

AVAILABLE

Pad Sites Available

Corner of I-10 & TX-99 | Baytown, TX 77523



XAG Properties
6115 FM 359 | Richmond, TX 77406
www.xaggroup.com
(346) 843-1281

AVAILABLE

Pad Sites Available

Corner of I-10 & TX-99 | Baytown, TX 77523



XAG Properties
6115 FM 359 | Richmond, TX 77406
www.xaggroup.com
(346) 843-1281

AVAILABLE



Baytown Pad Sites

CORNER OF I-10 & TX-99 | BAYTOWN, TX 77523

Property Information

Availability	± 7.8 Acres (Divisible) ± 2.5 Acres ± 2.5 Acres
Pricing	Call for Pricing
All Utilities Available	No Detention Required

Property Features

- Located in the corner of I-10 and TX-99 with direct access to State Hwy 146.
- Major industrial hub, 17 miles away from Port of Houston.
- 10 minutes away from Barbers Hills School District.
- 22.3 % Job growth in area forecasted in next 10 years.
- Exxon starts 2 Billion Dollar Texas Oil Refinery expansion that will bring a bigger population influx to Baytown. ([via Reuters](#))
- Baytown is now home to the 7.7 Million SF construction of Industrial warehouses & Factories started in January 2023([via JLL](#))

Demographics & Population

Population 2024	1 mile	4,853
	3 mile	33,562
	5 mile	41,650

Household Income

Average Household Income	1 mile	\$177,010
	3 mile	\$157,940
	5 mile	\$149,834

Traffic Count

I-10	71,138 VPD
State Hwy 146	83,587 VPD
State Hwy 99	38,618 VPD

Major Area Retailers



AVAILABLE

Pad Sites Available

Corner of I-10 & TX-99 | Baytown, TX 77523



Pad Sites Available
All Utilities Available
No Detention Required



Less than 5 min away in this direction:



AVAILABLE

Pad Sites Available

Corner of I-10 & TX-99 | Baytown, TX 77523



AVAILABLE

Pad Sites Available

Corner of I-10 & TX-99 | Baytown, TX 77523



AVAILABLE

Pad Sites Available

Corner of I-10 & TX-99 | Baytown, TX 77523

Area Growth

- Demographic growing 7% from 2010 to 2023.
- Average income level above \$120,000 per household.
- Median age is 32.6 years old.
- 5 Year housing forecast estimated for 14,534 households near Baytown Medical Center.
- Opening of FedEx 337,000 SF warehouse space in Baytown. ([via The Real Deal](#))
- Exxon starts 2 Billion Dollar Texas Oil Refinery expansion that will bring a bigger population influx to Baytown. ([via Reuters](#))
- Baytown is now home to the 7.7 Million SF construction of Industrial warehouses & Factories started in January 2023([via JLL](#))
- According to "[The Real Deal](#)," the expansion of industrial development in Baytown is creating numerous opportunities for career growth and business prosperity.



Disclaimer: The content of this brochure is intended for general informational purposes only. Although XAG takes sufficient care to ensure that the information provided is up-to-date, accurate, and correct, readers are urged to conduct their independent inquiries before relying on it. XAG does not offer any warranty on the information and will not be liable for any loss or damage, including indirect or consequential loss, associated with the use of information in this brochure. XAG provides notice that the particulars outlined herein are a general outline and do not constitute an offer or contract. Descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are believed to be correct in good faith but should not be relied upon as statements or representations of fact. No responsibility is accepted for expenses incurred in inspecting properties that have been sold/let or withdrawn. Property descriptions are subjective opinions, and plans and imagery, while published for identification convenience, may be digitally enhanced and their accuracy cannot be guaranteed, not forming part of any contract. XAG reserves the right to terminate, revoke, modify, alter, add, and delete any terms and conditions outlined in the brochure without obligation to notify users of the amendments. By using or accessing this brochure, you agree to the disclaimer without qualification or limitation.



FOR FURTHER DETAILS,
PLEASE CONTACT OUR AGENTS

XAG PROPERTIES
6115 FM 359 | RICHMOND, TX 77406
WWW.XAGGROUP.COM
(346) 843-1281

RICK GUTIERREZ
BROKER
C: (832) 435-4033
RICKG@XAGPROPERTIES.COM

BRADY QUINN
BROKER ASSOCIATE
C: (801) 879-7661

BRADY.Q@XAGPROPERTIES.COM

NATASHA SURI
LEASING & SALES AGENT
C: (281) 546-7625

NATASHA.S@XAGPROPERTIES.COM