



C|R

GRAND PARKWAY & I-10

NWC OF I-10 & GRAND PARKWAY | MONT BELVIEU, TEXAS

PROPERTY DESCRIPTION:

- A 50-acre regional power center at the northwest corner of I-10 and the Grand Parkway (SH-99) connecting the Baytown/Ship Channel employment base with rapidly growing residential communities across Chambers and Liberty counties
- The trade area already serves over 116,000 residents with high household incomes, driven by the petrochemical industry and highly rated Barbers Hill ISD
- Mont Belvieu's population has nearly doubled over the past decade and the city is adding roughly 450 housing units annually, creating sustained demand for new retail, dining, and service uses
- Offers high-visibility freeway frontage and premier access for regional and neighborhood retail and service providers.
- Delivering Q2/Q3 2027 for 2028 openings

AVAILABLE:

- Anchor, multi-tenant & pads

AREA RETAILERS:

Walmart

TJ-maxx

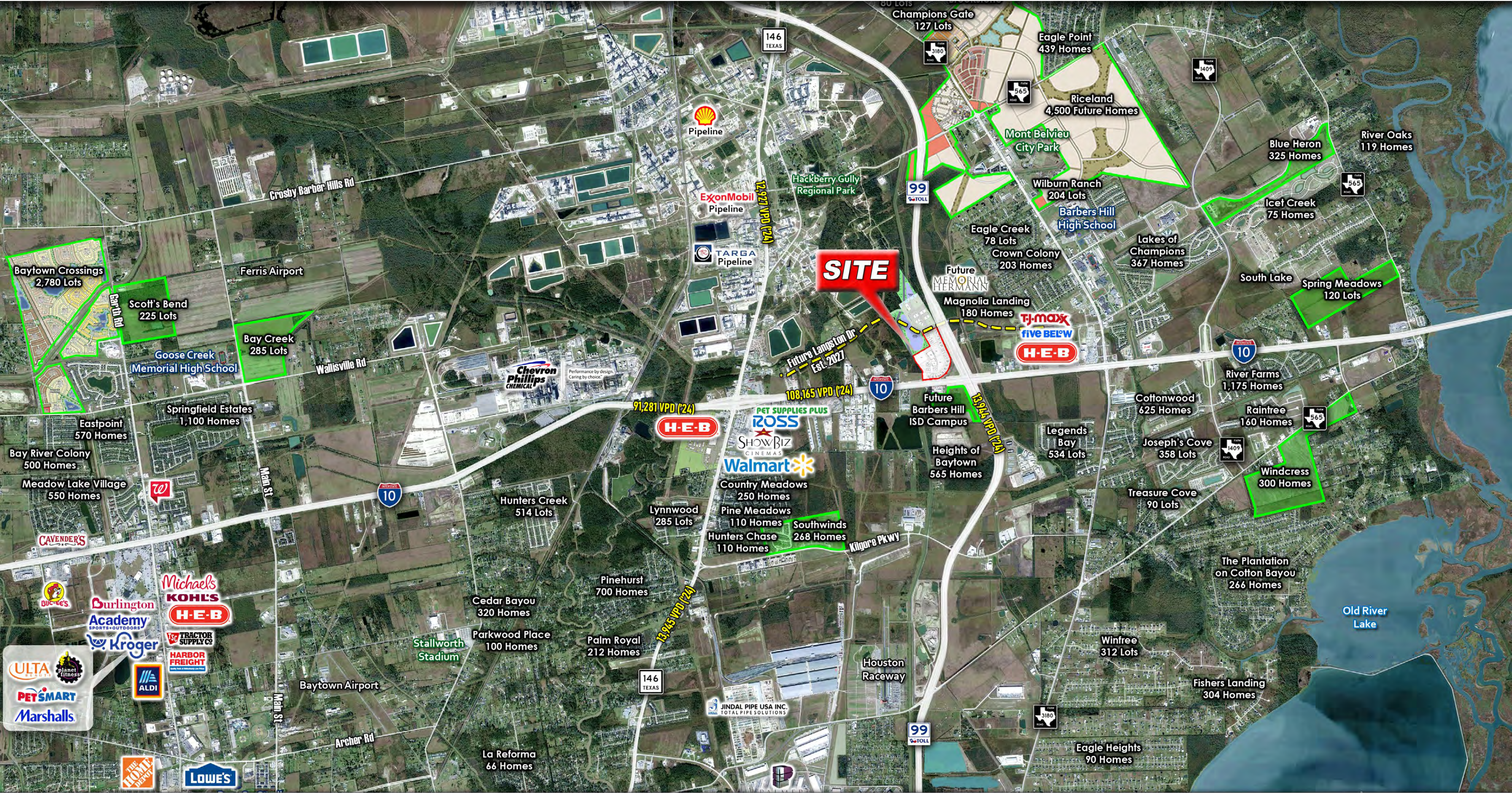
HomeGoods

H-E-B

ROSS

Burlington

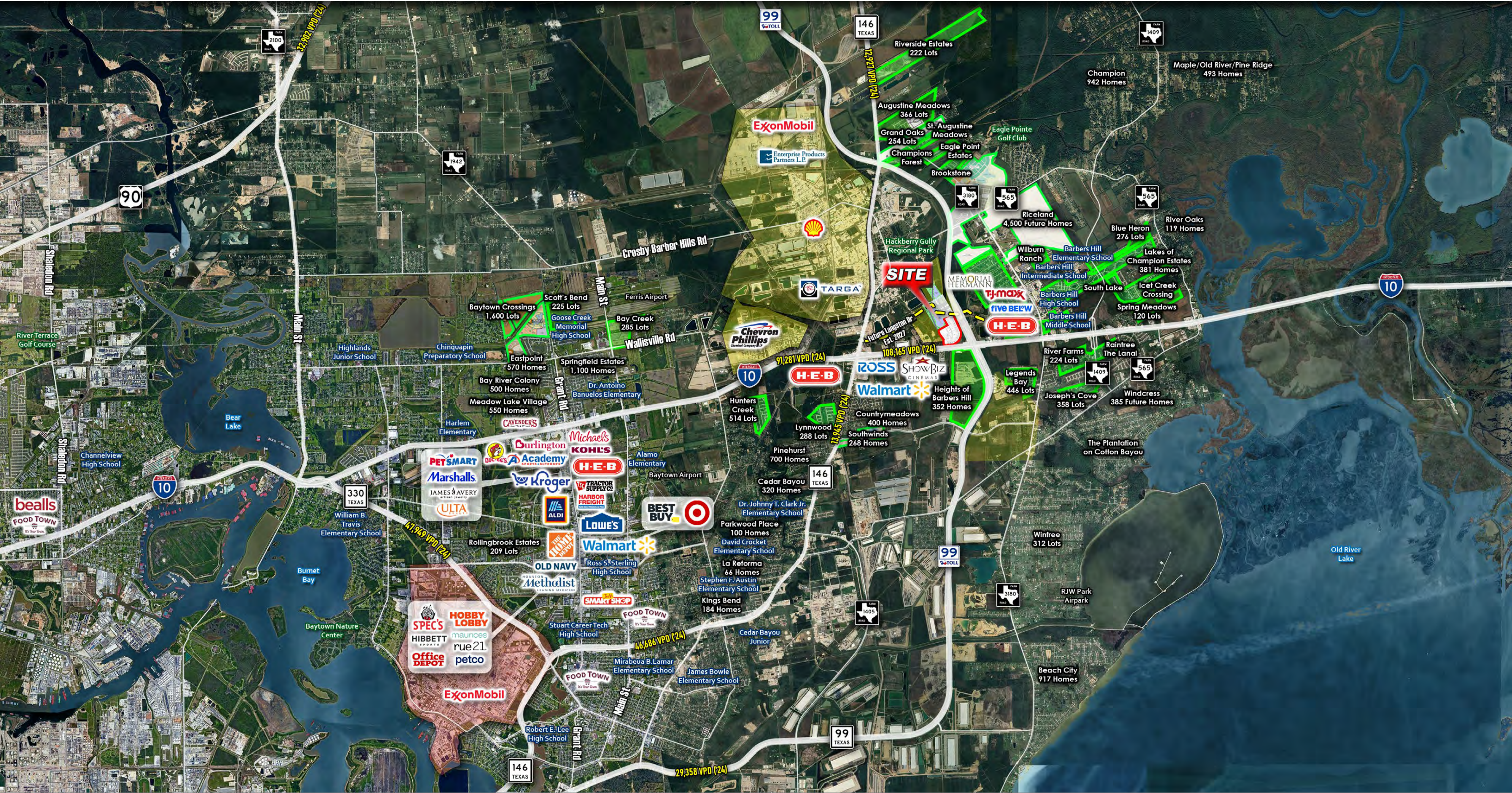


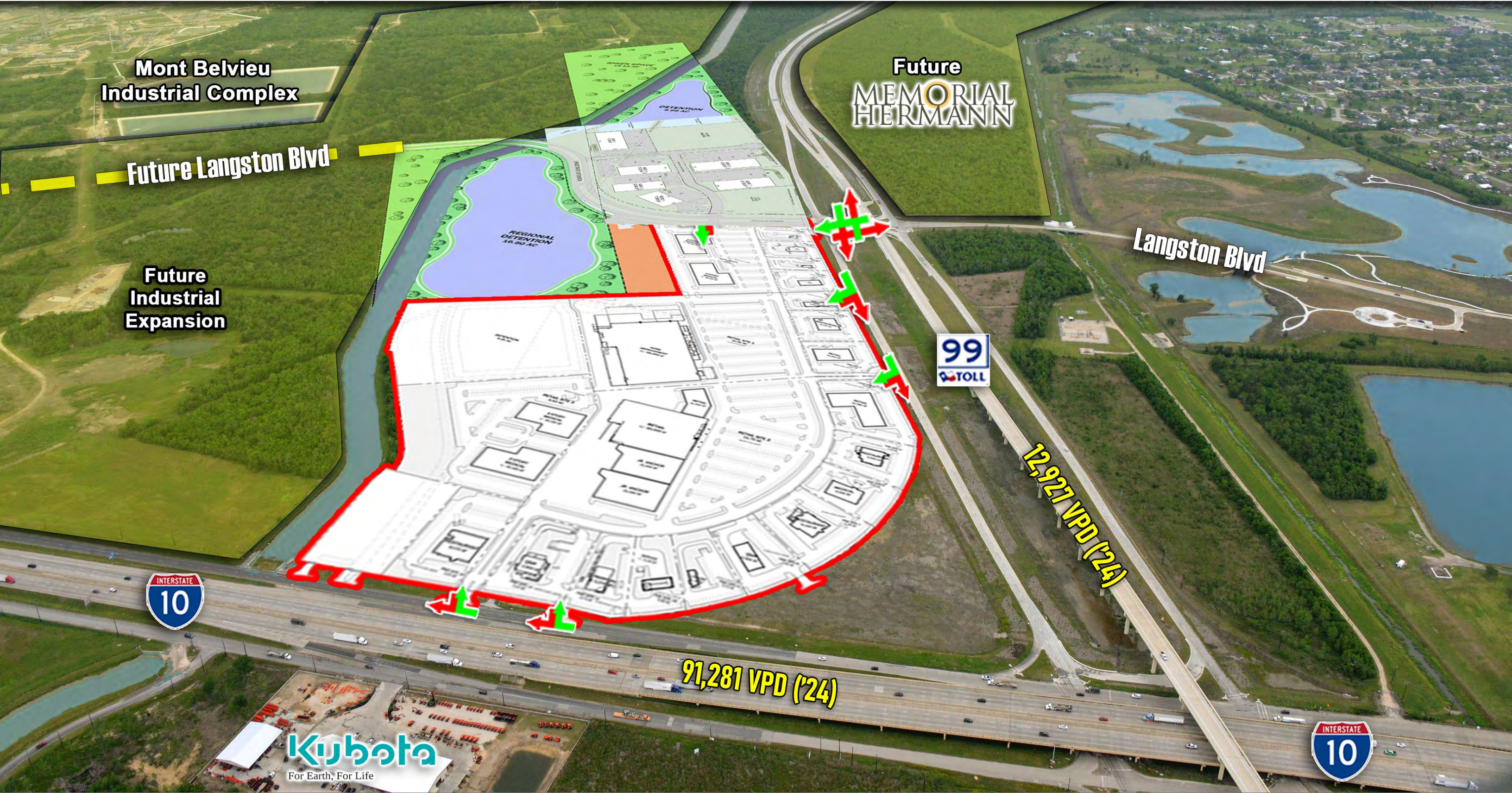








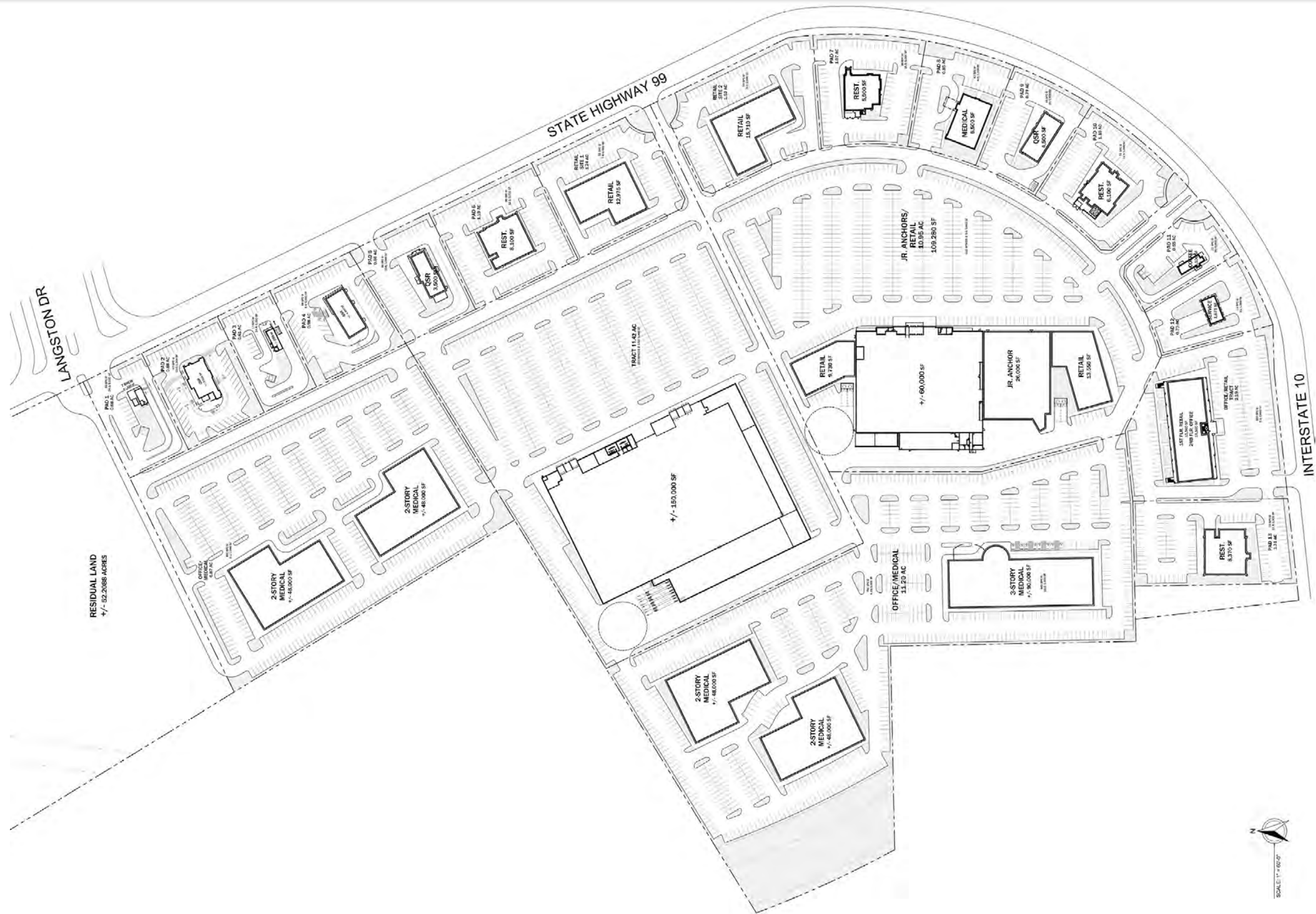












POPULATION
(3 mi Radius, 2025)
22,916

HOUSEHOLDS
(3 mi Radius, 2025)
7,154

INCOME
(3 mi Radius, 2025)
\$125,112

TOTAL DAYTIME
POPULATION
(3 mi Radius, 2025)
16,894

1 mi
Ring

