



FLYER

Shoppes at Baytown

6902 GARTH ROAD, BAYTOWN, TX 77521

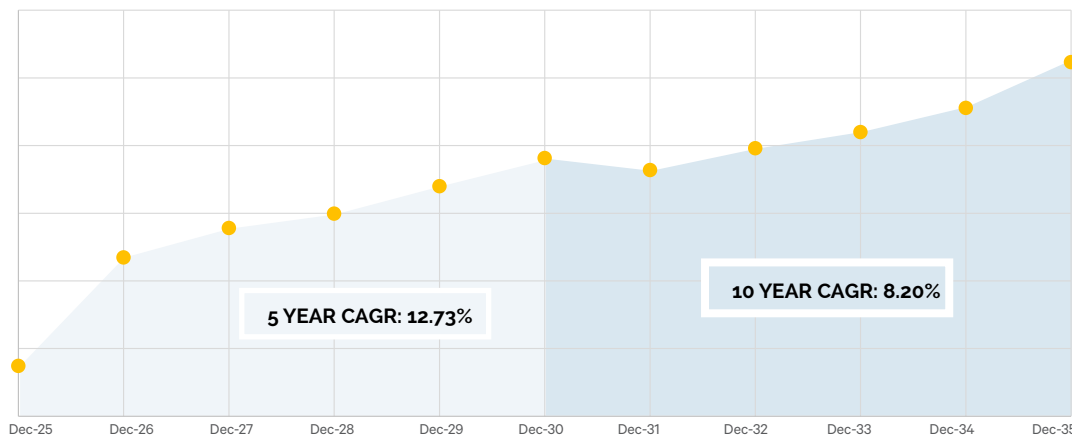


INVESTMENT SUMMARY

TENANT SUMMARY

SUITE	TENANT NAME	SIZE	% OF GLA	TENURE (YRS)
6902	Woodforest National Bank	2,691	3.6%	23.0
6908	U.S. Armed Forces Center	4,924	6.5%	7.9
6909/6916	Olyvia's Playhouse	2,492	3.3%	0.7
6910	K Massage	1,174	1.6%	2.4
6918	Baytown Psychic	1,353	1.8%	0.1
6919	All State Insurance	1,197	1.6%	18.4
6920	Kam Dental	1,587	2.1%	26.5
6930	Dollar General	8,342	11.1%	29.8
6934	Vacant	10,000	13.3%	
6938	Vacant	12,403	16.5%	
6942	Texas Mattress Makers	4,578	6.1%	0.0
6952	Spades Poker House	10,440	13.9%	1.3
6954	BreWingz	8,862	11.8%	14.2
6956/6958	Memorial Eye Center	5,270	7.0%	31.6
TOTAL LEASED		52,910	70.3%	13.7
TOTAL VACANT		22,403	29.7%	
TOTAL NRA		75,313	100.0%	

PROJECTED NOI GROWTH



ASSET PROFILE

Address	6902 Garth Rd. Baytown, TX 77521
Square Feet	75,313
Occupancy	70%
Year Built	1984 / 2006
Land Area	± 5.959
Parking	411 Spaces
Parking Ratio	5.46 per 1,000 SF
Traffic Counts	I-10: 99,023 VPD Garth Road: 23,098 VPD

FINANCIAL SUMMARY

Price	\$10,700,000
Cap Rate	7.00%
WAT	13.7 Years
WALT	3.9 Years

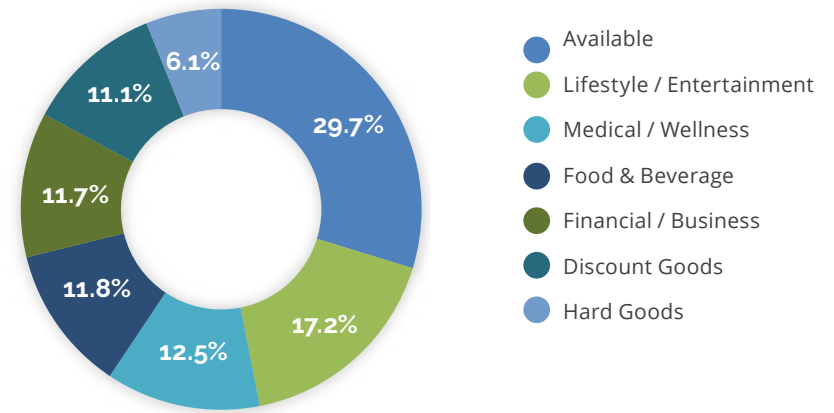
INVESTMENT HIGHLIGHTS

**RARE VALUE ADD OPPORTUNITY |
12.73% 5-YEAR CAGR | 8.2% 10-YEAR CAGR**

- 22,403 SF Available for Lease-Up | Opportunity to immediately grow NOI over \$400,000K



