

0.47 ACRES AVAILABLE FOR SALE

W BAKER RD | BAYTOWN, TEXAS 77521



FOR MORE
INFORMATION:

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

HALEY GOLDEN
713.664.3634
hgolden@evergreentx.com

www.evergreentx.com

Office: 713-664-3634

2429 Bissonnet St #302, Houston, TX 77005


EVERGREEN
COMMERCIAL REALTY

PROPERTY HIGHLIGHTS

0.47 ACRES AVAILABLE FOR SALE

W BAKER RD | BAYTOWN, TEXAS 77521

- 0.47 acres available for sale
- Located in the rapidly growing Baytown area
- Great location for QSR, medical, or retail
- Zoning: General Commercial
- Utilities available
- 8 minutes from East Fwy via Spur 330 and easy access to TX-146
- Traffic Counts: 15,670 VPD on W Baker Rd (East of Spur 330)
66,359 VPD on Spur 330 (south of W Baker Rd)
47,343 VPD on Spur 330 (north of W Baker Rd)
- Call broker for details



108,189
TOTAL POPULATION
WITHIN 5 MILES

37,651
HOUSEHOLDS
WITHIN 5 MILES

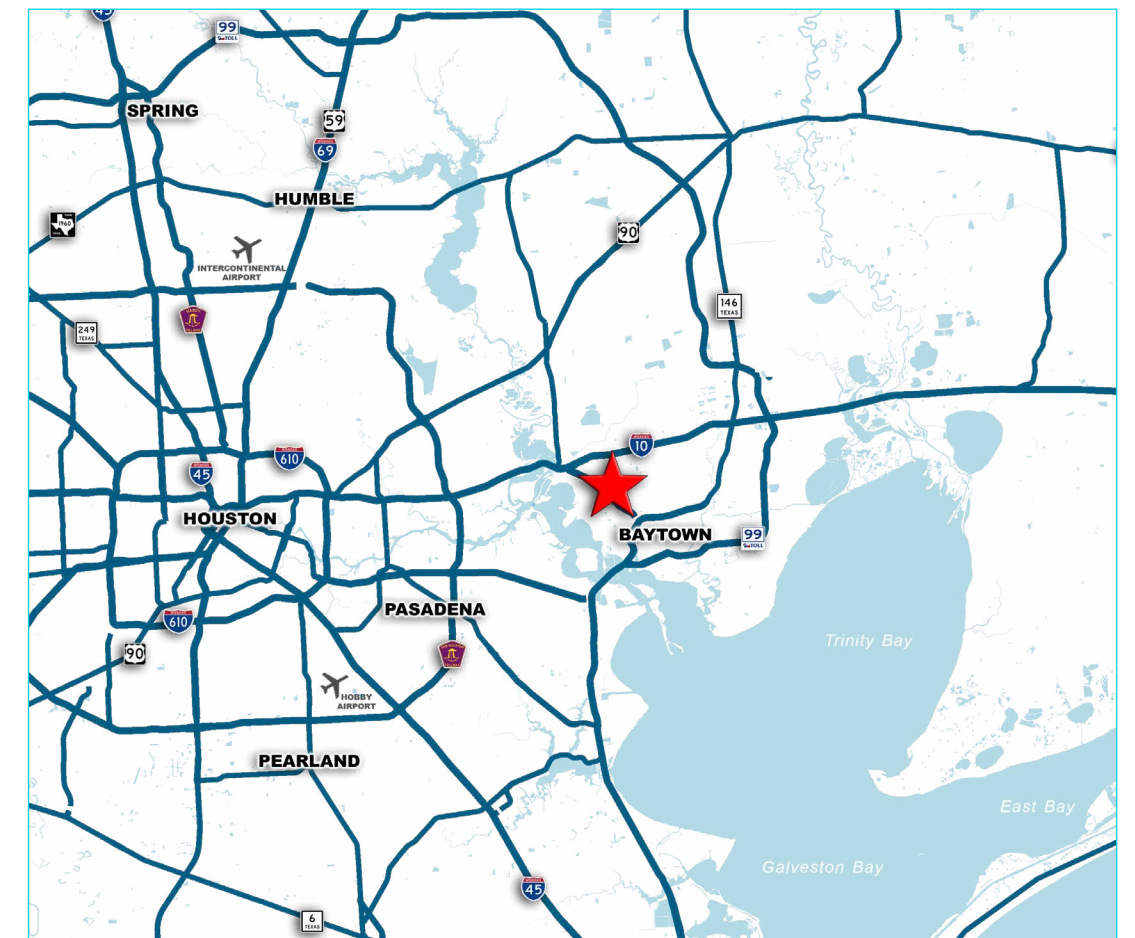
\$87,338
AVERAGE HH INCOME
WITHIN 5 MILES

AREA RETAILERS

Walmart



WELLS
FARGO



FOR MORE
INFORMATION:

