

UP TO 30,000 SF INDUSTRIAL/FLEX BUILD-TO-SUIT
3.46 AC ON DECKER DRIVE | FOR LEASE

Baytown, TX 77520



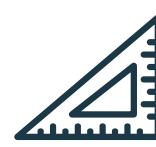
PROPERTY HIGHLIGHTS

- Up to 30,000 SF of industrial/flex space for lease; minimum 10-year leasing term
- 3.46 Acres of commercial land along Decker Road ready for build-to-suit development situated between Crestmont Street and Wade Road
- Site situated 2 miles from Interstate 10 in the northwest area of Baytown, home to large industry and petrochemical giants such as Exxon Mobil, Chevron and Philips
- Excellent access from Decker Drive with approximately 676' of frontage on Decker Road
- All utilities nearby
- Not in the floodplain



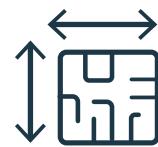
SALES PRICE

Call Broker



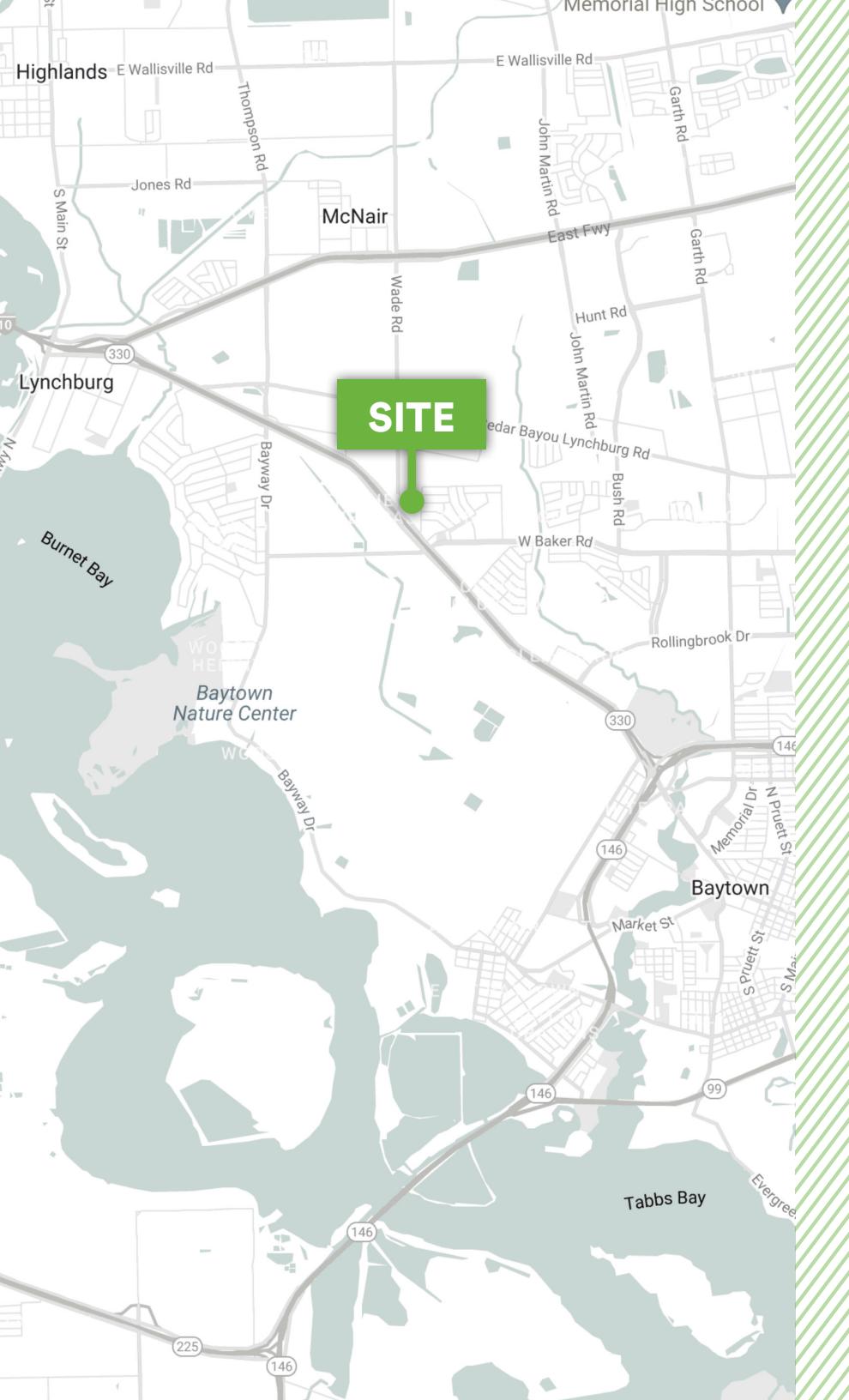
PRICE/SF

Call Broker



LAND SIZE

