



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE ~1 AC ON GARTH RD

0 Garth Road | Baytown, Texas 77521



SITE

Goose Creek Landing
266 SFH

Highlands Ranch
211 SFH

Goose Creek Memorial High School

Bay River Colony
504 SFH

Eastpoint
574 SFH

Springfield Estates
1,101 SFH

Brae Meadows
35 SFH

Meadow Lake
701 SFH

Dr. Antonio Banuelos Elementary

Preston Place
211 SFH

Meadow Lake Village
63 SFH

HYUNDAI TOYOTA
CAVENDER'S
7-ELEVEN EXXON

BIG LOTS! STARBUCKS WENDY'S

MCDONALD'S OUTBACK WENDY'S TACO BELL
DOLLAR GENERAL QUALITY Olive Garden Michaels



Buc-ee's Ford CALIBER COLLISION Cheddar's casual cafe

San Jacinto Mall
Bath & Body Works
macy's JCPenney
Hooters Jimmy Carinos TEXAS

SUBWAY BOOT BARN KOHL'S
Visionworks verizon SMOOTHIE KING
SHOE CARNIVAL at&t

Kroger Academy Tractor Supply Co H-E-B Durlington
PETSMART TACO CABANA James Avery JEWELRY
Marshalls PIZZA HUT T-Mobile FIREHOUSE SUBS

Garth Road VPD: 25,098

PROPERTY HIGHLIGHTS

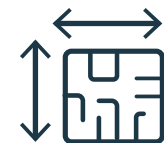
- Property is located 0.8 Miles from San Jacinto Mall, Currently Undergoing Major Redevelopment to a 1,100,000 square foot open air lifestyle center
- 1- and 3-mile annual population growth at 4.9% and 3.1% respectively
- 1-mile average annual income of \$121,500
- Not located in the flood plain
- ~109' of frontage on Garth Road
- Available for sale, build to suit, owner finance, or joint venture



