

# CHAMBERS TOWN CENTER

100% Leased

SEC of Interstate 10 and State Highway 146  
Baytown, Texas

NOW OPEN:



SHOWBIZ  
CINEMAS

COMING SOON:



 NewQuest

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# Project Highlights



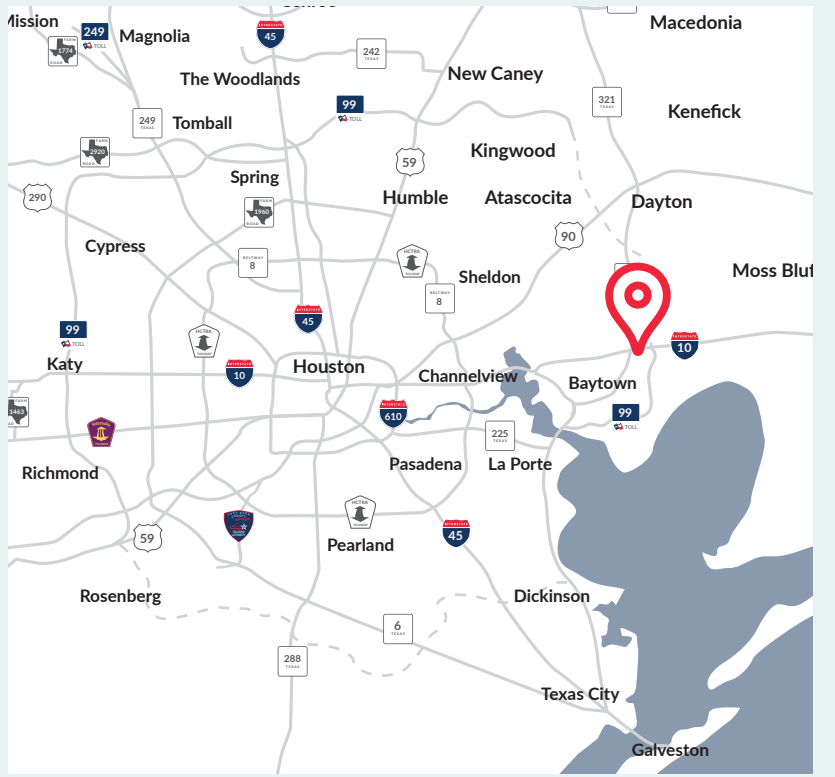
**37%**  
POPULATION  
GROWTH  
WITHIN 3 MILES  
FROM 2020 TO 2023



**\$133K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 5 MILES



**204K**  
CURRENT  
POPULATION  
WITHIN TRADE AREA



2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

## STEADY RESIDENTIAL GROWTH

**69,085 TOTAL HOMES & 19% HOUSING INCREASE | 2020-2023**

Regis Estimates Within Trade Area as of 3Q 2023

**13,794 TOTAL FUTURE HOMES | 5 MILES**

**888 ANNUAL STARTS & 1,127 ANNUAL CLOSINGS**

Metrostudy Estimates Within 5 Miles as of 3Q 2023

## KEY TENANTS

Walmart ✨

SHOW BIZ  
CINEMAS



PET SUPPLIES PLUS

DOLLAR TREE

SHOGUN  
Japanese Grill & Sushi Bar

Jacobs

Dumpling  
Time  
Asian Fusion

Chick-fil-A

WALK-ON'S  
WALK-ON'S

WHATABURGER

# Project Highlights

# ROSS

## DRESS FOR LESS



**#1 MOST VISITED  
SHOPPING CENTER  
WITHIN 15 MILES**

- PLACER.AI, '23



**RICH TENANT  
MIX INCLUDING  
WALMART, ROSS,  
CHICK-FIL-A, AND  
DOLLAR TREE**



**EXCELLENT HIGHWAY  
VISIBILITY AND  
ACCESS TO I-10  
AND SH 146 AND  
MAJOR ECONOMIC  
EXPANSIONS IN  
TRANSPORTATION  
IMPROVEMENTS**



**CHEVRON AND  
EXXON EXPANSIONS  
TO CREATE OVER  
12,000 NEW AND  
PERMANENT JOBS**



**MULTIPLE NEW  
BAYTOWN  
MASTER-PLANNED  
RESIDENTIAL  
DEVELOPMENTS  
WITH AN ESTIMATED  
5,708 NEW HOMES**





**Chambers Town Center**

- ROSS
- DOLLAR TREE
- PET SUPPLIES PLUS
- SHOGUN
- Marble SLAB CREAMERY
- Methodist
- DICKEY'S
- verizon
- Pizza Hut
- Davita
- Dumpling Time
- SportClips
- GNC
- MATRESSFIRM
- REG BLOCK

**SHOW BIZ CINEMAS**
  
 VISITATION RANKED
   
 TOP 10% NATIONALLY
   
 FOR LEISURE RETAILERS
   
 - PLACER.AI, '22



ADJACENT TRACT  
425,032 S.F. (9.76 AC.)

