

# FOR LEASE



## Massey Tompkins & 146

3911 Massey Tompkins Rd Baytown, TX 77521



# FOR LEASE

## MASSEY TOMPKINS & 146

3911 Massey Tompkins Rd, Baytown, TX 77521

### Property Information

**Space For Lease** 4,680 SF (WILL DIVIDE)

**Rental Rate** \$25.00

**NNN** \$8.00 PSF

**Building Size** 8,100 SF

### Property Highlights

- Easy access to major highway N Hwy 146 with a 44,317 vpd
- Located in proximity to major schools, high populated neighborhoods, industrial workzones and convenience stores.

### Major Tenants



**ExxonMobil**



**FAMILY DOLLAR**

### Demographics

**Population (2023)**  
2 mi. - 14,985  
3 mi. - 35,486  
5 mi. - 86,501

**Average Household Income**  
2 mi. - \$104,580  
3 mi. - \$86,638  
5 mi. - \$93,508

**Traffic Count**  
Massey Tompkins Rd.- 7,748 vpd  
N Hwy 146 - 44,317 vpd

### Contact

**Rafael Melara**  
713.237.0000  
rafael@romcp.com

**Ahmed Zahri**  
713.237.0000  
ahmed@romcp.com





**Rafael Melara**  
713.237.0000  
rafael@romcp.com

**Ahmed Zahri**  
713.237.0000  
ahmed@romcp.com

**SITE PLAN**



**Rafael Melara**  
713.237.0000  
[rafael@romcp.com](mailto:rafael@romcp.com)

**Ahmed Zahri**  
713.237.0000  
[ahmed@romcp.com](mailto:ahmed@romcp.com)

IMAGE



**Rafael Melara**  
713.237.0000  
[rafael@romcp.com](mailto:rafael@romcp.com)

**Ahmed Zahri**  
713.237.0000  
[ahmed@romcp.com](mailto:ahmed@romcp.com)

IMAGE

# FAR AERIAL

SITE



**Kittens**  
794 Students

CEDAR GROVE PARK  
**RV Resort**  
264 Lots

Hunters Ridge  
148 Homes

**HH**

**SRM**  
CONCRETE

**CEMEX**

Massey Tompkins Rd

Massey Tompkins Rd

NHwy 146

NHwy 146

Cedar Bayou

Cedar Bayou

Cedar

# FAR AERIAL

Lakewood Oaks  
256 Homes

Pinehurst  
45 Homes

Cedar Bayou Estates  
232 Homes

Chapparral Village  
486 Homes

Crockett Park  
125 Homes

Morrell Park  
433 Homes

Pringle Heights  
102 Homes

Goose Creek  
359 Homes

Lee Heights  
126 Homes

Middletown  
179 Homes

Pelly  
150 Homes

Britton Cravens  
288 Homes

East Baytown  
399 Homes

TGS Cedar Port Industrial Park  
15,000 Acres

ExxonMobil  
Baytown Olefins Plant  
453 Employees

1,100 Employees

SITE





# 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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

**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.

|                                                                                  |                            |                         |                      |                                                             |                            |                      |                      |
|----------------------------------------------------------------------------------|----------------------------|-------------------------|----------------------|-------------------------------------------------------------|----------------------------|----------------------|----------------------|
| <b>ROM, LLC</b>                                                                  | <b>9001771</b>             | <b>info@romcp.com</b>   | <b>713.237.0000</b>  |                                                             |                            |                      |                      |
| <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small> | <small>License No.</small> | <small>Email</small>    | <small>Phone</small> | <small>Licensed Supervisor of Sales Agent/Associate</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| <b>Rafael Melara</b>                                                             | <b>496309</b>              | <b>rafael@romcp.com</b> | <b>713.237.0000</b>  |                                                             |                            |                      |                      |
| <small>Designated Broker of Firm</small>                                         | <small>License No.</small> | <small>Email</small>    | <small>Phone</small> | <small>Sales Agent/Associate's Name</small>                 | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
|                                                                                  |                            |                         |                      | <small>Buyer/Tenant/Seller/Landlord Initials</small>        | <small>Date</small>        |                      |                      |

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0



RAFAEL MELARA | 713.237.0000 | [rafael@romcp.com](mailto:rafael@romcp.com)