

San Jacinto Blvd. District

183-Acre Land Tract For Sale
Mixed-Use Development Opportunity in Baytown, TX



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±183.88-Acre Site



Size: ±1.00-183.88 acres (will divide)

Location: SWQ of I-10 & Garth Rd in Baytown, Texas

Use: Mixed-Use, Medical District, College Campus, Office, Multi-family, Retail

Location Highlights:

- Located in the busiest quadrant and within the major retail shopping hub in Baytown, and adjacent to San Jacinto Marketplace redevelopment
- Easily accessible from the I-10 frontage road with over 100,000 vehicles per day, and from several signalized intersections on Garth Road and San Jacinto Blvd.
- Future expansion of Chevron Phillips, ExxonMobil, and other petrochemical facilities will create 1,000 new permanent jobs and over 11,000 skilled labor jobs
- Less than 5 miles from Houston Methodist Baytown Hospital, major energy, manufacturing, industrial and port-related industries
- Access to education through Lee College and nearby universities and a skilled labor force
- Affordable real estate and lower cost of living than Houston

Property Highlights:

- Tremendous Frontage with:
 - » Over 1.17 miles of frontage on San Jacinto Blvd
 - » Over 1.4 miles of frontage on Hunt Rd
 - » Over 2,200' of frontage on John Martin Rd
 - » Over 1,825' of frontage on Lone Star Avenue
- Off-site Detention Capabilities
- City Utilities





Potential Mixed-Use Opportunities

- San Jacinto Blvd. District is perfectly situated in a thriving location that is primed for future growth
- Low office vacancy of 19.3% vs 26.3% in Houston
- Ideal for industrial support services and back-office users
- Underserved healthcare market with demand for regional hospital systems, medical campus, specialty care facilities and outpatient services to serve Eastern Harris and Chamber Counties



