

# 800 E TEXAS AVE

Baytown, TX 77520



## BELVOIR

REAL ESTATE GROUP, LLC

### EXECUTIVE SUMMARY



#### PROPERTY HIGHLIGHTS

- 1.43 AC of Land
- 16,780 SF of Warehouse/Office Space
- Located in the City of Baytown's Revitalization Zone (Property Tax Abatement & Reduce Permit Costs)
- Not in Flood Zone
- Three Entrances and Exits for 18-Wheeler Deliveries
- Utilities: City Water/Sewer, Electric AC/ Heating, & Has Gas Utility
- Fully Gated
- Security System/Cameras Installed

#### PROPERTY OVERVIEW

This Subject Property is Located With Easy Access to Hwy 99, Hwy 225, Hwy 146, Interstate I-10 and Spur 330.

Asking- \$595,000



For More Information Please Contact:

**Sean Harman**  
713.332.8213  
seanh@belvoir.net

**Kyle Fischer**  
713.332.8215  
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



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ADDITIONAL PHOTOS



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### RETAILER MAP



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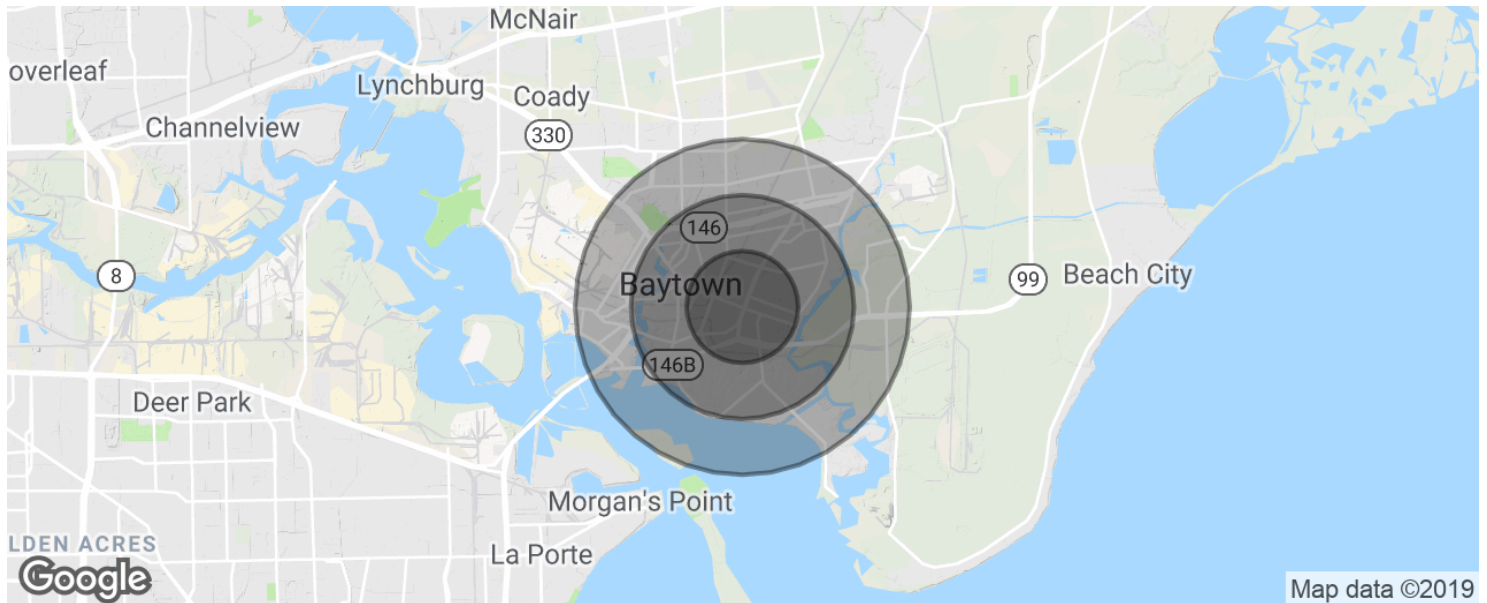
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### DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	9,236	28,160	45,233
Median age	30.1	30.0	30.5
Median age (Male)	30.2	30.1	30.9
Median age (Female)	30.1	29.6	30.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	2,896	8,904	14,947
# of persons per HH	3.2	3.2	3.0
Average HH income	\$47,499	\$49,998	\$53,924
Average house value	\$76,084	\$86,032	\$94,161

\* Demographic data derived from 2010 US Census

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