

3 Tracts Totaling ±531 Acres - Baytown, Texas

0 Tri City Beach Road & the Grand Parkway

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Offering Memorandum



PROPERTY HIGHLIGHTS



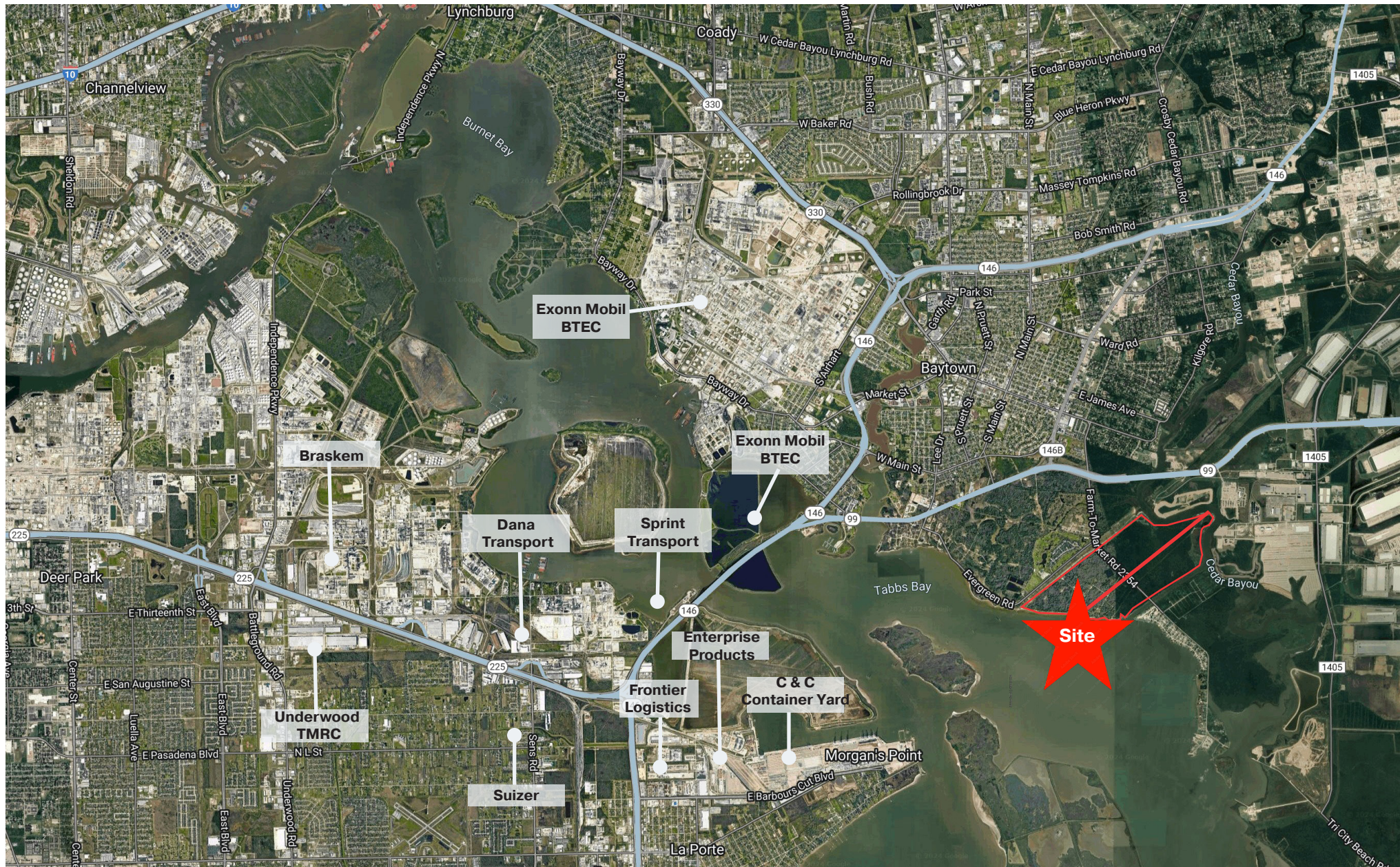
PROPERTY FEATURES

- » Three tracts:
 - 369.46 Acres
 - 137.95 Acres
 - 23.32 Acres
- » 1/2 Mile from waterfront on lower San Jacinto Bay which is part of the Port of Houston
- » 1 Mile of canal frontage on east side of the 160.1 Acre tract
- » Utilities from the City of Baytown
- » Water and sewer lines along Tri City Beach Rd
- » Zoned LC- Livable Center
- » Zoning will need to be changed for industrial use
- » Each tract valued separately

