

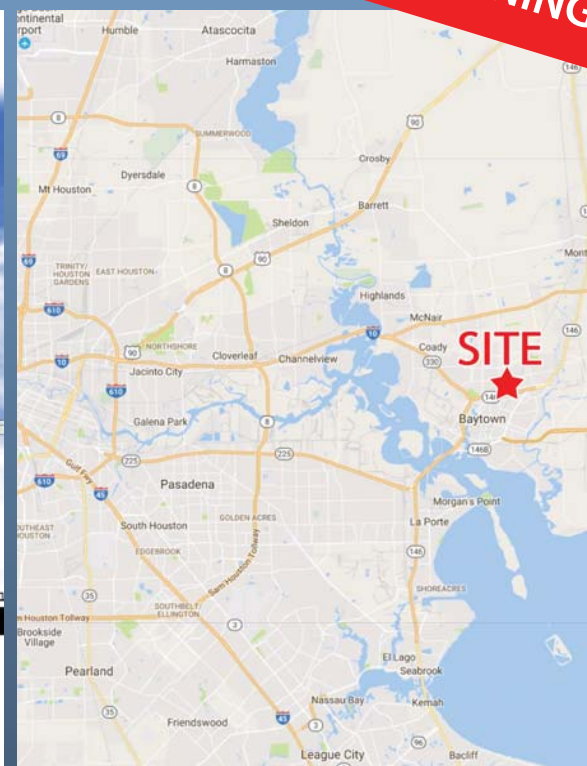
BAYTOWN RETAIL CENTER

951 Rollingbrook Dr at Garth Rd, Baytown, Texas 77521

ONE SPACE REMAINING



east elevation



PROPERTY DATA

- New multi-tenant building available
April, 2018
- 1,240 SF space available
- Pylon sign position available
- Located in front of Joe V's Smart Shop, with estimated annual sales of \$24 million (per Nielsen TDLinx)
- Cross access with Taco Bell to Garth Rd and Rollingbrook via Joe V's