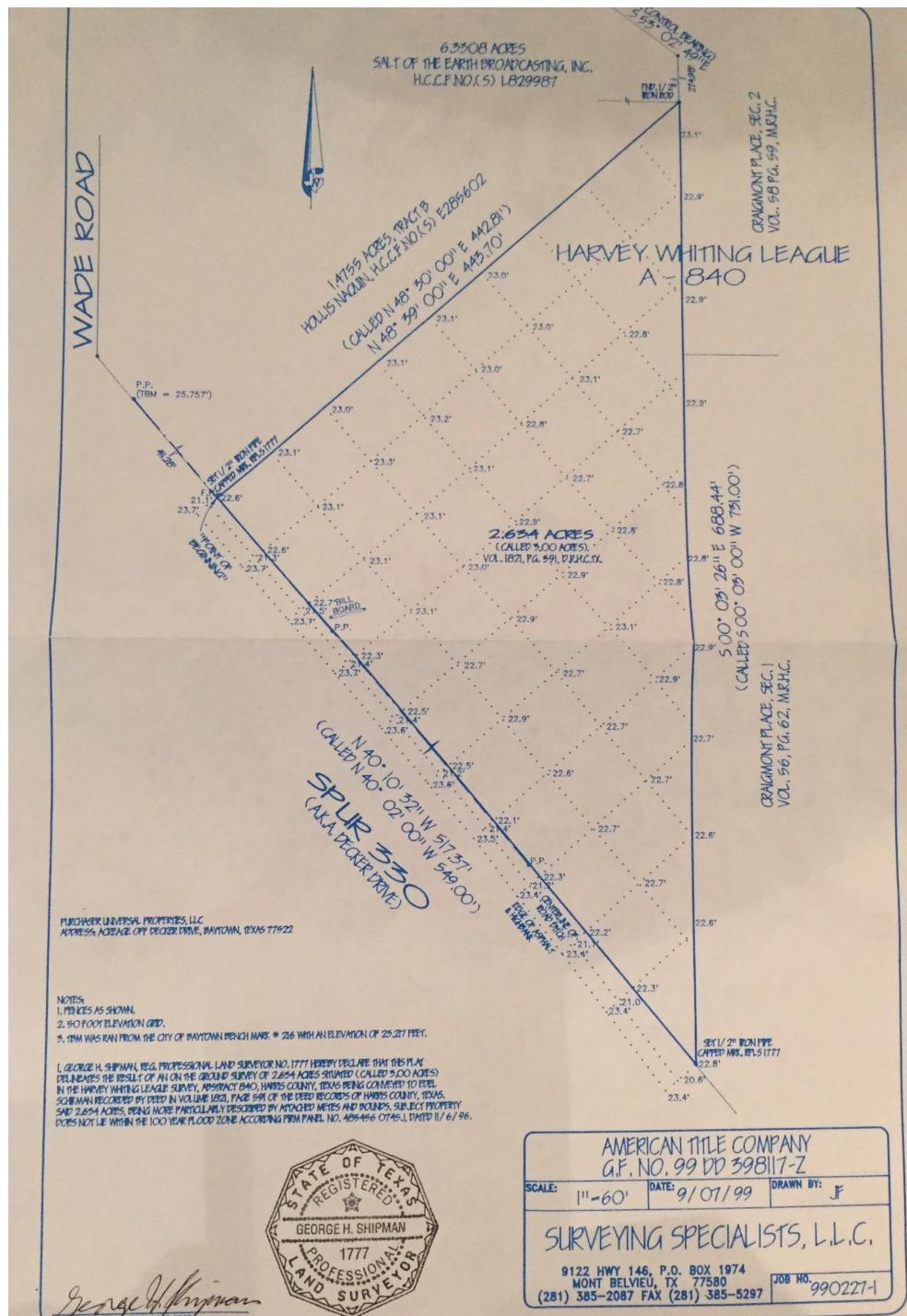
3.46 AC

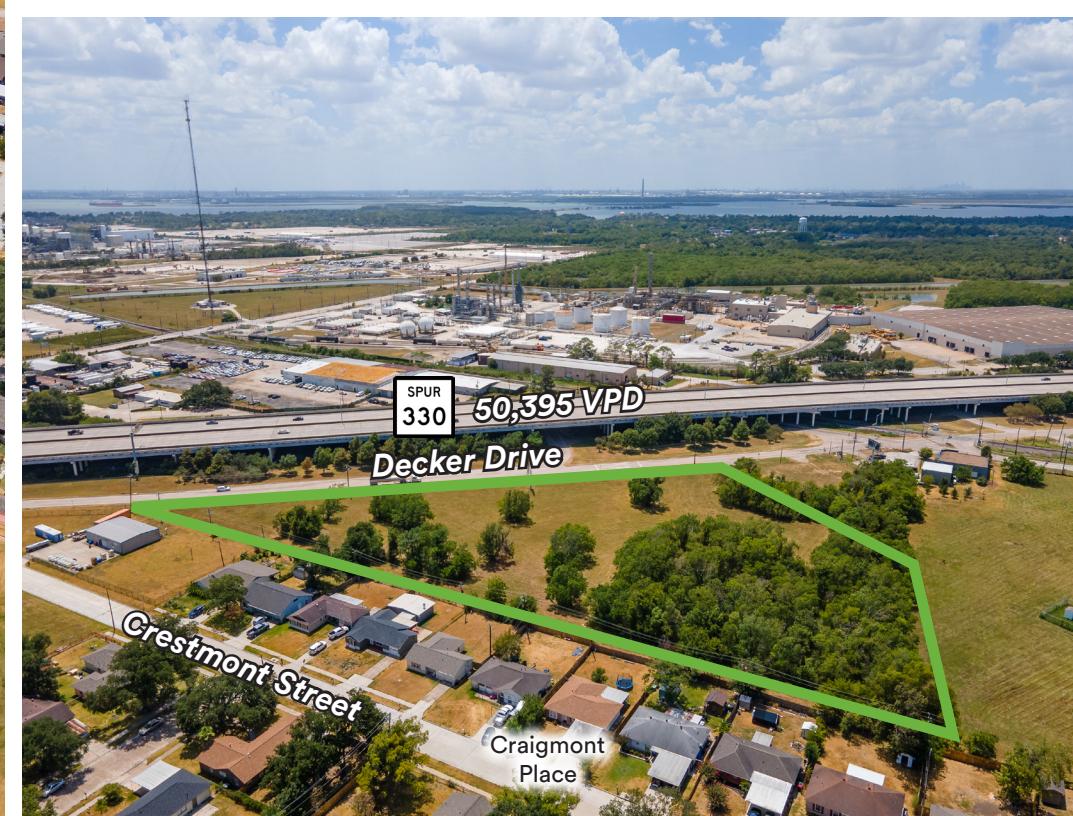


PROPERTY INFORMATION

Size	3.46 Acres
Legal Description	TR 9D ABST 840 H WHITING and TR 9B ABST 840 H WHITING
Parcel ID Number	045-144-001-0105 045-144-001-0095
Access	Ingress/Egress directly from Decker Drive
Frontage	~676' of frontage on Decker Drive
Zoning	Commercial
Flood Plain	Not in the floodplain
Utilities	City of Baytown

