

# OFFERING MEMORANDUM

100 W TEXAS AVE & O  
W. DEFEET ST.  
BAYTOWN, TX 77520

Fully functional retail strip center in  
Baytown : 100 W. Texas Ave & O  
W. Defee St.  
281-515-5437

This property features 7 units, 6  
currently leased under stable, long-  
term agreements—generating  
consistent cash flow.



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# PROPERTY SUMMARY

100 W Texas Ave & O W. Defee St.  
Baytown, TX 77520

**SALE PRICE:** \$1,100,000

**YEAR BUILT:** 1924

**PROPERTY TYPE:** Retail

**NUMBER OF UNITS:** 7

**LOT SIZE:** 4,912 SF

**BUILDING SIZE:** 4,920 SF

Fully functional retail strip center in Baytown : 100 W. Texas Ave & O W. Defee St.  
This property features 7 units, 6 currently leased under stable, long-term agreements—generating consistent cash flow.

Strategically located on a high-traffic corner, this shopping center benefits from strong visibility and walkability, surrounded by local attractions, art galleries, and annual events that bring thousands of visitors to the area. With its historic charm and central location, this property is perfectly suited for a mix of retail, boutique, service, or office tenants.





# PROPERTY HIGHLIGHTS

## Turnkey Retail Center in Baytown – High-Traffic, Income-Producing Leased Units

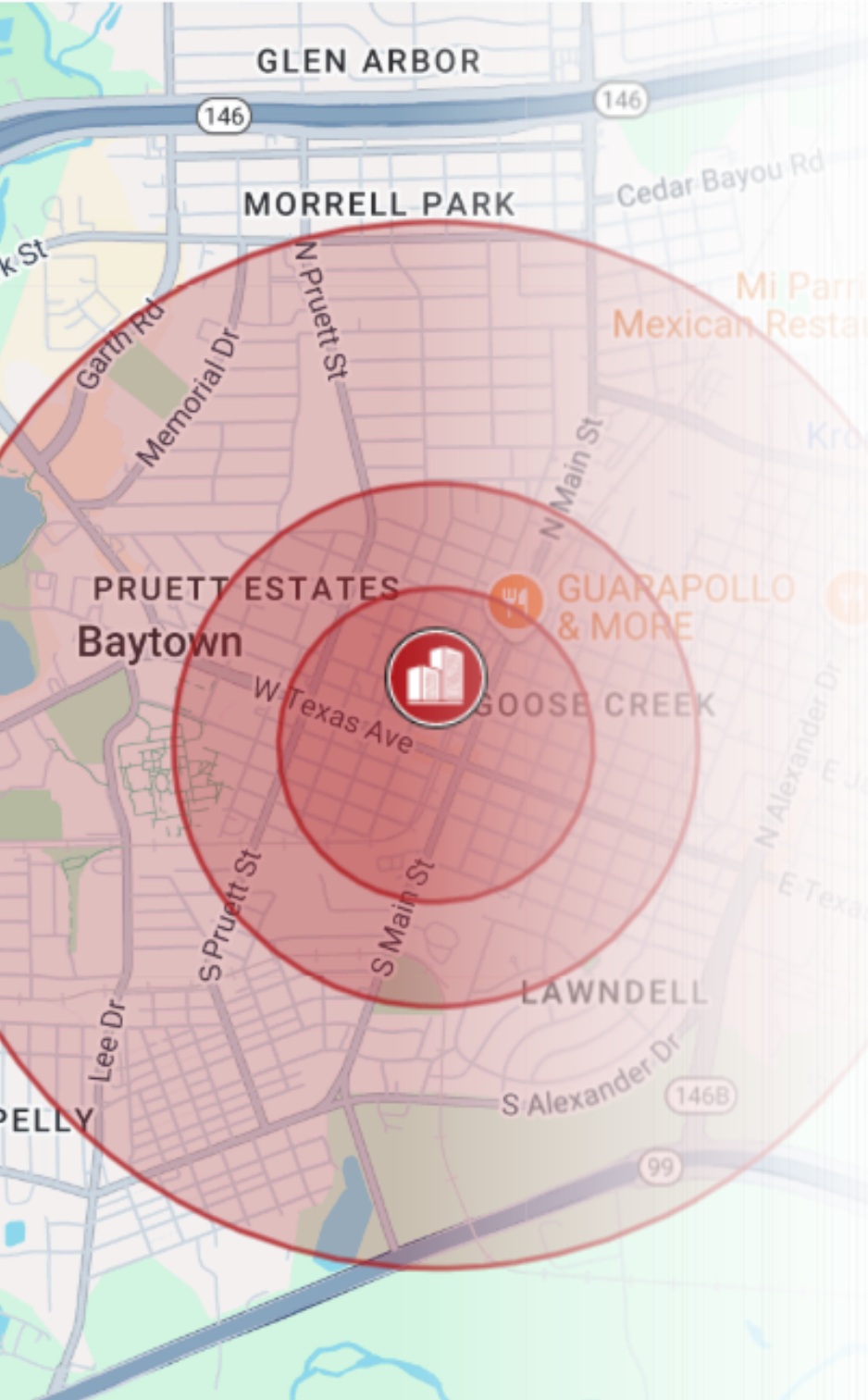
Whether you're looking to grow your investment portfolio or establish a presence in a revitalized and growing downtown corridor, 100 W Texas Ave/ O W. Defee St offers long-term upside in one of Baytown's most active commercial hubs.

