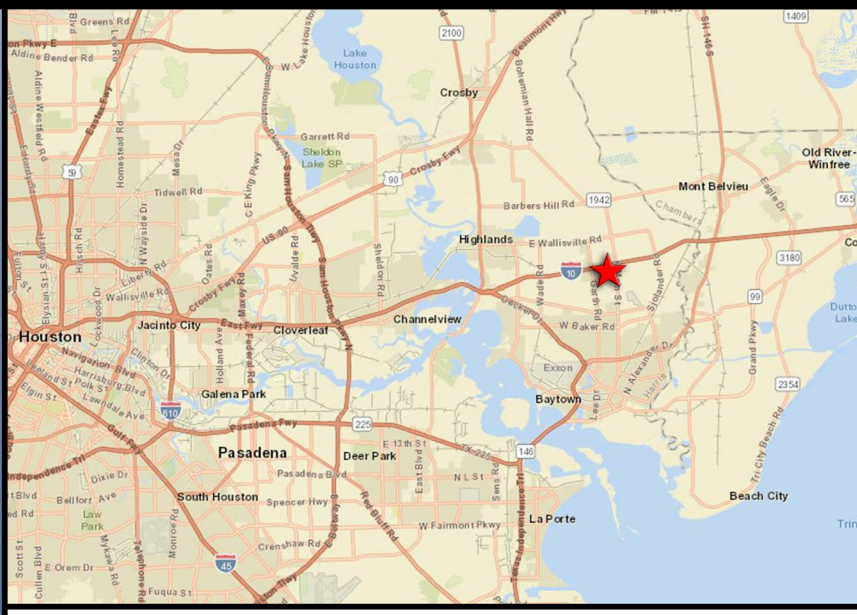
S&P INTERESTS

BAYTOWN MIXED USE PROJECT – SPACE FOR LEASE, GROUND LEASE OR BUILD TO SUIT

Property Features

- Now Leasing for Retail, Restaurant and Medical Tenants
- Pad Site Available for Ground Lease or BTS
- FAMILY FIRST ER BAYTOWN

  Family First Emergency Room Coming Soon (15,000 SF)
- 900 Feet of Freeway Frontage
- 9.3 Acre Project with Outdoor Patio Seating and Green Space



Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2019 Population	6,798	38,283	95,472
Daytime Population	7,030	39,429	89,856
Average HH Income	$89,189	$82,603	$76,639

Traffic Counts: I-10/East Fwy: 88,034 VPD
(TXDOT 2016) Garth Rd: 33,194 VPD | Main St: 20,263 VPD

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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

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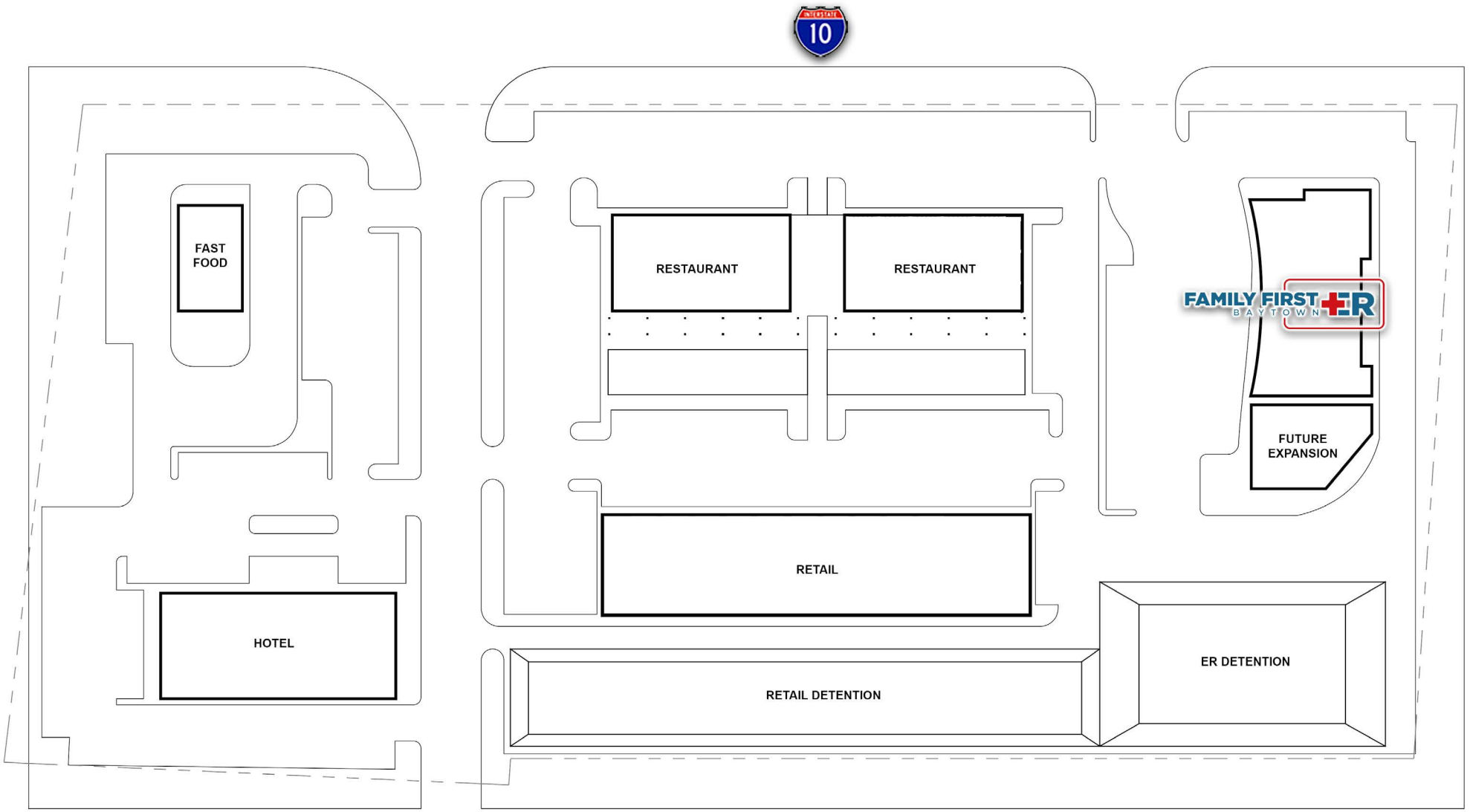

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BAYTOWN MIXED USE PROJECT
SPACE FOR LEASE, GROUND LEASE OR BTS

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,657	18,824	65,750
2010 Total Population	4,771	29,132	79,517
2019 Total Population	6,798	38,283	95,472
2019 Group Quarters	0	391	606
2024 Total Population	8,083	43,551	104,650
2019-2024 Annual Rate	3.52%	2.61%	1.85%
2019 Total Daytime Population	7,030	39,429	89,856
Workers	3,360	18,642	36,153
Residents	3,670	20,787	53,703
Household Summary			
2000 Households	574	6,811	23,601
2000 Average Household Size	2.89	2.74	2.76
2010 Households	1,512	9,978	27,726
2010 Average Household Size	3.16	2.88	2.85
2019 Households	2,117	12,817	32,831
2019 Average Household Size	3.21	2.96	2.89
2024 Households	2,517	14,518	35,832
2024 Average Household Size	3.21	2.97	2.90
2019-2024 Annual Rate	3.52%	2.52%	1.76%
2010 Families	1,222	7,295	20,157
2010 Average Family Size	3.52	3.41	3.36
2019 Families	1,725	9,439	23,860
2019 Average Family Size	3.57	3.48	3.41
2024 Families	2,047	10,717	26,057
2024 Average Family Size	3.57	3.50	3.43
2019-2024 Annual Rate	3.48%	2.57%	1.78%
Housing Unit Summary			
2000 Housing Units	596	7,308	25,926
Owner Occupied Housing Units	78.5%	58.9%	58.9%
Renter Occupied Housing Units	17.8%	34.3%	32.2%
Vacant Housing Units	3.7%	6.8%	9.0%
2010 Housing Units	1,577	10,914	31,463
Owner Occupied Housing Units	73.6%	59.2%	57.4%
Renter Occupied Housing Units	22.3%	32.2%	30.8%
Vacant Housing Units	4.1%	8.6%	11.9%
2019 Housing Units	2,143	13,715	36,252
Owner Occupied Housing Units	74.9%	57.3%	56.2%
Renter Occupied Housing Units	23.9%	36.2%	34.3%
Vacant Housing Units	1.2%	6.5%	9.4%
2024 Housing Units	2,523	15,406	39,331
Owner Occupied Housing Units	72.9%	57.4%	56.5%
Renter Occupied Housing Units	26.9%	36.9%	34.6%
Vacant Housing Units	0.2%	5.8%	8.9%
Median Household Income			
2019	$83,060	$65,861	$57,811
2024	$94,837	$77,566	$65,802
Median Home Value			
2019	$181,822	$176,772	$160,085
2024	$202,162	$198,202	$187,382
Per Capita Income			
2019	$27,441	$28,098	$26,319
2024	$31,647	$32,426	$30,326
Median Age			
2010	28.8	31.5	32.5
2019	29.7	32.8	33.9
2024	29.4	32.5	34.0

BAYTOWN MIXED USE PROJECT
SPACE FOR LEASE, GROUND LEASE OR BTS

	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	2,117	12,817	32,831
<$15,000	6.9%	11.2%	11.7%
$15,000 - $24,999	5.2%	6.7%	8.4%
$25,000 - $34,999	6.6%	7.9%	8.0%
$35,000 - $49,999	10.3%	11.4%	13.5%
$50,000 - $74,999	14.5%	18.0%	20.4%
$75,000 - $99,999	16.3%	13.5%	12.4%
$100,000 - $149,999	32.0%	21.4%	16.7%
$150,000 - $199,999	4.0%	5.4%	4.5%
$200,000+	4.2%	4.7%	4.3%
Average Household Income	$89,189	$82,603	$76,639
2024 Households by Income			
Household Income Base	2,517	14,518	35,832
<$15,000	5.7%	8.9%	9.4%
$15,000 - $24,999	4.3%	5.5%	7.0%
$25,000 - $34,999	5.4%	6.7%	6.9%
$35,000 - $49,999	8.7%	10.0%	12.2%
$50,000 - $74,999	12.7%	17.0%	20.1%
$75,000 - $99,999	15.8%	13.8%	13.0%
$100,000 - $149,999	35.6%	24.9%	19.8%
$150,000 - $199,999	5.9%	7.3%	6.0%
$200,000+	5.8%	5.9%	5.4%
Average Household Income	$103,060	$95,862	$88,710
2019 Owner Occupied Housing Units by Value			
Total	1,605	7,854	20,385
<$50,000	1.2%	1.8%	6.1%
$50,000 - $99,999	6.4%	12.0%	18.3%
$100,000 - $149,999	19.9%	21.7%	21.6%
$150,000 - $199,999	35.4%	27.1%	20.2%
$200,000 - $249,999	20.3%	17.2%	14.1%
$250,000 - $299,999	10.9%	8.5%	8.8%
$300,000 - $399,999	4.1%	5.0%	6.4%
$400,000 - $499,999	0.1%	0.7%	0.7%
$500,000 - $749,999	0.1%	3.7%	2.0%
$750,000 - $999,999	1.6%	1.6%	1.1%
$1,000,000 - $1,499,999	0.1%	0.1%	0.4%
$1,500,000 - $1,999,999	0.0%	0.3%	0.2%
$2,000,000 +	0.0%	0.3%	0.2%
Average Home Value	$197,617	$216,503	$193,142
2024 Owner Occupied Housing Units by Value			
Total	1,839	8,840	22,229
<$50,000	0.7%	1.1%	4.5%
$50,000 - $99,999	3.9%	8.4%	13.7%
$100,000 - $149,999	12.8%	15.3%	16.9%
$150,000 - $199,999	31.5%	26.1%	20.0%
$200,000 - $249,999	24.5%	20.4%	16.5%
$250,000 - $299,999	14.3%	10.3%	11.0%
$300,000 - $399,999	7.7%	8.0%	10.2%
$400,000 - $499,999	0.1%	0.6%	0.9%
$500,000 - $749,999	0.1%	4.8%	2.8%
$750,000 - $999,999	4.3%	3.9%	2.5%
$1,000,000 - $1,499,999	0.1%	0.2%	0.6%
$1,500,000 - $1,999,999	0.0%	0.5%	0.3%
$2,000,000 +	0.0%	0.4%	0.2%
Average Home Value	$234,880	$260,229	$232,321

BAYTOWN MIXED USE PROJECT
SPACE FOR LEASE, GROUND LEASE OR BTS

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	4,769	29,128	79,519
0 - 4	10.2%	8.8%	8.4%
5 - 9	10.1%	8.3%	8.1%
10 - 14	9.2%	8.2%	8.0%
15 - 24	14.3%	14.6%	14.7%
25 - 34	17.6%	15.4%	14.4%
35 - 44	15.5%	13.4%	13.2%
45 - 54	10.8%	12.3%	12.9%
55 - 64	7.8%	10.1%	10.5%
65 - 74	2.9%	4.9%	5.5%
75 - 84	1.4%	2.6%	3.0%
85 +	0.3%	1.3%	1.3%
18 +	65.6%	70.0%	70.8%
2019 Population by Age			
Total	6,800	38,281	95,472
0 - 4	9.5%	8.2%	7.8%
5 - 9	9.0%	7.8%	7.6%
10 - 14	8.4%	7.4%	7.2%
15 - 24	14.5%	13.7%	13.5%
25 - 34	16.9%	16.3%	15.6%
35 - 44	15.2%	13.4%	13.0%
45 - 54	11.6%	11.1%	11.4%
55 - 64	8.0%	10.2%	11.1%
65 - 74	5.1%	7.5%	8.1%
75 - 84	1.5%	3.1%	3.4%
85 +	0.4%	1.4%	1.4%
18 +	68.7%	72.7%	73.4%
2024 Population by Age			
Total	8,083	43,550	104,650
0 - 4	9.9%	8.4%	7.9%
5 - 9	9.3%	7.9%	7.6%
10 - 14	8.5%	7.5%	7.4%
15 - 24	13.8%	13.2%	12.9%
25 - 34	20.2%	17.5%	15.7%
35 - 44	14.5%	13.7%	13.5%
45 - 54	10.5%	10.4%	10.8%
55 - 64	6.9%	8.9%	10.0%
65 - 74	4.4%	7.4%	8.5%
75 - 84	1.6%	3.8%	4.2%
85 +	0.3%	1.3%	1.3%
18 +	68.0%	72.2%	73.1%
2010 Population by Sex			
Males	2,328	14,091	38,772
Females	2,443	15,041	40,745
2019 Population by Sex			
Males	3,310	18,636	46,709
Females	3,488	19,647	48,763
2024 Population by Sex			
Males	3,916	21,197	51,210
Females	4,167	22,354	53,440

BAYTOWN MIXED USE PROJECT
SPACE FOR LEASE, GROUND LEASE OR BTS125 W. Crosstim-

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	4,771	29,131	79,517
White Alone	55.5%	57.5%	63.8%
Black Alone	19.8%	21.8%	16.4%
American Indian Alone	0.7%	0.6%	0.7%
Asian Alone	3.8%	2.8%	1.6%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	17.0%	14.4%	14.8%
Two or More Races	3.1%	2.9%	2.7%
Hispanic Origin	37.9%	34.6%	36.7%
Diversity Index	81.5	79.3	76.8
2019 Population by Race/Ethnicity			
Total	6,798	38,283	95,471
White Alone	49.9%	52.8%	59.3%
Black Alone	21.2%	22.8%	17.4%
American Indian Alone	0.6%	0.5%	0.6%
Asian Alone	4.5%	3.6%	2.2%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	19.9%	16.7%	17.2%
Two or More Races	3.8%	3.5%	3.3%
Hispanic Origin	43.9%	39.5%	41.9%
Diversity Index	85.0	82.7	80.4
2024 Population by Race/Ethnicity			
Total	8,083	43,551	104,650
White Alone	47.9%	50.8%	57.3%
Black Alone	21.7%	23.2%	17.8%
American Indian Alone	0.6%	0.5%	0.6%
Asian Alone	4.8%	3.9%	2.4%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	20.9%	17.6%	18.2%
Two or More Races	4.0%	3.8%	3.6%
Hispanic Origin	46.8%	42.5%	44.9%
Diversity Index	86.0	84.0	81.8
2010 Population by Relationship and Household Type			
Total	4,771	29,132	79,517
In Households	100.0%	98.8%	99.3%
In Family Households	92.7%	87.8%	87.8%
Householder	25.5%	25.3%	25.3%
Spouse	19.0%	17.7%	17.7%
Child	40.6%	37.6%	37.2%
Other relative	4.9%	4.7%	5.0%
Nonrelative	2.6%	2.4%	2.6%
In Nonfamily Households	7.3%	11.0%	11.5%
In Group Quarters	0.0%	1.2%	0.7%
Institutionalized Population	0.0%	1.1%	0.6%
Noninstitutionalized Population	0.0%	0.1%	0.1%

BAYTOWN MIXED USE PROJECT
SPACE FOR LEASE, GROUND LEASE OR BTS

	1 mile	3 miles	5 miles
2019 Population 25+ by Educational Attainment			
Total	3,987	24,100	61,041
Less than 9th Grade	6.3%	6.6%	8.7%
9th - 12th Grade, No Diploma	8.5%	7.7%	9.4%
High School Graduate	20.5%	24.1%	24.5%
GED/Alternative Credential	5.0%	3.8%	4.4%
Some College, No Degree	29.3%	28.4%	26.3%
Associate Degree	9.8%	10.4%	10.1%
Bachelor's Degree	15.8%	13.1%	11.7%
Graduate/Professional Degree	4.8%	5.9%	4.9%
2019 Population 15+ by Marital Status			
Total	4,971	29,338	73,890
Never Married	31.7%	34.3%	32.6%
Married	54.7%	49.6%	50.4%
Widowed	5.2%	6.0%	5.9%
Divorced	8.4%	10.1%	11.1%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	94.2%	93.1%	92.8%
Civilian Unemployed (Unemployment Rate)	5.8%	6.9%	7.2%
2019 Employed Population 16+ by Industry			
Total	3,165	17,793	42,505
Agriculture/Mining	2.1%	2.1%	1.9%
Construction	14.8%	16.5%	16.3%
Manufacturing	15.7%	13.6%	13.9%
Wholesale Trade	4.5%	2.4%	2.0%
Retail Trade	9.7%	10.0%	9.8%
Transportation/Utilities	6.9%	8.2%	7.6%
Information	0.7%	0.3%	0.6%
Finance/Insurance/Real Estate	3.0%	2.8%	3.8%
Services	38.1%	40.1%	41.4%
Public Administration	4.5%	3.9%	2.7%
2019 Employed Population 16+ by Occupation			
Total	3,166	17,793	42,504
White Collar	57.0%	51.8%	46.9%
Management/Business/Financial	11.3%	10.4%	9.3%
Professional	18.0%	18.7%	17.4%
Sales	9.4%	6.6%	7.1%
Administrative Support	18.4%	16.1%	13.1%
Services	12.2%	15.8%	17.7%
Blue Collar	30.8%	32.4%	35.4%
Farming/Forestry/Fishing	1.1%	0.7%	0.3%
Construction/Extraction	10.1%	12.2%	12.9%
Installation/Maintenance/Repair	3.5%	3.4%	5.1%
Production	7.7%	7.5%	8.3%
Transportation/Material Moving	8.4%	8.6%	8.7%
2010 Population By Urban/ Rural Status			
Total Population	4,771	29,132	79,517
Population Inside Urbanized Area	89.3%	95.1%	95.1%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	10.7%	4.9%	4.9%

BAYTOWN MIXED USE PROJECT
SPACE FOR LEASE, GROUND LEASE OR BTS

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	1,512	9,978	27,726
Households with 1 Person	15.4%	22.8%	22.7%
Households with 2+ People	84.6%	77.2%	77.3%
Family Households	80.8%	73.1%	72.7%
Husband-wife Families	59.5%	51.3%	50.9%
With Related Children	38.4%	28.8%	27.0%
Other Family (No Spouse Present)	21.3%	21.8%	21.8%
Other Family with Male Householder	6.0%	5.5%	5.9%
With Related Children	4.2%	3.5%	3.6%
Other Family with Female Householder	15.3%	16.3%	15.9%
With Related Children	12.0%	12.0%	11.2%
Nonfamily Households	3.8%	4.1%	4.6%
All Households with Children	55.2%	44.8%	42.3%
Multigenerational Households	6.6%	6.3%	6.4%
Unmarried Partner Households	6.7%	6.4%	6.7%
Male-female	5.9%	5.7%	6.0%
Same-sex	0.8%	0.7%	0.6%
2010 Households by Size			
Total	1,512	9,977	27,725
1 Person Household	15.4%	22.8%	22.7%
2 Person Household	24.7%	27.0%	28.3%
3 Person Household	19.9%	17.9%	17.6%
4 Person Household	20.1%	16.1%	15.5%
5 Person Household	12.5%	9.8%	9.3%
6 Person Household	4.8%	4.0%	4.0%
7 + Person Household	2.6%	2.2%	2.6%
2010 Households by Tenure and Mortgage Status			
Total	1,512	9,978	27,726
Owner Occupied	76.7%	64.8%	65.1%
Owned with a Mortgage/Loan	64.2%	47.5%	42.2%
Owned Free and Clear	12.5%	17.3%	22.9%
Renter Occupied	23.3%	35.2%	34.9%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,577	10,914	31,463
Housing Units Inside Urbanized Area	88.3%	95.1%	95.2%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	11.7%	4.9%	4.8%

BAYTOWN MIXED USE PROJECT
SPACE FOR LEASE, GROUND LEASE OR BTS

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Metro Fusion (11C)	Bright Young Professionals	Barrios Urbanos (7D)
3.	Top Tier (1A)	Metro Fusion (11C)	Metro Fusion (11C)
2019 Consumer Spending			
Apparel & Services: Total $	$4,910,147	$27,127,465	$64,440,126
Average Spent	$2,319.39	$2,116.52	$1,962.78
Spending Potential Index	108	99	92
Education: Total $	$3,053,869	$17,713,862	$42,413,354
Average Spent	$1,442.55	$1,382.06	$1,291.87
Spending Potential Index	91	87	81
Entertainment/Recreation: Total $	$7,029,451	$39,318,930	$94,191,615
Average Spent	$3,320.48	$3,067.72	$2,868.98
Spending Potential Index	102	94	88
Food at Home: Total $	$11,489,287	$64,484,084	$154,853,433
Average Spent	$5,427.15	$5,031.14	$4,716.68
Spending Potential Index	105	97	91
Food Away from Home: Total $	$8,434,107	$46,662,984	$110,823,993
Average Spent	$3,983.99	$3,640.71	$3,375.59
Spending Potential Index	108	99	92
Health Care: Total $	$12,496,962	$71,090,078	$172,602,406
Average Spent	$5,903.15	$5,546.55	$5,257.30
Spending Potential Index	99	93	89
HH Furnishings & Equipment: Total $	$4,897,574	$26,887,913	$63,991,073
Average Spent	$2,313.45	$2,097.83	$1,949.11
Spending Potential Index	108	98	91
Personal Care Products & Services: Total $	$2,050,716	$11,321,471	$26,701,864
Average Spent	$968.69	$883.32	$813.31
Spending Potential Index	109	100	92
Shelter: Total $	$39,984,383	$226,265,591	$532,179,889
Average Spent	$18,887.29	$17,653.55	$16,209.68
Spending Potential Index	102	95	88
Support Payments/Cash Contributions/Gifts in Kind: Total $	$5,332,286	$29,911,445	$71,202,883
Average Spent	$2,518.79	$2,333.73	$2,168.77
Spending Potential Index	102	94	87
Travel: Total $	$4,783,122	$26,727,178	$62,756,479
Average Spent	$2,259.39	$2,085.29	$1,911.50
Spending Potential Index	101	93	85
Vehicle Maintenance & Repairs: Total $	$2,544,215	$14,372,617	$34,142,942
Average Spent	$1,201.80	$1,121.37	$1,039.96
Spending Potential Index	105	98	91

S&P INTERESTS

11-2-2015

EQUAL HOUSING OPPORTUNITY

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 _____