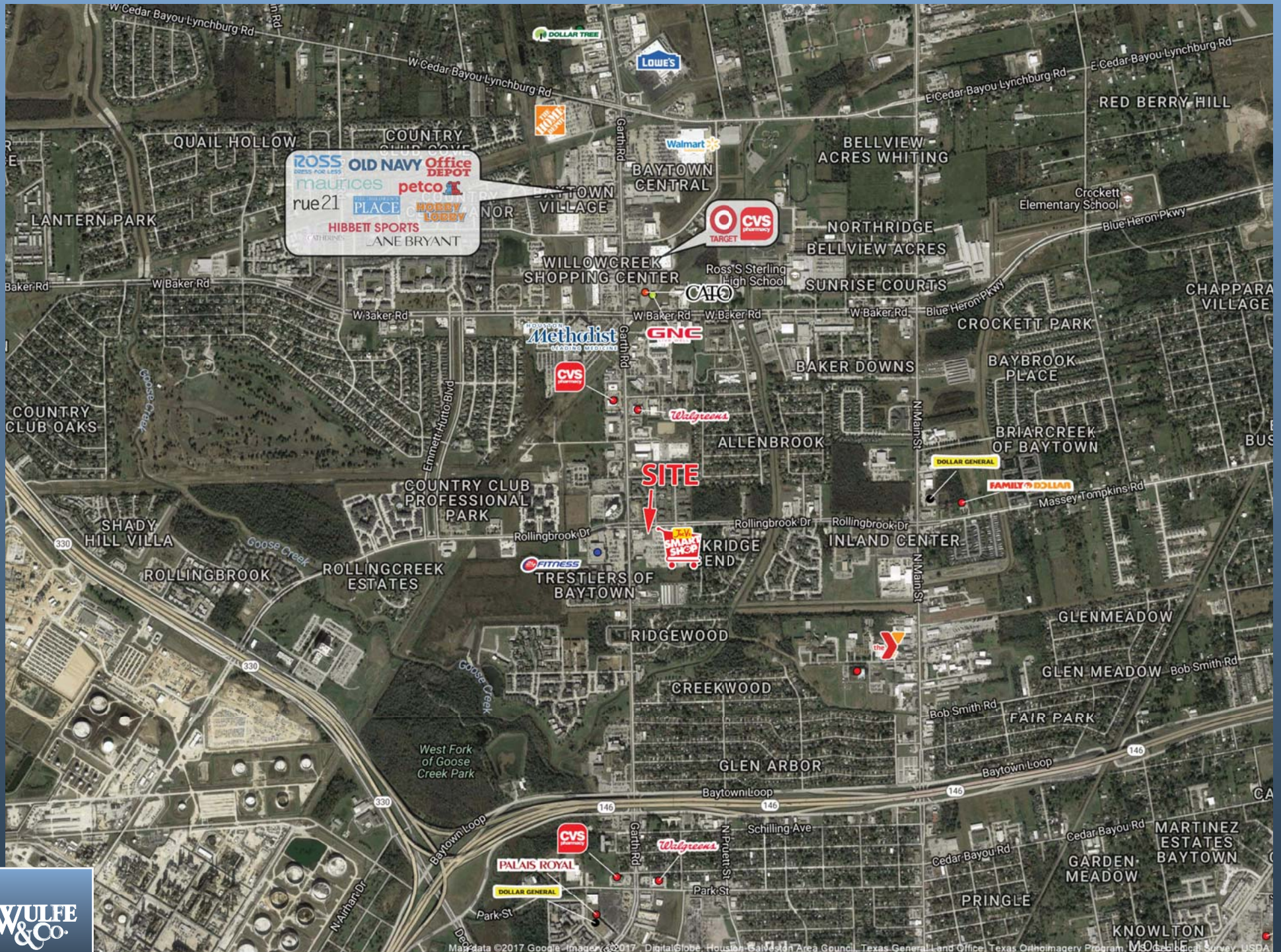
DEMOGRAPHICS

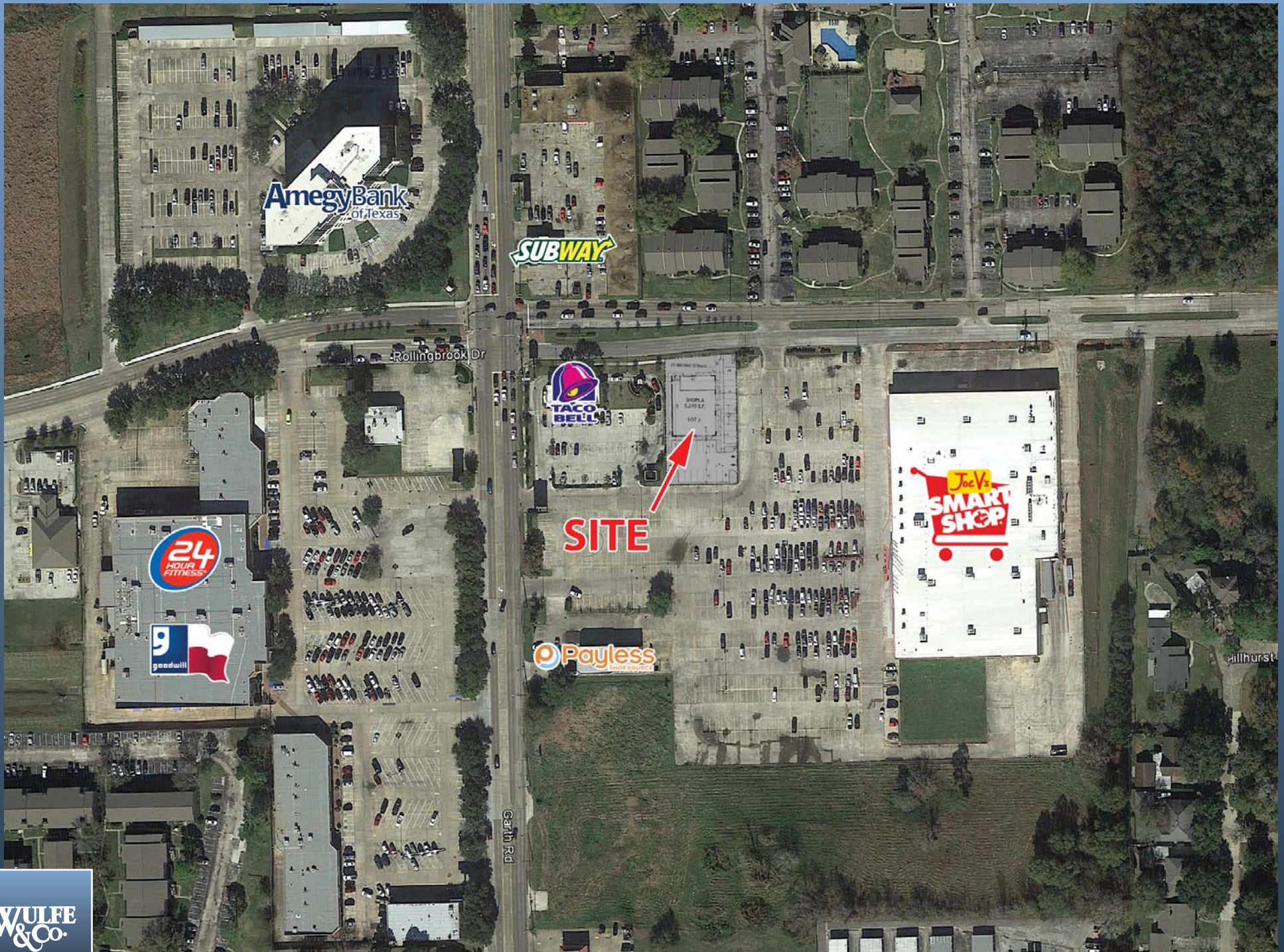
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2017 Estimate	13,565	63,313	97,809
Ave HH Income			
2017 Estimate	\$62,306	\$60,851	\$69,456
Traffic Counts			
Garth Rd	20,000 cars per day		
Rollingbrook Dr	9,000 cars per day		

