

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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Ben Postma
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Project Highlights

- Located in the heart of Baytown's newest retail corridor
- Directly across from San Jacinto Marketplace
- 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)
- 1,621 SF 2nd-Gen restaurant

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15%
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2026

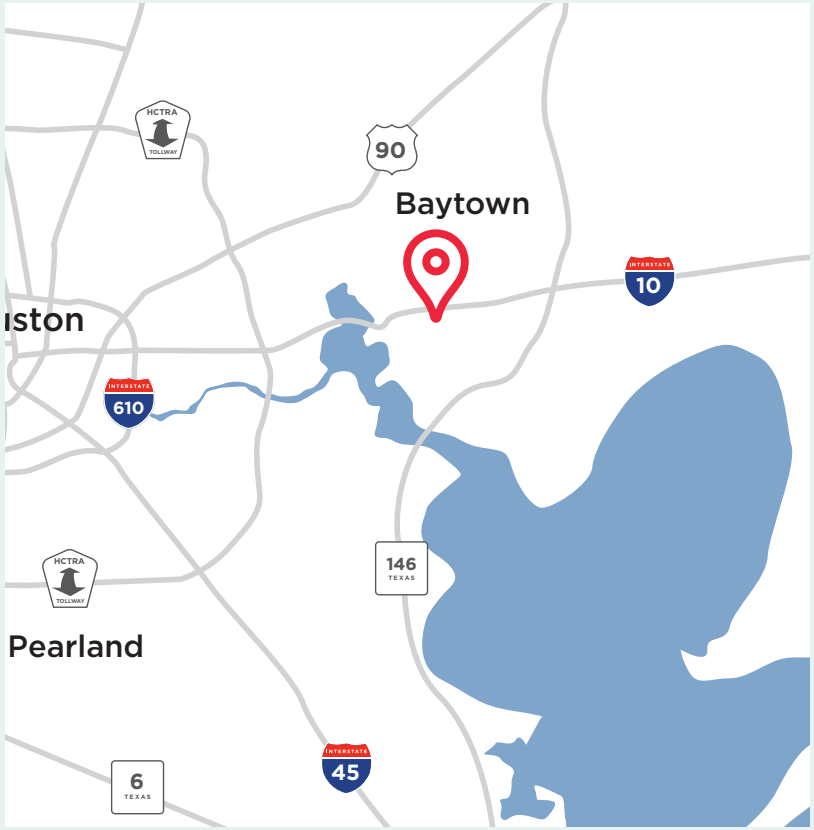
$104K
AVERAGE HOUSEHOLD INCOME
WITHIN 1 MILE

112K
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, ESRI 2026

MAJOR AREA RETAILERS

Kroger, PETSMART, ULTA BEAUTY, Marshalls, DICK'S, H-E-B, Academy SPORTS+OUTDOORS, Burlington, five BELOW, sam's club, ROSS, HAVERTYS, EōSFITNESS



