

A photograph of three women walking on a paved sidewalk next to a glass storefront. They are all smiling and carrying colorful shopping bags. The woman on the left is wearing a floral dress and holding a blue bag. The woman in the middle is wearing a blue patterned top and shorts, holding a red bag. The woman on the right is wearing a white top and a striped skirt, holding a red and green bag. The storefront's reflection shows their figures and bags. In the background, there are trees and a street sign.

FOR LEASE OR
BUILD-TO-SUIT

 **NewQuest**

BAYTOWN PLAZA II

NEC of Garth Rd & Independence Blvd | Baytown, Texas 77521

Available for Lease or Build-to-Suit

Nick Ramsey

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Kevin Sims

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Project Highlights

- Located in the heart of Baytown's newest retail corridor
 - Abundant parking makes Baytown Plaza II suitable for entertainment, health, and wellness concepts
 - Future expansion of Chevron, Exxon and other petrochemical facilities will create 1,000 new permanent jobs and over 11,000 skilled labor jobs
 - Multiple new master planned residential developments and expansions in progress with an estimated 15,000 new homes
- Available (for lease)**
Up to 17,000-SF proposed construction (BTS option available)

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18%
POPULATION
GROWTH
WITHIN 1 MILE
FROM 2020 TO 2023



\$102K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



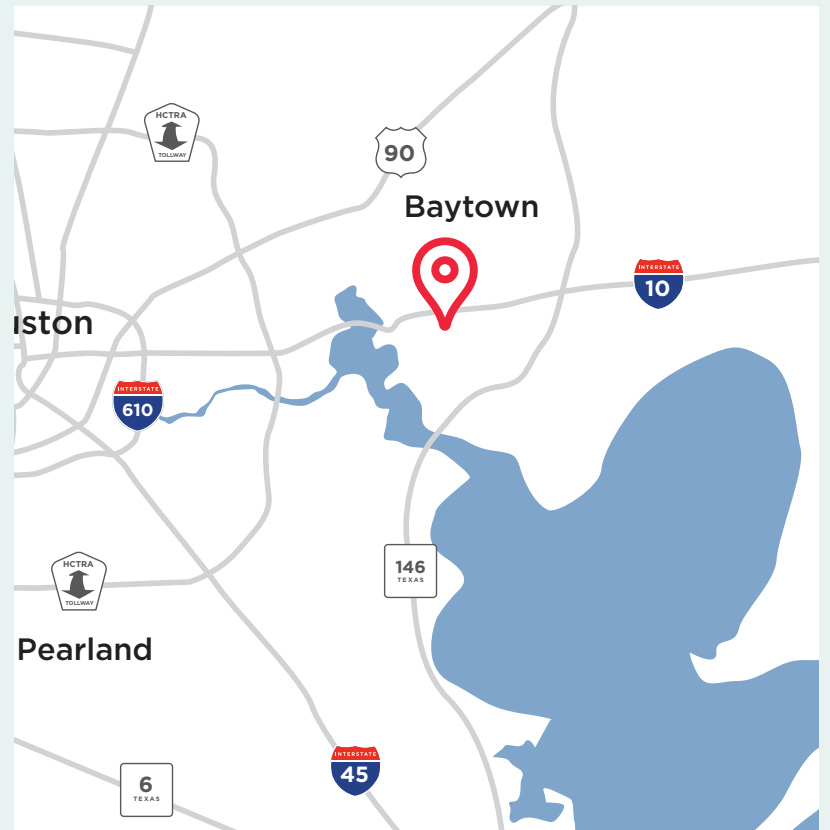
109K
CURRENT
POPULATION
WITHIN 5 MILES