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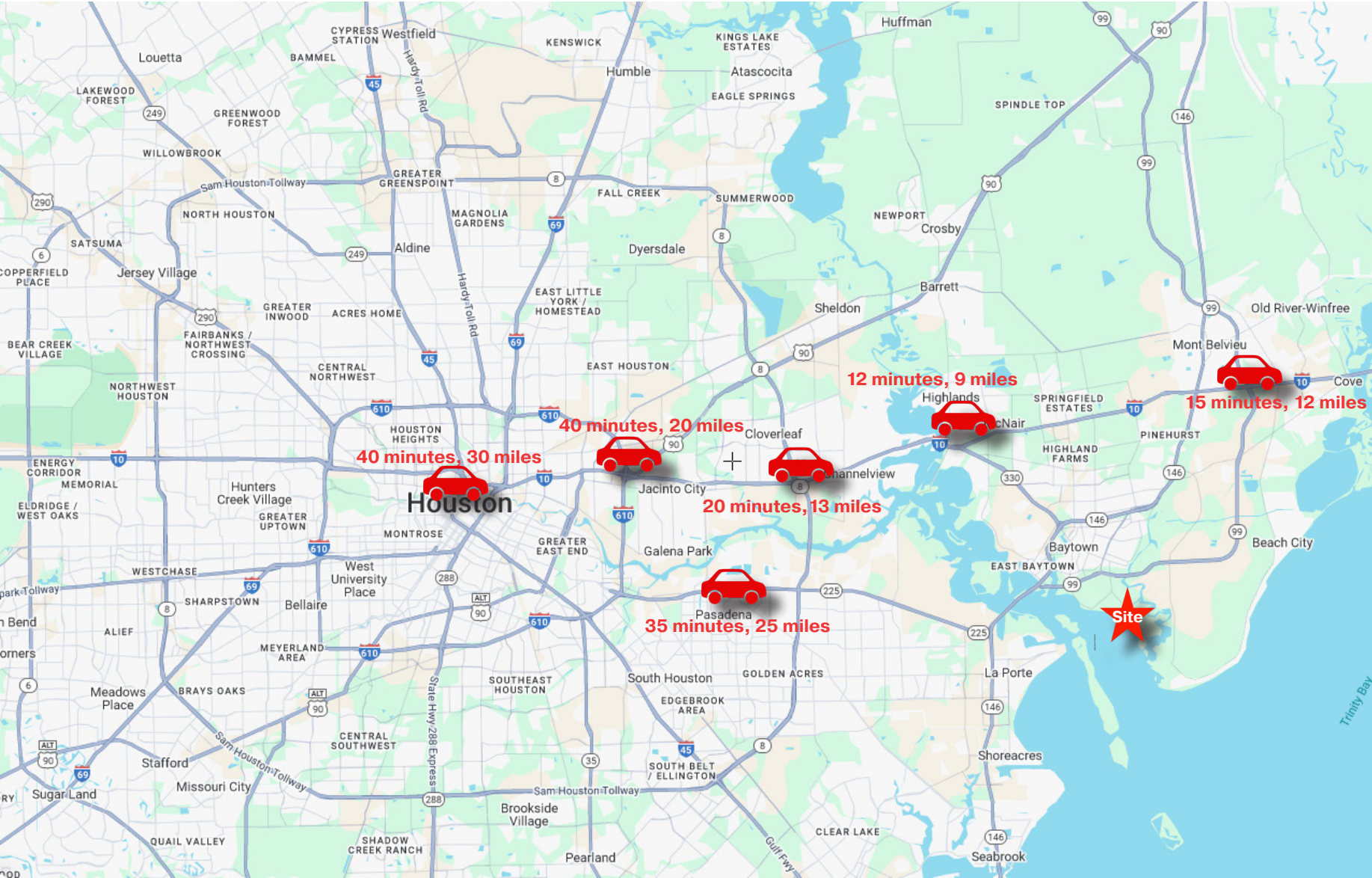
AERIAL VIEW



DETAIL VIEW



DRIVING DISTANCE



TRACT 1A & 1B



Tracts Features

Utilities available from City of Baytown

Proximity to Port of Houston & Cedar Port Business Park- Dense and growing employment

