

FOR SALE OR LEASE

MONARCH
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2400 Kentucky St

BAYTOWN, TEXAS 77520 • HARRIS COUNTY • FREESTANDING RETAIL



FRONT ELEVATION • KENTUCKY ST



SIDE ELEVATION • FORMER TAQUERIA BAY AT LEFT

±3,018 SF BUILDING	±0.50 ACRES	2 RETAIL BAYS	X / C FEMA FLOOD ZONE
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SALE PRICE

\$435,000

≈ \$144 / SF • Land + improvements

LEASE RATE

\$4,000 / MO

Gross • ≈ \$15.90 / SF / YR • Entire building

PROPERTY OVERVIEW

Freestanding ±3,018 SF retail building on a half-acre site in central Baytown, minutes from downtown and the Hwy 146 / Spur 330 corridors. Formerly operated as a convenience store, with a smaller second space on the left side of the building that previously housed a taqueria.

Ideal for an owner-user who wants a convenience, market, or restaurant concept with a second income-producing bay, or an investor seeking a value-add retail asset. Available for purchase or full-building gross lease.

- 01 Two configurable spaces — main retail bay plus former taqueria space
- 02 Prior convenience store / taqueria use; kitchen and cooler infrastructure in place (to be verified)
- 03 0.50-acre lot with on-site surface parking
- 04 Established residential trade area with limited neighborhood retail
- 05 Minimal flood hazard — FEMA Zone X / C

PROPERTY DETAILS

Address	2400 Kentucky St, Baytown, TX 77520
Property Type	Freestanding Retail / Convenience
Building Size	±3,018 SF
Lot Size	±0.50 AC (±21,780 SF)
Spaces	Main retail + former taqueria bay
Sale Price	\$435,000
Lease Rate	\$4,000 / month, gross
Lease Term	Negotiable
Zoning	Commercial (verify with City of Baytown)
Flood Zone	X / C — minimal hazard
County	Harris
Parcel ID	0583260000019



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