

75 AC DEVELOPMENT SITE FOR SALE

7614 N. MAIN ST., BAYTOWN, TX 77521



FOR SALE
75 Acres

S&P INTERESTS

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

JOSHUA SEBESTA
713.298.1341
josh@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



LOCATION

7614 N. Main St., Baytown, TX 77521



LAND SIZE

75 Acres



FLOOD ZONE

Partially in 100 yr



FRONTAGE

903' on I-10 East



INCOME

\$87,664 within 3 miles



ROOFTOPS

11,626 in 3 mile radius



TRAFFIC COUNT

83,062 VPD ('25)



S&P INTERESTS

JOSEPH SEBESTA

832.455.7355

jsebesta@spinterests.com

JOSHUA SEBESTA

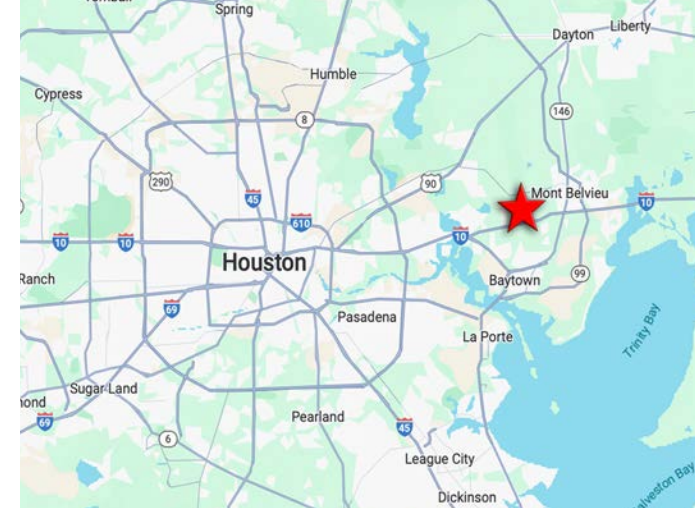
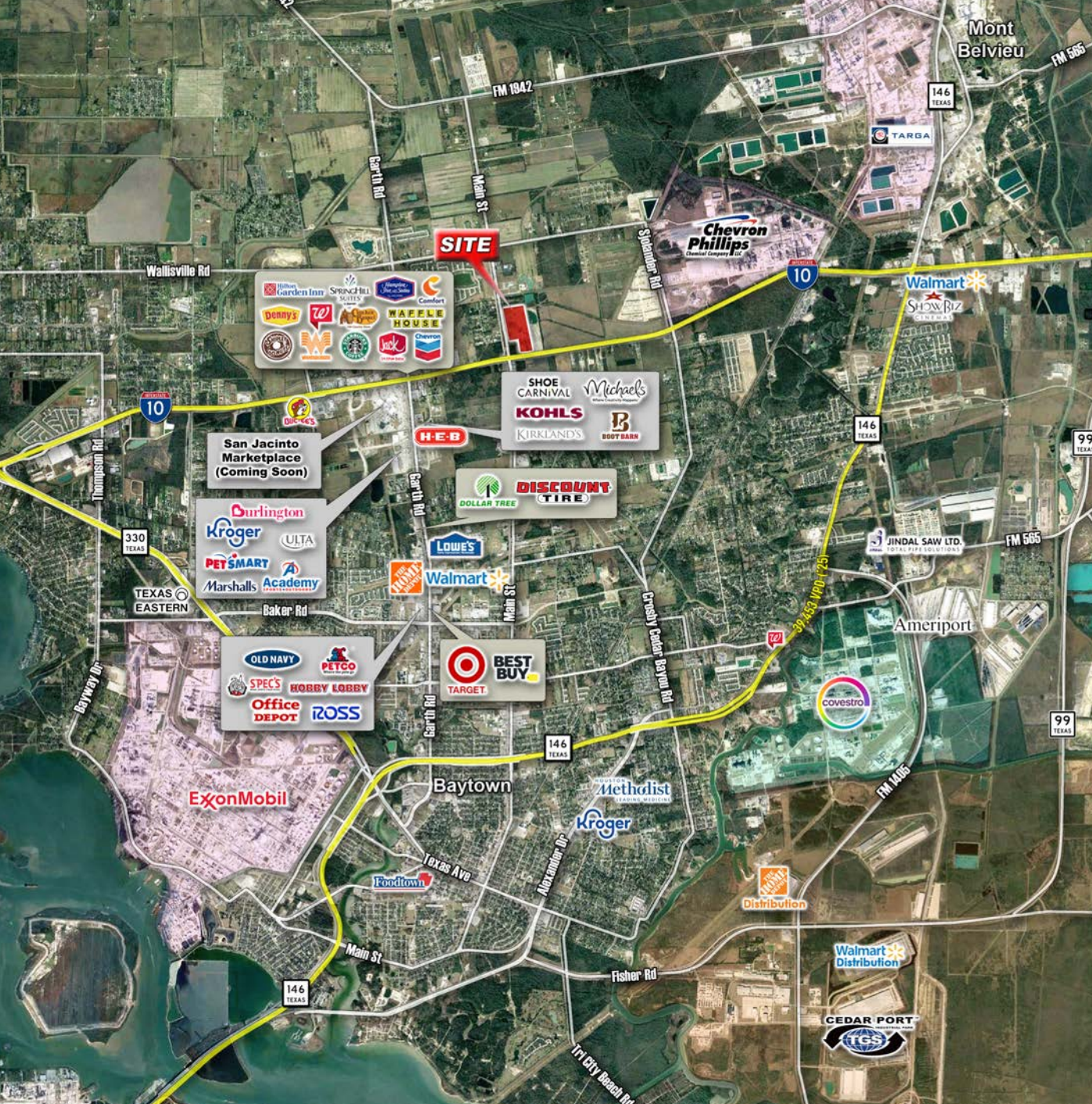
713.298.1341

