

For Sale 5900 San Jacinto Blvd

Baytown, TX 77521

± 13.60 acres

EXECUTE CONFIDENTIALITY AGREEMENT



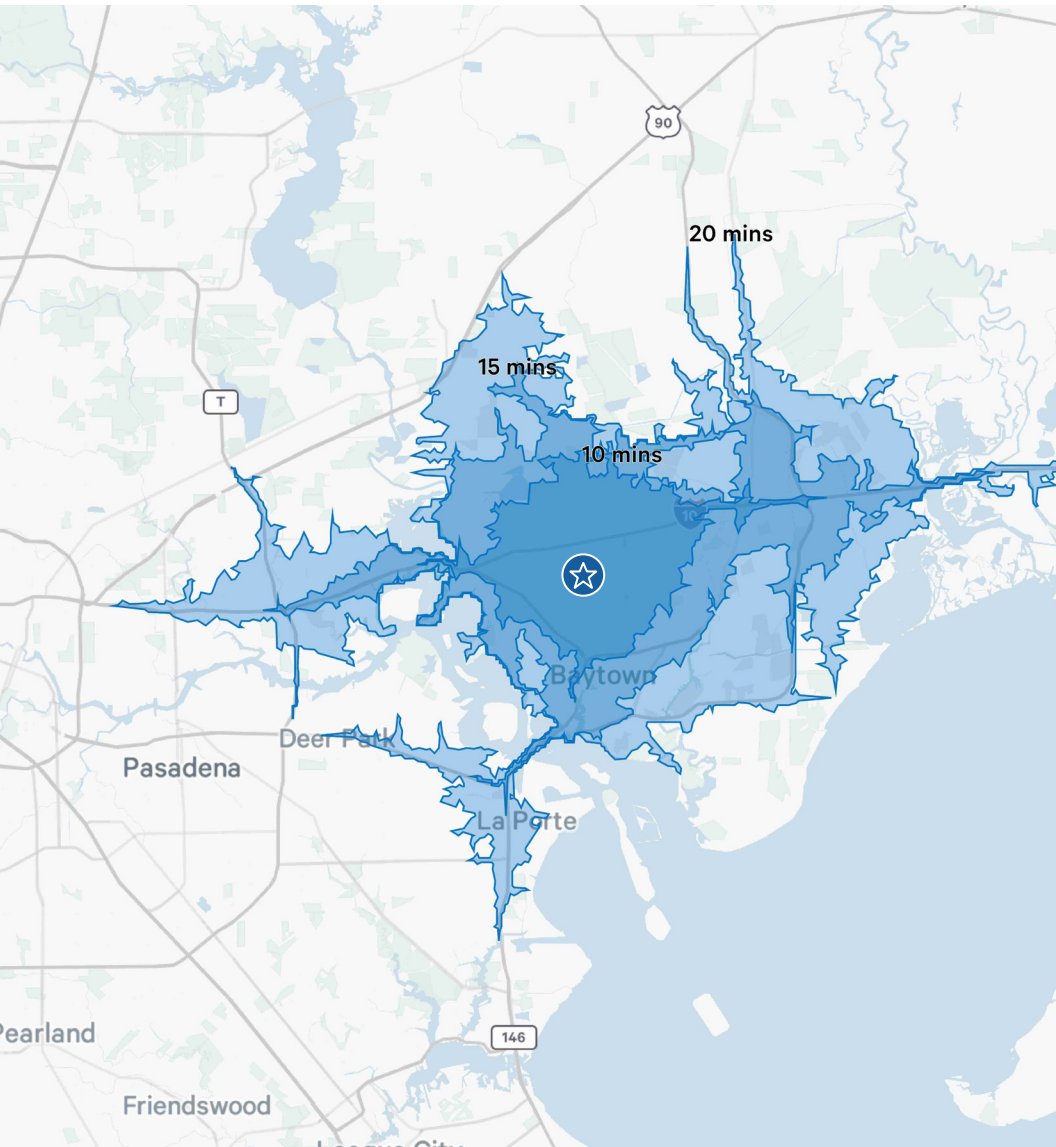
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CAPITAL MARKETS | LAND SERVICES

Commute & Demographics



| Drive Times | Minutes |
|-------------------------|---------|
| San Jacinto Marketplace | 2 |
| Houston | 37 |
| La Porte | 18 |

Property Information

Location

- 5900 San Jacinto Blvd, Baytown, TX 77521

Property Information

- ± 13.60 acres
- Outside of floodplain
- Zoned: Planned Unit Development
- 161 BTR units approved
- Detention located off-site
- TIRZ 1 City of Baytown for public infrastructure reimbursement
- Utilities via City of Baytown
- Total tax rate: \$2.584018
- No MUD tax or PID assess
- Drainage report, Geotech report, Environmental report, and TIA are available

Surrounding Area

- Discover an unparalleled development opportunity with this 13.60 acre site on San Jacinto Boulevard in Baytown, strategically positioned just south of the transformative San Jacinto Marketplace. Fidelis Realty Partners is redeveloping the 105-acre former San Jacinto Mall into a dynamic mixed-use destination featuring 550,000 square feet of retail, restaurants, residential, hospitality, and office spaces, with major retailers already announced and the first phase expected to open by December 2026. This prime location offers exceptional visibility and access within Baytown's revitalized commercial core, making it ideal for ventures looking to capitalize on the area's significant growth and increased foot traffic. 5900 San Jacinto is less than a 5 minute drive from surrounding retailers, shopping centers, and grocers.