CONTACT

Katherine Wildman
kwildman@wulfe.com
(713) 621-1220

Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700







east elevation

north elevation (facing rollingbrook drive)



west elevation (facing garth road)

south elevation

scale: 3/16" = 1'-0"



shops a

conceptual elevations

Kerpan
planning and design

1374 E. Grand Canyon Drive
Chandler, Arizona 85249
Phone: (602) 329-0192

New Commercial Development
SEC Garth Road and Rollingbrook Drive
Baytown, Texas

NOT FOR
CONSTRUCTION OR RECORDING

The Floyd Company

Project number: 15017

Date: September 22, 2016

EL-1

WULFE & CO.

project directory

DEVELOPER:
THE FLOYD COMPANY
141 E. MAIN STREET, SUITE 2C
TUSTIN, CALIFORNIA 92780
CONTACT: RAYMOND FLOYD
PHONE: (949) 250-8500
E-MAIL: raymond@floydcompany.com

ARCHITECTURAL PLANNING AND DESIGN:
KERPAN PLANNING AND DESIGN, LLC
1374 E. GRAND CANYON DRIVE
CHANDLER, ARIZONA 85249
CONTACT: KEVIN D. KERPAN
PHONE: (602) 324-0192
E-MAIL: kevin@kerpanplanningdesign.com

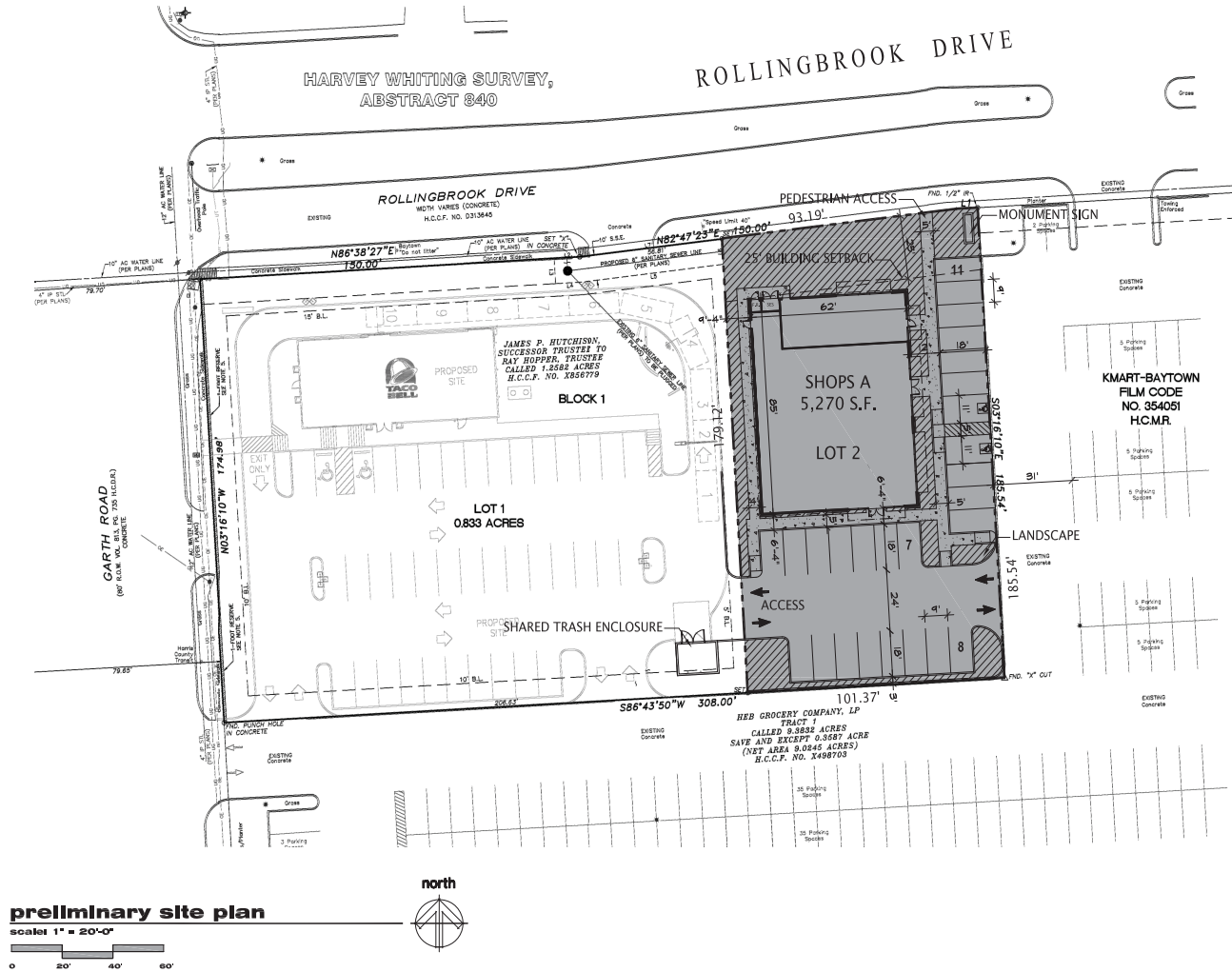
site data (lot 2)