josh@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500

5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



PROPERTY FEATURES:

- Location: Baytown, TX 77521
- Land Size: 75 Acres
- Frontage: 903' on I-10 East
- Rooftops: 11,626 in 3 mile radius
- Traffic Count: 83,062 Cars Per Day
- Income: \$87,664 in 3 mile radius
- Flood Zone: Partially in the 100yr

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	2,160	34,862	101,147
Households	679	11,626	34,553
Average HH Income	\$91,990	\$87,664	\$80,327

TRAFFIC COUNTS:

I-10 East: 83,062 VPD (2025)

N. Main Street: 19,516 VPD (2025)

S&P INTERESTS

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

JOSHUA SEBESTA
713.298.1341
josh@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	2,265	36,237	106,928
2024 Estimate	2,160	34,862	101,147
2020 Census	1,853	32,882	95,825
Growth 2024 - 2029	4.86%	3.94%	5.72%
Growth 2020 - 2024	16.57%	6.02%	5.55%

2024 Population by Age	2,160	34,862	101,147
Age 0 - 4	151 6.99%	2,349 6.74%	6,947 6.87%
Age 5 - 9	177 8.19%	2,617 7.51%	7,714 7.63%
Age 10 - 14	191 8.84%	2,743 7.87%	7,966 7.88%
Age 15 - 19	186 8.61%	2,682 7.69%	7,766 7.68%
Age 20 - 24	169 7.82%	2,654 7.61%	7,452 7.37%
Age 25 - 29	146 6.76%	2,580 7.40%	7,405 7.32%
Age 30 - 34	148 6.85%	2,584 7.41%	7,364 7.28%
Age 35 - 39	156 7.22%	2,501 7.17%	7,014 6.93%
Age 40 - 44	161 7.45%	2,438 6.99%	6,763 6.69%
Age 45 - 49	151 6.99%	2,250 6.45%	6,321 6.25%
Age 50 - 54	135 6.25%	2,086 5.98%	5,932 5.86%
Age 55 - 59	109 5.05%	1,827 5.24%	5,371 5.31%
Age 60 - 64	91 4.21%	1,610 4.62%	4,889 4.83%
Age 65 - 69	75 3.47%	1,396 4.00%	4,198 4.15%
Age 70 - 74	53 2.45%	1,047 3.00%	3,219 3.18%
Age 75 - 79	32 1.48%	713 2.05%	2,274 2.25%
Age 80 - 84	16 0.74%	417 1.20%	1,386 1.37%
Age 85+	15 0.69%	369 1.06%	1,166 1.15%
Age 65+	191 8.84%	3,942 11.31%	12,243 12.10%

Median Age	32.10	33.50	33.60
Average Age	33.30	34.90	35.20

2024 Population By Race	2,160	34,862	101,147
White	769 35.60%	13,492 38.70%	40,478 40.02%
Black	429 19.86%	6,574 18.86%	17,419 17.22%
Am. Indian & Alaskan	20 0.93%	398 1.14%	1,232 1.22%
Asian	139 6.44%	1,469 4.21%	2,452 2.42%
Hawaiian & Pacific Island	4 0.19%	38 0.11%	71 0.07%
Other	800 37.04%	12,891 36.98%	39,496 39.05%

Population by Hispanic Origin	2,160	34,862	101,147
Non-Hispanic Origin	1,229 56.90%	19,466 55.84%	53,127 52.52%
Hispanic Origin	931 43.10%	15,396 44.16%	48,020 47.48%

