

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

Project Highlights

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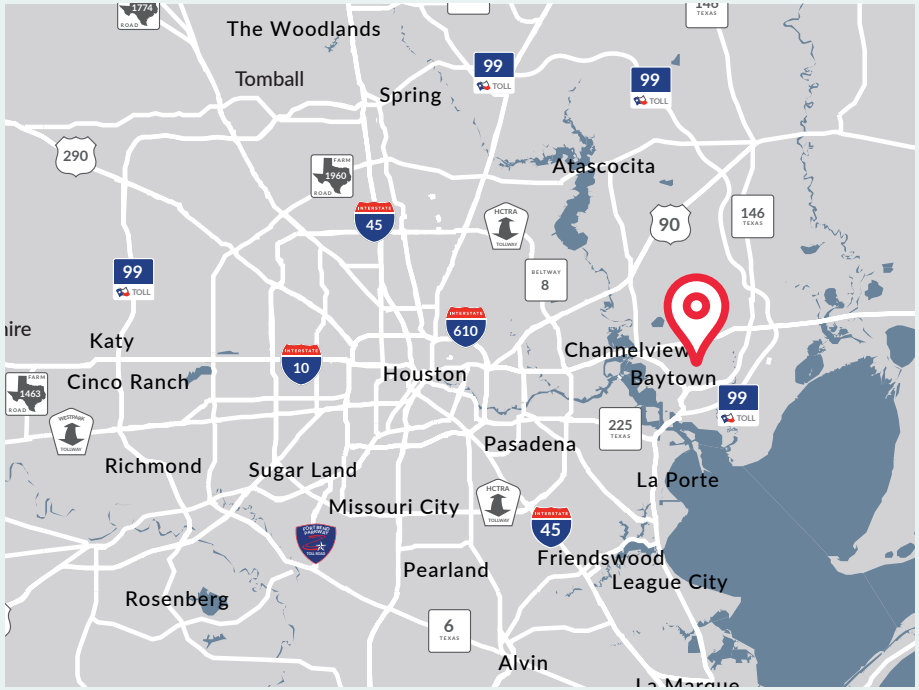
Kevin Sims
ksims@newquest.com
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Approximate Size:	±1.48 Acres
Price:	Contact broker for pricing
Traffic Counts:	Approx. 35,540 VPD on Garth Rd. Approx. 93,009 VPD on I-10