EXISTING ZONING:	COMMERCIAL
NET SITE AREA:	0.42 ACRES (18,305 S.F.)
PROPOSED USES:	RETAIL SHOPS
BUILDING AREA:	5,270 S.F.
SHOPS A:	5,270 S.F.
TOTAL BUILDING AREA:	
SITE COVERAGE:	28.48 %
LOT COVERAGE / F.A.R.:	0.3
PARKING REQUIRED:	26 SPACES
SHOPS A 5,270 S.F. GENERAL RETAIL 5,270 S.F. @ 1/2000 S.F. = 26 SPACES	
PARKING PROVIDED:	26 SPACES (5,010,000)
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES

landscape data

LANDSCAPE AREA REQUIRED: (25% OF TOTAL PARCEL)	4,524 S.F.
LANDSCAPE AREA PROVIDED:	4,580 S.F.

THIS SITE PLAN WAS PREPARED WITHOUT THE AD OF A SURVEYOR. ALL PROPERTY BOUNDARIES ARE FROM CONVEYANCES, AND SHOULD BE VERIFIED BY A SURVEYOR. THE USER OF THIS SITE PLAN SHOULD OBTAIN PROFESSIONAL ADVICE FOR ANY LEGAL OR SURVEYING CONSIDERATIONS.



preliminary site plan

scale 1" = 20'-0"