**HEAVILY DIVERSIFIED TENANT LINEUP
| 23% NATIONAL | 12.5% MEDICAL**



**WELL POSITIONED AT THE ENTRANCE TO
BAYTOWN'S PRIMARY RETAIL HUB |
97% LEASED ALONG GARTH ROAD SOUTH OF 1-10**



INVESTMENT HIGHLIGHTS



ESTABLISHED NEIGHBORHOOD CENTER WITH POSITIVE LEASING MOMENTUM

- 14 Years of Weighted Average Tenure | 4 new tenants (18,863 SF) added in the last 2 years



**MEMORIAL EYE
CENTER**

TENURE: 31.6 YEARS

(EXPANDED AND EXECUTED A 5TH
RENEWAL FOR 10 YEARS IN 2017)

DOLLAR GENERAL

TENURE: 29.8 YEARS

5-YEAR RENEWAL IN 2024



Allstate

TENURE: 18.4 YEARS

3RD 5-YEAR RENEWAL
EXECUTED IN 2020



**KAM
DENTAL**

TENURE: 26.5 YEARS

5-YEAR RENEWAL IN 2023



**Armed Forces
Career Center**

TENURE: 7.9 YEARS

5 YEAR EXTENSION IN 2021



TENURE: 14.2 YEARS

5-YEAR RENEWAL IN 2022



**WOODFOREST[®]
NATIONAL BANK**

TENURE: 23 YEARS

5 YEAR RENEWAL IN 2024

BAYTOWN GROWTH & DEVELOPMENT

ADJACENT TO SAN JACINTO MARKETPLACE

- Fidelis has completed the full demolition of San Jacinto Mall. Their ~600,000 square foot San Jacinto Marketplace redevelopment is rumored to break ground in 2025 with several national retailers having already committed to the site.

Baytown is a thriving gulf coast community in Houston's back yard that's fueling the global economy with thriving industry, diverse cultural connections, and affordable living.

GARTH ROAD EXPANSION

- The \$200 million Garth Road Widening Project is making progress as the city gets closer to widening one of Baytown's busiest roadways. Construction crews continue to relocate utility lines for two of the five phases of the reconstruction project. Once utilities are moved in phases A and B, from I-10 to Archer Road, crews will begin widening that section of the road which is expected to begin in 2025.



**100,000+
POPULATION**



**16% POPULATION
GROWTH PROJECTED
OVER THE NEXT 5 YEARS**



**\$100,000+ AVERAGE
HOUSEHOLD INCOME**

AERIAL

Shoppes at Baytown

99,023 VPD

23,098 VPD

SAN JACINTO MARKETPLACE 600,000 SF+ MIXED USE

6

Logos and Brands: Target, Walmart, Lowe's, Chick-fil-A, H-E-B, Verizon, Boot Barn, Kohl's, Kirkland's, Shoe Carnival, Visionworks, Buffalo Wild Wings, Olive Garden, Taco Bell, Popeye's, Wendy's, Outback Steakhouse, McDonald's, Shell, Slurpee, Walgreens, Chicken Express, Cracker Barrel, Old Country Store, Starbucks, Hobby Lobby, Petco, Office Depot, Specs, Old Navy, Jason's Deli, The Home Depot, Aldi, Kroger, Marshalls, Pet Smart, Panera Bread, Pizza Hut, T Mobile, James Avery Jewelry, Supercuts, Academy Sports+Outdoors, Planet Fitness, Carino's, Panda Express, Chili's Grill & Bar, Starbucks, Waffle House, Whataburger, ExxonMobil.

PROPERTY DESCRIPTION



Address	6902 Garth Rd. Baytown, TX 77521
Size	75,313 SF
Land Area	± 5.959
Occupancy	70.3%
Year Built	1984 / 2006
Parking	411 Spaces
Parking Ratio	5.46 per 1,000 SF

PARCEL #	LEGAL DESCRIPTION	AC
1173920010002	RES A1 BLK 1 BAY POINTE SEC 2	9.0797
TOTAL		9.08



TRAFFIC COUNTS

Garth Road: 23,098 VPD
Interstate 10: 99,023 VPD



IMPROVEMENTS

The Property is comprised of one building and one Pad site, totaling 75,313 SF.



INGRESS/EGRESS

The Property is accessible via five (5) points of ingress/egress, two (2) on Garth Road and three (3) on Sharon Road.



ZONING

Jurisdiction: City of Baytown
Existing Zoning: "MU" - Mixed Use



FLOOD PLAIN

According to the FEMA flood map for the City of Baytown, the Property lies within zone "X", outside the 500 year flood plan, with less than 0.2% annual probability of flooding.