2024 Median Age, Male	31.00	32.80	32.90
2024 Average Age, Male	32.60	34.30	34.50

2024 Median Age, Female	33.20	34.30	34.30
2024 Average Age, Female	34.00	35.60	35.90

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification			
Civilian Employed	1,090 67.96%	16,881 63.43%	47,158 61.27%
Civilian Unemployed	43 2.68%	1,050 3.95%	2,998 3.90%
Civilian Non-Labor Force	469 29.24%	8,617 32.38%	26,676 34.66%
Armed Forces	2 0.12%	67 0.25%	131 0.17%

Households by Marital Status			
Married	360	5,993	16,448
Married No Children	167	3,086	8,663
Married w/Children	194	2,907	7,785

2024 Population by Education	1,366	23,052	67,781
Some High School, No Diploma	120 8.78%	3,027 13.13%	11,868 17.51%
High School Grad (Incl Equivalency)	268 19.62%	5,778 25.07%	17,120 25.26%
Some College, No Degree	547 40.04%	8,626 37.42%	23,550 34.74%
Associate Degree	79 5.78%	1,234 5.35%	4,478 6.61%
Bachelor Degree	260 19.03%	3,052 13.24%	7,462 11.01%
Advanced Degree	92 6.73%	1,335 5.79%	3,303 4.87%

2024 Population by Occupation	2,011	30,905	84,273
Real Estate & Finance	56 2.78%	725 2.35%	1,889 2.24%
Professional & Management	457 22.73%	7,193 23.27%	17,775 21.09%
Public Administration	19 0.94%	491 1.59%	1,201 1.43%
Education & Health	382 19.00%	4,282 13.86%	9,757 11.58%
Services	175 8.70%	2,043 6.61%	7,840 9.30%
Information	24 1.19%	227 0.73%	538 0.64%
Sales	192 9.55%	3,281 10.62%	8,533 10.13%
Transportation	0 0.00%	5 0.02%	283 0.34%
Retail	128 6.36%	1,513 4.90%	4,735 5.62%
Wholesale	22 1.09%	622 2.01%	1,273 1.51%
Manufacturing	134 6.66%	2,744 8.88%	6,794 8.06%
Production	208 10.34%	3,417 11.06%	9,011 10.69%
Construction	94 4.67%	1,955 6.33%	7,558 8.97%
Utilities	76 3.78%	1,329 4.30%	4,043 4.80%
Agriculture & Mining	3 0.15%	523 1.69%	1,148 1.36%
Farming, Fishing, Forestry	0 0.00%	0 0.00%	0 0.00%
Other Services	41 2.04%	555 1.80%	1,895 2.25%

2024 Worker Travel Time to Job	1,030	16,392	45,763
<30 Minutes	775 75.24%	10,380 63.32%	28,594 62.48%
30-60 Minutes	169 16.41%	4,614 28.15%	12,879 28.14%
60+ Minutes	86 8.35%	1,398 8.53%	4,290 9.37%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	590	11,111	33,067
1-Person Households	113 19.15%	2,382 21.44%	7,537 22.79%
2-Person Households	134 22.71%	3,027 27.24%	9,124 27.59%
3-Person Households	113 19.15%	1,936 17.42%	5,737 17.35%
4-Person Households	120 20.34%	1,900 17.10%	5,306 16.05%
5-Person Households	63 10.68%	1,068 9.61%	3,127 9.46%
6-Person Households	30 5.08%	502 4.52%	1,415 4.28%
7 or more Person Households	17 2.88%	296 2.66%	821 2.48%
2024 Average Household Size	3.10	2.90	2.90
Households			
2029 Projection	711	12,068	36,432
2024 Estimate	679	11,626	34,553
2020 Census	591	11,111	33,069
Growth 2024 - 2029	4.71%	3.80%	5.44%
Growth 2020 - 2024	14.89%	4.64%	4.49%
2024 Households by HH Income	679	11,627	34,554
<\$25,000	92 13.55%	1,721 14.80%	7,024 20.33%
\$25,000 - \$50,000	73 10.75%	2,078 17.87%	7,037 20.37%
\$50,000 - \$75,000	144 21.21%	1,696 14.59%	5,337 15.45%
\$75,000 - \$100,000	137 20.18%	2,187 18.81%	5,324 15.41%
\$100,000 - \$125,000	76 11.19%	1,585 13.63%	3,368 9.75%
\$125,000 - \$150,000	76 11.19%	878 7.55%	2,340 6.77%
\$150,000 - \$200,000	51 7.51%	1,037 8.92%	2,655 7.68%
\$200,000+	30 4.42%	445 3.83%	1,469 4.25%
2024 Avg Household Income	\$91,990	\$87,664	\$80,327
2024 Med Household Income	\$80,565	\$78,641	\$64,838
2024 Occupied Housing	680	11,625	34,553
Owner Occupied	450 66.18%	7,438 63.98%	20,642 59.74%
Renter Occupied	230 33.82%	4,187 36.02%	13,911 40.26%
2020 Housing Units	700	12,210	34,966
1 Unit	499 71.29%	9,230 75.59%	24,658 70.52%
2 - 4 Units	0 0.00%	486 3.98%	1,492 4.27%
5 - 19 Units	100 14.29%	1,515 12.41%	5,702 16.31%
20+ Units	101 14.43%	979 8.02%	3,114 8.91%
2024 Housing Value	449	7,437	20,644
<\$100,000	20 4.45%	395 5.31%	2,872 13.91%
\$100,000 - \$200,000	152 33.85%	2,938 39.51%	8,201 39.73%
\$200,000 - \$300,000	140 31.18%	2,720 36.57%	6,229 30.17%
\$300,000 - \$400,000	124 27.62%	1,065 14.32%	2,291 11.10%
\$400,000 - \$500,000	8 1.78%	197 2.65%	473 2.29%
\$500,000 - \$1,000,000	0 0.00%	80 1.08%	360 1.74%
\$1,000,000+	5 1.11%	42 0.56%	218 1.06%
2024 Median Home Value	\$237,500	\$214,173	\$190,842