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

HALEY GOLDEN
713.664.3634
hgolden@evergreentx.com

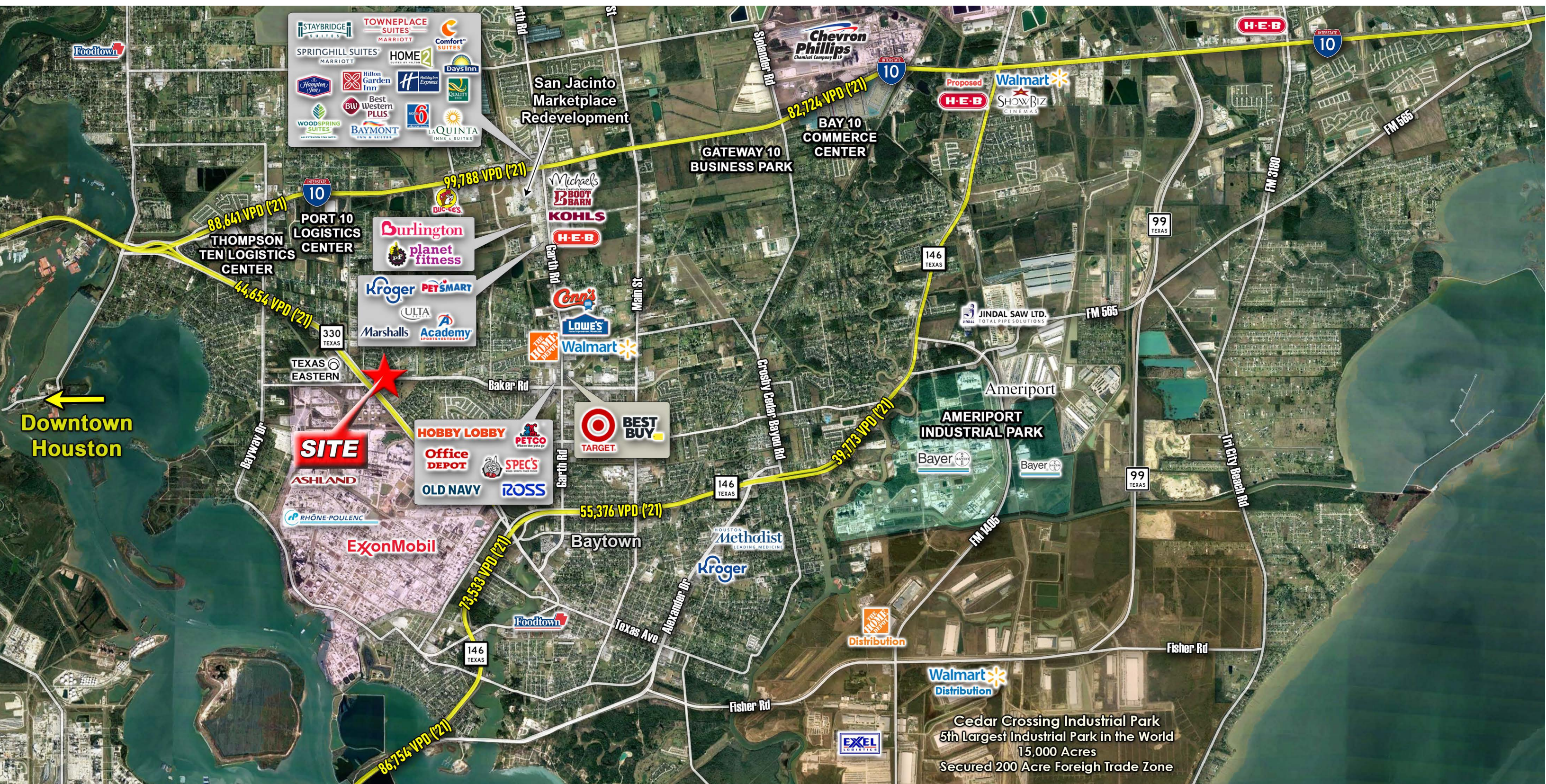
www.evergreentx.com
Office: 713-664-3634
2429 Bissonnet St #302, Houston, TX 77005

EVERGREEN
COMMERCIAL REALTY

▶ RETAIL AERIAL

0.47 ACRES AVAILABLE FOR SALE

W BAKER RD | BAYTOWN, TEXAS 77521



FOR MORE INFORMATION:

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

HALEY GOLDEN
713.664.3634
hgolden@evergreentx.com

www.evergreentx.com
Office: 713-664-3634
2429 Bissonnet St #302, Houston, TX 77005

