CHAMBERS TOWN CENTER

2,520 SF 2nd-Gen Retail Available For Lease
1.25 to 4 Acre Pad Site Available For Lease
9.76 Acres Available For Sale

SEC of Interstate 10 and State Highway 146
Baytown, Texas

NOW OPEN:

Hooky
(Bowling, Movies, and Games)

BIRRIA HOUSE



NewQuest

Catherine Dang
281.955.3549 | cdang@newquest.com

Project Highlights

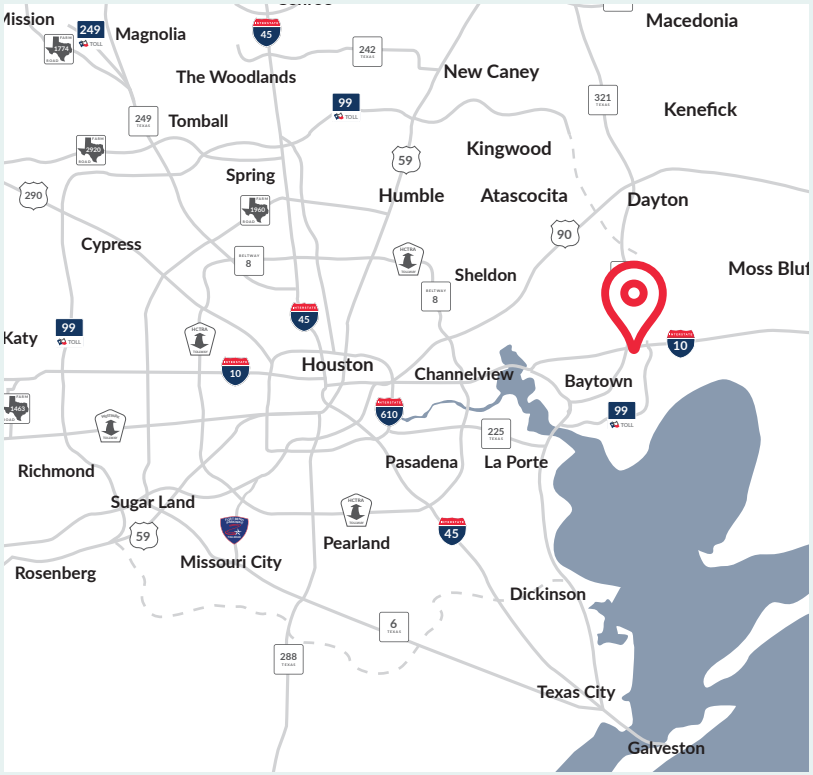


34%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2026

$137K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES

180K
CURRENT
POPULATION
WITHIN TRADE AREA

2020 Census, ESRI 2026



ESTABLISHED RESIDENTIAL

4480 FUTURE HOME UNITS & 270 TOTAL HOME INVENTORY

467 ANNUAL HOME STARTS & 496 ANNUAL HOME CLOSINGS

412,731 AVERAGE HOME SALE PRICE

Zonda Estimates Within 5 Miles as of Q2 2026

Project Highlights

KEY TENANTS

Walmart
Hooky
PET SUPPLIES PLUS
DOLLAR TREE
Gong cha
SHOGUN
Chick-fil-A
WALK-ON'S
Dumpling Time
LONGHORN STEAKHOUSE
WHATABURGER



#2 MOST VISITED COMMUNITY SHOPPING CENTER WITHIN 15 MILES

- PLACER.AI, '26

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

EXXONMOBIL UNDERGOING $2B EXPANSION WITH $380M ALLOCATED TO CITY PROPERTY TAXES

- BIC MAGAZINE, '24

MULTIPLE NEW BAYTOWN MASTER-PLANNED RESIDENTIAL DEVELOPMENTS WITH AN ESTIMATED **5,266 FUTURE HOMES**

Aerial



11.26 | 07.26

Aerial



TxDOT Traffic Counts as of 2026

11.26 | 10.26

Aerial



TxDOT Traffic Counts as of 2026

10.26 | 10.26

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

Site Plan



KEY	BUSINESS	AREAS
1	Hooky Entertainment	72,090 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	7,736 SF
9	Freddy's Steakburgers	4,055 SF
10	Longhorn Steakhouse	5,780 SF
11	Walmart	185,989 SF
12	Davita Dialysis	7,275 SF
13	Dentist	2,520 SF
14	H&R Block	1,584 SF
15	Vietnamese Restaurant	3,716 SF
16	Domino's	2,554 SF
17	Shogun	4,002 SF
18	The Joint	1,050 SF
19	Marble Slab	1,400 SF
20	AT&T	1,113 SF
21	Now Open: Birria House	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
29	Methodist Hospital	6,054 SF
30	Pizza Hut	1,544 SF
31	**Available For Lease**	**2,520 SF**
32	Sport Clips	1,260 SF
33	Nail Bar	2,100 SF
34	Mattress Firm	4,304 SF
35	**Available For Lease**	**1.25-4 AC**
36	**Available For Sale**	**9.76 AC**

SP249 | 10.26 | 11.24

Photos


COMING SOON
BIRRIA HOUSE
AT&T
8808


Walmart
Home & Pharmacy


2,520 SF
2ND-GEN SPACE
AVAILABLE
Pizza Hut
T-Mobile
Sport Clips
ELITE NAILZ
Mattress Firm
PIZZA
PASTA
WINGS


crumbl
cookies
Massage Envy
PET SUPPLIES PLUS

Demographics



USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES	TRADE AREA
Q2 2026	9,238	22,354	38,584	26,138

POPULATION	1 MILE	3 MILES	5 MILES	TRADE AREA
Total Households	6,553	18,672	41,421	63,173
Total Population	20,442	57,677	120,144	179,524
2020 Total Population	15,244	46,128	101,947	166,844
Population Growth 2020 to 2026	34.1%	25.0%	17.8%	7.6%
2026 Median Age	34	35	34	35

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES	TRADE AREA
White	55.8%	58.7%	48.7%	47.1%
Black/African American	10.5%	10.1%	14.5%	14.8%
Asian	2.0%	2.2%	2.9%	2.0%
Hispanic	38.6%	35.7%	42.1%	44.3%

INCOME	1 MILE	3 MILES	5 MILES	TRADE AREA
Average Household Income	$136,633	$131,856	$112,085	$101,022
Median Household Income	$123,476	$109,707	$90,281	$79,909
Per Capita Income	$43,791	$42,839	$38,705	$35,545

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES	TRADE AREA
1 Person Households	14.8%	14.5%	20.9%	21.2%
2 Person Households	26.6%	27.6%	27.8%	28.3%
3 Person Households	19.9%	18.6%	17.6%	17.6%
Owner-Occupied Housing Units	72.1%	71.2%	54.0%	51.9%
Renter-Occupied Housing Units	27.9%	28.8%	46.0%	48.1%

2020 Census, ESRI 2026

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
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
Catherine Dang	**854364**	**cdang@newquest.com**	**281.955.3549**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

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

NewQuest

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

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