Central Green



Retail District



Canal Park



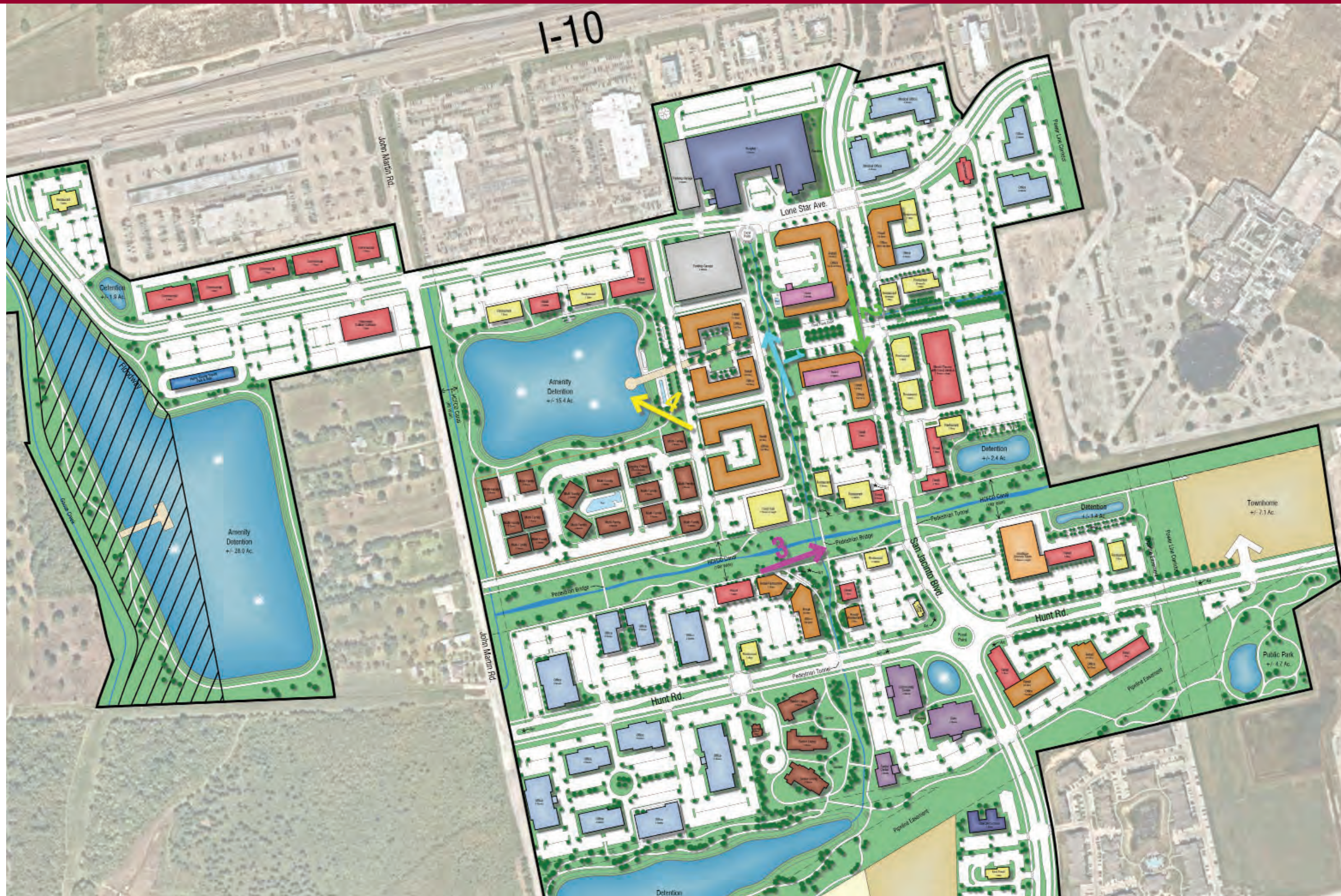
Potential Mixed-Use Opportunities



Potential Mixed-Use Development Opportunities

- 1.33M SF - Office
- 1.23M SF - Hospital
- 454K SF - Retail
- 251.5K SF - Medical
- 216K SF - Hotel
- 138.5K SF - Restaurants
- 109K SF - Commercial
- 40K SF - Multi-family

- Multiple Parks, Water Features & Open Spaces
- Public Art
- Educational Opportunity
- Ample Parking





San Jacinto Marketplace Redevelopment Next Door

- San Jacinto Blvd. District is adjacent to San Jacinto Marketplace's redevelopment, signifying the growth opportunity of the area
- Premier shopping, dining and entertainment destination in the region
- Open spaces and patio restaurants for community gatherings





