



**NewQuest**

**GARTH & W. ARCHER - BAYTOWN, TX**

NWC of Garth Rd. & W. Archer Rd. | Baytown, Texas  
 1.48 Acres for Sale at Garth Rd. & W. Archer Rd.

**Nick Ramsey**

281.477.4359 | nramsey@newquest.com

**Kevin Sims**

281.477.4366 | ksims@newquest.com

## 1.48 Acres Available for Sale in Baytown, Texas

- Close proximity to regional shopping centers
- Neighboring 7-Eleven gas station, TDECU Baytown, Harbor Freight Tools, and more retail
- Great opportunity in tight market

**Nick Ramsey**  
nramsey.newquest.com  
281.477.4359

**Kevin Sims**  
ksims@newquest.com  
281.477.4366

Approximate Size:	±1.48 Acres
Price:	Contact broker for pricing
Traffic Counts:	Approx. 35,540 VPD on Garth Rd. Approx. 93,009 VPD on I-10



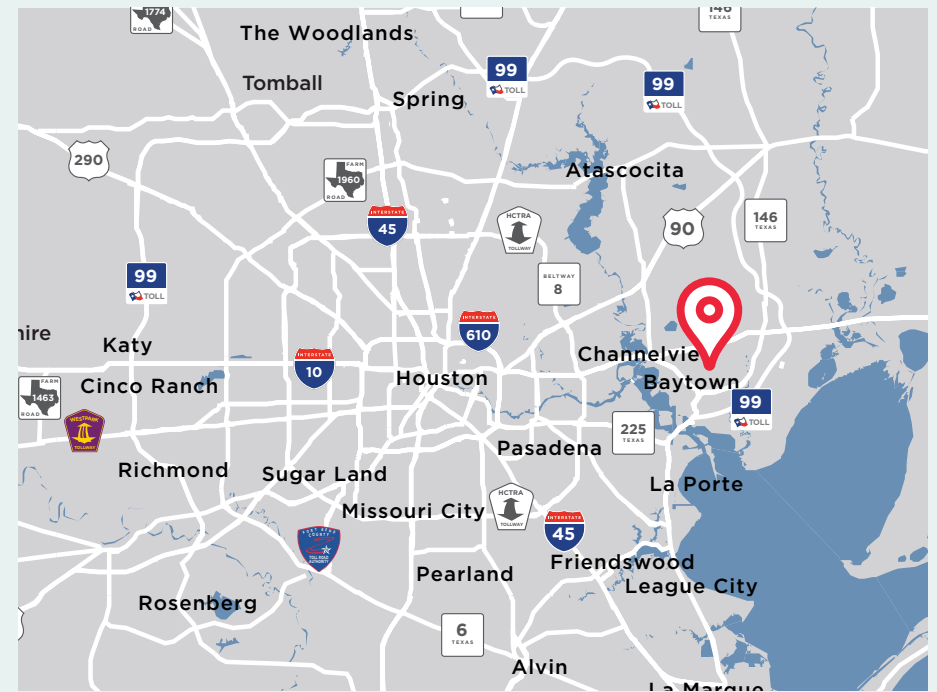
**19% POPULATION GROWTH**  
within 2 miles from 2020 to 2023



