



PROPERTY HIGHLIGHTS

- SEQ of I-10 & Garth Rd
- Across Garth Rd from San Jacinto Mall
- 12,403 SF space is currently occupied, but is immediately available
- Former restaurant is in turn-key condition with all FF&E
- Baytown is part of the Houston metropolitan area and is situated along the northeastern shores of Galveston Bay. Baytown is known for its industrial presence, proximity to the Gulf of Mexico, and its historical significance in the petrochemical industry.

AREA TRAFFIC GENERATORS



LOCATION

6902 Garth Rd,
Baytown, TX, 77521



AVAILABLE

±24,895 SF
Total Space



RATES

Available Upon Request



TRAFFIC COUNTS (TXDOT)

92,500 VPD
I-10

23,098 VPD
Garth RD

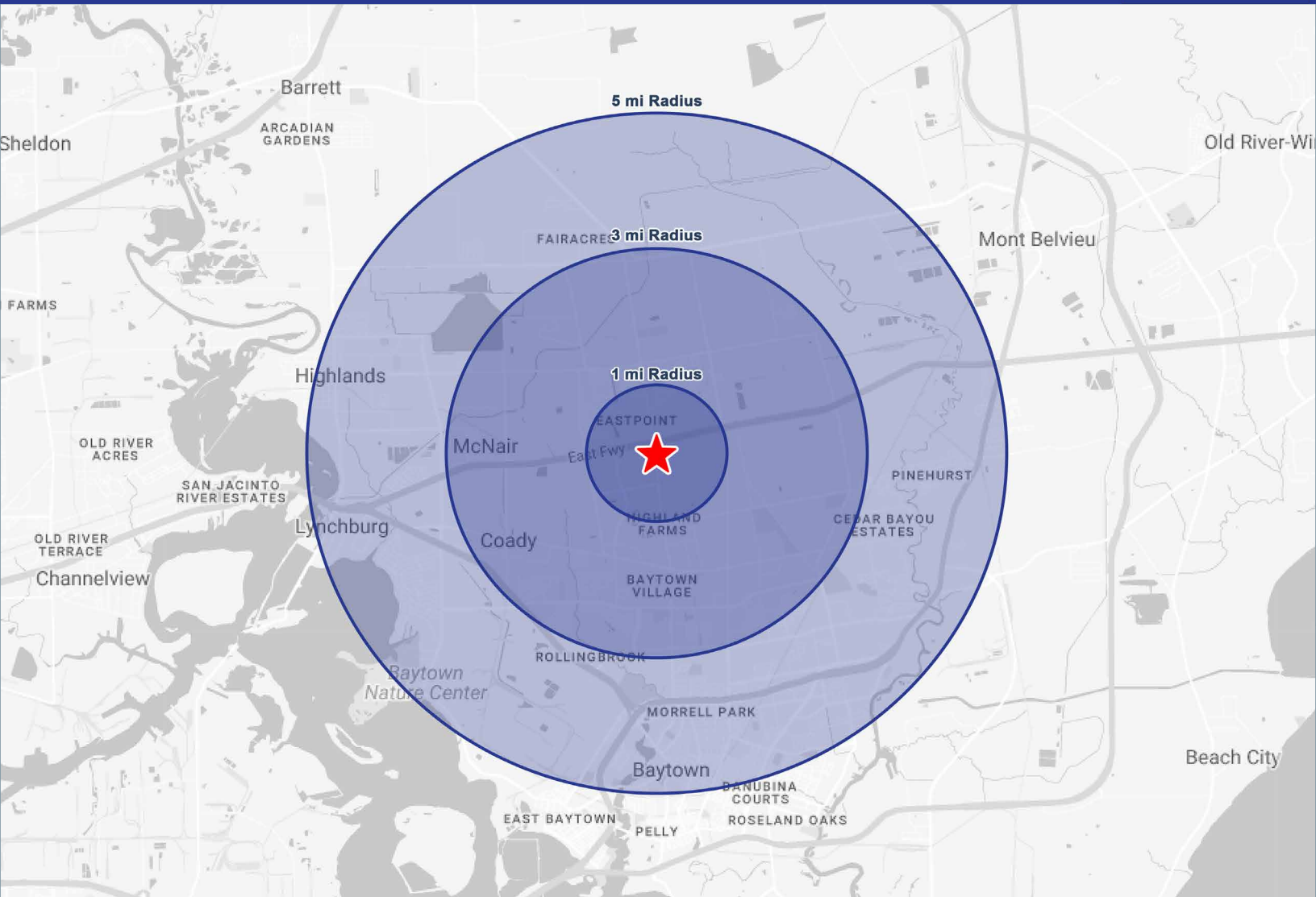
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	6,285	45,592	104,886
Households	2,262	15,778	36,447
Average HH Income	\$99,130	\$91,283	\$84,499
Total Employees	5,852	19,905	38,335