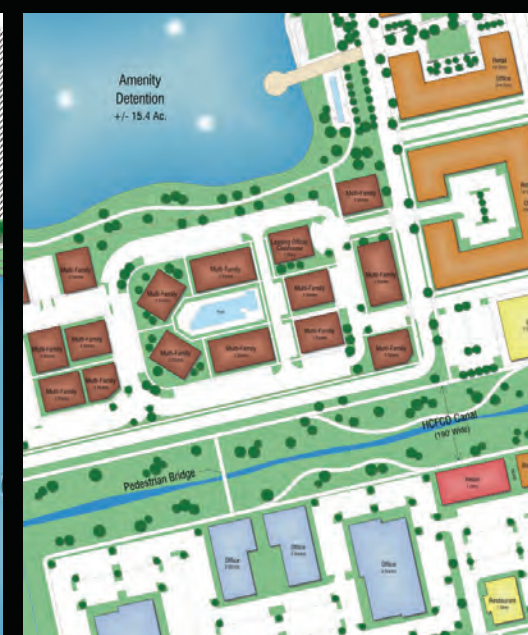
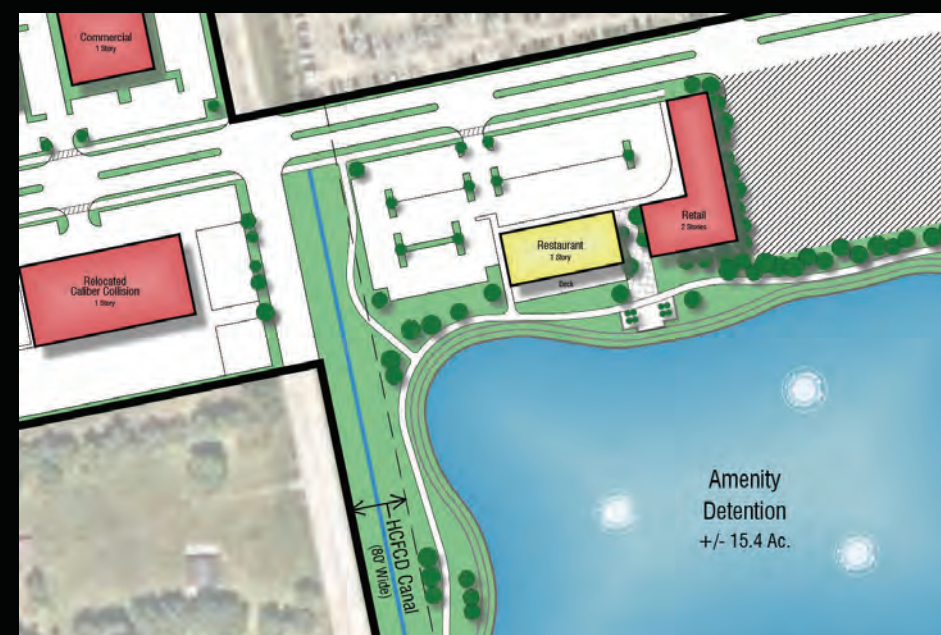
Development Ready

Utilities and infrastructure in place for expedited development timelines

Incentives & Growth Support

