

LEASING



MEDICAL OFFICE SPACE

3711 Garth Rd
Baytown, TX 77521

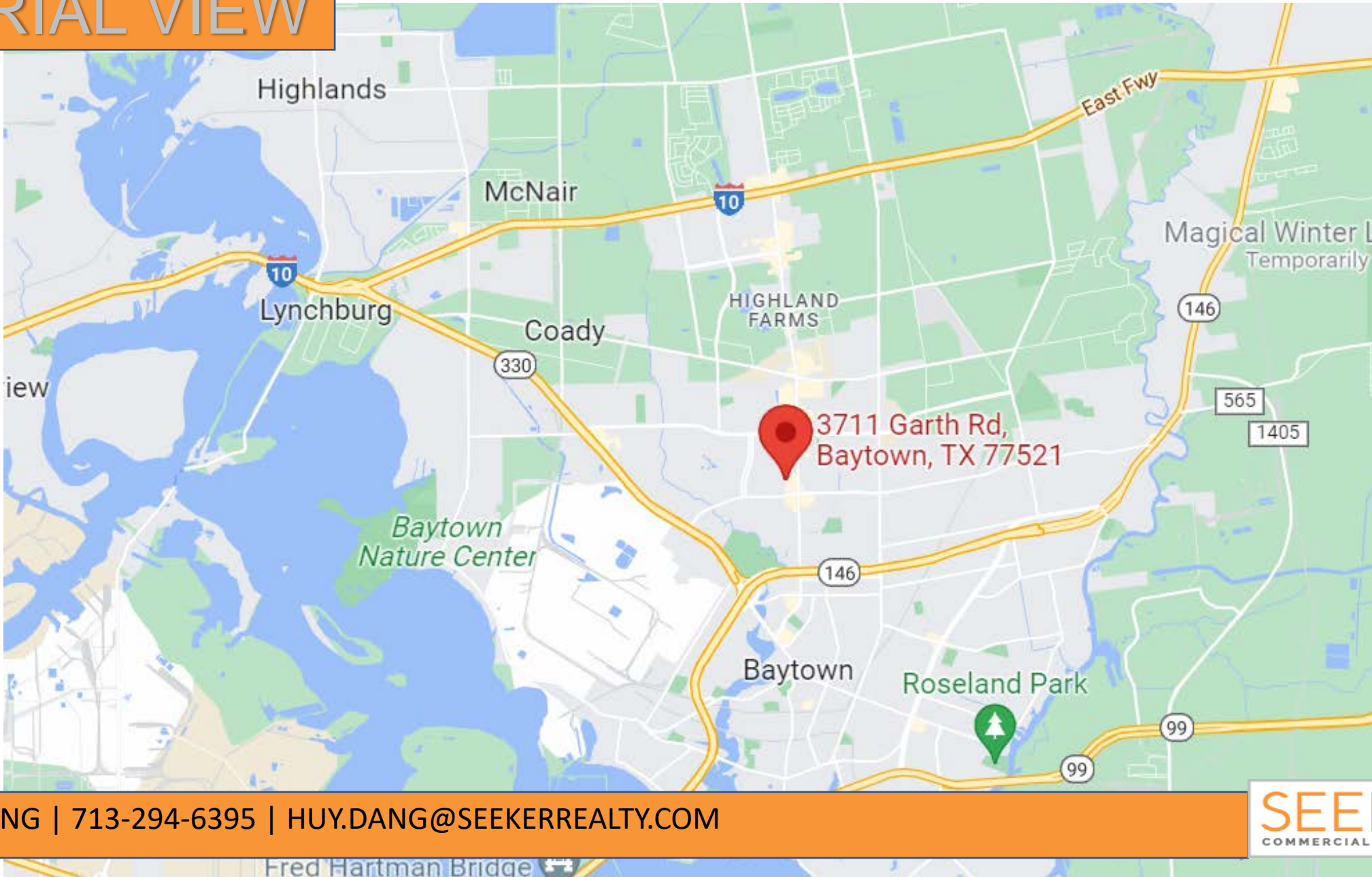
SEEKER
COMMERCIAL REAL ESTATE

HIGHLIGHTS

- Second Generation Medical Office-Move in Ready.
- Approximately .25 miles to Methodist Hospital
- Location and ideal proximity to Houston's fastest growing businesses and residential communities
- Highly accessible to Major Freeways
- Base rent: Call for Rate
- Tenant allowances: Negotiable



AERIAL VIEW



HUY DANG | 713-294-6395 | HUY.DANG@SEEKERREALTY.COM



Available Spaces

Suite 140A-2,750 SF (2nd floor)-Shell Condition

Suite 160- 1,530 SF-Second Generation Medical

Suite 180- 3,306 SF- Second Generation Medical

DEMOGRAPHIC

Population

	2 mile	5 mile	10 mile
2010 Population	30,575	88,378	180,715
2022 Population	33,513	100,609	212,583
2027 Population Projection	34,520	105,024	225,844
Annual Growth 2010-2022	0.8%	1.2%	1.5%
Annual Growth 2022-2027	0.6%	0.9%	1.2%
Median Age	34.6	34	34.6
Bachelor's Degree or Higher	15%	14%	15%
U.S. Armed Forces	25	101	200

Population By Race

	2 mile	5 mile	10 mile
White	23,862	75,871	171,957
Black	7,614	19,316	30,118
American Indian/Alaskan Native	276	1,184	2,414
Asian	1,092	2,383	4,059
Hawaiian & Pacific Islander	32	90	226
Two or More Races	638	1,765	3,810
Hispanic Origin	14,623	45,960	87,270

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$150,253	\$152,808	\$166,952
Median Year Built	1978	1978	1982

Households

	2 mile	5 mile	10 mile
2010 Households	11,176	30,369	61,187
2022 Households	12,387	34,552	72,202
2027 Household Projection	12,782	36,069	76,712
Annual Growth 2010-2022	0.8%	1.2%	1.5%
Annual Growth 2022-2027	0.6%	0.9%	1.3%
Owner Occupied Households	6,213	23,105	55,024
Renter Occupied Households	6,570	12,963	21,688
Avg Household Size	2.6	2.9	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$322.3M	\$1B	\$2.4B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$67,957	\$78,762	\$87,947
Median Household Income	\$52,404	\$61,728	\$69,430
< \$25,000	2,809	6,767	11,887
\$25,000 - 50,000	3,126	7,422	14,238
\$50,000 - 75,000	2,370	6,309	12,825
\$75,000 - 100,000	1,709	4,886	9,928
\$100,000 - 125,000	912	3,048	7,377
\$125,000 - 150,000	544	2,314	5,736
\$150,000 - 200,000	524	2,301	5,965
\$200,000+	393	1,506	4,247