**PROPOSED**

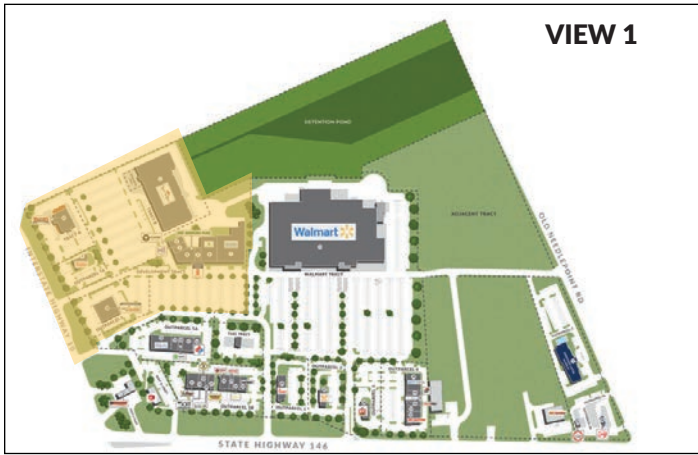
- SCOOTER'S COFFEE
- Swig





01.24 | 01.24

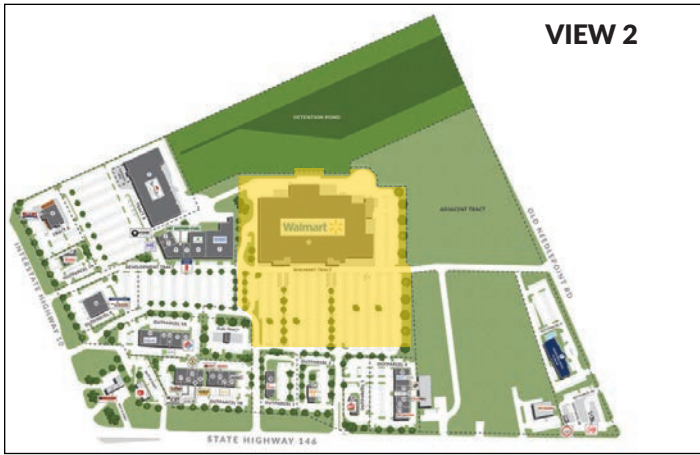




VIEW 1

KEY	BUSINESS	AREAS
1	Showbiz Cinemas	57,560 SF
2	Crumbl Cookies	2,217 SF
3	Massage Envy	2,450 SF
4	Pet Supplies Plus	6,031 SF
5	Gong Cha	2,100 SF
6	Dollar Tree	10,000 SF
7	Ross	22,000 SF
8	Walk-On's	8,002 SF
9	Freddy's Steakburgers	4,055 SF
10	Longhorn Steakhouse	78,169 SF

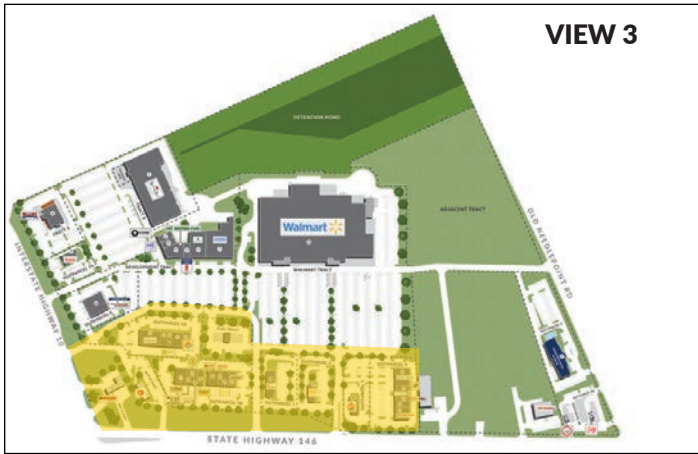




KEY	BUSINESS	AREAS
11	Walmart	185,989 SF



4.23 | 11.22



KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS
12	Davita Dialysis	7,275 SF	29	Methodist Hospital	6,054 SF
13	Dentist	2,520 SF	30	Pizza Hut	1,544 SF
14	H&R Block	1,584 SF	31	T-Mobile	2,520 SF
15	Vietnamese Restaurant	3,716 SF	32	Sport Clips	1,260 SF
16	Domino's	2,554 SF	33	Nail Bar	2,100 SF
17	Shogun	4,002 SF	34	Mattress Firm	4,304 SF
18	Proposed The Joint	1,050 SF			
19	Marble Slab	1,400 SF			
20	Cricket	1,113 SF			
21	Dickey's Barbecue Pit	2,181 SF			
22	Dumpling Time	3,394 SF			
23	GNC	1,260 SF			
24	Vision Source	2,450 SF			
25	Verizon	2,538 SF			
26	Chick-fil-A	4,791 SF			
27	Whataburger	3,189 SF			
28	Wendy's	3,116 SF			





# Demographics



POPULATION	3 MILES	5 MILES	7 MILES	TRADE AREA
Current Households	5,991	18,072	40,281	70,969
Current Population	18,335	55,890	116,903	203,581
2020 Census Population	13,376	43,753	97,130	168,066
Population Growth 2020 to 2023	37.08%	27.74%	20.36%	21.13%
2023 Median Age	33.3	33.5	33.5	34.1

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES	TRADE AREA
White	61.27%	62.12%	53.30%	55.30%
Black or African American	10.43%	9.97%	15.10%	14.49%
Asian or Pacific Islander	2.00%	2.24%	2.82%	2.18%
Other Races	25.48%	24.82%	27.89%	27.09%
Hispanic	32.45%	33.13%	38.10%	36.67%

INCOME	3 MILES	5 MILES	7 MILES	TRADE AREA
Average Household Income	\$117,197	\$132,779	\$105,953	\$101,008
Median Household Income	\$126,128	\$115,597	\$89,280	\$82,448
Per Capita Income	\$35,214	\$40,619	\$35,151	\$34,546

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES	TRADE AREA
1 Person Households	12.44%	13.08%	22.32%	22.88%
2 Person Households	25.96%	27.35%	25.42%	28.35%
3+ Person Households	61.59%	59.57%	52.26%	48.77%
Owner-Occupied Housing Units	81.17%	75.69%	64.61%	67.63%
Renter-Occupied Housing Units	18.83%	24.31%	35.39%	32.37%

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

# 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.

## 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 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
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<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Bob Cowell</b>	<b>319701</b>	<b>bconwell@newquest.com</b>	<b>281.477.4324</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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