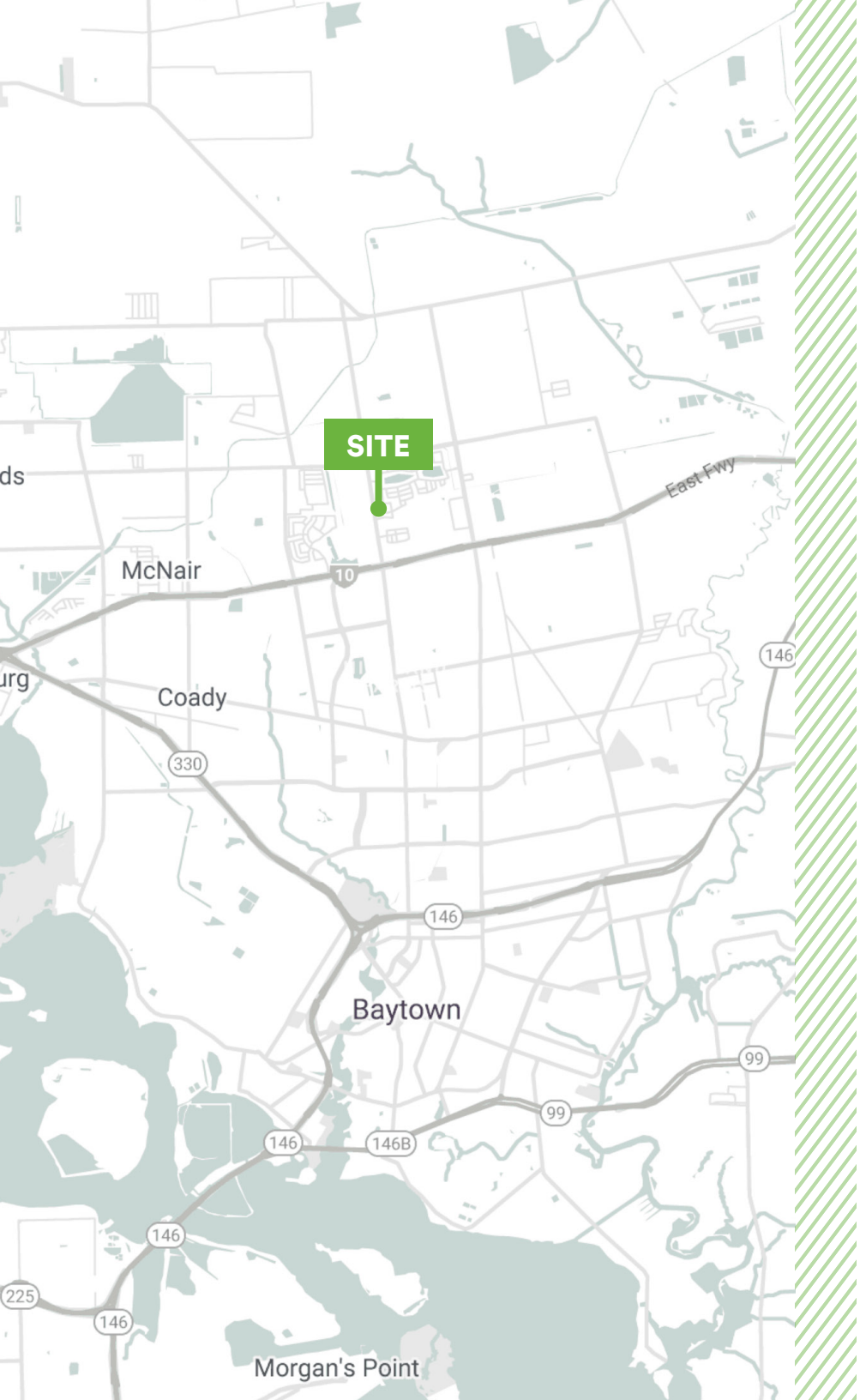
SALES PRICE
\$511,830



PRICE/SF
\$11.75/SF



LAND SIZE
~1 AC



PROPERTY INFORMATION

Size ~1 AC

Legal Description Northern ~1.0 acre of Parcel - RES D3
SPRINGFIELD ESTATE SEC 2

Access Ingress/Egress on Garth Rd

Frontage ~109 on Garth Road

Zoning None

Utilities Municipal utilities available nearby

Flood Plain None

Traffic Counts 23,098 VPD (TX DOT, Year 2021)



