

# For Lease



**1,200 SF  
AVAILABLE  
2ND GEN OFFICE SPACE**



## Hunnington

**Hunnington Properties, Inc.**

3773 Richmond Ave., Suite 800

Houston, Texas 77046

**713-623-6944**

[hpiproperties.com](http://hpiproperties.com)

## Shops on Garth Road

SWQ of Archer Rd. & Garth Rd.

5623 Garth Road | Baytown, Texas 77521

# For Lease



## SHOPS ON GARTH ROAD

5623 Garth Road, Baytown, Texas 77521

### Property Information

Space For Lease	1,200 SF 2nd Gen Office Space
Rental Rate	\$29.00 PSF
NNN	\$10.14 PSF
Total Sq. Ft.	15,650 SF

### Property Highlights

- Within Baytown's Industrial District that anchors Exxon Mobil, Covestro and Chevron Phillips.
- Located on Garth Rd., Baytown's "Main Retail Corridor"
- Close proximity to San Jacinto Mall ¾ mile to I-10
- 1/2 mile radius to major retail anchors including Kroger Marketplace HEB, Lowe's Academy and Walmart

### Demographics

Population	2 mi. - 27,906
(2020)	3 mi. - 53,156
	5 mi. - 104,203

Average Household Income	2 mi. - \$66,962
	3 mi. - \$70,631
	5 mi. - \$72,651

Traffic Count	Garth Rd: 39,000 VPD
	Cedar Bayou Lynchburg Rd: 13,000 VPD

### For More Information

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# For Lease



Hunington



**GARTH RD 39,000 VPD**

# For Lease



**San Jacinto Mall  
Redevelopment**  
"San Jacinto Marketplace"  
Open-air Center  
1.1M SF Retail  
80K SF Office  
20 Restaurants  
1 Festival/Concert Space

**Anchor Tenants**  
JCPenney  
macy's

Garth Rd 39,000 VPD



Hunt Rd

Archer Rd

Main St

THE SHOPS ON  
GARTH ROAD

W Cedar Bayou Lynchburg Rd

# For Lease



**Chevron Phillips**  
Chemical Company LLC  
800 Employees

Chambers

ROSS  
Walmart

Wallisville Rd

Sjolander Rd  
10

RED LOBSTER  
Denny's  
BABIES R US  
TOYS R US  
Starbucks

Jack  
In the Box  
WANTABLUZZER  
McDonald's  
DOLLAR GENERAL  
OUTBACK STEAKHOUSE

**San Jacinto Mall Redevelopment**  
"San Jacinto Marketplace"  
Open-air Center  
1.1M SF Retail / 80K SF Office  
20 Restaurants  
1 Festival/Concert Space

JCPenney  
macy's  
Burlington

SUBWAY GameStop  
SHOE CARNIVAL  
Michaels  
KOHL'S Pier 1 Imports

Panera  
Academy  
Kroger  
PETSMART  
ULTA  
Marshalls

**THE SHOPS ON GARTH ROAD**

Sprint  
xfinity  
HEB  
MOD  
VSC  
TRACTOR SUPPLIES

Archer Rd

Baytown Airport

146 TEXAS

W Cedar Bayou Lynchburg Rd

DOLLAR TREE  
IHOP  
Domino's  
DISCOUNT TIRE

Baker Rd

Walmart

Main St

Crosby Cedar Bayou Rd

JINDAL SAW LTD.  
TOTAL PIPE SOLUTIONS

FM 565

330 TEXAS

Kroger  
PAPA JOHN'S  
OLD NAVY  
PETCO  
ANNA'S LINENS  
Office DEPOT  
rue21  
ROSS  
SPEC'S  
HOBBY LOBBY

Methodist

Target  
GNC  
CAFO  
BEST BUY

Massey Tompkins Rd

covestro

ExxonMobil  
4,000 Employees

FOODTOWN

Kindred Hospital

Alexander Dr

Texas Ave

Main St

FM 1405

CEDAR PORT INDUSTRIAL PARK

**15,000 AC INDUSTRIAL PARK**  
**5TH LARGEST IN WORLD**

99 TEXAS

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## EMPLOYMENT INFORMATION

Top employers include:

- Exxon Mobile and Chemical - covers 3,400 acres
- Chevron - 1,200 acre facility
- Bayer - 1,650 acre facility
- Wal-Mart Distribution Center - 4,000,000 SF
- Home Depot Distribution Center - 750,000 SF

Fresenius Medical Care at San Jacinto Methodist Hospital and several other medical facilities are less than half a mile from this site

Houston Ship Channel generates 58,000 direct jobs to the area

Port of Houston ranks #1 in water-borne tonnage and #2 in total tonnage

Baytown has a diverse employment base that lives, works and shops in the immediate area



**Ameriport**  
Union Pacific & BNSF Rail Services  
Railyard owned and operated by Rail Logix AmeriPort, LLC  
Foreign Trade Zone Application pending  
Heavy Haul Corridor  
72 acre master-planned industrial park

**Cedar Crossing Industrial Park**  
5th Largest Industrial Park in the world  
15,000 acres  
Secured 200 acre foreign trade zone

- Home Depot Distribution
- Seapac
- Koppel Steel
- Exel Logistics
- Ecocochem
- Walmart Distribution
- Saw Pipes
- Jindel Steel

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT  
[WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV)**

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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

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**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO  
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,  
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,  
IF CERTAIN REQUIREMENTS ARE MET**

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**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE  
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000**

# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Sanford Paul Aron</b> Designated Broker of Firm	<b>218898</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>N/A</b> Licensed Supervisor of Sales Agent/ Associate	<b>N/A</b> License No.	<b>N/A</b> Email	<b>N/A</b> Phone
<b>Jesus Hernandez Jr. Stephen Pheigaru</b> Sales Agent/Associate's Name	<b>660459 610516</b> License No.	<b>jesse@hpiproperties.com stephen@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date