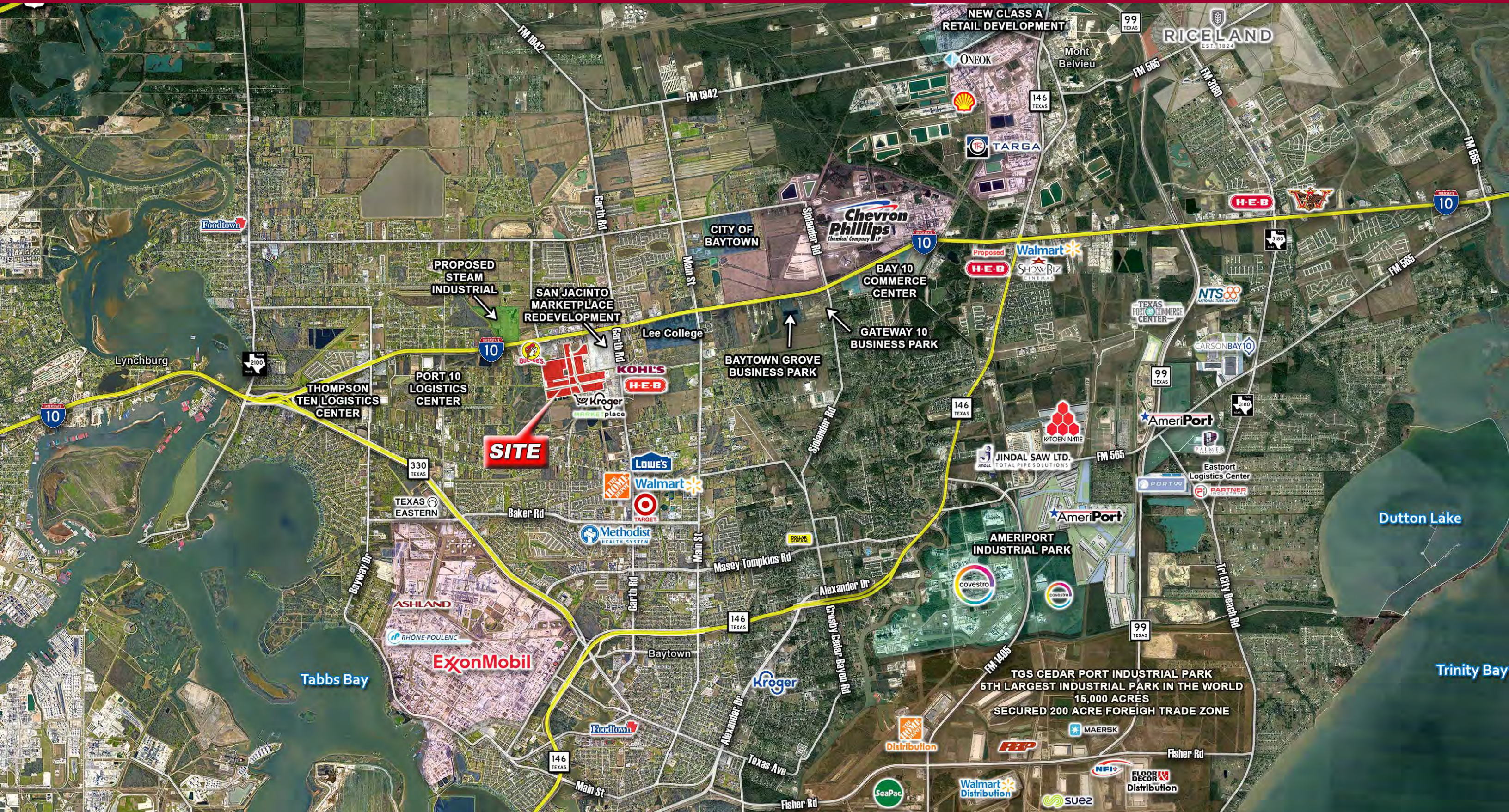
The Baytown/West Chambers County Economic Development Foundation actively supports development through tax incentives, infrastructure partnerships, and streamlined permitting.