SITE PLAN



TENANT NAME	SF	% OF GLA
Woodforest National Bank	2,691	3.6%
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Baytown Psychic	1,353	1.8%
All State Insurance	1,197	1.6%
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Texas Mattress Makers	4,578	6.1%
Spades Poker House	10,440	13.9%
BreWingz	8,862	11.8%
Memorial Eye Center	5,270	7.0%
TOTAL LEASED	52,910	70.3%
TOTAL AVAILABLE	22,403	29.7%
TOTAL NRA	75,313	100.0%



TENANT PROFILES



BreWingz is a full-service restaurant and sports bar serving delicious food, refreshing drinks, all in a great atmosphere with top-notch service. BreWingz's speciality centers around bone-in and boneless wings, with a wide array of flavors to choose from and daily special offered throughout the week to make every visit memorable. Not only is BreWingz focused on great food, but also deeply cares about the local Houston community. With 17 locations across the Houston MSA, BreWingz is local favorite for all.

- 8,862 SF
- 11.8% GLA

DOLLAR GENERAL®

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of 2024, the Company operates across 20,149 stores, providing everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor.

- 8,342 SF
- 11.1% GLA



At Memorial Eye Center, their board-certified eye doctors provide the highest quality of care performing everything from routine eye exams to diagnosing, treating, and managing eye diseases. Memorial Eye Center employs the latest ophthalmic technologies and procedures to provide comprehensive examinations of eyes and the entire visual system. They take time to understand their client's concerns, answer questions, and fully explain diagnosis, prescription, and treatment options. Memorial Eye Center offers appointment options well beyond the typical healthcare provider, including evening and weekend hours at any of their over 30 Houston area locations.

- 5,270 SF
- 7.0% GLA



For over 40 years, Woodforest National Bank has stood as one of the strongest community banks in the nation, proudly offering outstanding customer service. They focus on building relationships and discovering opportunities to better serve their communities and understand the financial needs of every customer. Woodforest National Bank offers a wide range of services, including personal banking, small business, and personal loans. Woodforest currently operates over 760 branches in 17 states across the United States and is an Outstanding CRA rated institution.

- 2,691 SF
- 3.6% GLA

TENANT PROFILES



Since opening in 2011, Texas Mattress Makers has helped thousands of Texans sleep better and spend less, and has grown from their initial factory showroom into multiple locations — all of which offer the same high-quality, handmade products and superior service that made them famous. Texas Mattress Makers is passionate about what they do, which is why they work closely with local and regional suppliers to make sure they have the most innovative technologies and the best quality components to handcraft the best possible mattresses. Today, Texas Mattress Makers has grown to 6 locations across Houston and continues to make customers happy with their stellar service and products.

- 4,578 SF
- 6.1% GLA



Allstate Insurance isn't just about providing simple and affordable insurance policies - it's about the customers. Allstate's focus is to better connect with communities and customers to provide policies that improve and adapt to meet customer needs. Allstate Agent Terry Libbra has been in Baytown since July 1984 and has deep roots within the community. Terry's knowledge and understanding of the people in the community helps provide customers with an outstanding level of service. The Terry Libbra Allstate Team looks forward to assisting each and every family with protection for the things that are most important - like family, home, car, boat, and much more - meeting client needs every step of the way.

- 1,197 SF
- 1.6% GLA



Spades Poker House is a premier poker house with a passion for poker and a commitment to providing an exceptional gaming experience. They offer a vibrant and welcoming atmosphere for both casual players and seasoned enthusiasts. Whether players are looking for tournaments or cash games, Spades Poker House has it all. Spades Poker House has two locations – in Baytown and Webster – offering players an unforgettable poker adventure.

- 10,440 SF
- 13.9% GLA



Olyvia's Playhouse is a fun, safe, and creative playground area for kids, ages 0 to 12. They offer a state-of-the-art play area designated by an industry leader, with areas separated for the children depending on age. Furthermore, Olyvia's offers party areas for guest's unique parties, as well as hosts Zumba nights for parents to participate in with their children. Olyvia's also offers date night options for parents, as well as Wi-Fi for parents that need to work for a bit while their children play. Olyvia's is well-loved for their inviting, fun, and happy environment that both parents and kids love!

