



ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE 4100
HOUSTON, TX 77056

INCOME-PRODUCING RETAIL CENTER IN THE HEART OF BAYTOWN

100 W TEXAS AVE & 0 W. DEFEE ST., BAYTOWN, TX 77520



OFFERING SUMMARY

SALE PRICE

\$995,000

PROPERTY TYPE

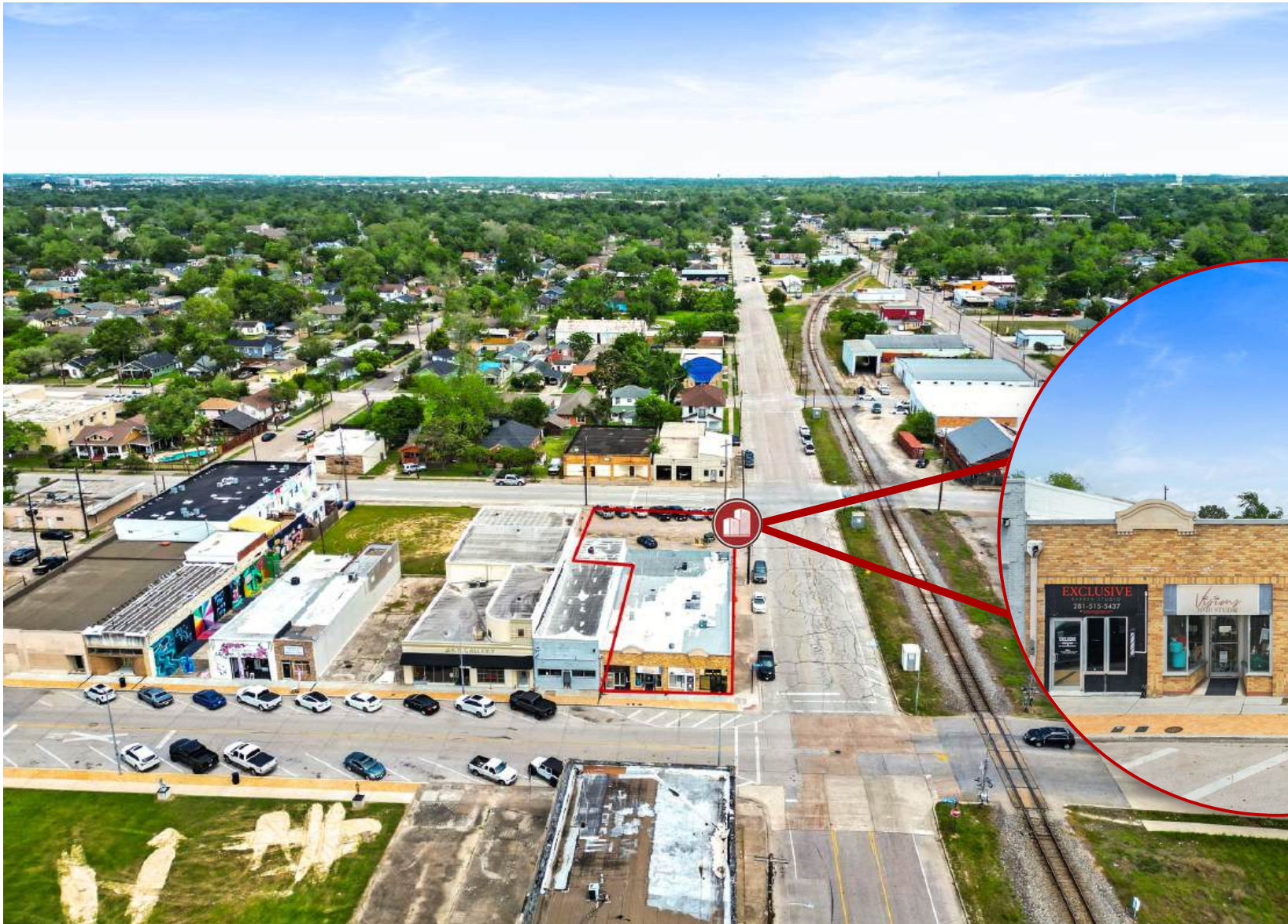
RETAIL

BUILDING SIZE

4,920 SF

PROPERTY HIGHLIGHTS

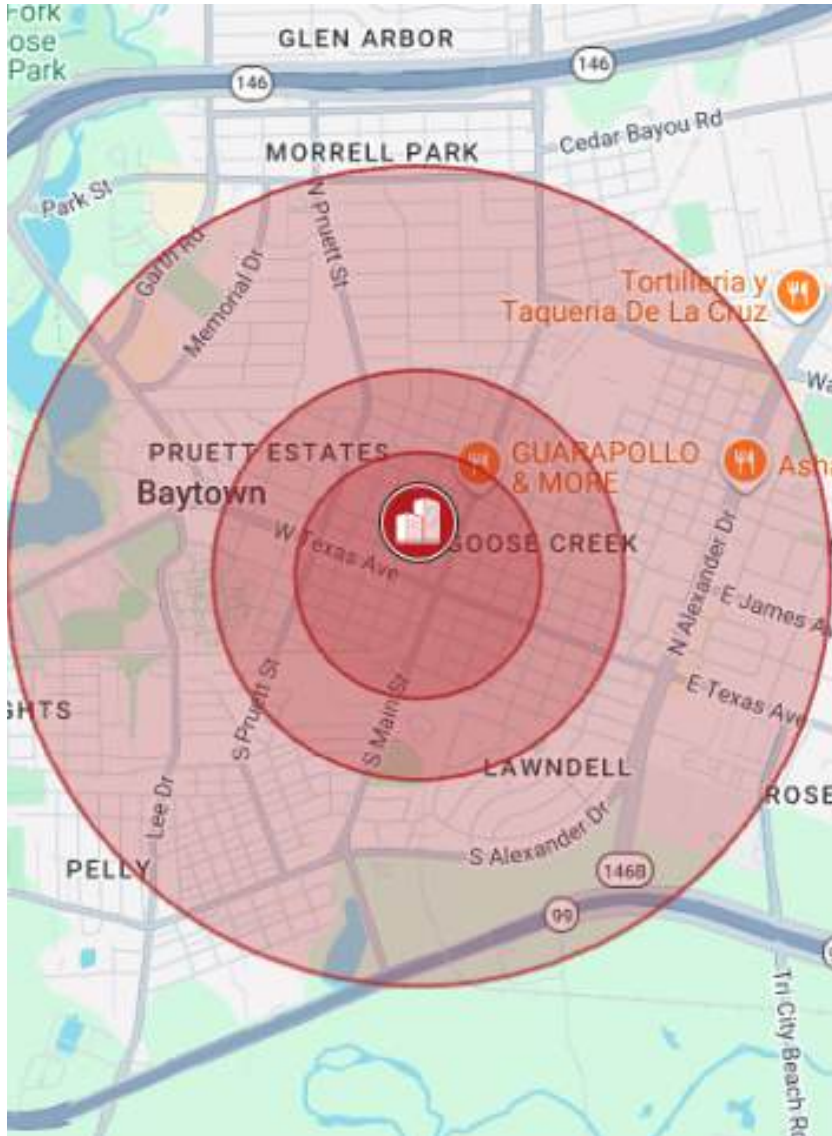
- 100 W. Texas Ave & O W. Defee St
- Dedicated parking lot
- New AC in unit 106
- Tenants: Fully Leased
- Boutique Beauty Supply
- Princess Nail Salon
- Vision Hair Salon
- Exclusive Barber Shop
- Tax Office
- Skin Care by Payton
- Caffience Culture



Property Photos



Demographics



Situated in the heart of Baytown's, this retail center enjoys a prime location with excellent visibility and foot traffic. Positioned on a prominent corner along Texas Avenue, the property benefits from close proximity to local attractions.

Surrounded by a blend of residential neighborhoods and commercial activity, this location offers strong community engagement and easy access to major roadways, making it an ideal spot for continued growth and tenant demand.

	0.3000000119 2092896 Miles	0.5 Miles	1 Mile
Total population	1,527	4,002	12,766
Persons per household	3.3	3.3	3
Total household	460	1,224	4,203
Average household income	\$67,285	\$67,372	\$66,734
Average age	36	36	36
Average age male	35	35	35
Average age female	37	36	37

Demographics data derived from AlphaMap

Market Overview

Baytown's downtown commercial corridor offers a strong environment for retail and service-oriented businesses, supported by a mix of residential neighborhoods, local attractions, art galleries, and recurring community events that draw visitors to the area.

The property's prominent corner position along Texas Avenue provides strong visibility, foot traffic, and access to surrounding commercial activity and major roadways. Its central location and walkability create opportunities for retail, boutique, service, and office tenants seeking exposure within an active downtown setting.

With 6 of 7 units currently leased under stable, long-term agreements, the center also benefits from established tenant occupancy and consistent income generation. Combined with the area's ongoing revitalization and community activity, the property is positioned to benefit from continued tenant demand and long-term investment potential.



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