

PRE LEASING

Baytown Medical

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



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Property Information

	First Floor	Second Floor
Space Available	± 15,000 SF	± 15,000 SF
Rental Rate	Call for Pricing	
Tenant Buildout Allowance	Negotiable	

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.

*Demographics & Population

Population 2022	1 mile	1,537
	3 mile	33,562
	5 mile	38,779

*Household Income

2021 HH Income Median	1 mile	\$105,213
	3 mile	\$115,985
	5 mile	\$113,294

*Traffic Count

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



Major Area Retailers

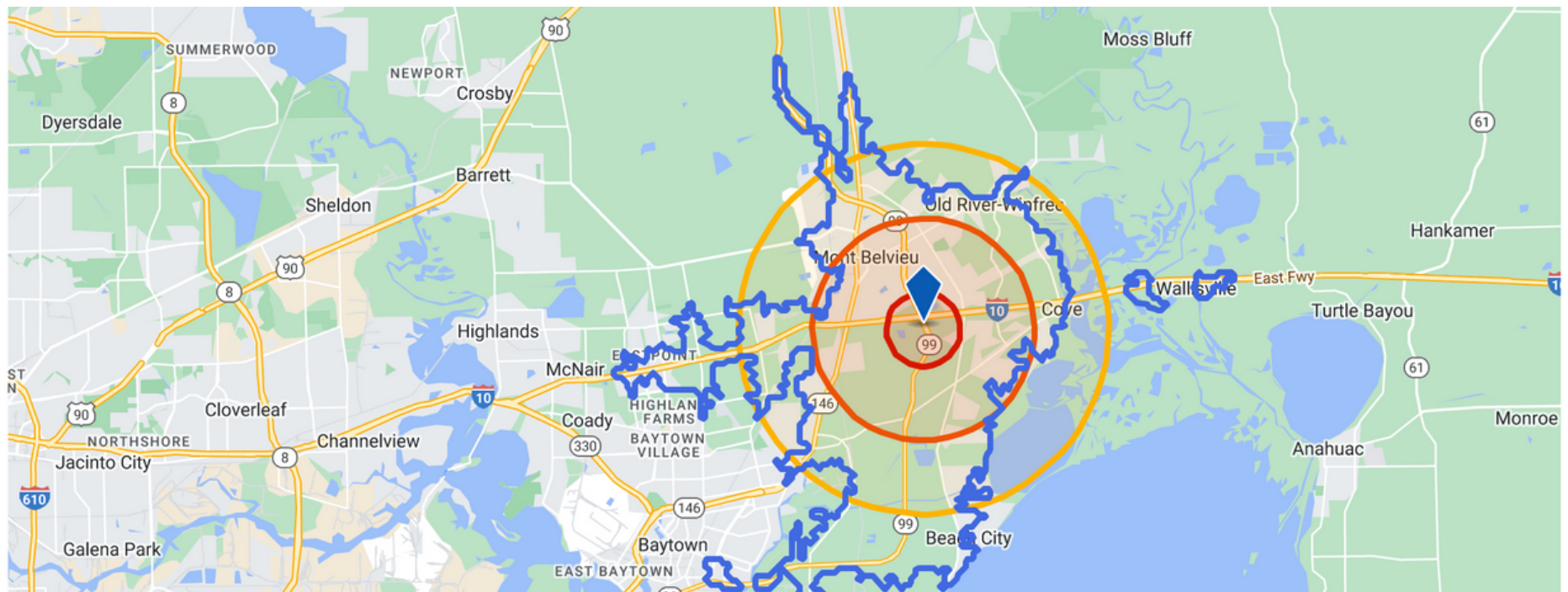


*Data verification per TxDot, ESRI, & Costar.



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.



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**Meritage Home
Development**



**Baytown
Retail
Center**

Chambers Parkway



- Pad Site Available
- Utilities Available
- No Detention Required

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 sub-agent 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 agree-

ment 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.

XAG Properties, LLC

9009836

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

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Phone

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(346)-843-1281

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

FOR FURTHER DETAILS,
PLEASE CONTACT VP OF LEASING & SALES

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