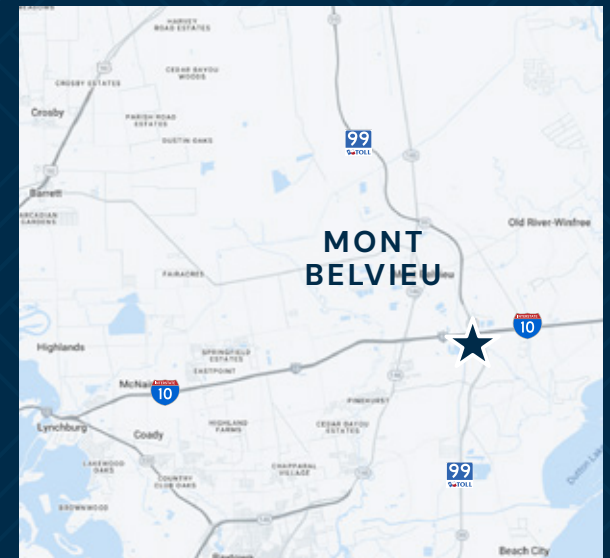


Pad Sites Available SWQ OF I-10 & TX-99 BAYTOWN, TEXAS

±12.8 ACRES

DIVISIBLE ACRES AT
NEEDLEPOINT RD &
THE GRAND PARKWAY



David Marshall, Principal
david@dmre.com
713.955.3126

Tim Dosch, Principal
tim@dmre.com
713.459.8123

dmre.com

PROPERTY DETAILS

ADDRESS

SWQ of I-10 & TX-99, Baytown, Texas 77523

SIZE

±12.8 Acres
Pads Available

LAT., LONG.