EVERGREEN
COMMERCIAL REALTY

▶ DEMOGRAPHICS

0.47 ACRES AVAILABLE FOR SALE

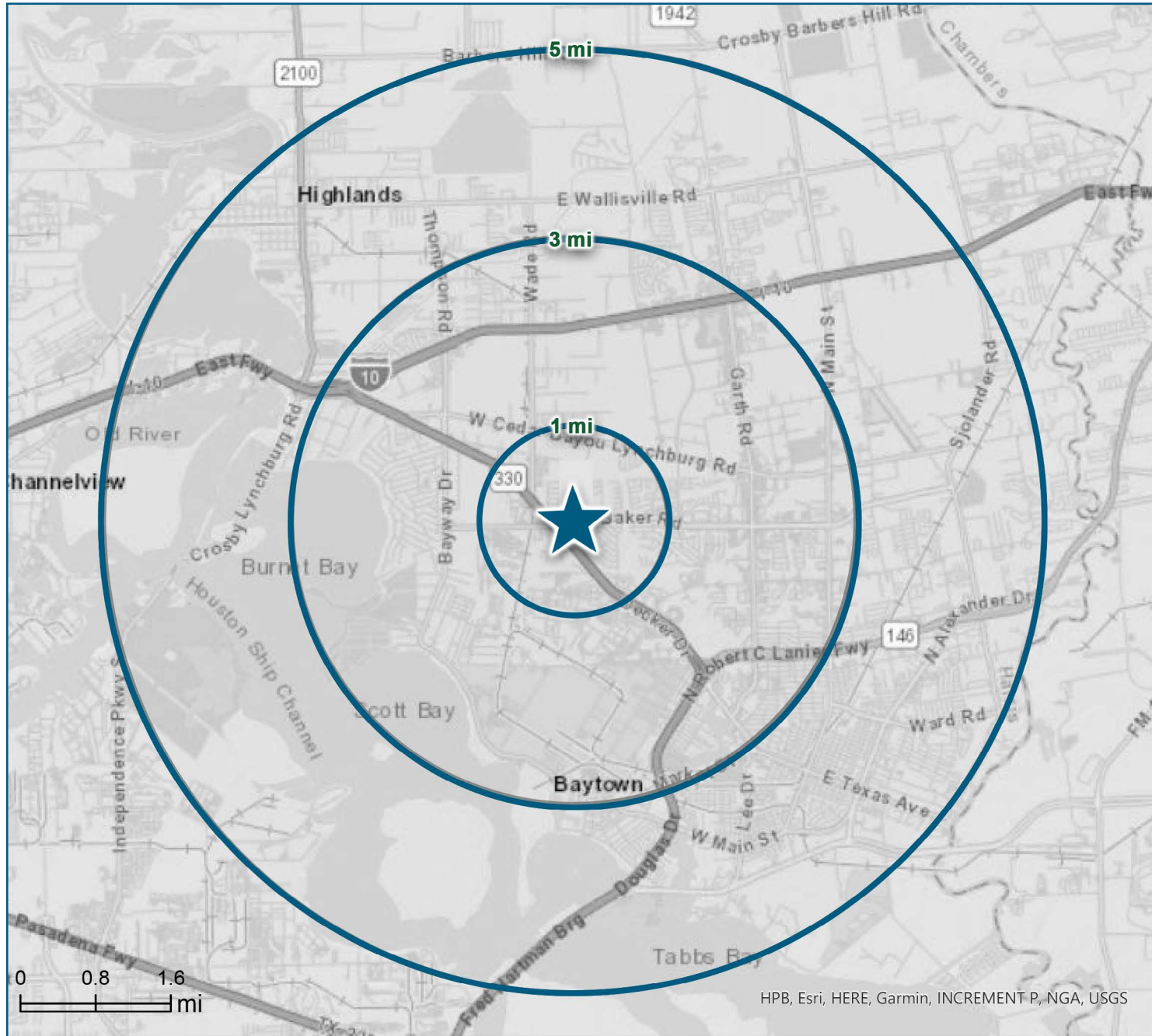
W BAKER RD | BAYTOWN, TEXAS 77521

2022 TOTAL POPULATION
(3 mi Radius)
44,909

TOTAL HOUSEHOLDS
(3 mi Radius)
16,363

DAYTIME POPULATION
(3 mi Radius)
50,457

AVERAGE HH INCOME
(3 mi Radius)
\$83,923



POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	7,019	35,413	88,301
2022 Total Households	2,949	16,363	37,651
2022 Population	8,274	44,909	108,189
Daytime Population	6,348	50,457	104,791
2022 Median Age	33.6	34.2	34.0

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$85,822	\$83,923	\$87,338
Median Household Income	\$58,220	\$59,818	\$64,486
Per Capita Income	\$32,027	\$30,782	\$30,409
Average Home Value	\$220,310	\$204,070	\$215,240

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White Alone	90.2%	87.5%	88.2%
Black Alone	2.2%	2.2%	2.0%
Asian Alone	1.6%	3.1%	3.6%
Hispanic Origin	9.9%	16.2%	14.7%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	10.8%	12.0%	13.8%
2 Person Household	30.6%	27.4%	28.6%
3+ Person Household	58.6%	60.6%	57.6%
Owner-Occupied Housing Units	93.1%	86.6%	85.3%
Renter-Occupied Housing Units	6.9%	13.4%	14.7%

FOR MORE INFORMATION:

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

HALEY GOLDEN
713.664.3634
hgolden@evergreentx.com

www.evergreentx.com

Office: 713-664-3634

2429 Bissonnet St #302, Houston, TX 77005





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.



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.

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 or subagent by the buyer or buyer's agent.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Evergreen Commercial Realty, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Lilly Golden

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

540667

License No.

440678

License No.

License No.

License No.

lgolden@evergreentx.com

Email

lgolden@evergreentx.com

Email

Email

Email

713.664.3634

Phone

713.664.3634

Phone

Phone

Phone

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0