

BAYTOWN CENTER

I-10 & Garth Rd (4810 East Fwy, Baytown, TX 77521)



MATT MCKINNERNEY

713.980.4722

mmckinnerney@read-king.com

LANE PLEASON

713.980.4753

lane@read-king.com

JULIAN FERTITTA

713.400.2132

jfertitta@read-king.com

713.782.9000

 **Read King**
Commercial Real Estate

read-king.com

DEMOGRAPHICS

POPULATION

1 Miles

9,186

3 Miles

43,299

5 Miles

100,687

EST. HOUSEHOLDS

1 Miles

2,921

3 Miles

14,890

5 Miles

35,126

EST. AVG. HH INCOME

1 Miles

\$88,918

3 Miles

\$98,741

5 Miles

\$91,573

TOTAL EMPLOYEES

1 Miles

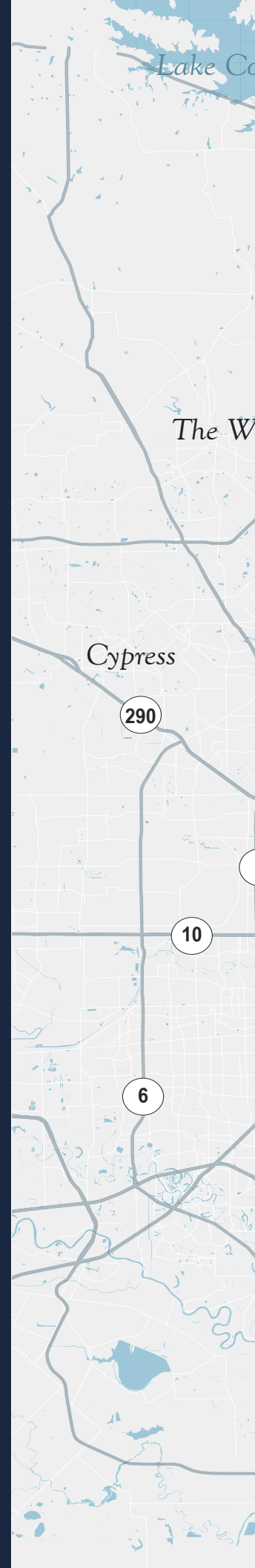
2,865

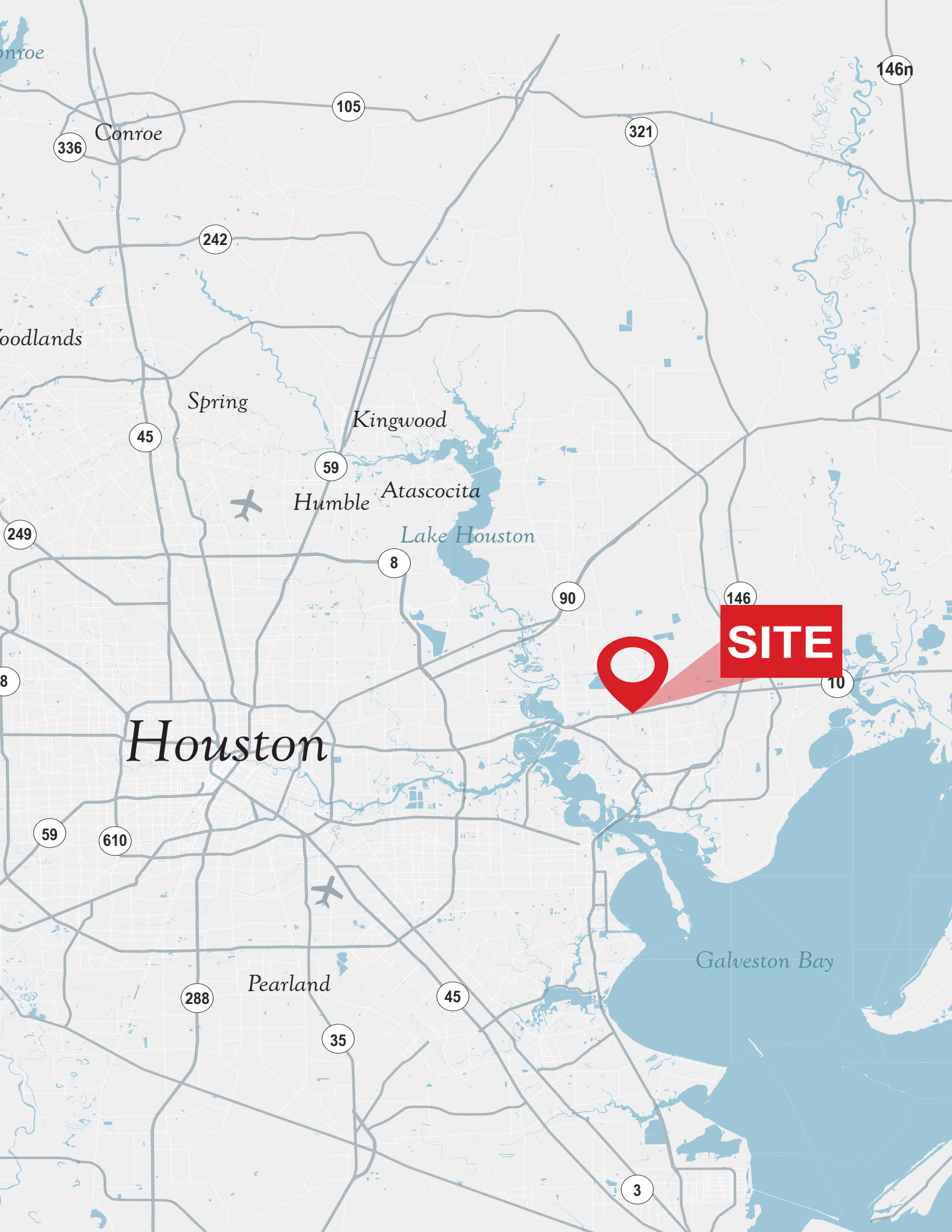
3 Miles

13,799

5 Miles

27,333





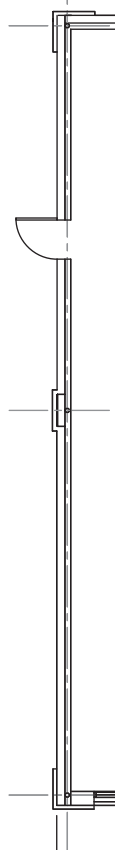
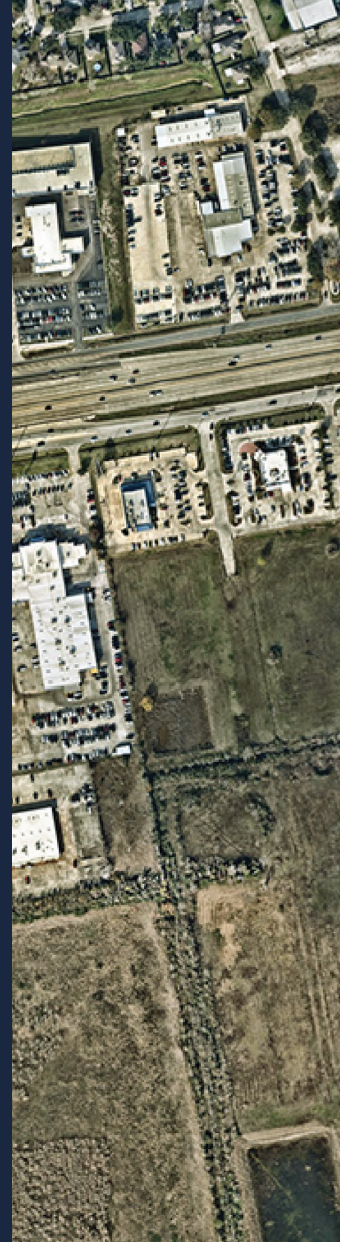
SITE