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SHADOWOOD
REALTY PARTNERS



UNIT	TENANT NAME	SF	UNIT	TENANT NAME	SF
6902	Woodforest National Bank	2,691 SF	6930	Dollar General	8,342 SF
6908	US Army	4,924 SF	6934	AVAILABLE	10,000 SF
6909	AVAILABLE	823 SF	6938	AVAILABLE	12,403 SF
6910	Jianping Chen	1,174 SF	6942	Furniture	4,578 SF
6916	AVAILABLE	1,669 SF	6952	Social Club, LLC	10,440 SF
6918	Psychic	1,353 SF	6954	GSM Wings III, LLC	8,862 SF
6919	All State	1,197 SF	6956	Kingwood Family Vision Care, PLLC	1,197 SF
6920	Kamdi A Irondi	1,587 SF			

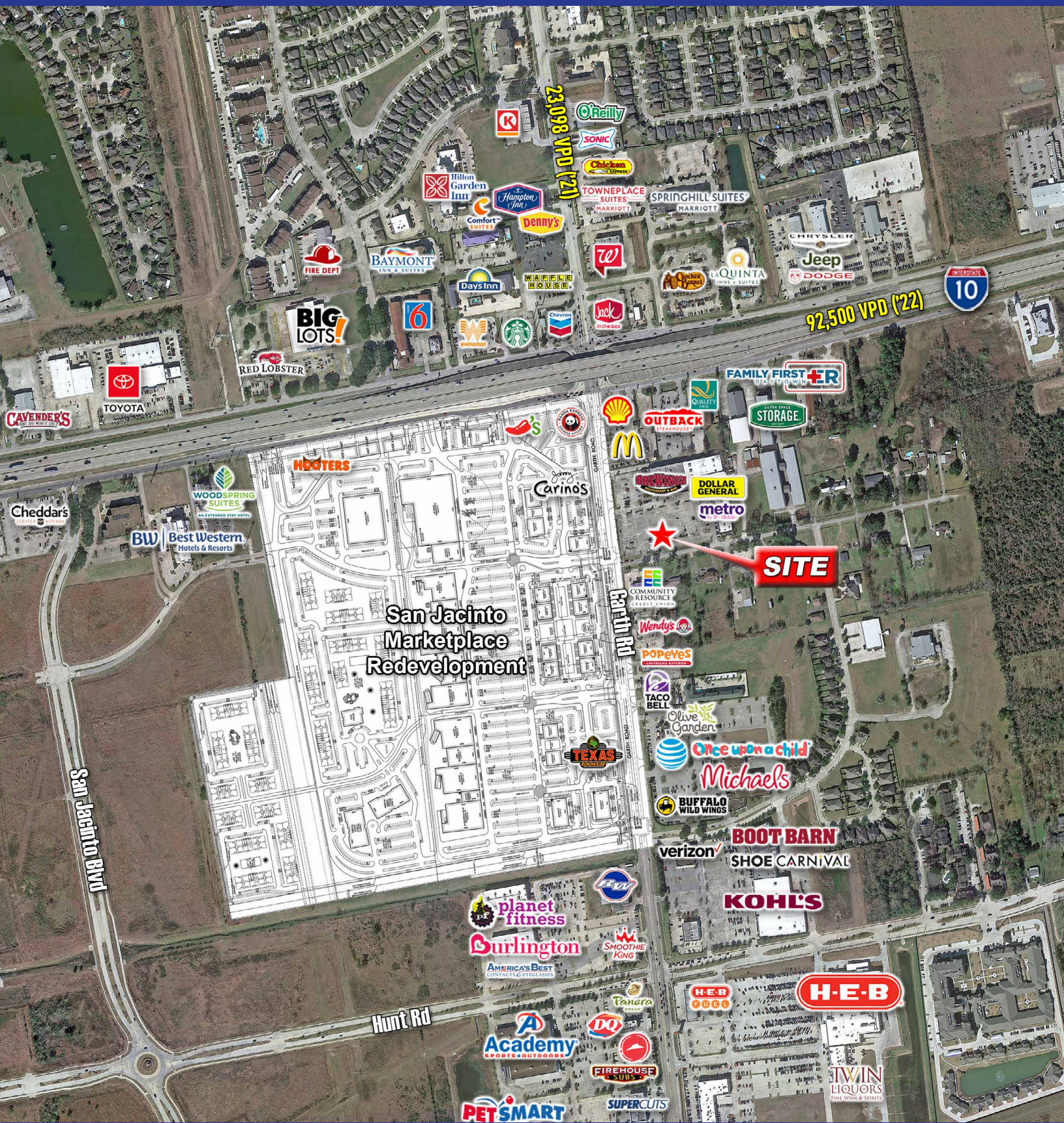
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Moulton	673249	michael.moulton@ShadowoodRP.com	281-687-7986
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date