Easy access to 99 and SH 146 via Tri City Beach

Extensive waterfront on the bay

Tract 1B has active and capped oil wells

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TRACT 2 & 3



Tracts Features

Tract 2 existing pipeline corridor may provide value for future pipelines

Utilities available from City of Baytown water and sewer on-site

Proximity to Port of Houston and Cedar Bayou Business Park

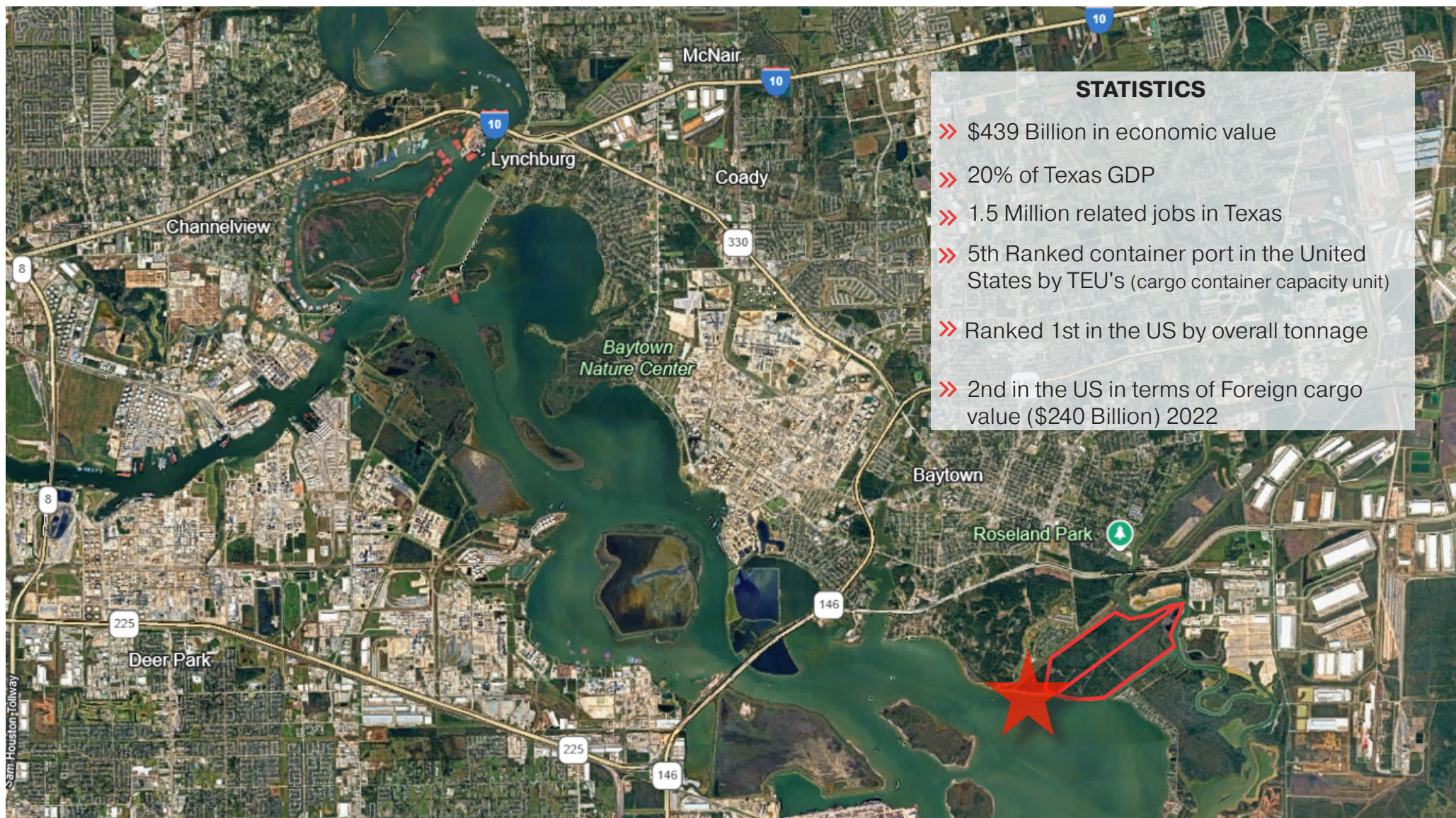
Easy Access to Grand Parkway 99 and SH 146 Via Tri City Beach Rd.

Extensive waterfront 0.5 mile and channel side 1 mile.