- 100 W. Texas Ave & O W. Defee St

### TENANTS:

- Boutique Beauty Supply
- Princess Nail Salon
- Vision Hair Salon
- Exclusive Barber Shop
- Tax Office
- Skin Care by Payton
- (Coming Soon): Caffience Culture





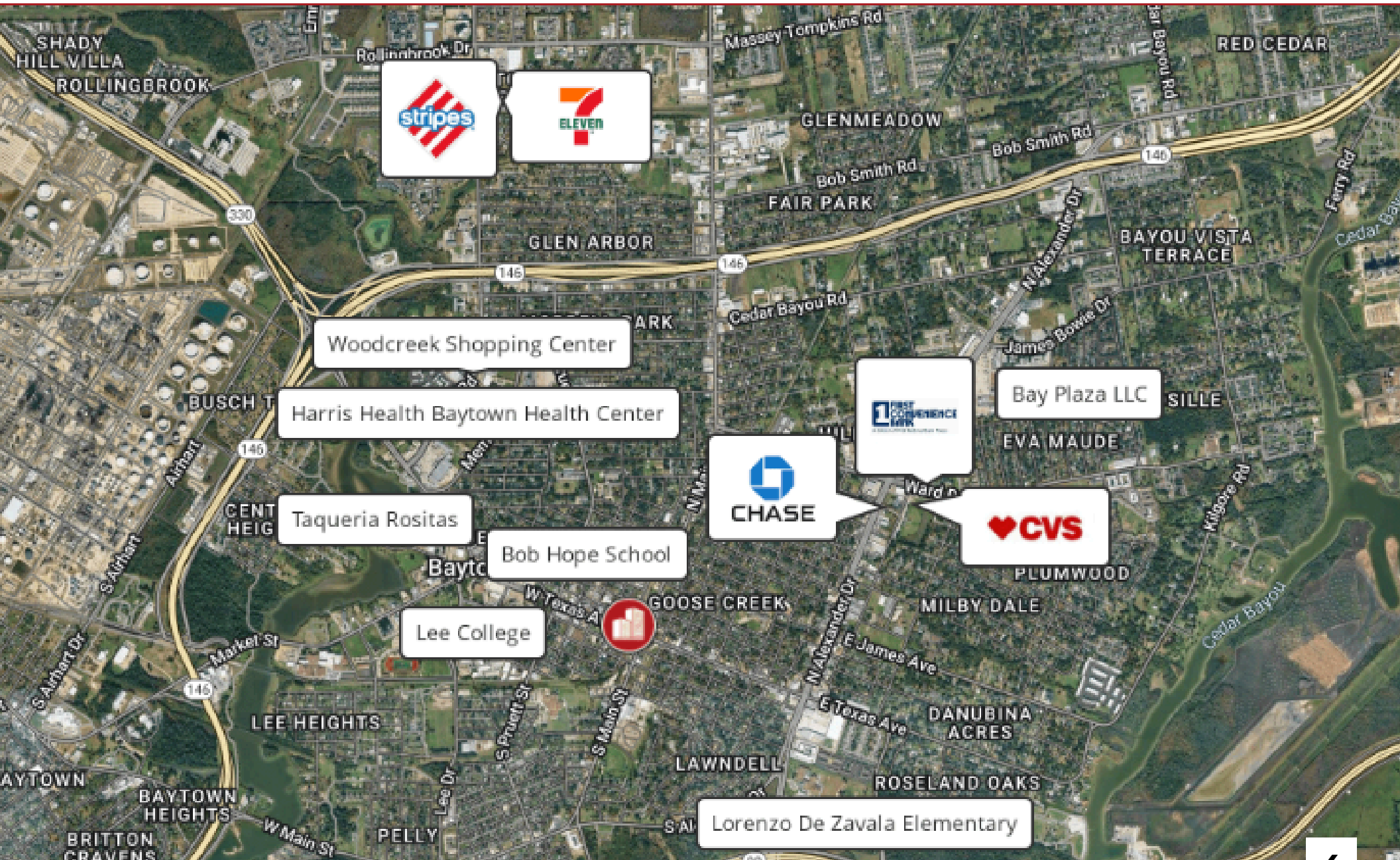
## AREA OVERVIEW

Situated in the heart of Baytown's, this retail center enjoys a prime location with excellent visibility and foot traffic. Positioned on a prominent corner along Texas Avenue, the property benefits from close proximity to local attractions. Surrounded by a blend of residential neighborhoods and commercial activity, this location offers strong community engagement and easy access to major roadways, making it an ideal spot for continued growth and tenant demand.

	0.3 Miles	0.5 Miles	1 Miles
Total households	460	1,224	4,203
Total population	1,527	4,002	12,766
Persons per household	3.3	3.3	3
Average household income	\$67,285	\$67,372	\$66,734
Average house value	\$118,025	\$131,948	\$155,782
Average age	36	36	36
Average age male	35	35	35
Average age female	37	36	37



# RETAILER MAP







# THE COMMERCIAL PROFESSIONALS

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