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	760	13,043	38,793
Built 2010+	303 39.87%	3,665 28.10%	8,147 21.00%
Built 2000 - 2010	237 31.18%	3,839 29.43%	8,702 22.43%
Built 1990 - 1999	41 5.39%	1,424 10.92%	4,264 10.99%
Built 1980 - 1989	94 12.37%	1,843 14.13%	5,172 13.33%
Built 1970 - 1979	48 6.32%	1,550 11.88%	5,686 14.66%
Built 1960 - 1969	0 0.00%	405 3.11%	2,873 7.41%
Built 1950 - 1959	11 1.45%	167 1.28%	2,215 5.71%
Built <1949	26 3.42%	150 1.15%	1,734 4.47%
2024 Median Year Built	2006	2002	1993

Demographic Trend Report

Description	2020	2024	2029
Population	1,853	2,160	2,265
Age 0 - 4	137 7.39%	151 6.99%	147 6.49%
Age 5 - 9	156 8.42%	177 8.19%	159 7.02%
Age 10 - 14	179 9.66%	191 8.84%	176 7.77%
Age 15 - 19	159 8.58%	186 8.61%	185 8.17%
Age 20 - 24	138 7.45%	169 7.82%	182 8.04%
Age 25 - 29	116 6.26%	146 6.76%	167 7.37%
Age 30 - 34	137 7.39%	148 6.85%	155 6.84%
Age 35 - 39	147 7.93%	156 7.22%	152 6.71%
Age 40 - 44	135 7.29%	161 7.45%	156 6.89%
Age 45 - 49	133 7.18%	151 6.99%	155 6.84%
Age 50 - 54	108 5.83%	135 6.25%	146 6.45%
Age 55 - 59	87 4.70%	109 5.05%	128 5.65%
Age 60 - 64	78 4.21%	91 4.21%	107 4.72%
Age 65 - 69	61 3.29%	75 3.47%	87 3.84%
Age 70 - 74	37 2.00%	53 2.45%	67 2.96%
Age 75 - 79	20 1.08%	32 1.48%	46 2.03%
Age 80 - 84	9 0.49%	16 0.74%	27 1.19%
Age 85+	15 0.81%	15 0.69%	22 0.97%
Age 15+	1,380 74.47%	1,643 76.06%	1,782 78.68%
Age 20+	1,221 65.89%	1,457 67.45%	1,597 70.51%
Age 65+	142 7.66%	191 8.84%	249 10.99%
Median Age	32	32	34
Average Age	32.40	33.30	35.20

Population By Race	1,853	2,160	2,265
White	725 39.13%	769 35.60%	806 35.58%
Black	384 20.72%	429 19.86%	447 19.74%
Am. Indian & Alaskan	13 0.70%	20 0.93%	20 0.88%
Asian	115 6.21%	139 6.44%	147 6.49%
Hawaiian & Pacific Islander	2 0.11%	4 0.19%	4 0.18%
Other	612 33.03%	800 37.04%	841 37.13%



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:
 - 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.

S&P Interests, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003291 License No.	info@spinterests.com Email	713.766.4500 Phone
Joseph Sebesta Designated Broker of Firm	591067 License No.	jsebesta@spinterests.com Email	832.455.7355 Phone
Licensed Supervisor of Sales Agent/ Associate		Email	Phone
Joshua Sebesta Sales Agent/Associate's Name	480138 License No.	josh@spinterests.com Email	713.298.1341 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0