2 mi
Ring

3 mi
Ring

5 mi
Ring

POPULATION SUMMARY

	1 Mile	2 Miles	3 Miles	5 Miles
2010 Total Population	1,728	5,649	9,316	22,617
2020 Total Population	3,073	9,795	15,570	34,156
2020 Group Quarters	10	23	27	42
2025 Total Population	3,433	12,412	22,916	43,580
2025 Group Quarters	7	19	25	41
2030 Total Population	3,862	13,800	25,756	51,002
2025-2030 Annual Rate	2.38%	2.14%	2.36%	3.20%
2025 Total Daytime Population	2,441	9,228	16,894	34,838
Workers	824	3,366	5,410	12,243
Residents	1,617	5,862	11,484	22,595

HOUSEHOLD SUMMARY

2010 Total Households	558	1,798	2,927	7,475
2010 Average Household Size	3.10	3.14	3.18	3.03
2020 Total Households	957	3,039	4,814	11,007
2020 Average Household Size	3.20	3.22	3.23	3.10
2025 Total Households	1,068	3,836	7,154	14,149
2025 Average Household Size	3.21	3.23	3.20	3.08
2030 Total Households	1,209	4,292	8,118	16,683
2030 Average Household Size	3.19	3.21	3.17	3.05
2025-2030 Annual Rate	2.51%	2.27%	2.56%	3.35%
2025 Families	877	3,198	5,888	11,532
2025 Average Family Size	3.53	3.52	3.43	3.33
2030 Families	985	3,547	6,627	13,500
2030 Average Family Size	3.50	3.50	3.41	3.32
2025-2030 Growth Rate	2.4%	2.1%	2.4%	3.2%

MEDIAN HOUSEHOLD INCOME

2025	\$134,608	\$137,106	\$125,112	\$120,690
2030	\$146,139	\$147,005	\$134,482	\$131,154

MEDIAN HOME VALUE

2025	\$317,633	\$327,997	\$332,278	\$326,531
2030	\$382,365	\$390,413	\$400,954	\$395,709

MEDIAN AGE

2010	31.5	31.5	32.3	34.9
2020	32.2	32.3	32.7	34.2
2025	33.0	33.1	33.5	35.0
2030	33.2	33.2	34.0	35.8



TRADE AREA DEMOGRAPHICS

TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2025	12,412	22,916	43,580	173,178

FUTURE TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2030	13,800	25,756	51,002	189,848

MEDIAN HOUSEHOLD INCOME

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2025	\$137,106	\$125,112	\$120,690	\$81,951



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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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