

FOR SALE

2.5 ACRES AVAILABLE

HWY 99 & OLD NEEDLEPOINT DR

Baytown, TX 77523

PRESENTED BY:

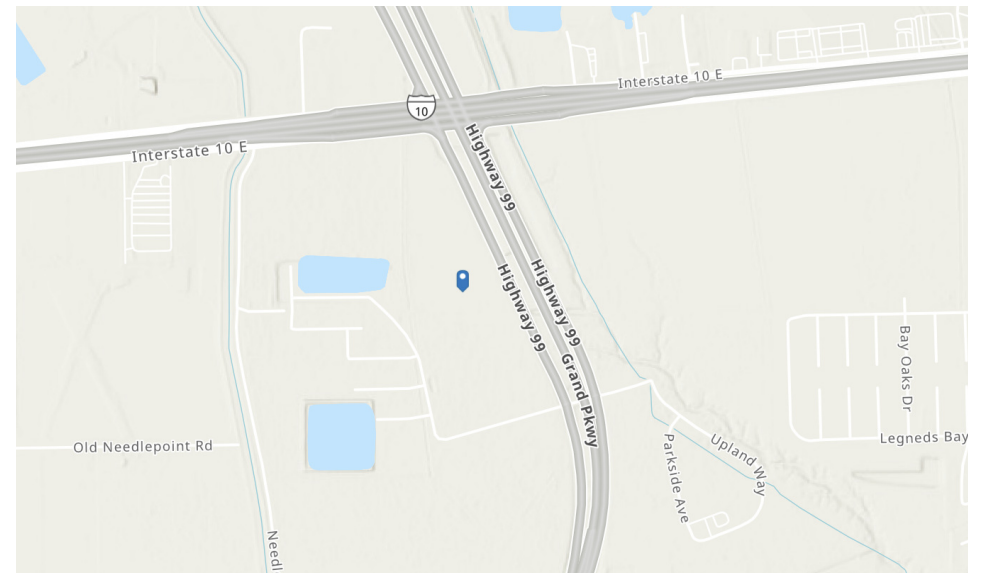
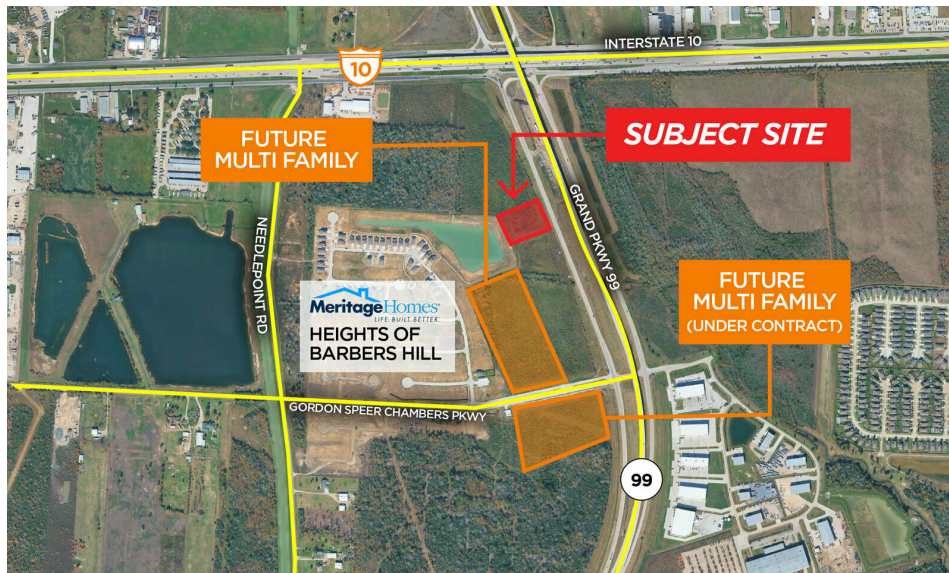
NEAL KING

O: 281.367.2220 x125

DIANA GAINES

O: 281.367.2220 x103





PROPERTY HIGHLIGHTS

- 2.5 Acres with approx. 270' of Hwy 99 frontage just south of I-10 [Baytown/Mont Belvieu Submarket]
- Possible uses include retail, restaurant, QSR, medical/office, & hospitality with limited use permit. *Contact City of Baytown for more information on permitted uses in limited annexation zone.
- Adjacent to Heights of Barbers Hill by Meritage Homes (575+ homes sites) and additional future multi-family sites.
- Approximately 350,000 SF of new retail, restaurant, office, and entertainment space is planned for development at the northeast corner of I-10 and Grand Pkwy just north of the site.
- Less than a mile northeast of the site, Memorial Hermann Health System is developing a 51,800 SF medical office building with additional 25,000 SF mixed-use development also planned featuring primarily medical office space along with complementary retail uses.
- Site is close to major industrial hubs, including the Port of Houston, providing opportunities for logistics, distribution and manufacturing business
- Zoning: General Commercial
- Utilities: MUD #3
- City of Baytown - ETJ - Limited annexation area

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OFFERING SUMMARY

SALE PRICE:

CALL FOR PRICING

LOT SIZE:

2.5 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,637	23,672	44,584
TOTAL DAYTIME POPULATION	1,705	17,624	35,457
AVG HOUSEHOLD INCOME	\$155,540	\$137,958	\$135,668



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MONT BELVIEU - MARKET OVERVIEW

Mont Belvieu, Texas has a rich history rooted in oil and gas development., evolving from a small agricultural community into a major energy hub. The city, located in Chambers County near the Houston metropolitan area, grew significantly due to its position atop the massive Bolivar Salt Dome, which became a critical site for underground storage and processing of natural gas liquids (NGLs).

Originally a farming community, Mont Belvieu saw early settlers establish agriculture-based economies in the late 19th and early 20th centuries. The discovery of oil and gas in the early 20th century led a shift in economic focus. The presence of Bolivar Salt Dome positioned Mont Belvieu as a key location for refining and petrochemical storage.

By the mid-20th century, energy companies like Enterprise Products, Lone Star NGL, and others established storage and processing operations in the area, leading to job growth and infrastructure development. In recent decades, the city's economic strength and proximity to Houston have driven population growth, increasing demand for housing, schools, and commercial developments.

Mont Belvieu has traditionally been a single-family home market with a suburban feel. However, increasing employment opportunities, particularly in the energy sector, have created demand for multi-family housing. Recent infrastructure improvements, a business-friendly environment, and rising workforce housing needs make it a promising location for developers.

While specific incentives for multi-family development in Mont Belvieu are not detailed in the available sources, engaging with local economic developments officials can provide insight into potential support, such as tax abatements or infrastructure assistance.

BY understanding these regulations, identifying suitable land, and following the city's development procedures, you can effectively plan a multi-family housing project in Mont Belvieu.

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HOUSTON AREA - METRO OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2017 the Houston metro added 972,000 people, which is a 1.4% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, medicine, international businesses, distribution, and technology. The Houston MSA is home to 26 Fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipelines transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.



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.



11-03-2025



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 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.

SVN J. Beard Real Estate - Greater Houston	0519836	jeff.beard@svn.com	281-367-2220
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Steven Jeffery Beard	0400693	jeff.beard@svn.com	281-367-2220
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date