19% POPULATION GROWTH
within 2 miles from 2020 to 2023

$92K AVERAGE HOUSEHOLD INCOME
within 2 miles

122,875 POPULATION
within 5 miles

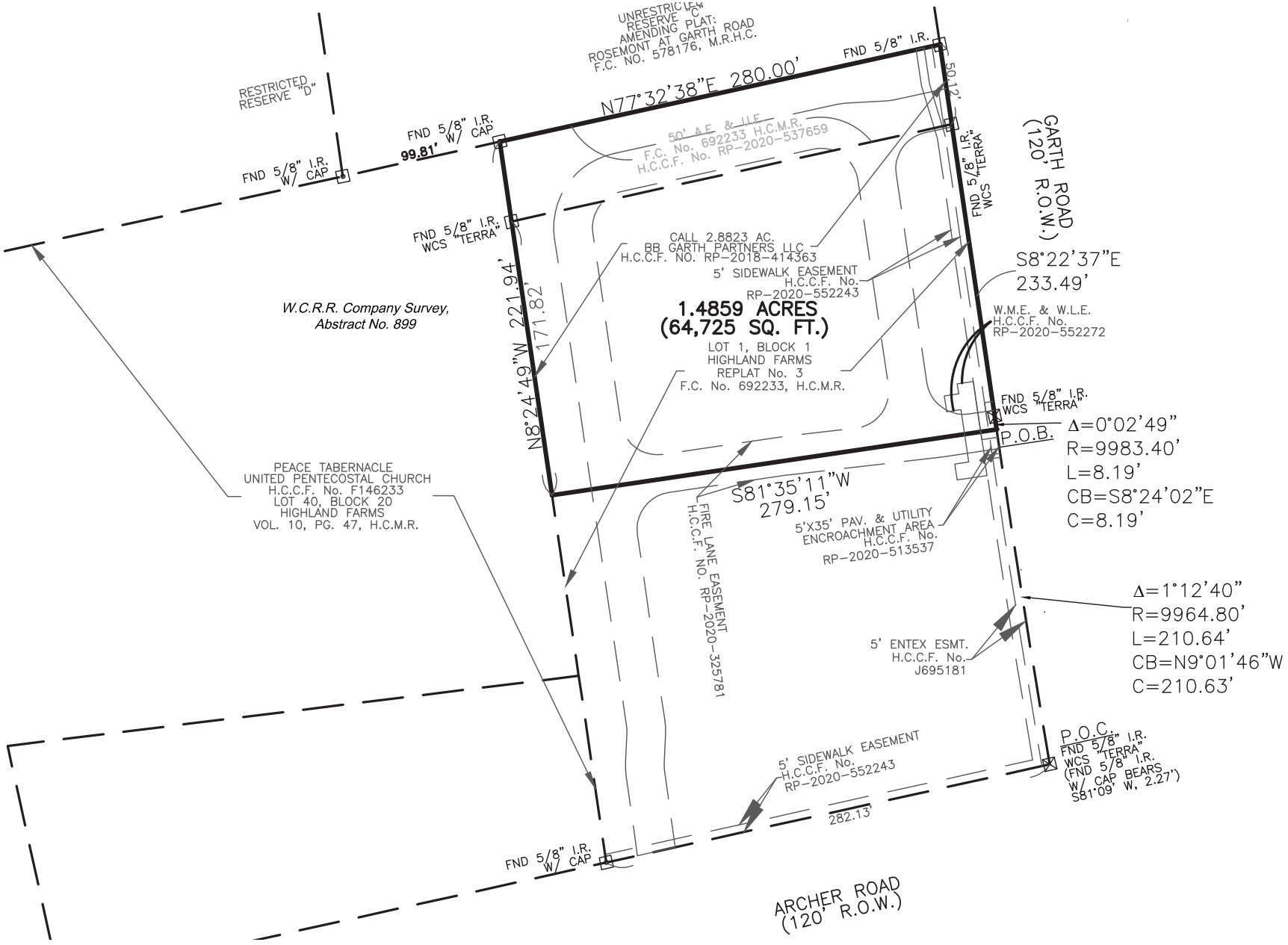


Aerial



03.24 | 01.24

Survey


UNRESTRICTED RESERVE "C" AMENDING PLAT: ROSEMONT AT GARTH ROAD F.C. NO. 578176, M.R.H.C.
RESTRICTED RESERVE "D"
FND 5/8" I.R. W/ CAP
FND 5/8" I.R.
N77°32'38"E 280.00'
50.12'
50' A.E. & U.E. F.C. No. 692233 H.C.M.R. H.C.C.F. No. RP-2020-537659
FND 5/8" I.R. WCS "TERRA"
GARTH ROAD (120' R.O.W.)
99.81'
FND 5/8" I.R. W/ CAP
FND 5/8" I.R. WCS "TERRA"
CALL 2.8823 AC. BB GARTH PARTNERS LLC H.C.C.F. NO. RP-2018-414363
5' SIDEWALK EASEMENT H.C.C.F. No. RP-2020-552243
S8°22'37"E 233.49'
W.C.R.R. Company Survey, Abstract No. 899
N8°24'49"W 221.94'
171.82'
1.4859 ACRES (64,725 SQ. FT.)
LOT 1, BLOCK 1 HIGHLAND FARMS REPLAT No. 3 F.C. No. 692233, H.C.M.R.
W.M.E. & W.L.E. H.C.C.F. No. RP-2020-552272
FND 5/8" I.R. WCS "TERRA"
P.O.B.
Δ=0°02'49" R=9983.40' L=8.19' CB=S8°24'02"E C=8.19'
PEACE TABERNACLE UNITED PENTECOSTAL CHURCH H.C.C.F. No. F146233 LOT 40, BLOCK 20 HIGHLAND FARMS VOL. 10, PG. 47, H.C.M.R.
S81°35'11"W 279.15'
FIRE LANE EASEMENT H.C.C.F. NO. RP-2020-325781
5'X35' PAV. & UTILITY ENCROACHMENT AREA H.C.C.F. No. RP-2020-513537
Δ=1°12'40" R=9964.80' L=210.64' CB=N9°01'46"W C=210.63'
5' ENTEX ESMT. H.C.C.F. No. J695181
P.O.C. FND 5/8" I.R. WCS "TERRA" (FND 5/8" I.R. W/ CAP BEARS S81°09' W, 2.27')
5' SIDEWALK EASEMENT H.C.C.F. No. RP-2020-552243
282.13'
FND 5/8" I.R. W/ CAP
ARCHER ROAD (120' R.O.W.)
N