**\$92K AVERAGE HOUSEHOLD INCOME**  
within 2 miles

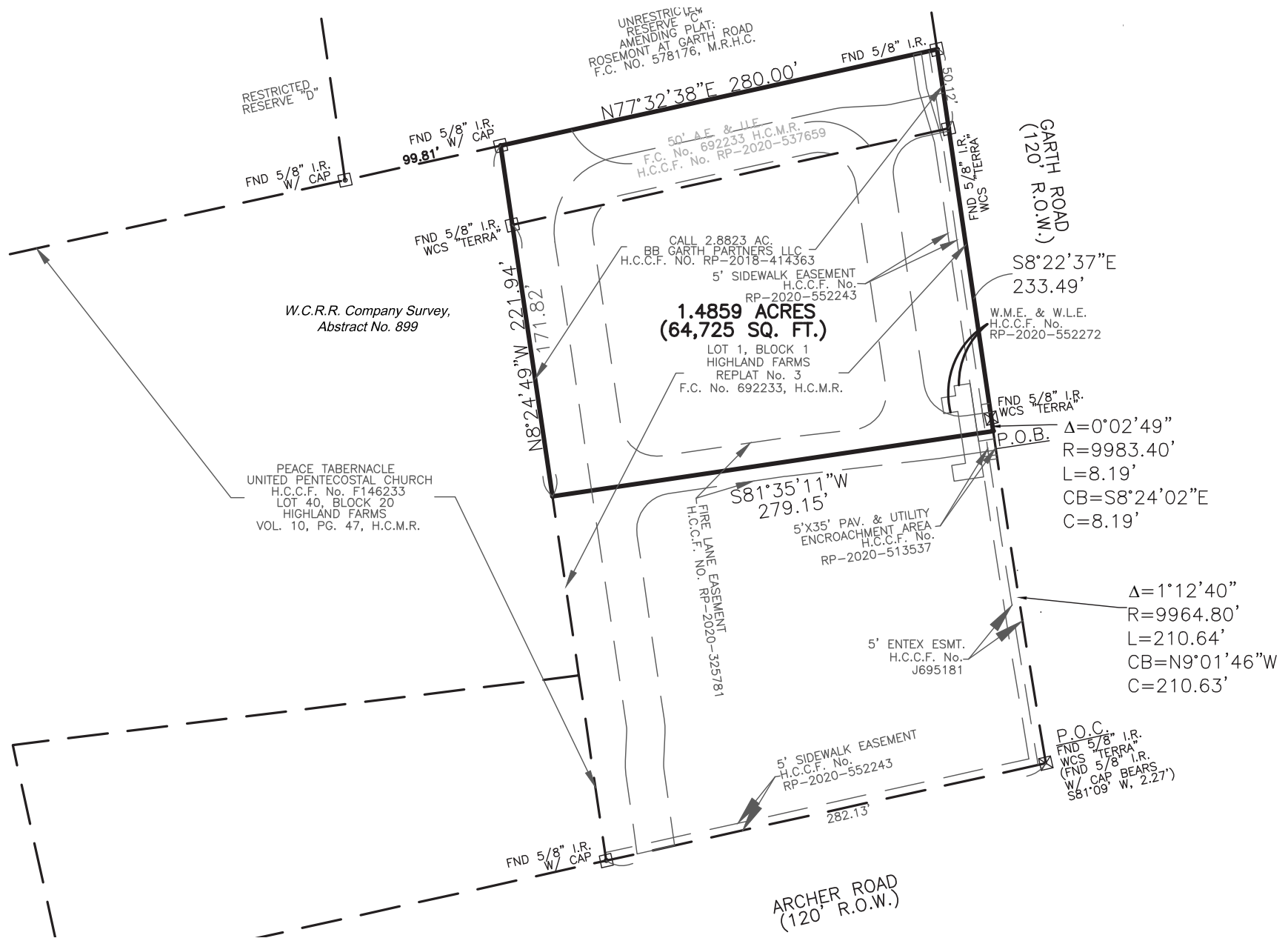


**122,875 POPULATION**  
within 5 miles





03.24 | 01.24



# Demographics

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

<b>POPULATION</b>	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	12,039	22,680	43,015
Current Population	32,509	63,616	122,875
2020 Census Average Persons per Household	2.70	2.80	2.86
2020 Census Population	27,330	54,289	112,161
Population Growth 2020 to 2023	18.95%	17.18%	9.55%
<b>CENSUS HOUSEHOLDS</b>	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	29.23%	28.00%	27.04%
2 Person Households	19.86%	23.04%	26.76%
3+ Person Households	50.91%	48.96%	46.20%
Owner-Occupied Housing Units	53.26%	53.35%	55.38%
Renter-Occupied Housing Units	46.74%	46.65%	44.62%
<b>RACE AND ETHNICITY</b>	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	41.87%	39.54%	42.87%
Black or African American	22.86%	22.91%	18.64%
Asian or Pacific Islander	4.54%	3.88%	2.69%
Other Races	29.86%	32.67%	34.72%
Hispanic	41.81%	44.83%	47.13%
<b>INCOME</b>	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$92,056	\$90,127	\$89,156
Median Household Income	\$68,516	\$68,157	\$66,666
Per Capita Income	\$32,878	\$31,282	\$30,987
<b>EDUCATION</b>	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	26.07%	26.97%	27.80%
Estimated Bachelor's Degree	14.43%	14.46%	12.35%
Estimated Graduate Degree	5.97%	6.14%	6.41%
<b>AGE</b>	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	34.1	33.2	34.1

# TEXAS OVERVIEW

53

FORTUNE 500  
COMPANIES  
CALL TEXAS HOME



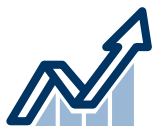
RECESSION PROOF  
RANKED AMONG TOP  
RECESSION-PROOF STATES  
IN AMERICA



POPULATION  
29,527,941



2<sup>ND</sup> LARGEST  
STATE ECONOMY  
IN THE U.S.A.