Price

- Call broker for pricing



Commute

| Traffic Counts | Vehicles Per Day |
|----------------|------------------|
| I-10 | 134,568 |
| Garth Rd | 27,697 |
| John Martin Rd | 5,534 |

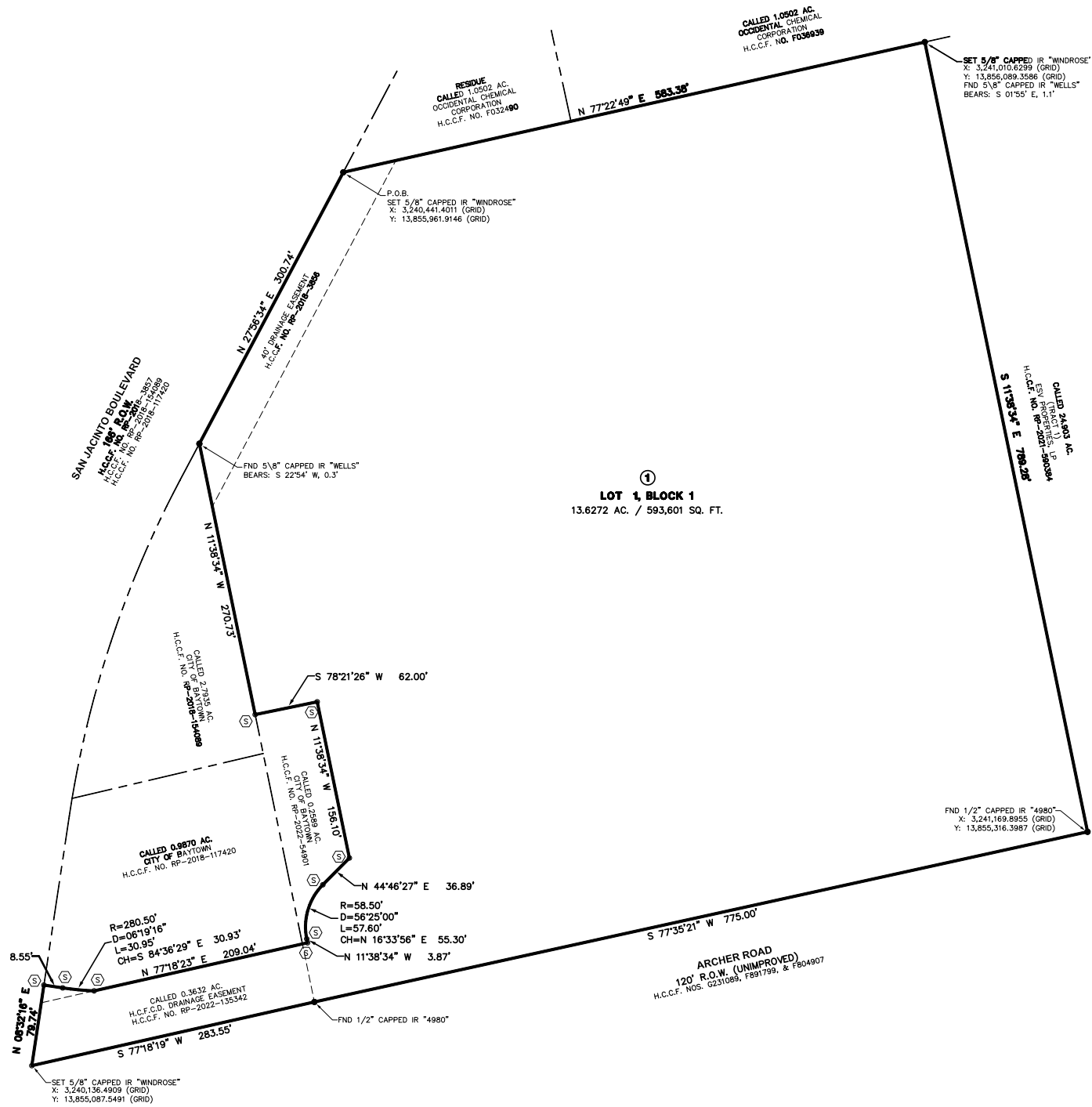


2025 Demographics

| Population Summary | 1-Mile | 3-Miles | 5-Miles |
|--------------------------|-----------|-----------|-----------|
| Population | 2,687 | 55,794 | 119,245 |
| Median Age | 31.6 | 33.2 | 34.2 |
| Average Household Income | \$90,061 | \$90,327 | \$91,198 |
| Average Home Value | \$225,680 | \$301,909 | \$288,076 |
| College Degree of Higher | 47.9% | 53.2% | 51.6% |