Demographics

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

POPULATION	2 MILES	3 MILES	5 MILES
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%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
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%

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
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%

INCOME	2 MILES	3 MILES	5 MILES
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

EDUCATION	2 MILES	3 MILES	5 MILES
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%

AGE	2 MILES	3 MILES	5 MILES
Median Age	34.1	33.2	34.1

LARGEST U.S. STATE ECONOMY

2ND-HIGHEST GDP[1]

MOST RECESSION PROOF STATE

8 OF TOP 25 RECESSION-RESISTANT CITIES[6]

#1 BEST STATE IN AMERICA

TO START A SMALL BUSINESS IN 2024[2]

57 FORTUNE 500 COMPANIES

CALL TEXAS HOME[7]

BOOMING POPULATION

30.5 MILLION PEOPLE[3]

#3 STATE FOR BUSINESS CLIMATE

RANKED IN AMERICA'S TOP BUSINESS STATES[8]

13.8 MILLION JOBS STATE-WIDE

WITH A 4.6% INCREASE[4]

HIGHEST U.S. JOB GROWTH

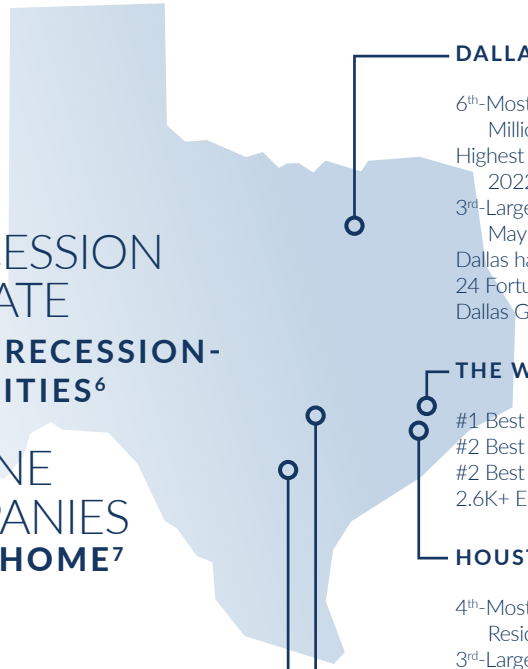
400K JOBS 2022-2023[9]

NO STATE INCOME TAX

FOR BUSINESSES AND INDIVIDUALS[5]

WORLD'S LARGEST LIFE SCIENCE ECOSYSTEM

TEXAS MEDICAL CENTER WITH 4 HOUSTON CAMPUSES[10]



DALLAS/FORT WORTH

- 6th-Most Populated Metro in the Nation with 8.1 Million People[11]
- Highest Population Increase Nationally of +462K | 2022-2023
- 3rd-Largest Increase in Employment in 2024 as of May | 68K Jobs Added Jan-May 2024 in Dallas[12]
- Dallas has the 5th-Largest Tech Workforce In U.S.[12]
- 24 Fortune 500 Company Headquarters[13]
- Dallas GDP is over $598 Billion[14]

