

DAVIS

HOLDINGS

SAN JACINTO SHOPPING CENTER

4802 East Fwy, Baytown, TX 77521
SWC of I-10 E & Garth Rd

LEASING INFORMATION

Kate Davis

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☎ 713.659.3131, ext. 111

SECOND GEN RESTAURANT FOR LEASE



AVAILABLE

- 5,691 SF
- SECOND GEN RESTAURANT
- NEW CONSTRUCTION
- DRIVE THRU
- FREEWAY FRONTAGE
- BY SAN JACINTO MARKETPLACE ENTRANCE
- EXCELLENT INGRESS/EGRESS



PREMIER
RESTAURANT
SPACE AVAILABLE
AT SAN JACINTO
MARKETPLACE
ENTRANCE WITH APPROX.

750,000
ANNUAL
VISITORS

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MULTI-TENANT RETAIL BUILDING FOR LEASE



HIGHLIGHTS

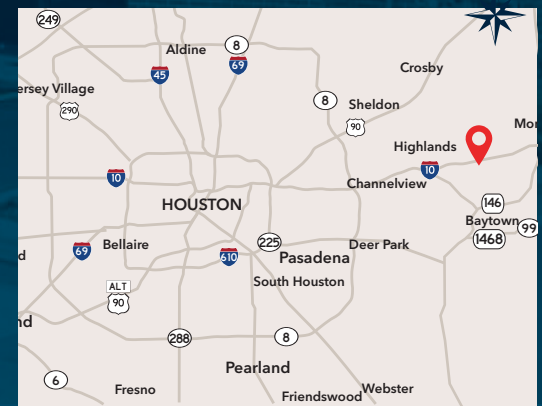
- FRONTAGE: 140 FEET ON I-10 EAST
- Located at the entrance to the much anticipated San Jacinto Marketplace/Mall
- Excellent freeway visibility and easy access to I-10 & Garth Rd.
- 78,520 VPD
- National co-tenancy, including Hooters, Sylvan Learning Center, State Farm, Fast Signs, and Edward Jones.
- Plentiful parking.

SIZE

- Building: 7,050 SF
- Pad Building: 4,500 SF
- Land: 2.75 AC (Includes 1.75 AC Pad)

AVAILABLE

- 5,691 SF FREESTANDING 2nd GEN RESTAURANT, NEW CONSTRUCTION
- 1,150 SF
- 1,000 SF



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

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 INTERSTATE 10 EAST ACCESS ROAD

ENTRANCE OFF FREEWAY/
ENTRANCE TO SAN JACINTO
MARKETPLACE/MALL

**FREESTANDING 2ND
GEN 5,691 SF
RESTAURANT
AVAILABLE
NEW CONSTRUCTION**

AVAILABLE
5,691 SF

FRESH CUTZ BARBERSHOP 1,050 SF	LEE COLLEGE 1,209 SF	Sylvan 1,391 SF	FAST SIGNS 1,200 SF	AVAILABLE 1,150 SF	AVAILABLE 1,000 SF
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SAN JACINTO MARKETPLACE RING ROAD

SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

AVAILABLE SQ FT

- 5,691 SF
- 1,150 SF
- 1,000 SF

TENANT / SQ FT

1. Fast Signs / 1,200
2. Fresh Cutz Barbershop / 1,050
3. Lee College / 1,209
4. Sylvan Learning / 1,391

TOTAL GLA

- Building: 7,050 SF
- Pad Building: 4,500 SF
- Land: 2.75 AC (Includes 1.75 AC Pad)
- Frontage: 140 on I-10 East



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DEMOGRAPHICS

**TRADE AREA BY
BLOCK GROUPS**

RADIUS

1 MILE

3 MILES

5 MILES



Population

2028 Projection	8,255	46,453	109,749
2023 Estimate	8,024	44,621	105,136
2010 Census	7,765	41,505	100,012
Growth 2023 - 2028	2.88%	4.11%	4.39%
Growth 2010 - 2023	3.34%	7.51%	5.12%



2023 Population by Age

Median Age	33.00	33.60	34.40
Average Age	34.20	35.30	36.00



2023 Population by Occupation

Civilian Employed	3,981	65.17%	20,970	61.36%	49,015	60.65%
Civilian Unemployed	235	3.85%	1,483	4.34%	3,053	3.78%
Civilian Non-Labor Force	1,867	30.56%	11,614	33.98%	28,619	35.41%
Armed Forces	26	0.43%	111	0.32%	132	0.16%



2023 Population by Education

Some High School, No Diploma	702	13.25%	4,575	15.42%	13,014	18.15%
High School Grad (Incl Equivalency)	1,364	25.74%	7,366	24.83%	18,361	25.61%
Some College, No Degree	1,856	35.02%	10,821	36.47%	24,219	33.78%
Associate Degree	317	5.98%	1,574	5.31%	4,943	6.89%
Bachelor Degree	768	14.49%	3,754	12.65%	7,615	10.62%
Advanced Degree	293	5.53%	1,578	5.32%	3,545	4.94%



Households

2023 Average Household Size	3.00	2.80	2.90
2028 Projection	2,656	15,849	37,436
2023 Estimate	2,590	15,298	35,982



Income

2023 Avg Household Income	\$87,100	\$80,086	\$76,833
2023 Med Household Income	\$80,564	\$69,923	\$63,407