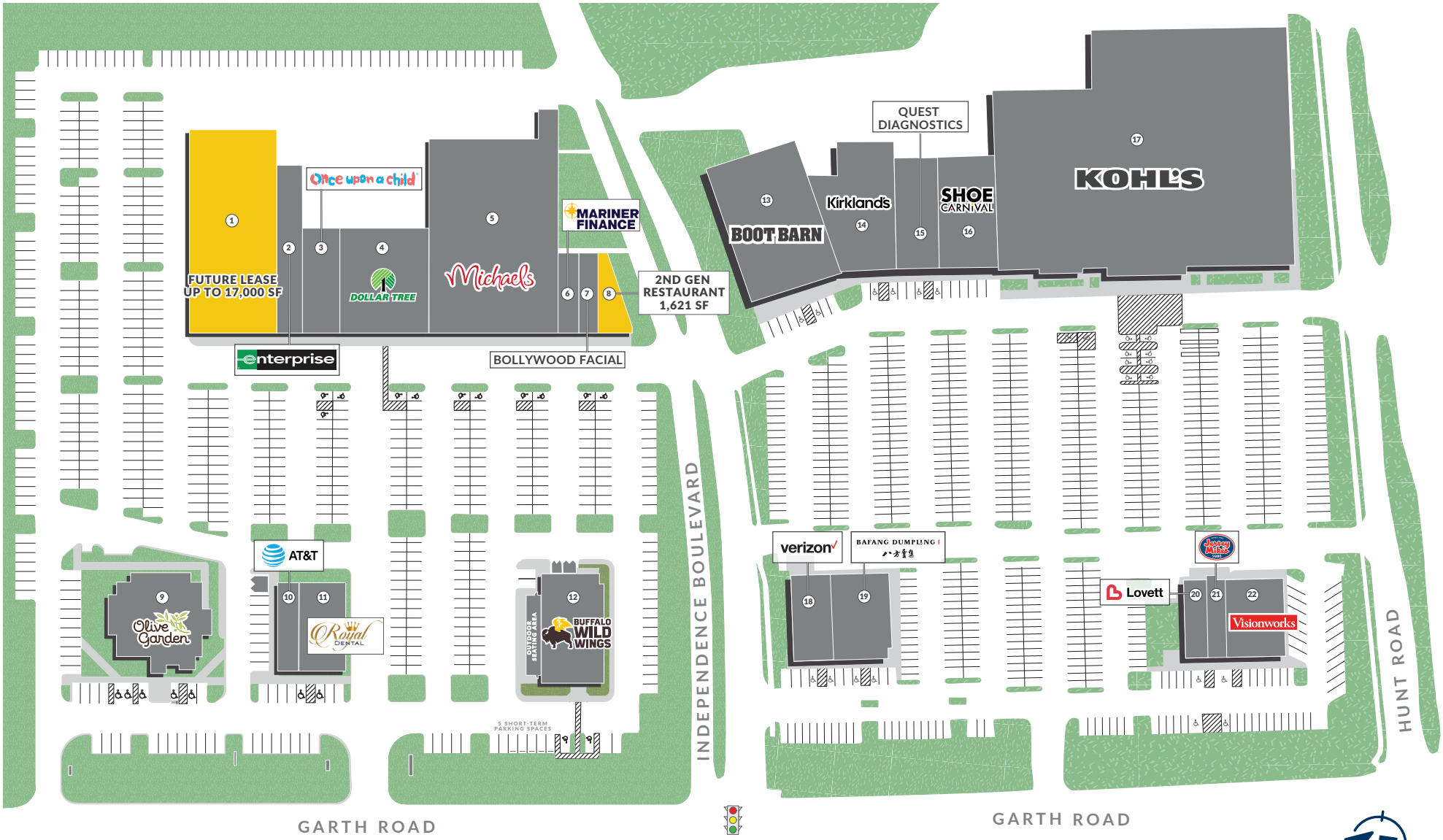
Aerial



09.26 | 10.24

AVAILABLE LEASED IN NEGOTIATION NOT A PART

Site Plan



09.26 | 01.13

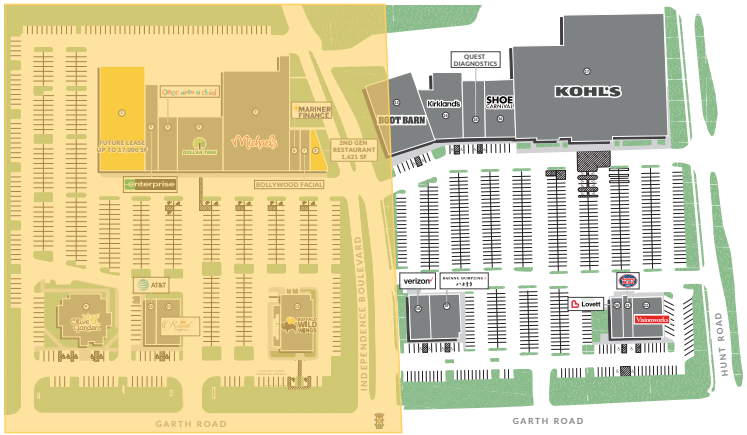
AVAILABLE LEASED IN NEGOTIATION NOT A PART

Site Plan



KEY	BUSINESS	LEASE AREAS
1	**Future Lease**	**Up to - 17,000 SF**
2	Enterprise	3,000 SF
3	Once Upon A Child	4,500 SF
4	**Dollar Tree**	**8,553 SF**
5	Michaels	23,500 SF
6	Mariner Finance	1,434 SF
7	Bollywood Facial	1,463 SF
8	**Available For Lease**	**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

View 1



12.25 | 01.13

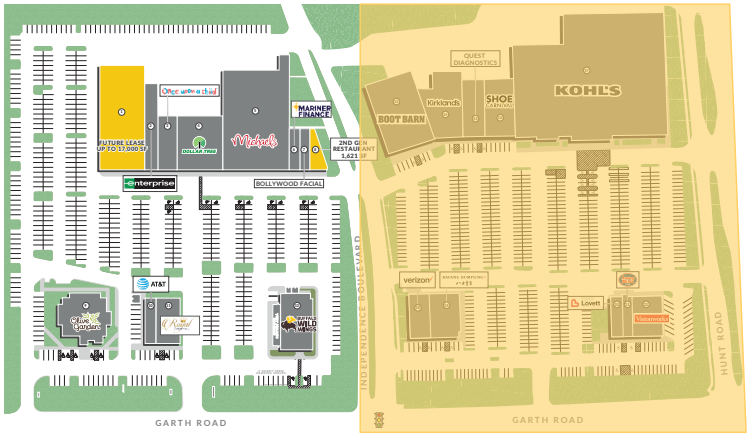
AVAILABLE LEASED IN NEGOTIATION NOT A PART

Site Plan



KEY	BUSINESS	LEASE AREAS
13	Boot Barn	15,00 SF
14	Kirkland's	7,500 SF
15	Quest Diagnostics	2,360 SF
16	Shoe Carnival	8,071 SF
17	Kohl's	50,000 SF
18	Verizon	4,600 SF
19	Coming Soon: Bafang Dumplings	3,400 SF
20	Lovett Dental	2,718 SF
21	Jersey Mikes	1,320 SF
22	Visionworks	4,000 SF

View 2



07.26 | 11.25



Demographics

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	1,805	20,196	41,420

POPULATION	1 MILE	3 MILES	5 MILES
Total Households	1,857	19,302	39,594
Total Population	4,737	54,531	111,851
2020 Total Population	4,608	47,469	104,808
Population Growth 2020 to 2026	3%	15%	7%
2026 Median Age	33.0	33.5	34.3

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	35.3%	35.0%	39.6%
Black/African American	22.5%	22.3%	17.7%
Asian	5.2%	4.6%	2.8%
Hispanic	47.1%	48.0%	50.5%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$103,931	$99,303	$95,183
Median Household Income	$87,208	$80,689	$77,068
Per Capita Income	$37,528	$35,013	$33,720

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	23.2%	24.0%	23.0%
2 Person Households	24.0%	27.0%	28.1%
3 Person Households	18.2%	17.1%	17.1%
Owner-Occupied Housing Units	83.5%	81.6%	79.5%
Renter-Occupied Housing Units	54.7%	57.2%	60.5%

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
Nick Ramsey	**683176**	**nramsey@newquest.com**	**281.477.4359**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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