



**RETAIL SPACE
COMING SOON**

**PAD SITES
AVAILABLE**

**24-PUMP
FUELING STATION
COMING SOON**



RETAIL SPACE/PAD SITES FOR LEASE

7122 N. MAIN ST.

Baytown, TX 77521



PROPERTY INFORMATION

ADDRESS: 7122 N. Main St.,
Baytown, TX 77521

AVAILABILITY: 10 Acres
Pad Sites: Call for Details
Retail Space: Call for Details

PRICE: Call For Pricing

HIGHLIGHTS:

Located right off I-10 East Fwy, giving the site excellent visibility, access, and high-volume traffic

Strong surrounding residential growth, mixed demographics with solid workforce and middle-income growth trends

Proximity to major retail corridors and the upcoming San Jacinto Marketplace on Garth Rd

Significant nearby rooftops and active home development pipelines

TRAFFIC COUNTS:

I-10 East Fwy S: 83,062 CPD
N Main St: 19,516 CPD

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population	3,631	32,025	103,994
Median HH Income	\$90,783	\$87,663,	\$74,175
Median Home Value	\$264,795	\$271,087	\$243,145



AERIAL



N MAIN ST

Bayview

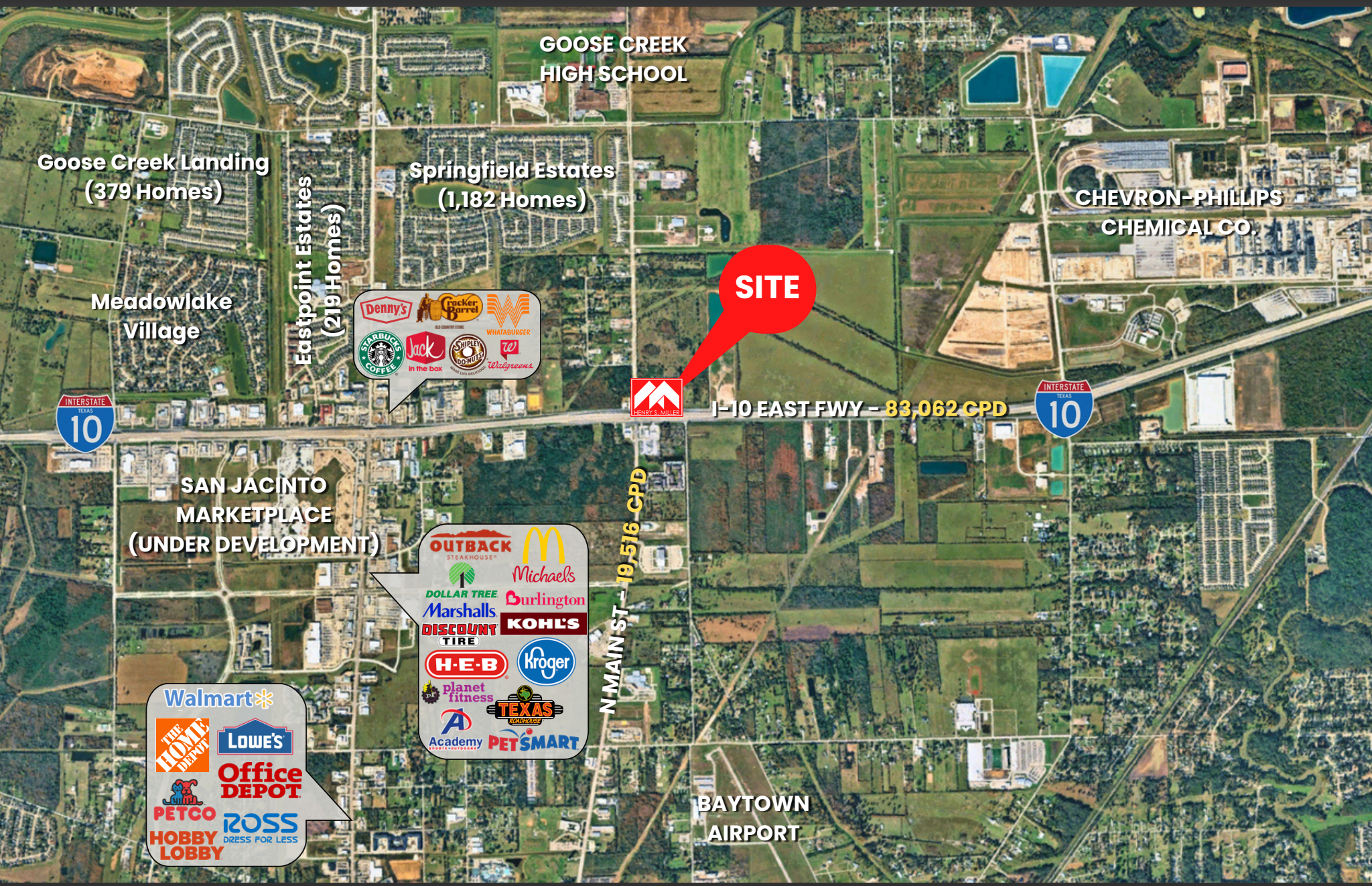
SITE

83,062 CPD

19,516 CPD



AERIAL



GOOSE CREEK
HIGH SCHOOL

Goose Creek Landing
(379 Homes)

Springfield Estates
(1,182 Homes)

CHEVRON-PHILLIPS
CHEMICAL CO.