SURVEY





2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER

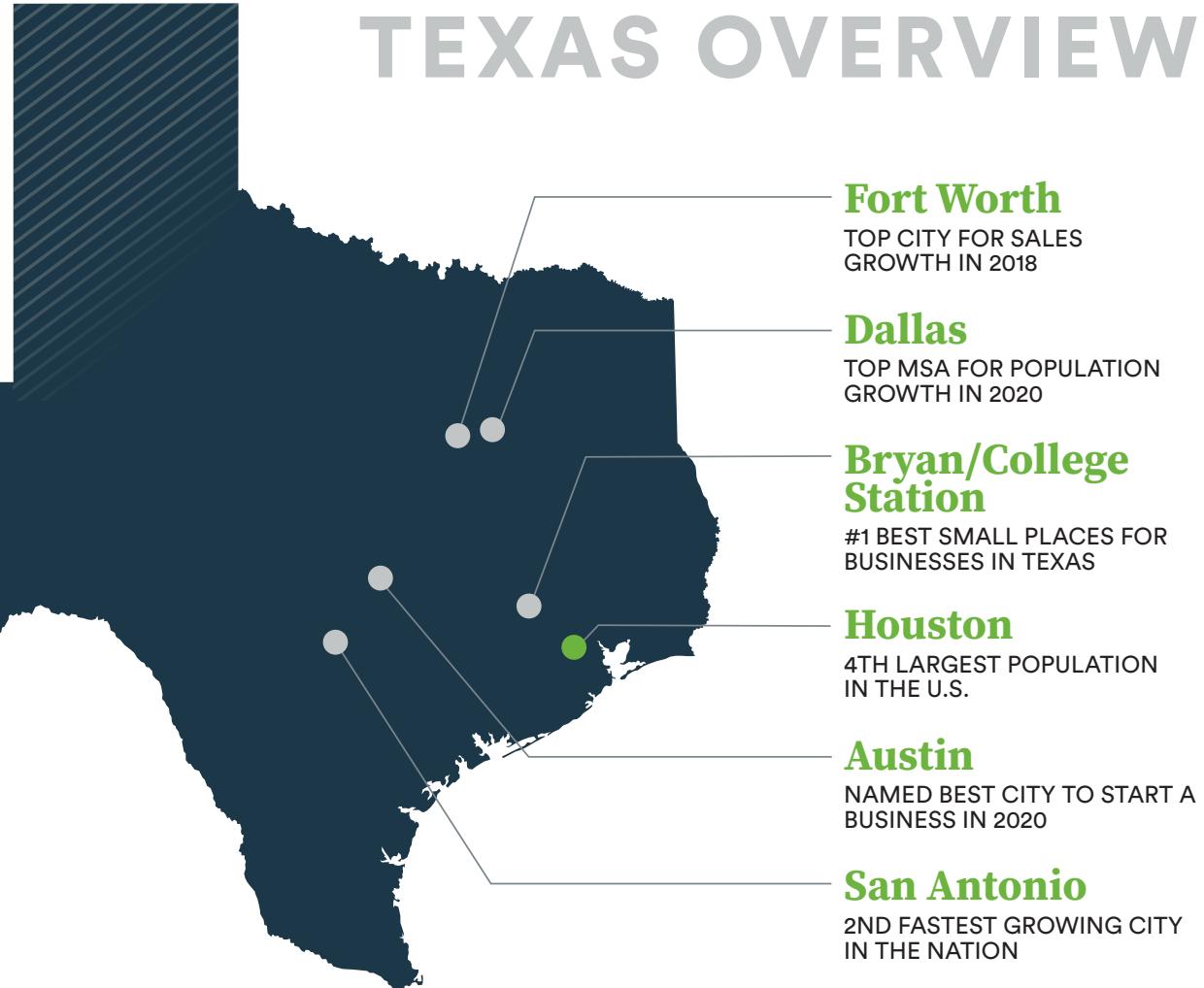


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

HOUSTON, TEXAS MSA



POPULATION
7,000,000

21 FORTUNE 500
COMPANIES BASED
IN HOUSTON

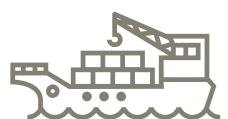
3RD IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD
HOME TO **39** OF THE NATION'S LARGEST
PUBLICLY TRADED OIL & GAS EXPLORATION
& PRODUCTION FIRMS



