

2.84 ACRES UNDEVELOPED LAND FOR SALE ONLY

0 Interstate 10 Hwy | Baytown, TX 77521

KEY HIGHLIGHTS

- 2.84 Acre / 138,956 SF Commercial Lot along I-10 (East Freeway)
- Excellent opportunity for QSR, Retail Strip, Hotel, or Service-Oriented Development
- Prime visibility with direct access to Interstate 10 in a high-growth corridor
- Located in Baytown's active retail trade area, surrounded by national retailers
- Ideal for investors and developers seeking freeway frontage in the Houston MSA
- Utilities nearby
- Please call the listing agent for pricing

DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
Population:	4,560	77,275	304,279
Households	1,509	26,582	99,761
Avg. HH Income	\$63,591	\$75,986	\$82,235



AMIT MEHTA

Broker

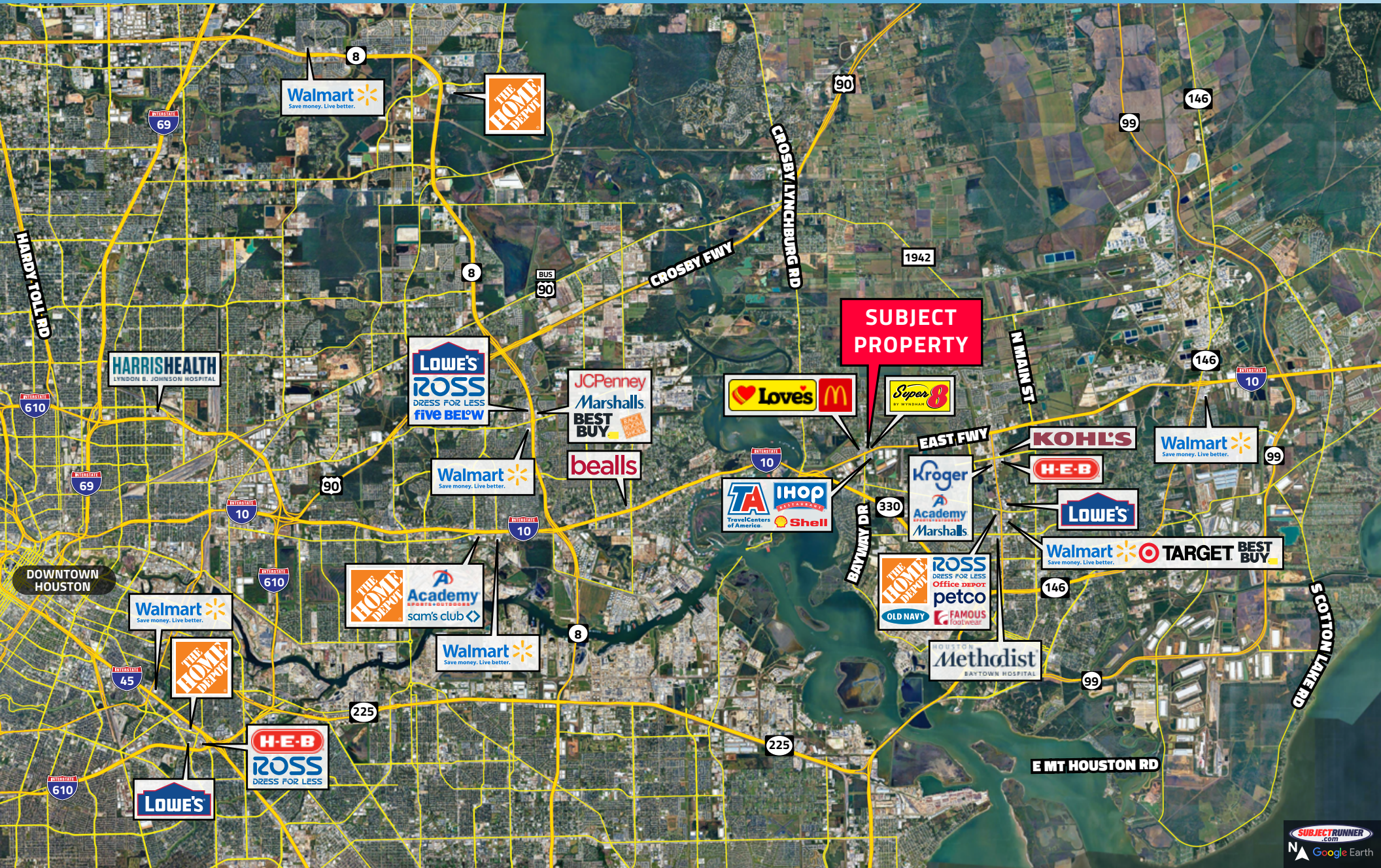
Phone: 832-607-1579

Email: universalproperties@gmail.com

www.amitmehtabroker.com

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Market Aerial



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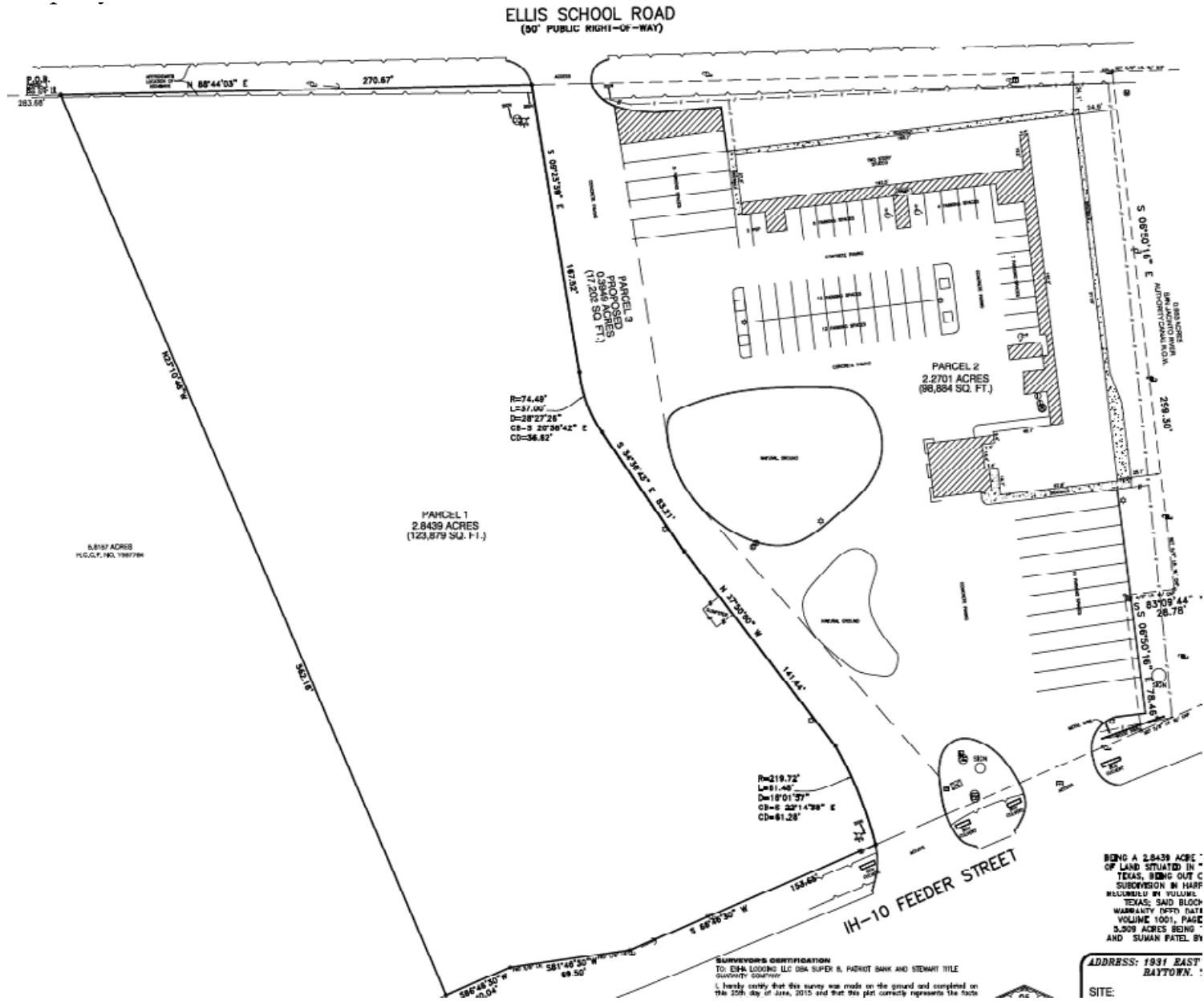
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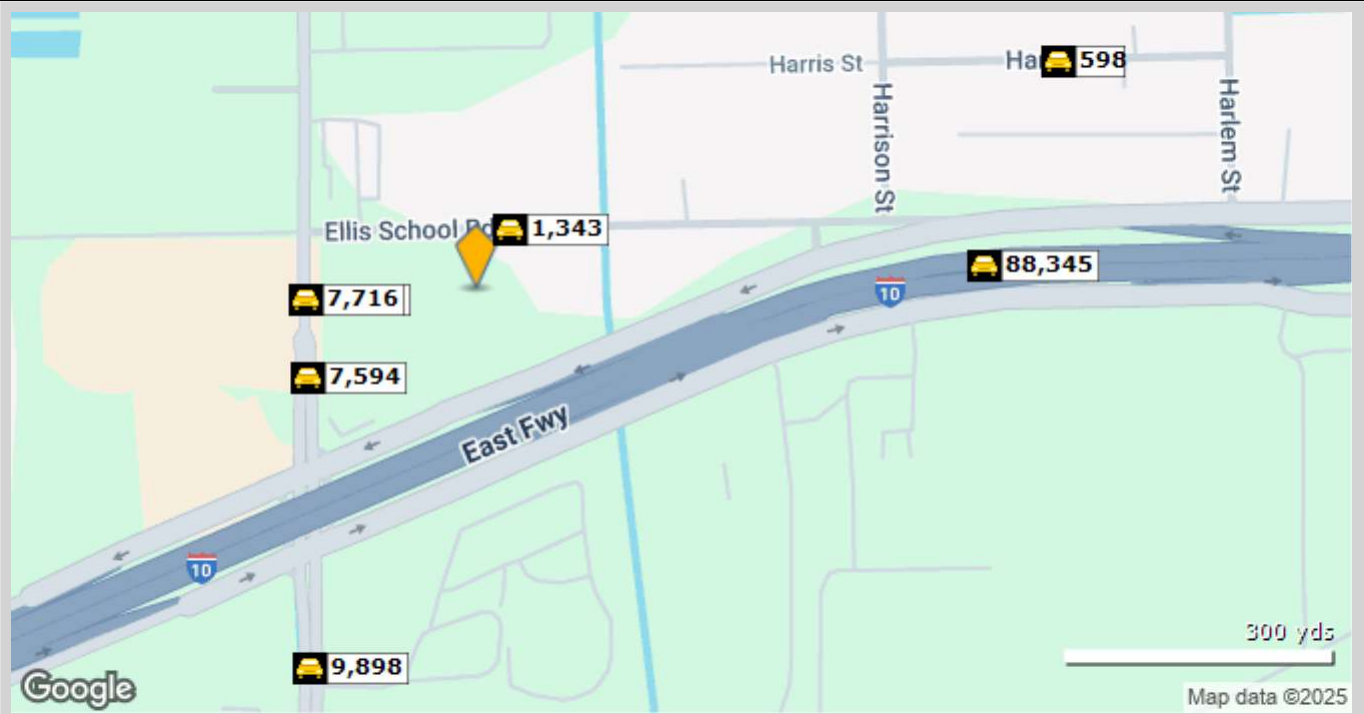
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Traffic Count Report

1931 East Fwy, BAYTOWN, TX 77521

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Ellis School Rd	Thompson Rd	0.13 W	2024	1,330	MPSI	.05
2 Ellis School Rd	Thompson Rd	0.13 W	2025	1,343	MPSI	.05
3 Thompson Rd	Ellis School Rd	0.04 N	2024	7,693	MPSI	.10
4 Thompson Rd	Ellis School Rd	0.04 N	2025	7,716	MPSI	.11
5 Thompson Road	Ellis School Rd	0.04 N	2025	7,594	MPSI	.12
6 Thompson Rd	East Fwy	0.07 N	2024	9,928	MPSI	.26
7 Thompson Rd	East Fwy	0.07 N	2025	9,898	MPSI	.26
8 I- 10	Thompson Rd	0.46 W	2025	88,345	MPSI	.33
9 Harris St	Harrison St	0.11 W	2024	593	MPSI	.41
10 Harris St	Harrison St	0.11 W	2025	598	MPSI	.41