THE WOODLANDS

- #1 Best Cities to Buy a House in America | 2024[15]
- #2 Best Cities to Live in America | 2024[15]
- #2 Best Cities to Raise a Family in America | 2024[15]
- 2.6K+ Employers Employing 136K+ Employees[16]

HOUSTON

- 4th-Most Populated City in the U.S. with 2.3 Million Residents[11]
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- Ranked 3rd Nationally in Fortune 500 Company Headquarters | 26 Headquarters[17]
- Ranked 5th Nationally in Fortune 1000 Company HQ's | 48 Headquarters[17]
- Most Diverse Large City in the Country[18]
- Houston Metro Ranks 7th Nationally in GDP with $537 Billion[14]

AUSTIN

- Austin is Fastest-Growing Metro for 12 Consecutive Years[19]
- Expanding Employment with a 4.1% Increase, Above the National 2.1%[20]
- Austin MSA #6 Nationally in Housing Starts with 17,000+ Starts in Q2 2024[21]
- University of Texas Austin #6/601 Top Public Universities | Niche Grade A+ | 38K Undergrads[15]
- #2 Fastest-Growing GDP Nationally | 4.3% in 2022[14]

SAN ANTONIO

- 2nd-Largest City in Texas with 1.5 Million Residents[11]
- Top Tourist Destination with 41 Million Tourist Visits Annually[22]
- Riverwalk Receives 9+ Million Visitors Annually[23]
- Healthcare and Bioscience Economy with 200K+ Employees and a $43 Billion Economic Impact[24]

[1]Statista | [2]Fit Small Business | [3]Texas Demographic Center | [4]World Population Review | [5]AARP | [6]Business Insider | [7]Austin American-Statesman | [8]CNBC | [9]Office of the Texas Governor | [10]Texas Medical Center | [11]U.S. Census, 2020 | [12]U.S. Bureau of Labor Statistics | [13]Dallas Regional Chambers
[14]Visual Capitalist | [15]Niche | [16]The Woodlands ED Partnership | [17]Greater Houston Partnership | [18]WalletHub | [19]City of Austin | [20]Federal Reserve Bank of Dallas | [21]Zonda | [22]The University of Texas San Antonio | [23]Texas Parks & Wildlife | [24]The Greater San Antonio Chamber

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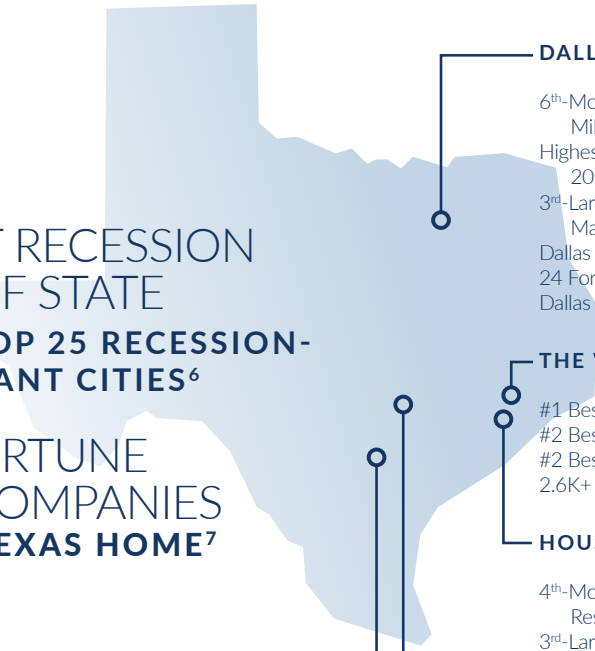
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Information About Brokerage Services

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. **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.

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.

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
Kevin Sims	**515478**	**ksims@newquest.com**	**281.477.4366**
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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