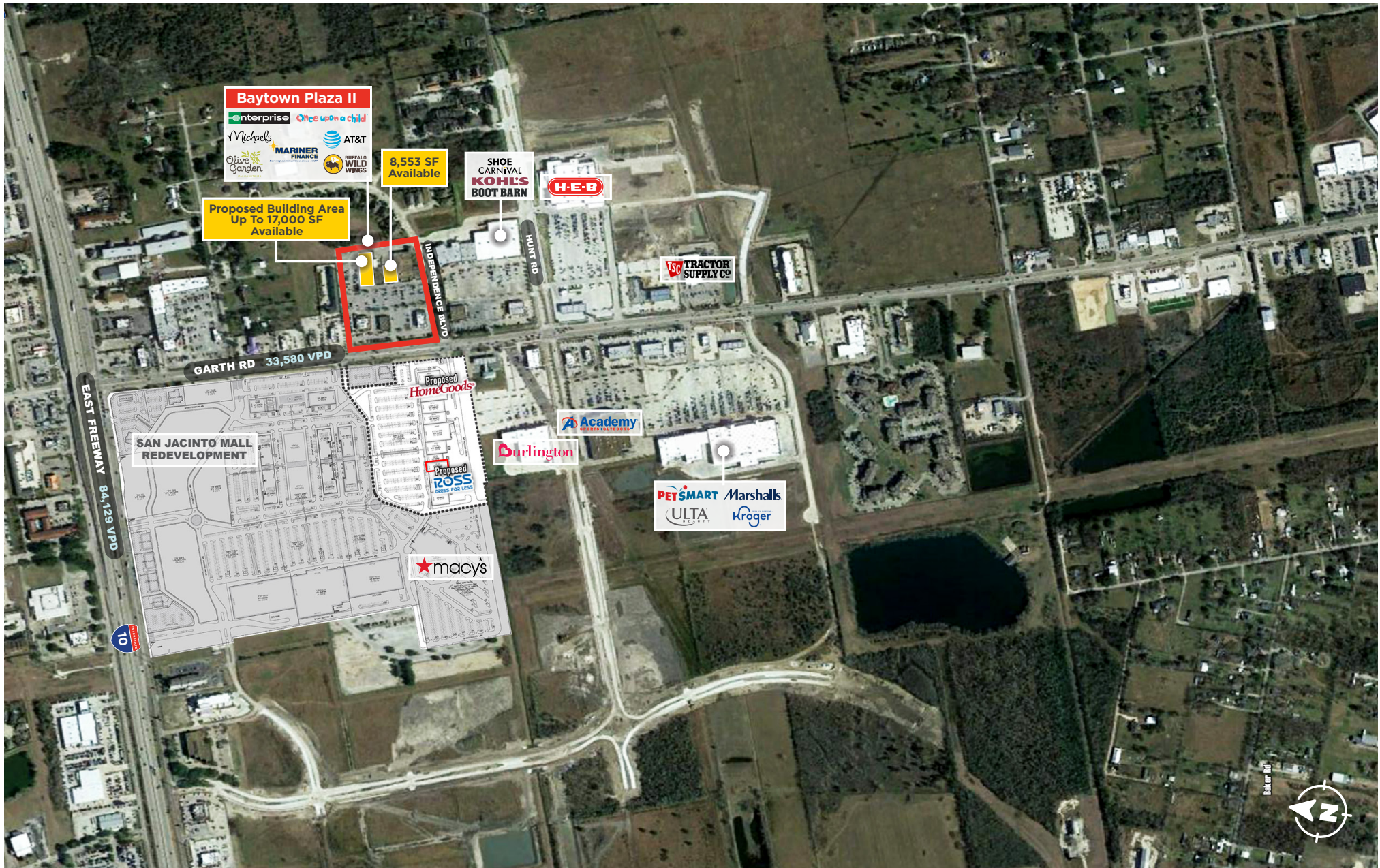
2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

MAJOR AREA RETAILERS



MAJOR CO-TENANTS







KEY	BUSINESS	LEASE AREAS
1	Future Lease	17,000 SF
2	Enterprise	3,000 SF
3	Once Upon A Child	4,500 SF
4	Party City	8,553 SF
5	Michaels	23,500 SF
6	Mariner Finance	1,434 SF
7	Nail Salon	1,463 SF
8	Subway	1,621 SF
9	Olive Garden	7,441 SF
10	AT&T	1,700 SF
11	Royal Dental	3,792 SF
12	Buffalo Wild Wings	5,694 SF



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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,656	17,531	38,987
Current Population	8,505	49,874	109,972
2020 Census Population	8,372	42,305	98,907
Population Growth 2020 to 2023	1.59%	17.89%	11.19%
2023 Median Age	31.6	33.8	34.2

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	39.31%	40.56%	44.68%
Black or African American	23.48%	23.70%	18.95%
Asian or Pacific Islander	5.35%	4.37%	2.86%
Other Races	30.98%	30.47%	32.51%
Hispanic	42.94%	42.27%	44.18%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$102,915	\$98,484	\$91,392
Median Household Income	\$80,711	\$72,614	\$68,606
Per Capita Income	\$32,153	\$33,938	\$31,942

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	10.84%	26.09%	26.95%
2 Person Households	18.02%	21.52%	26.11%
3+ Person Households	71.14%	52.38%	46.94%
Owner-Occupied Housing Units	55.41%	54.19%	55.63%
Renter-Occupied Housing Units	44.59%	45.81%	44.37%

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Nick Ramsey	683176	nramsey@newquest.com	281.477.4359
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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