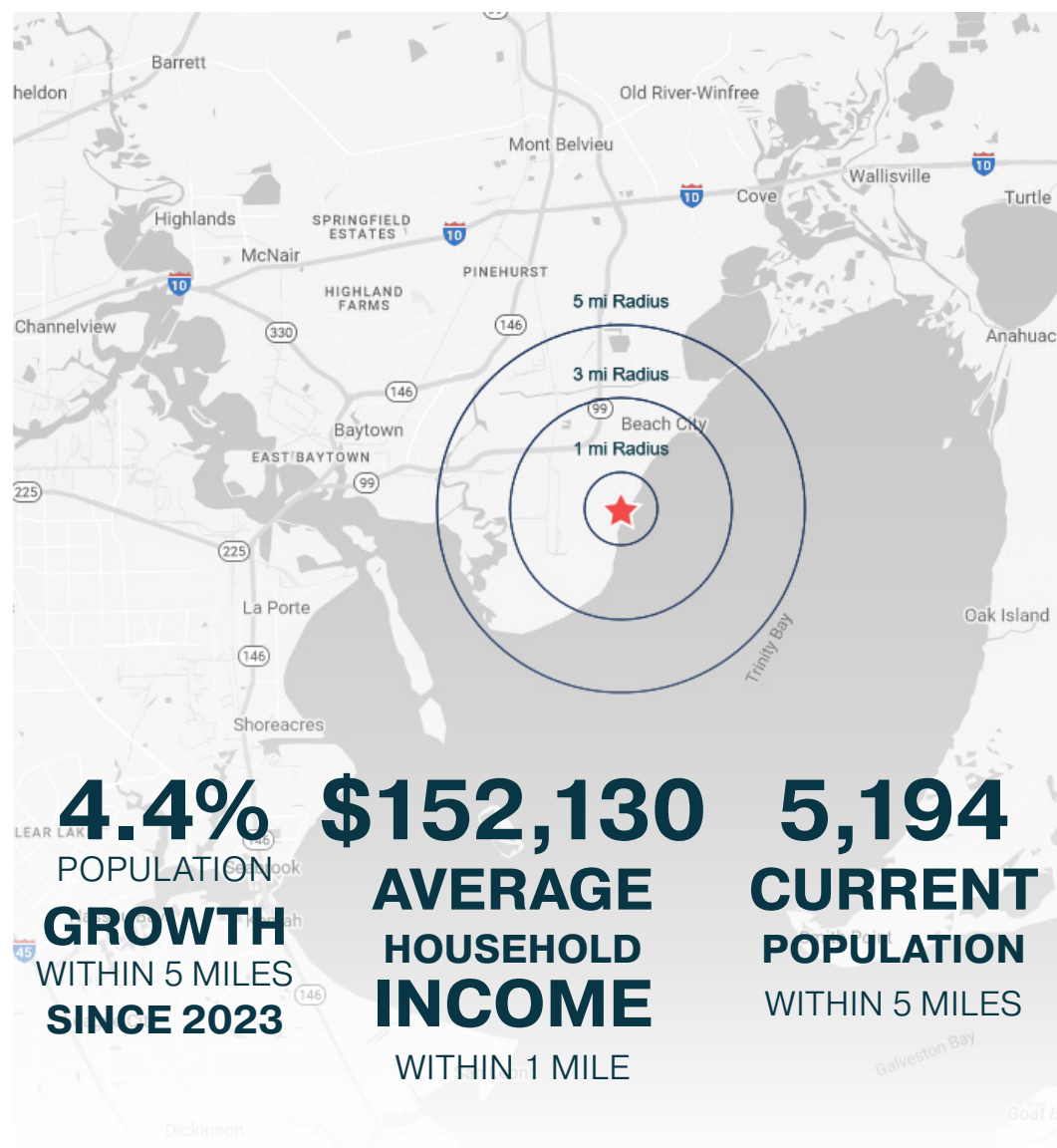
No visible oil and gas production or pipeline on-site

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PORT OF HOUSTON HIGHLIGHTS



DEMOGRAPHICS



POPULATION	1 MILES	3 MILES	5 MILES
Estimated Population (2025)	339	1,998	5,194
Projected Population (2030)	413	2,432	6,194
Census Population (2020)	346	1,888	4,352
Census Population (2010)	241	1,343	3,171
Median Age	38.8	38.5	37.6
HOUSEHOLDS			
2025 Households	123	735	1,911
2030 Household Projection	156	932	2,364
HOUSEHOLD INCOME			
Estimated Average Household Income (2025)	\$152,130	\$155,654	\$144,705
Projected Average Household Income (2030)	\$148,540	\$151,881	\$142,350
Estimated Per Capita Income (2025)	\$55,243	\$57,267	\$53,241
RACE AND ETHNICITY			
White	260	1,529	3,664
Black Or African American	25	142	452
American Indian Or Alaska Native (2023)	2	14	39
Asian	6	37	98
Hispanic	23	140	439
HOUSEHOLD SIZE			
1 Person Households	27	164	441
2 Person Households	40	242	610
3 Person Households	20	121	310
Housing Units Owner-Occupied	97	555	1,357
Housing Units Renter-Occupied	26	180	554

±595 Acres - Baytown, Texas

3 Tracts | 0 Tri City Beach Rd. and Grand Parkway

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