#1 JOBS CREATOR IN  
THE NATION  
317,000 JOBS  
ADDED SINCE 2020



#1 STATE FOR  
BUSINESS CLIMATE  
BUSINESS FACILITIES  
MAGAZINE | 2022



#1 STATE IN  
AMERICA  
TO START A BUSINESS



BEST STATE  
FOR BUSINESS  
18<sup>TH</sup> YEAR IN A ROW



TOP STATE FOR  
GROWTH  
14+ MILLION WORKERS  
374,000 NEW RESIDENTS | 2020



LARGEST  
MEDICAL CENTER  
2<sup>ND</sup> LARGEST CANCER CENTER MD  
ANDERSON, HOUSTON



NO STATE  
INCOME TAX

## FORT WORTH

#1 In U.S. job growth market | 2020  
#2 Top-moving destination | 2019  
Fastest-growing city in the nation | 2010-2020  
26% Population growth since April 2010

## DALLAS

#8 Fastest-growing metro in U.S. | 2010-2022  
22 Fortune 500 companies  
153 Corporate headquarters  
8,300 Californians move in area yearly  
4+ Million strong workforce  
3<sup>rd</sup> least expensive of the 10 largest U.S. cities

## HOUSTON

#1 for Corporate Moves | 2020  
#2 in Business Expansion | 2015-2020  
#3 in the World in "Cities of the Future"  
Analysis | 2020  
#5 Best Places to Live in Texas | 2020  
Most Diverse City in the Nation  
23 Fortune 500 Companies  
Over 5M SF of industrial space opened or secured  
by Amazon since 2018  
Top 5 metropolitan areas in the country for most  
new single-family home starts in 2020.  
Ranked in Time Magazine's 'World's 100 Greatest  
Places of 2021'

## AUSTIN

#1 Fastest-growing major metro | 2020  
#1 Best city to start a business | 2020  
#2 Best city for young professionals | 2020  
#3 Fastest-growing city in the nation  
Best place to live in the U.S. for the  
3<sup>rd</sup> year in a row | 2020  
41,401 Homes sold in 2021  
In 2021, an average of 116 people moved to  
Austin per day

## SAN ANTONIO

#2 Fastest-growing city in the nation  
#4 Best places to live in Texas | 2020  
#34 Best places to live in America

NewQuest



66% OF THE POPULATION LIVES WITHIN  
THE TEXAS TRIANGLE OF DALLAS,  
HOUSTON, SAN ANTONIO, AND AUSTIN



NAMED THE #1 CORPORATE MOVE DESTINATION FOR  
THE 6<sup>TH</sup> YEAR IN A ROW

# WHY TEXAS



## ECONOMIC POWERHOUSE

RANKED 9<sup>TH</sup> LARGEST ECONOMY WORLD-WIDE BASED ON GDP, AHEAD OF BRAZIL



## NATION'S #1 EXPORTER

EXPORTED \$375 BILLION IN GOODS IN 2021

NATION'S LARGEST EXPORTER FOR THE 20<sup>TH</sup> CONSECUTIVE YEAR



## TOP OIL & GAS EXPORTER

PRODUCES 42% OF AMERICA'S OIL AND RESPONSIBLE FOR

24% OF THE NATION'S MARKETED NATURAL GAS PRODUCTION

LEAD THE NATION IN TECH EXPORTS FOR THE 9<sup>TH</sup> YEAR IN A ROW



## HOME TO WORLD-LEADING COMPANIES

53 FORTUNE 500 COMPANIES, INCLUDING: EXXONMOBIL, AT&T, HEWLETT PACKARD, SYSCO, AMERICAN AIRLINES, AND 1,400+ FOREIGN COMPANIES: TOYOTA, SIEMENS, SHELL OIL AND 3 MILLION SMALL BUSINESSES



## MANUFACTURING LEADER

ACCOUNTS FOR 9% OF TOTAL MANUFACTURING IN THE UNITED STATES (OVER \$232 BILLION PER YEAR)



## 2<sup>ND</sup> LARGEST WORKFORCE IN AMERICA

14+ MILLION WORKERS



## WORLD-CLASS AIRPORTS

26 COMMERCIAL AIRPORTS SERVED 73 BILLION TEXAS TRAVELERS IN 2021



## TOP-NOTCH SCHOOLS

HOME TO 6 UNIVERSITIES IN THE TOP 100 NATIONAL UNIVERSITIES AND 20 UNIVERSITIES IN THE TOP 100 REGIONAL UNIVERSITIES | U.S. NEW EDUCATION RANKINGS 2022

# 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>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<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>Nick Ramsey</b>	<b>683176</b>	<b>nramsey@newquest.com</b>	<b>281.477.4359</b>
Sales Agent/Associate's Name	License No.	Email	Phone
<b>Kevin Sims</b>	<b>515478</b>	<b>ksims@newquest.com</b>	<b>281.477.4366</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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MC24-311\_DK\_03.28.24