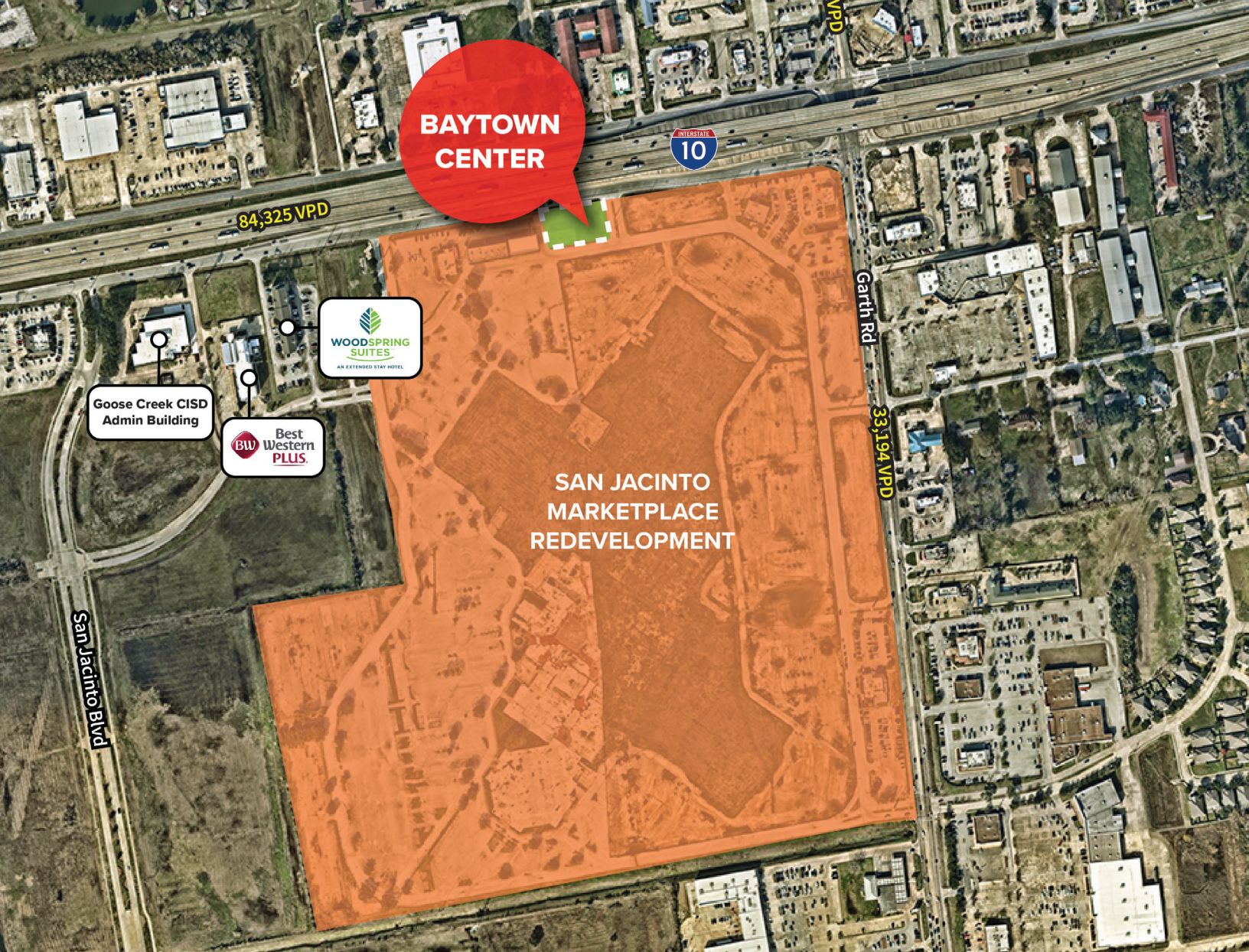
AREA OVERVIEW

- Premier freeway visibility with over 85,000 CPD
- Strong co-tenancy with mix of national and regional tenants
- San Jacinto Marketplace, located directly behind site, undergoing major redevelopment
- Highly visible monument signage available

AVAILABLE:

Fully Leased





**BAYTOWN
CENTER**

84,325 VPD

INTERSTATE
10

VPD

Garth Rd

33,194 VPD

San Jacinto Blvd

Goose Creek CISD
Admin Building

WOODSPRING
SUITES
AN EXTENDED STAY HOTEL

BW Best
Western
PLUS

**SAN JACINTO
MARKETPLACE
REDEVELOPMENT**

**RED WING
SHOES**

2,800 S.F.

**OneMain
Financial**

1,566.6 S.F.

J
JUDY_INJECTS

1,460.8 S.F.

MARKET AERIAL



Eastpoint
573 Homes

Battlebell Rd

John Martin Rd

Meadow Lake Village
784 Homes

Victoria Walker
Elementary
805 Students

Dr. Antonio Banuelos
Elementary
934 Students

23,098 VPD

Denny's

HYUNDAI

TOYOTA

KM

BAYTOWN
CENTER

Lee College
McNair Center

INTERSTATE
10

84,235 VPD

Goose Creek
CISD Admin
Building

SAN JACINTO
MARKETPLACE

SALTGRASS
STEAK HOUSE

DUC-EE'S

Ford

San Jacinto Blvd

John Martin Rd

Burlington

Academy
SPORTS+OUTDOORS

Marshalls

Kroger

nextlevel
URGENT CARE

Preston Place
211 Homes



87,253 VPD



KOHL'S
BOOT BARN



VSC TRACTOR
SUPPLY CO

N Main St

Crosby Cedar Bayou Rd

Hunt Rd

N Main St

Crosby Cedar Bayou Rd

W Archer Rd

Barkaloo Rd

33,194 VPD

Garth Rd



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.

11-2-2015



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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
C. Ewing King	318967	ewing@read-king.com	713.782.9000
Designated Broker of Firm	License No.	Email	Phone
C. Ewing King	318967	ewing@read-king.com	713.782.9000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

The information contained herein is used solely for the purpose of illustrating both current and prospective tenants or companies within or near the property. Although Read King Commercial has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. The enclosed drawings may not be to scale and any references to square footage are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. All logos displayed are for identification purposes only and may be trademarks of their respective companies.

Demographics: This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. ©2019, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: US Census Bureau & USPS 4/2019, TIGER Geography / 2000-2010 Census, 2019 Estimates with 2024 Projections

For More Information Contact

Matt McKinnerney

Vice President – Leasing
mmckinnerney@read-king.com
713.980.4722

Lane Pleason

Vice President – Leasing
lane@read-king.com
713.980.4753

Julian Fertitta

Leasing Associate
jfertitta@read-king.com
713.400.2132



713.782.9000
read-king.com

1900 W LOOP SOUTH
SUITE 1250
HOUSTON, TX 77027