Springfield Estates
1,101 SFH

~1 AC

Sold

Garth Road VPD: 23,098

nextlevel
URGENT CARE
Newly Constructed
~13,000 SF Retail Center

Victoria
Walker
Elementary

 BUCK & JOHNSTON
ORTHODONTICS
Specialists in Orthodontics

Seabird St

FLOOD PLAIN MAP



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



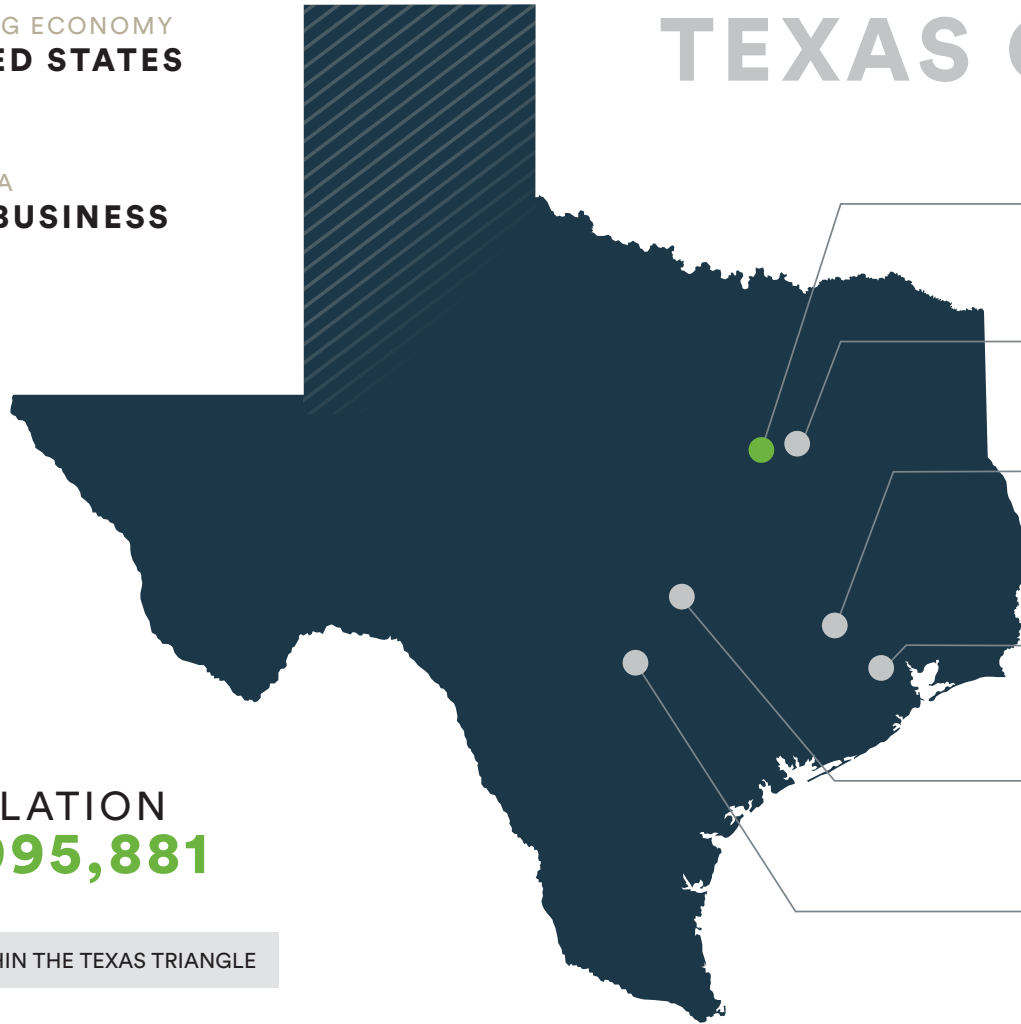
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

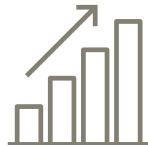
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

HOUSTON, TEXAS MSA



POPULATION
7,000,000

21 FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD
HOME TO **39** OF THE NATION'S LARGEST
PUBLICLY TRADED OIL & GAS EXPLORATION
& PRODUCTION FIRMS



58 MILLION AIRLINE PASSENGERS
GEORGE BUSH INTERCONTINENTAL AIRPORT:
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS
HOBBY AIRPORT: 60 DESTINATIONS