- 2,492 SF
- 3.3% GLA

DEMOGRAPHIC PROFILE

	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2024 Businesses	315	1,386	2,994
2024 Employees	4,736	18,220	36,527
POPULATION			
2024 Population - Current Year Estimate	7,365	48,336	107,091
2029 Population - Five Year Projection	7,535	49,277	108,619
DAYTIME POPULATION			
2024 Daytime Population	9,531	45,559	98,248
Daytime Workers	5,732	19,056	38,038
Daytime Residents	3,799	26,503	60,210
HOUSEHOLDS			
2024 Households - Current Year Estimate	2,545	16,707	37,126
2029 Households - Five Year Projection	2,647	17,250	38,087
HOUSEHOLD INCOME			
2024 Average Household Income	\$106,145	\$94,916	\$90,109
2029 Average Household Income	\$125,130	\$111,409	\$105,707
HOUSING VALUE			
2024 Average Value of Owner Occ. Housing Units	\$273,539	\$272,151	\$271,204
CONSUMER HOUSEHOLD EXPENDITURES			
2021 Total Annual Budget	\$237,392,886	\$1,404,621,141	\$2,980,462,969



BAYTOWN MARKET OVERVIEW

About Baytown

Baytown is a gulf coast community in Houston's back yard that's fueling the global economy with thriving industry, diverse cultural connections, and affordable living. Baytown is a prime gulf coast business location positioned on I-10, with easy access to Highways 99, 146, and 225 as well as the Port of Houston. The region ranks second in the nation for having the most Fortune 500 headquarters, totaling 25. Businesses benefit from a strategic location, a legacy of industrial excellence, and a robust industrial park that attracts prominent companies, reinforcing the city's position as a hub for advanced manufacturing and industrial operations.

The community has a rich industrial heritage, and the companies here produce products that fuel the global economy. ExxonMobil built one of its earliest refineries in the area in 1919 and is now the largest integrated refining and petrochemical complex in North and South America. Covestro's largest North American manufacturing facility is in Baytown, and Chevron Phillips is prominent too. Baytown is also home to TGS Cedar Port Industrial Park, the largest master-planned industrial park in the United States. Major retail giants Walmart, Floor & Décor, Ikea, and Home Depot have distribution and fulfillment centers there, contributing to economic growth and job opportunities.

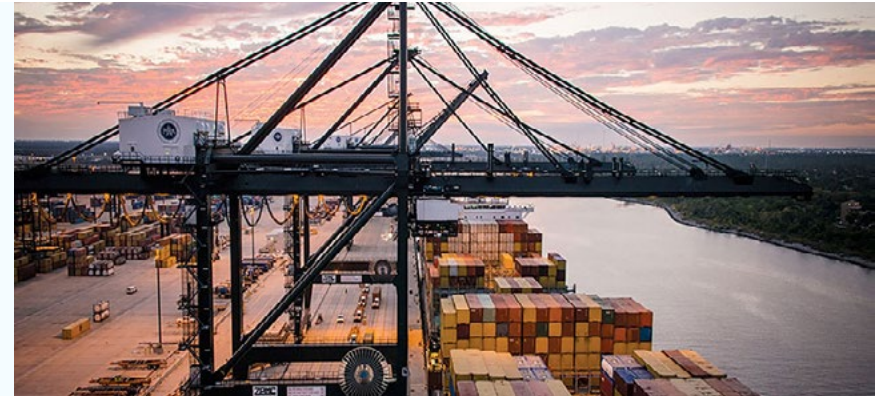


BAYTOWN MARKET OVERVIEW

Employment Demand Drivers

Port Houston

- 1st ranked U.S. Port in foreign waterborne tonnage – 173 million short tons
- 2nd ranked U.S. Port in total foreign and domestic waterborne tonnage – 260 million short tons
- 3rd ranked U.S. port in terms of total foreign cargo value
- 6th ranked U.S. container port by total TEUs
- Largest Gulf Coast container port, handling 68% of U.S. Gulf Coast container traffic



Cedar Port Industrial Park

- 15,000 acres total with over 10,000 acres available for development
- Largest master-planned, rail and barge served industrial park in the US
- 5th largest industrial park in the world

Exxon Mobil's Baytown Complex

- Employs over 7,000 employees and is the largest employer in Baytown
- One of the largest and most technologically advanced refining and petrochemical complexes in the world.
- Approximately 3,400 acres comprised of 4 manufacturing sites including one in nearby Mont Belvieu and a global technology center



Baytown is ripe for development, with plenty of low-cost land available. The city is making continued investments in Downtown along Texas Avenue, aiming to create an eclectic arts, culture, and business center. The city's waterfront is experiencing some game-changing projects, such as the Hyatt Regency hotel and the innovative double-loop 18-hole golf course called T36 at Baytown. These and other projects are anticipated to serve as catalysts for additional development.



Shoppes at Baytown

6902 GARTH ROAD, BAYTOWN, TX 77521

CBRE RETAIL INVESTMENT SALES

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