Property Aerial

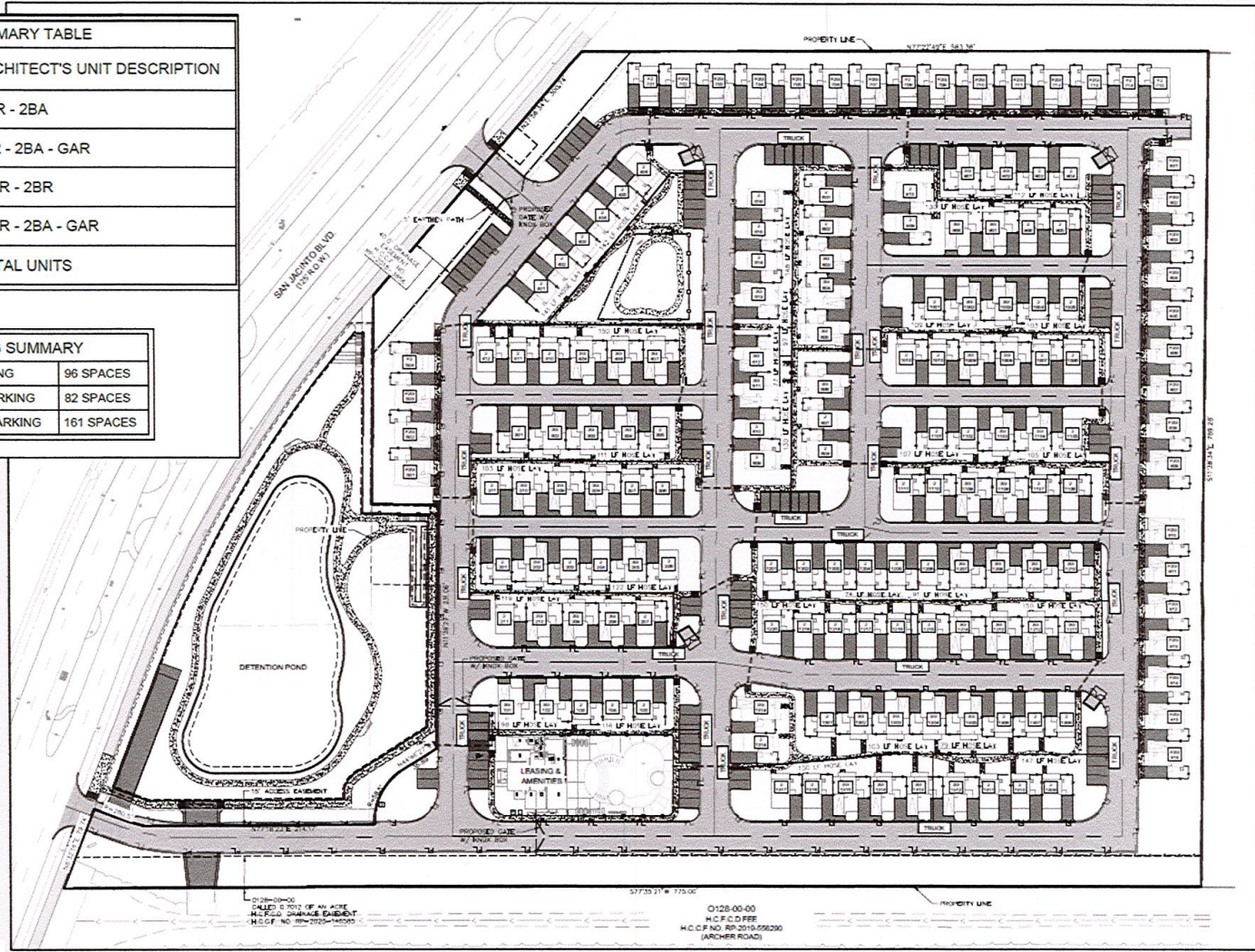




Land Plan

| UNIT SUMMARY TABLE | | |
|--------------------|-------|------------------------------|
| BUILDING TYPE | COUNT | ARCHITECT'S UNIT DESCRIPTION |
| 2 | 74 | 2 BR - 2BA |
| 3G | 52 | 3BR - 2BA - GAR |
| F2 | 5 | F2BR - 2BR |
| F2G | 30 | F2BR - 2BA - GAR |
| 161 TOTAL UNITS | | |

| PARKING SUMMARY | |
|-----------------------|------------|
| GUEST PARKING | 96 SPACES |
| UNIT GARAGE PARKING | 82 SPACES |
| UNIT DRIVEWAY PARKING | 161 SPACES |



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Contact Us

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