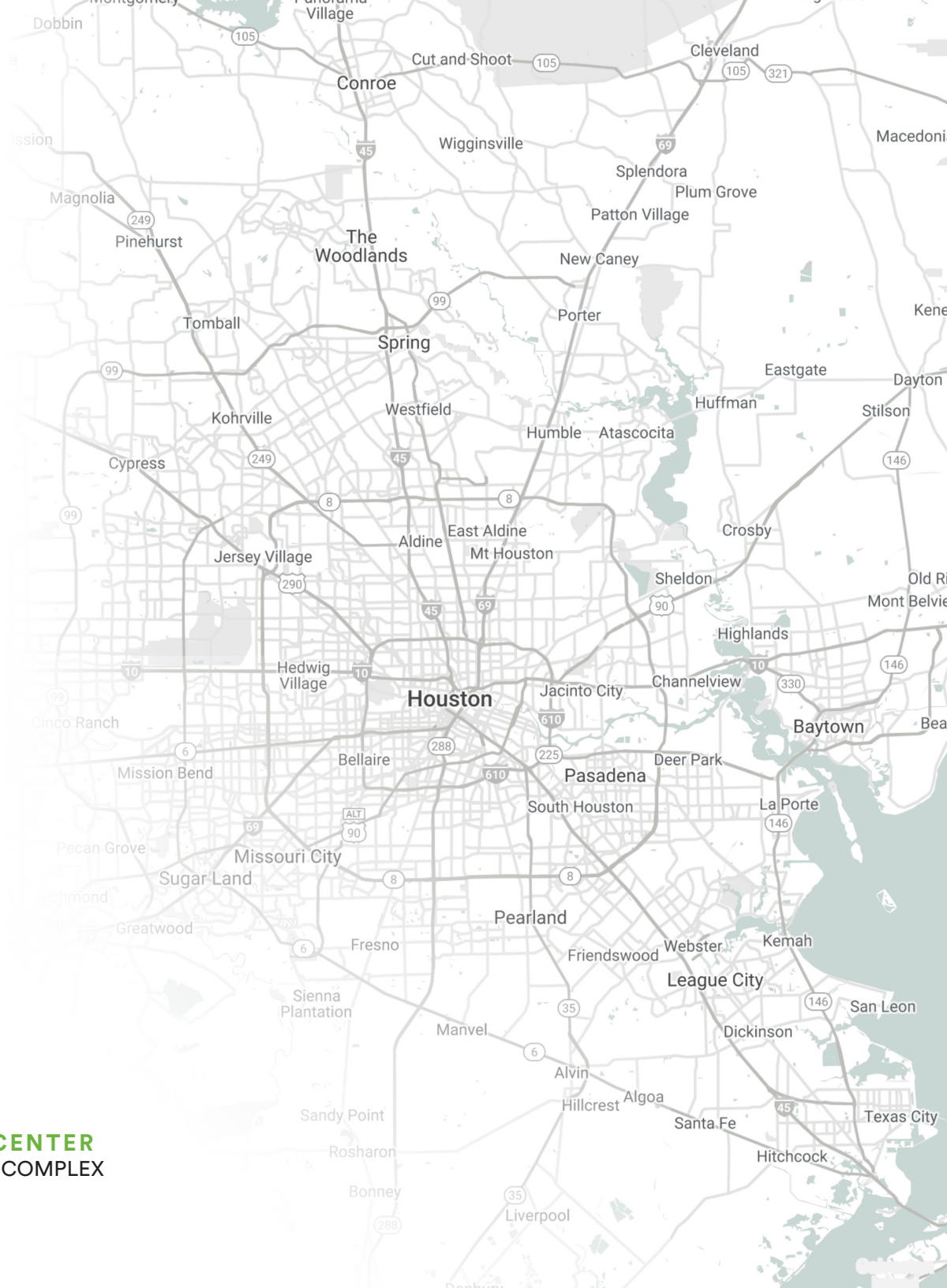


PORT OF HOUSTON
LARGEST PORT ON THE GULF &
2ND LARGEST IN THE US
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

4TH LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX
IN THE WORLD



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

11.7K

HOUSEHOLD
INCOME

\$119K

CONSUMER
SPENDING

\$145K

3 MILE

ESTIMATED
POPULATION

31.5K

HOUSEHOLD
INCOME

\$88K

CONSUMER
SPENDING

\$343K

5 MILE

ESTIMATED
POPULATION

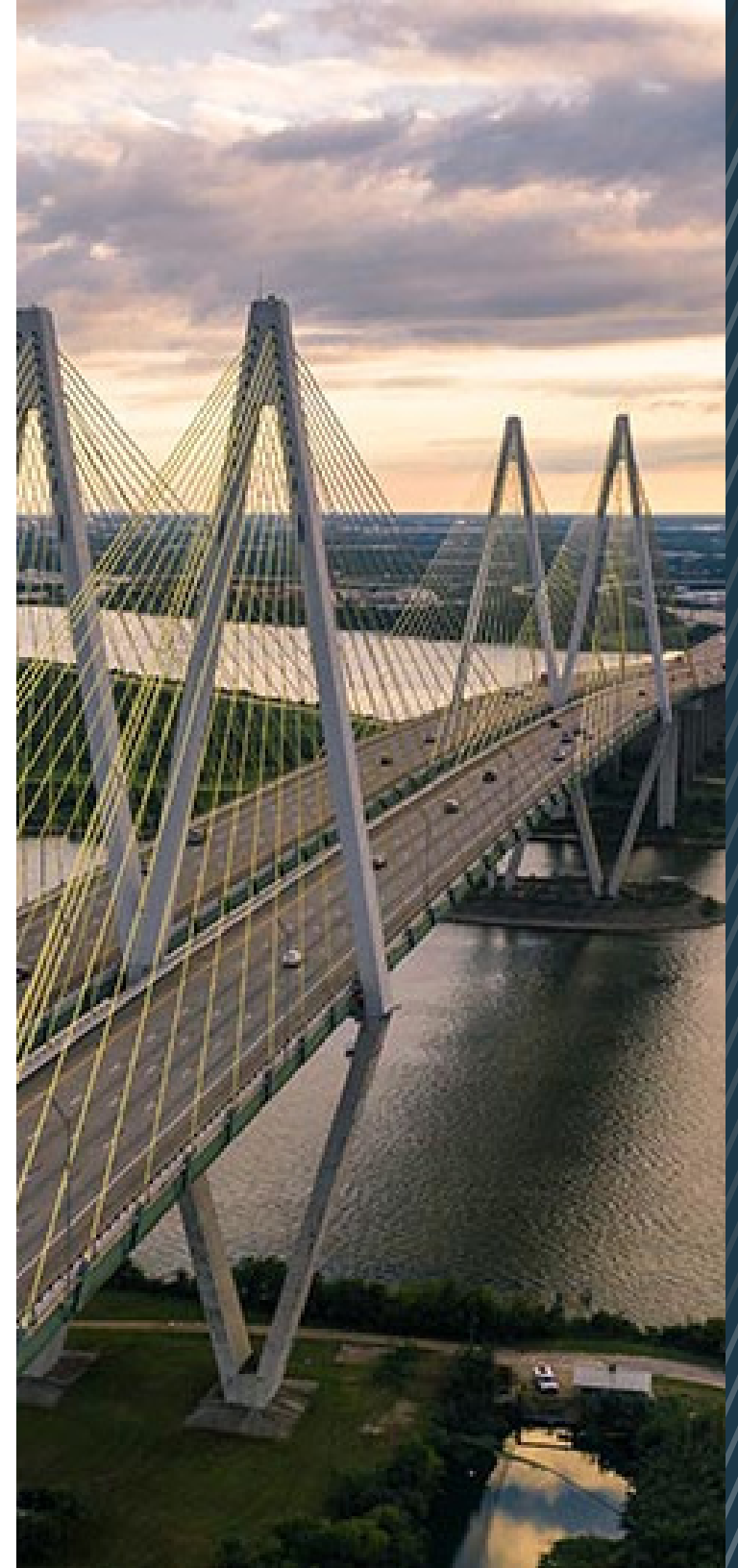
87.2K

HOUSEHOLD
INCOME

\$83K

CONSUMER
SPENDING

\$940K



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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Aaron Morris, CCIM
Market Manager | Houston
Vice President | Investment Sales
D: 346.226.3515 C: 713.585.5715
Aaron.Morris@OldhamGoodwin.com

Bryan

3000 Briarcrest Drive, Suite 500
Bryan, Texas 77802
O: 979.268.2000

Fort Worth

2220 Ellis Avenue
Fort Worth, Texas 76164
O: 817.512.2000

Houston

14811 St. Mary's Lane, Suite 130
Houston, TX 77079
O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco

600 Columbus Avenue, Suite 106
Waco, Texas 76701
O: 254.255.1111



OLDHAMGOODWIN.COM

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.