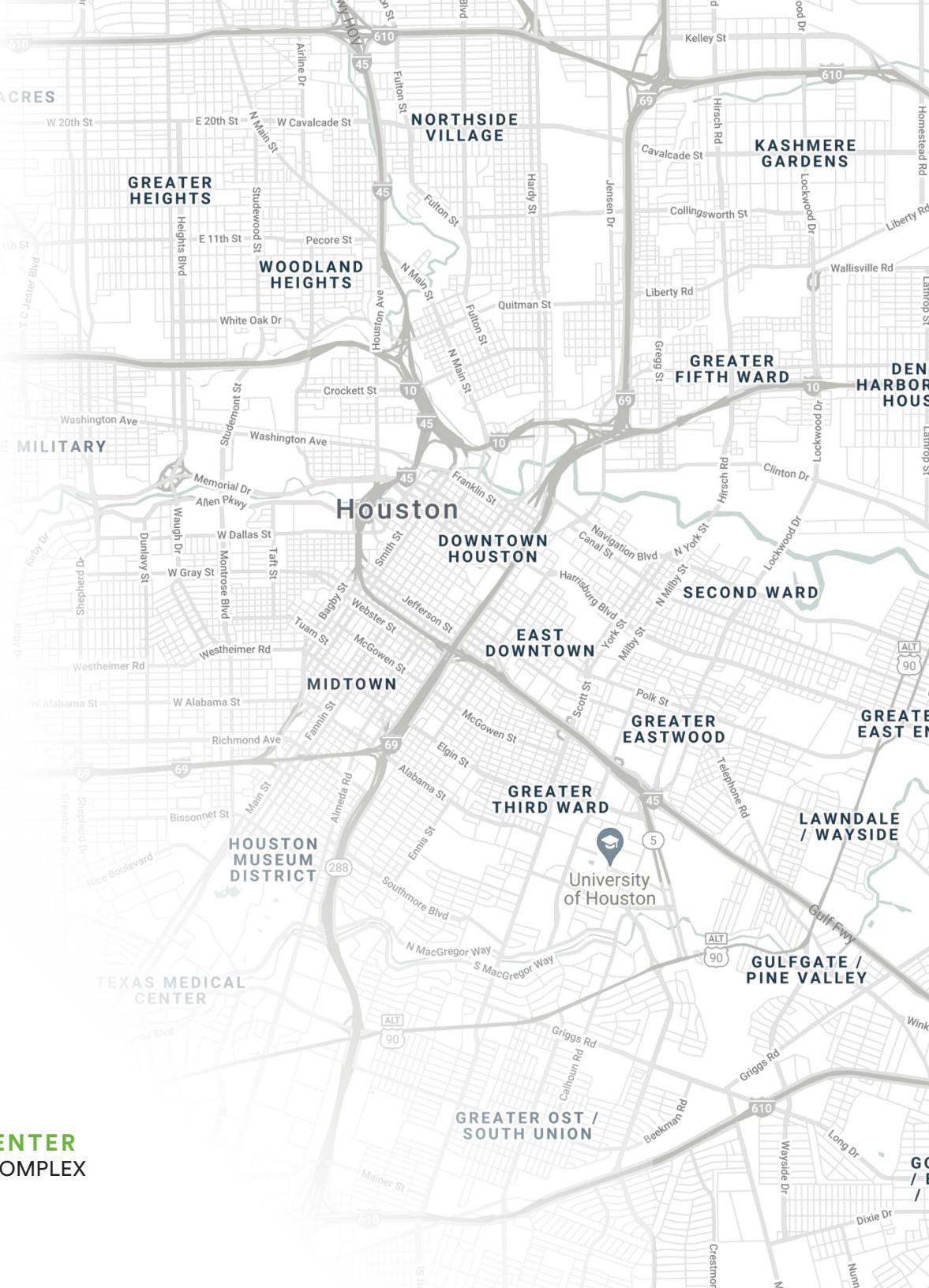
58 MILLION AIRLINE PASSENGERS
GEORGE BUSH INTERCONTINENTAL AIRPORT:
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS
HOBBY AIRPORT: **60** DESTINATIONS



PORT OF HOUSTON
LARGEST PORT ON THE GULF &
2ND LARGEST IN THE US
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

4TH
LARGEST CITY
IN THE UNITED STATES


TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX
IN THE WORLD



DEMOGRAPHICS

1 MILE	ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
	1K	\$80K	\$9M
3 MILE	ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
	19K	\$73K	\$186M
5 MILE	ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
	77K	\$71K	\$745M

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

(979) 268-2000

Email

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

Information available at www.trec.texas.gov

IABS 1-1

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Justin Whitworth

Senior Vice President | Investment Sales
D: 346.233.0939 **C:** 281.798.9560
Justin.Whitworth@OldhamGoodwin.com

Bryan

3000 Briarcrest Drive, Suite 500
Bryan, Texas 77802
O: 979.268.2000

Fort Worth

2220 Ellis Avenue
Fort Worth, Texas 76164
O: 817.512.2000

Houston

14811 St. Mary's Lane, Suite 130
Houston, Texas 77079
O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500
Temple, Texas 76501
O: 254.255.1111



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