Offering competitive incentive programs for major employers and developers.



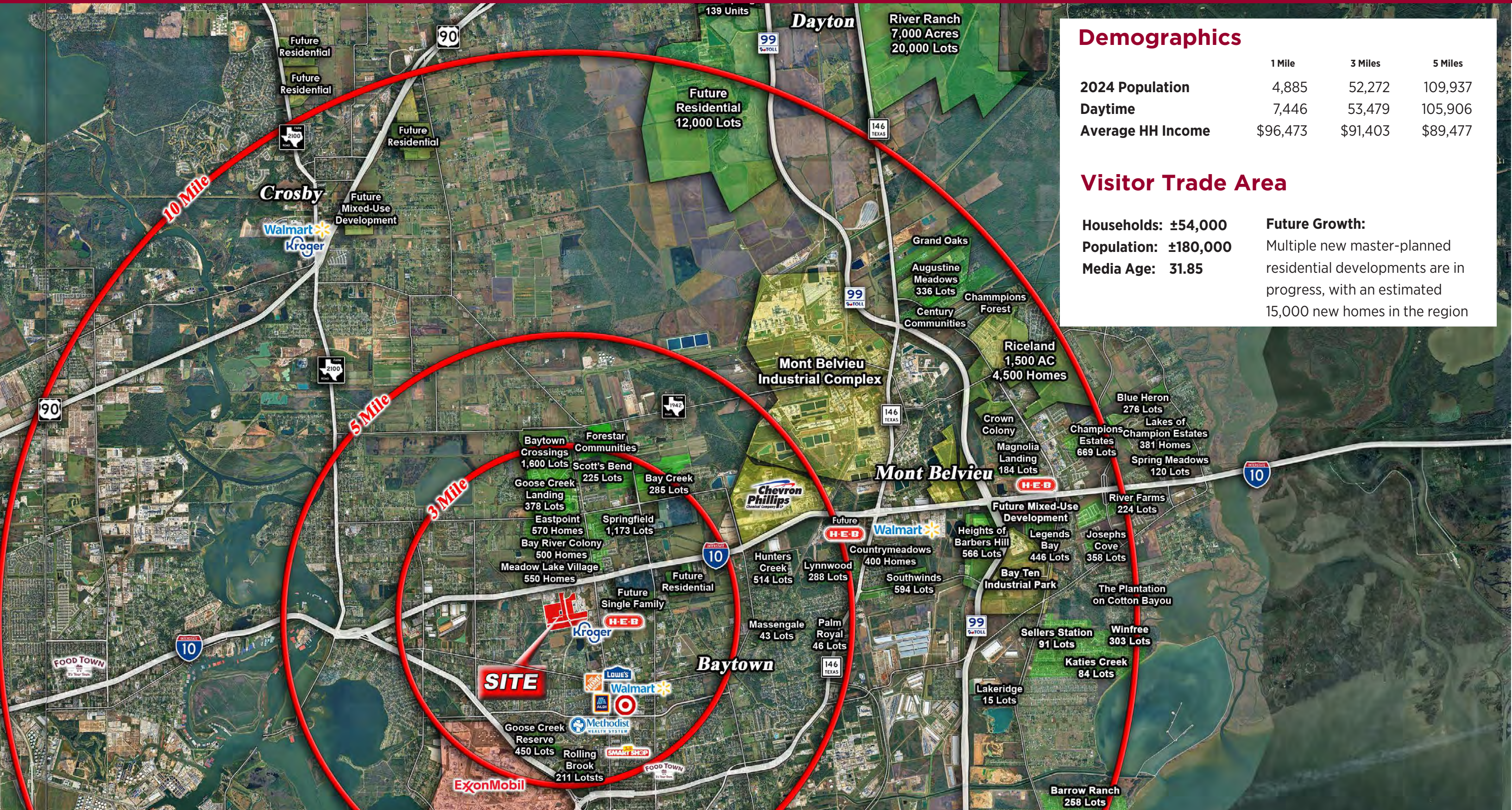


Baytown Area





Baytown Trade Area



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| 2024 Population | 4,885 | 52,272 | 109,937 |
| Daytime | 7,446 | 53,479 | 105,906 |
| Average HH Income | \$96,473 | \$91,403 | \$89,477 |

Visitor Trade Area

Households: $\pm 54,000$
Population: $\pm 180,000$
Media Age: 31.85

Future Growth:
Multiple new master-planned residential developments are in progress, with an estimated 15,000 new homes in the region

Baytown, TX

Baytown is a rapidly growing city in the Greater Houston area on the Gulf Coast, strategically located along the San Jacinto River and Houston Ship Channel, with access to key economic corridors via I-10, SH 146 and Grand Parkway (SH 99) for continued residential and commercial growth.

 **Population**
85,000

 **Projected Population by 2035**
100,000

 **Households**
28,000⁺

 **Projected New Home Growth in Master-Planned Communities**
15,000⁺

 **Total Businesses**
2,700

 **Total Employees**
22,600

 **Median Household Income**
\$67,256

 **Median Home Value**
\$238,979

 **Vehicles Per Day on I-10**
±100,000



About Houston



4th

**Largest
U.S. City***

1.1^M

**New Residents
in Last Decade***

\$697^M

Metro GDP*

\$286^B

**Foreign Trade through
Houston Area Ports****

#1

**Houston Ship Channel
Ranked #1 in the U.S.***

760⁺

**Expansion & Relocation
Projects in Last 2 Years***

50⁺

**Corporate HQ
Relocations Since 2017***

350^K

**Educated
Millennials***

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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.

11-2-2015



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.

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 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

| | | | |
|---|-------------|---------------------------|--------------|
| Caldwell Brokerage Company, LLC dba Caldwell Land Co | 9002313 | N/A | 713.690.0000 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Jim Black | 381266 | jblack@caldwellcos.com | 281-664-6612 |
| Designated Broker of Firm | License No. | Email | Phone |
| Jim Black | 381266 | jblack@caldwellcos.com | 281-664-6612 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Mark Terpstra | 443855 | mterpstra@caldwellcos.com | 281-664-6634 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-D