

Yshops at Garth Road

Newly Developed Retail Shopping Center
7718 & 7710 Garth Road | Baytown, Texas 77521



Available: ±3,000 SF In-Line Space
±4,413 SF Freestanding Building

Pricing: Call for Pricing

Description:

- Brand New Retail Shopping Center
- 11 Major hotels within 1 mile radius of center
- 5 miles to Houston ship channel
- San Jacinto Mall under massive redevelopment
- Baytown, Tx has seen recent growth in the energy industry and is home to some of the largest refineries in the world, including Exxon Mobil's 560,000 barrel-a-day Baytown plant

Demographics:	1 mile	3 mile	5 mile
2020 Population	12,030	30,827	88,385
2025 Proj. Population	13,522	33,999	95,676
Average HH Income	\$105,876	\$80,577	\$79,334



For More Information:

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GARTH ROAD





REALTY SERVICES

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2020 Population
(3 mi Radius)
30,827

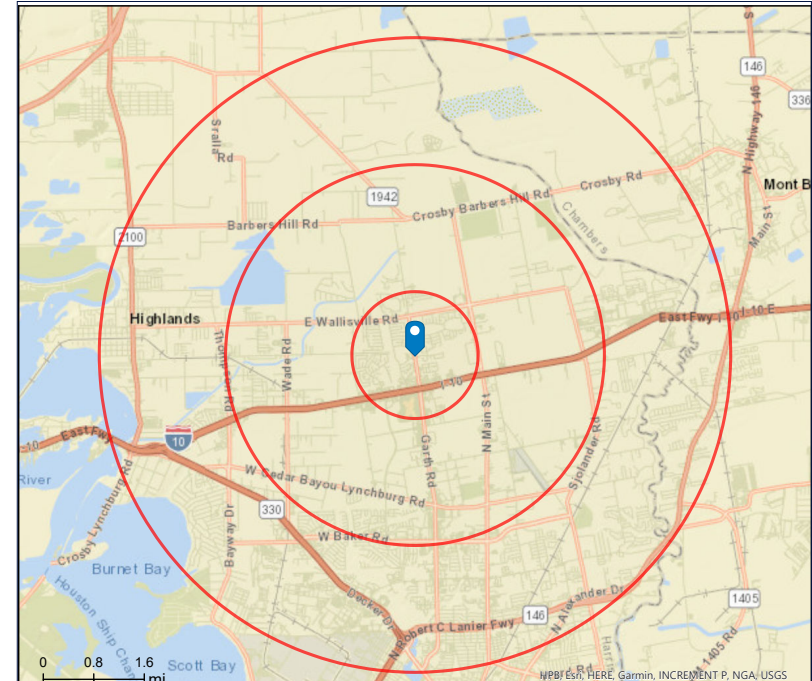
Households
(3 mi Radius)
9,979

Daytime Population
(3 mi Radius)
30,390

Average HH Income
(3 mi Radius)
\$80,577

Median Home Value
(3 mi Radius)
\$164,593

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,916	14,486	59,684
2010 Total Population	7,884	23,371	72,101
2020 Total Population	12,030	30,827	88,385
2020 Group Quarters	0	149	563
2025 Total Population	13,522	33,999	95,676
2020-2025 Annual Rate	2.37%	1.98%	1.60%
2020 Total Daytime Population	10,760	30,390	83,068
Workers	4,122	12,977	31,978
Residents	6,638	17,413	51,090
Household Summary			
2000 Households	926	5,123	21,481
2000 Average Household Size	3.15	2.83	2.76
2010 Households	2,328	7,776	25,281
2010 Average Household Size	3.39	2.99	2.83
2020 Households	3,477	9,979	30,560
2020 Average Household Size	3.46	3.07	2.87
2025 Households	3,882	10,938	32,911
2025 Average Household Size	3.48	3.09	2.89
2020-2025 Annual Rate	2.23%	1.85%	1.49%
2010 Families	1,989	5,944	18,398
2010 Average Family Size	3.66	3.44	3.34
2020 Families	2,962	7,666	22,128
2020 Average Family Size	3.75	3.53	3.40
2025 Families	3,308	8,416	23,849
2025 Average Family Size	3.77	3.55	3.42
2020-2025 Annual Rate	2.23%	1.88%	1.51%
Housing Unit Summary			
2000 Housing Units	945	5,484	23,562
Owner Occupied Housing Units	91.1%	60.0%	60.0%
Renter Occupied Housing Units	6.8%	33.4%	31.2%
Vacant Housing Units	2.1%	6.6%	8.8%
2010 Housing Units	2,413	8,533	28,671
Owner Occupied Housing Units	88.8%	60.3%	58.1%
Renter Occupied Housing Units	7.7%	30.8%	30.1%
Vacant Housing Units	3.5%	8.9%	11.8%
2020 Housing Units	3,538	10,629	33,655
Owner Occupied Housing Units	85.5%	58.6%	56.4%
Renter Occupied Housing Units	12.8%	35.3%	34.4%
Vacant Housing Units	1.7%	6.1%	9.2%
2025 Housing Units	3,934	11,589	36,084
Owner Occupied Housing Units	85.5%	58.6%	56.6%
Renter Occupied Housing Units	13.2%	35.8%	34.6%
Vacant Housing Units	1.3%	5.6%	8.8%
Median Household Income			
2020	\$96,733	\$67,332	\$59,446
2025	\$101,945	\$73,871	\$62,862
Median Home Value			
2020	\$181,982	\$164,593	\$161,474
2025	\$204,076	\$181,508	\$183,068
Per Capita Income			
2020	\$30,617	\$26,128	\$27,393
2025	\$33,387	\$28,417	\$29,356
Median Age			
2010	29.2	30.0	32.9
2020	30.6	31.1	34.3
2025	30.1	30.9	34.6



	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	3,477	9,979	30,560
<\$15,000	3.8%	11.6%	11.6%
\$15,000 - \$24,999	2.0%	7.1%	8.7%
\$25,000 - \$34,999	3.9%	8.1%	8.0%
\$35,000 - \$49,999	8.9%	11.1%	12.5%
\$50,000 - \$74,999	14.9%	15.9%	19.4%
\$75,000 - \$99,999	18.3%	13.6%	12.8%
\$100,000 - \$149,999	33.7%	22.6%	16.5%
\$150,000 - \$199,999	7.5%	6.5%	5.7%
\$200,000+	7.0%	3.6%	4.8%
Average Household Income	\$105,876	\$80,577	\$79,334
2020 Population 25+ by Educational Attainment			
Total	7,182	18,759	57,016
Less than 9th Grade	6.6%	6.2%	8.0%
9th - 12th Grade, No Diploma	7.0%	8.5%	8.8%
High School Graduate	24.0%	25.1%	23.8%
GED/Alternative Credential	6.7%	5.2%	4.8%
Some College, No Degree	25.8%	28.7%	26.4%
Associate Degree	8.9%	9.7%	10.8%
Bachelor's Degree	17.1%	11.8%	12.4%
Graduate/Professional Degree	3.8%	4.8%	5.1%



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.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov