

Texas City Bay

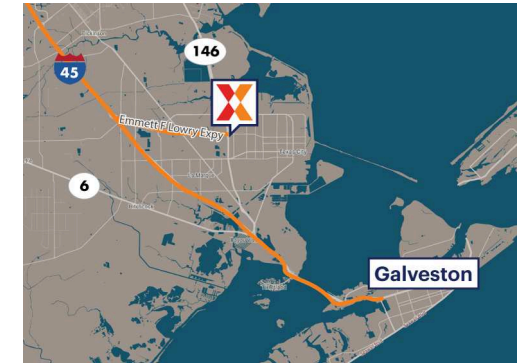
Houston-The Woodlands-Sugar Land, TX

29.3941, -94.9484

3401-3567 Palmer Highway | Texas City, TX 77590



Center Size: 224,514 SF



Demographics	1 Mile	3 Mile	5 Mile
	5,415	44,219	65,436
	2,130	16,425	24,680
	\$53,775	\$58,030	\$61,744

Retail space for lease located at the SE Corner of Hwy 146 (28,000 VPD) and Palmer Highway (30,000 VPD) 30 miles SE of Houston and 10 miles North of Galveston

This intersection draws daily needs shoppers from more than 6 miles, Kroger draws 21,000+ customers/week

Strong daytime demographics with more than 44,000+ ppl within 3 miles

Port of Texas City is the 8th largest (of 153 ports) in the U.S. and 3rd largest in TX

The Marathon Oil facility in Texas City is the third largest oil refinery in the U.S., employing over 2,000 people, and producing roughly 4% of the country's gasoline needs everyday

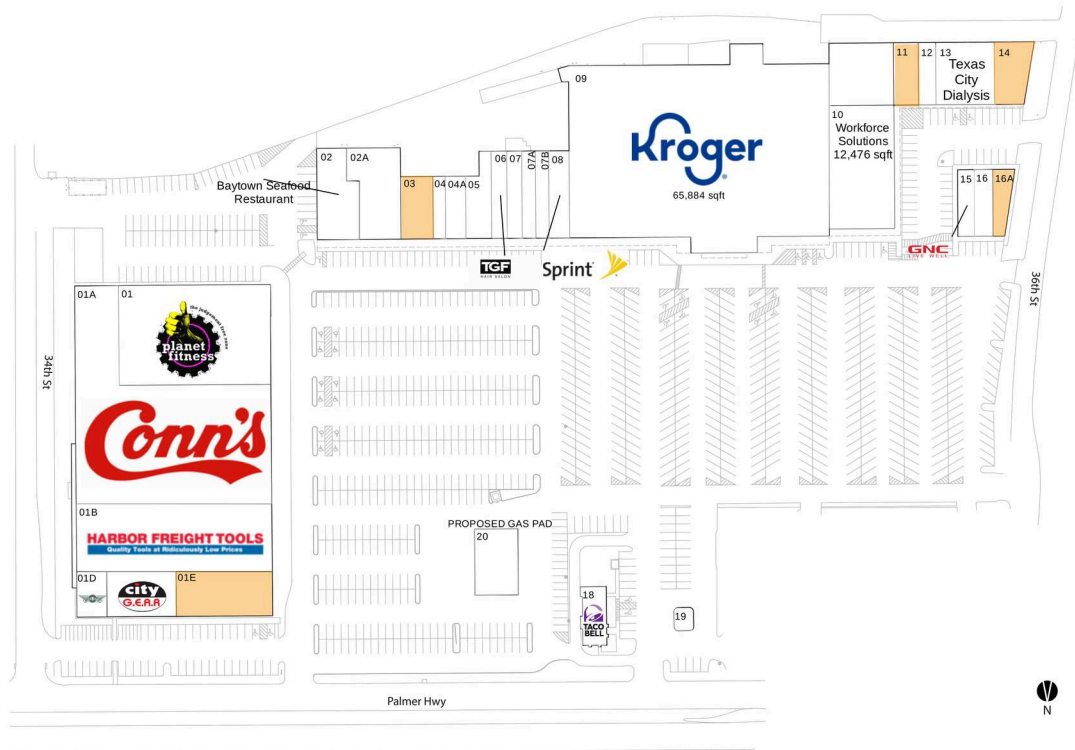
Retail shop space and pop-up shop locations available facing Palmer Highway

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Available Space

01E	5,803 SF
03	2,950 SF
11	2,275 SF
14	3,407 SF
16A	1,839 SF

Current Retailers

N.A.P.	Shell Gas Station	0 SF
01	Planet Fitness	22,233 SF
01A	Conn's	41,927 SF
01B	Harbor Freight Tools	18,940 SF
01C	City Gear	4,250 SF
01D	Wingstop	1,750 SF
02	Baytown Seafood Restaurant	5,142 SF
02A	Gus' Restaurant	5,858 SF
04	Antonini's Subs	1,125 SF
04A	RB Liquor	1,875 SF
05	Quarter To Ten	2,850 SF
06	TGF Haircutters	1,984 SF
07	Check 'N Go	1,890 SF
07A	Crown Dental	1,705 SF
07B	My Nails	1,705 SF
08	Sprint	2,625 SF
09	Kroger	65,884 SF
10	Workforce Solutions	12,476 SF
12	Colbert Ball Tax	1,587 SF
13	Texas City Dialysis	5,350 SF
15	GNC	1,582 SF
16	World Finance Corporation Of Texas City	1,582 SF
18	Taco Bell	2,162 SF
19	Tobacco Stop	672 SF
20	Proposed Fuel	0 SF

1482