29.81936042343903, -94.86472793880631

UTILITIES

MUD #3

DETENTION

Regional Detention

TAX

3.04%

SCHOOLS

Barbers Hill ISD

Barbers Hill Elementary North **10/10***

Barbers Hill Middle North **8/10***

Barbers Hill High School **8/10***

**Rated on [GreatSchools.org](https://www.greatschools.org)*

PRICE

Call for Pricing



AREA ACTIVITY



Chevron Phillips
CHEMICAL
Cedar Bayou Plant

CHAMBERS COMMONS
COMING SOON
H-E-B
Starbucks
HOUSTON
Methodist
LEADING MEDICINE

Walmart
ROSS
DRESS FOR LESS
Chick-fil-A

Burlington
T.J. Maxx

H-E-B

±12.8
ACRES

146
TEXAS

99
TOLL

Mont Belvieu City Park

Barbers Hill Middle School

Barbers Hill Elementary

10
INTERSTATE

10
INTERSTATE

Heights of Barbers Hill
by Meritage Homes

KILGORE PKWY

99
TOLL

99
TOLL

146
TEXAS

FM 3180 RD

FM 1409

FM 1409

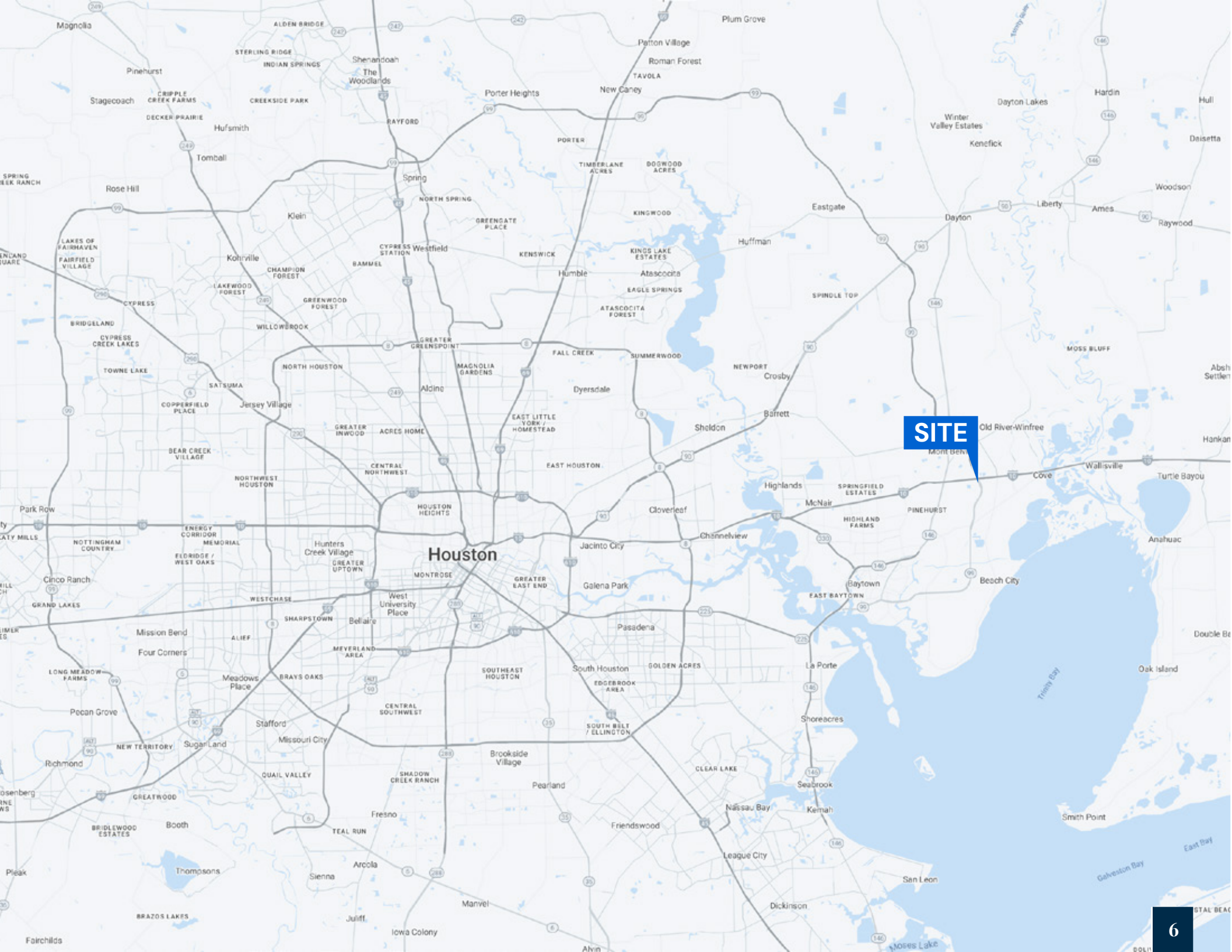


2024 TAX RATES

1	CHAMBERS COUNTY	0.356457
O1R	CHAMBERS COUNTY ROAD	0.059
OISE	Chambers Co School Fund	0.024578
31	BARBERS HILL ISD	0.813
31BC	LEE COLLEGE II Barbers Hill	0.05
31IS	BARBERS HILL ISD I&S	0.2394
63-3	MUD #3	1.5
TOTAL		3.04

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION ESTIMATE	1,636	23,132	38,742
5 YEAR EST. POPULATION GROWTH	14%	25%	21%
AVERAGE HOUSEHOLD INCOME	\$175,951	\$159,912	\$158,064
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$252,109	\$321,210	\$292,638



SITE

Houston

San Jacinto Marketplace (Rendering)



PRIME LOCATION

Baytown, TX

- Site is at the entrance to Heights of Barbers Hill by Meritage Homes – a planned development with 500 homes upon completion with home prices ranging from \$300k – \$600k. The newly constructed community offers access to A-rated schools.
- Baytown is home to one of the largest concentrations of petrochemical and refining complexes in the nation. Major employers include ExxonMobil, Chevron Phillips, Covestro, and Enterprise Products.
- Baytown's strategic location near the Houston Ship Channel and Port of Houston – the largest port in the U.S. by foreign tonnage – supports ongoing economic development.

Convenient Access to Major Thoroughfares

- Strategically located on the Grand Parkway with over 1,400 feet of frontage
- Close access to I-10 via the Grand Parkway
- State Highway 146 is less than 4 miles west of the property

Close Proximity to Entertainment & Retail

- San Jacinto Marketplace (*under construction*): 12 minutes
- Chambers Commons: 9 minutes
- Cactus Jacks: 6 minutes
- Bicentennial Park: 17 minutes
- Downtown Houston: 34 minutes



Cactus Jack's



Baytown

WHY HOUSTON

America's fourth-largest city is a cosmopolitan destination, filled with world-class dining, arts, hotels, shopping and nightlife. Take a stroll through the historic Heights, spend the day exploring the Museum District or head down to Space Center Houston, the coastal visitor center at NASA's astronaut training and flight control complex.

The city's relatively compact downtown includes the Theater District, home to the renowned Houston Grand Opera, and the Historic District, with 19th-century architecture and upscale restaurants.

There's always something to do in this Southern hospitality meets urban chic city. Come explore YOUR Houston!



54M
ANNUAL VISITORS

34
MEDIAN AGE

7M
POPULATION



HOUSTON GRAND OPERA



SPACE CENTER HOUSTON

1.4%
JOB GROWTH
RATE

28 min
AVERAGE
COMMUTE TIME

28%
MILLENNIAL
POPULATION

Houston is made up of nine different wards that fall either within the "610 Loop" (Interstate 610) or outside. Understanding what "the loop" is in Houston is the first step to becoming a local.

Inside the loop: The inner circle is referred to as the business district where most of the entertainment, restaurants, and businesses are located. Younger professionals are drawn to the inner-loop to live closer to work and fun — it's all about work-life balance!

Outside the loop: The outer loop includes the many suburban neighborhoods where families and individuals looking for a peaceful, laid-back place prefer to reside.

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

CONTACT US



Tim Dosch

Principal
tim@dmre.com
713.459.8123



David Marshall

Principal
david@dmre.com
713.955.3126



Sam Vitulli

Associate
sam.vitulli@dmre.com
713.212.1555



George Notte

Associate
george.notte@dmre.com
713.936.5952

Central Texas

901 S Mopac Expy
Bldg 3, Suite 120
Austin, TX 78746
254.913.1931

Dallas-Fort Worth

14951 N Dallas Pkwy
Suite 400
Dallas, TX 75254
214.206.4154

Houston

777 Post Oak Blvd
Suite 255
Houston, TX 77056
713.955.3120

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Humble.
Smart.**

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