Meadowlake
Village

Eastpoint Estates
(219 Homes)

SITE



I-10 EAST FWY - 83,062 CPD



SAN JACINTO
MARKETPLACE
(UNDER DEVELOPMENT)

N MAIN ST - 19,516 CPD

BAYTOWN
AIRPORT



7122 N. Main St., Baytown, TX 77521

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SINCE 1914

CONTACT US

SHAWN ACKERMAN

Managing Partner

(713) 386-1088 Direct

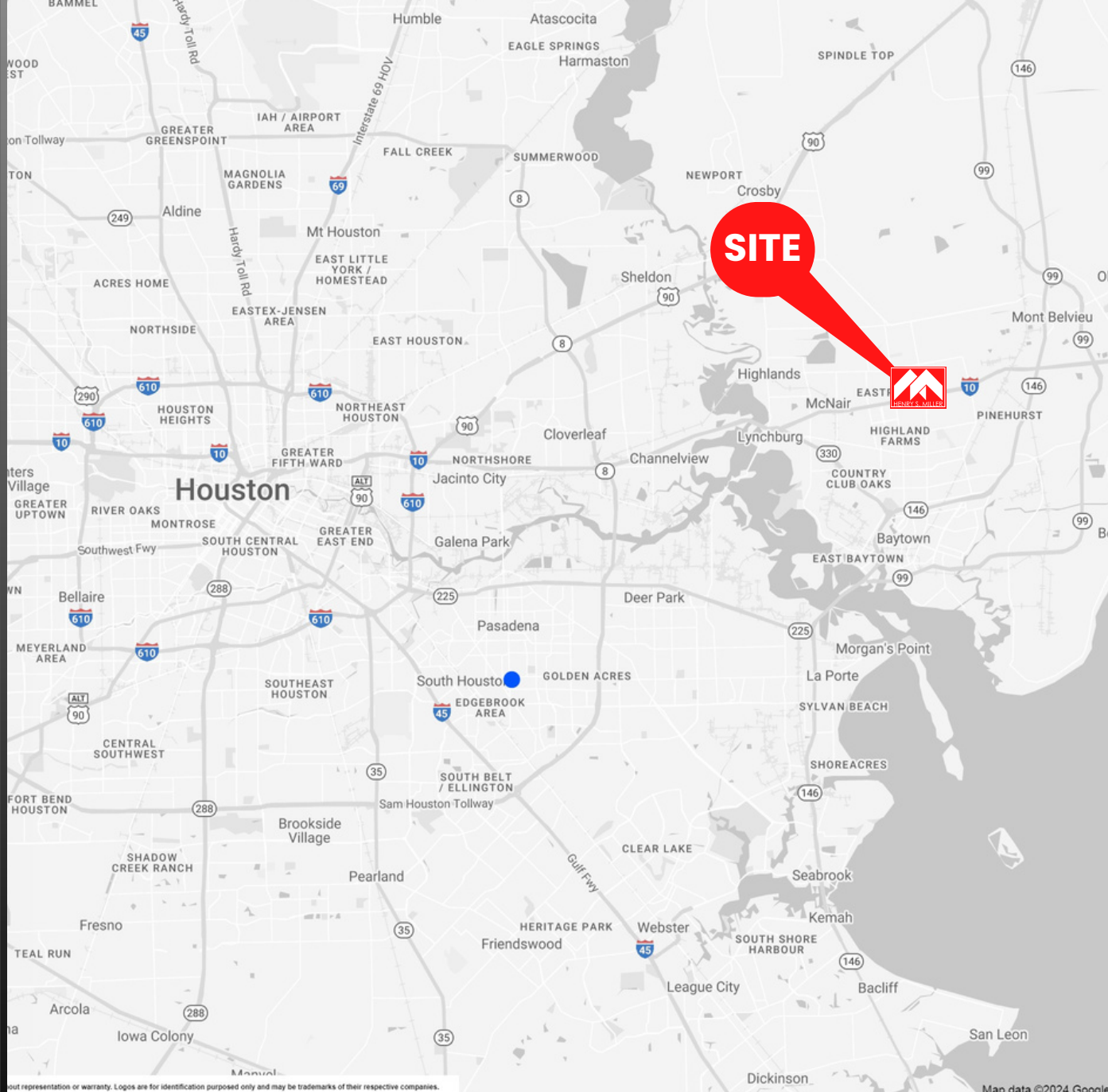
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AFC Realty, LLC	9003354	713-386-1088
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Shawn Ackerman	462530	713-386-1088
Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone
Buyer/Tenant/Seller/Landlord Initials _____ Date _____		