Kerpan
planning and design

1374 E. Grand Canyon Drive
Chandler, Arizona 85249
Phone: (602) 324-0192

New Commercial Development
SEC Garth Road and Rollingbrook Drive
Baytown, Texas

PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

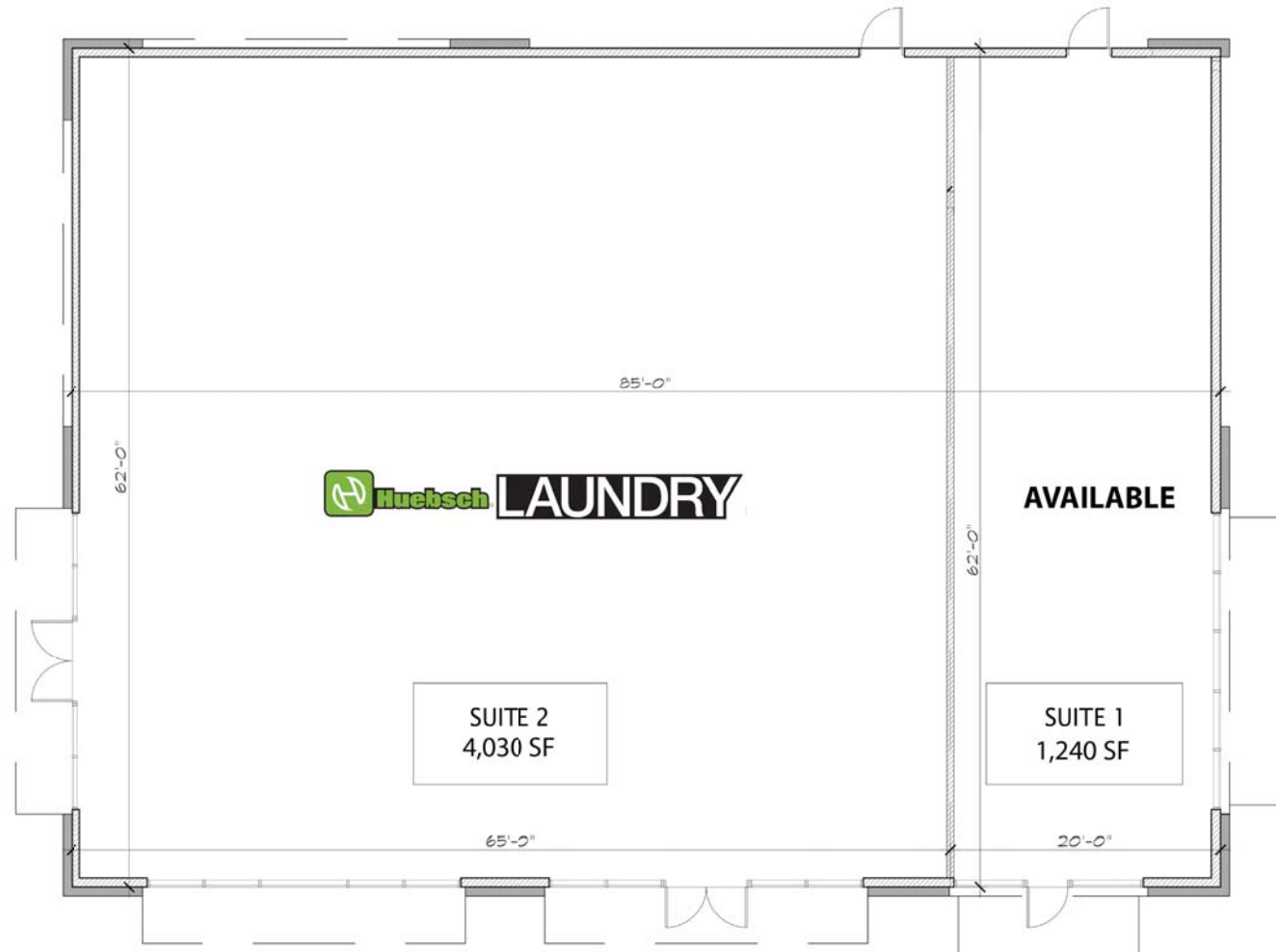
The Floyd Company

Project number: 15017

Date: October 26, 2016

SP-1

WULFE & CO.



shops a: 5,270 s.f.
conceptual floor plan

Kerpan
planning and design

1374 E. Grand Canyon Drive
Chandler, Arizona 85249
Phone: (602) 329-0192

New Commercial Development
SEC Garth Road and Rollingbrook Drive
Baytown, Texas

PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

The Floyd Company

Project number: 15017

FP-1

WULFE & Co.

SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7611/-94.9774

RS1

951 Rollingbrook Dr		1 mi radius	3 mi radius	5 mi radius
Baytown, TX 77521-4073				
POPULATION	2017 Estimated Population	13,565	63,313	97,809
	2022 Projected Population	15,089	71,139	108,923
	2010 Census Population	10,749	59,140	87,879
	2000 Census Population	8,690	55,225	77,198
	Projected Annual Growth 2017 to 2022	2.2%	2.5%	2.3%
	Historical Annual Growth 2000 to 2017	3.3%	0.9%	1.6%
	2017 Median Age	34.1	32.4	33.1
HOUSEHOLDS	2017 Estimated Households	5,629	23,033	34,773
	2022 Projected Households	6,231	25,737	38,630
	2010 Census Households	4,220	20,642	30,219
	2000 Census Households	3,437	19,666	27,072
	Projected Annual Growth 2017 to 2022	2.1%	2.3%	2.2%
	Historical Annual Growth 2000 to 2017	3.8%	1.0%	1.7%
RACE AND ETHNICITY	2017 Estimated White	53.9%	57.7%	59.7%
	2017 Estimated Black or African American	22.3%	17.9%	17.2%
	2017 Estimated Asian or Pacific Islander	4.5%	2.3%	2.4%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.7%
	2017 Estimated Other Races	18.9%	21.5%	20.1%
	2017 Estimated Hispanic	37.9%	47.7%	43.6%
INCOME	2017 Estimated Average Household Income	\$62,306	\$60,851	\$69,456
	2017 Estimated Median Household Income	\$53,144	\$50,749	\$58,962
	2017 Estimated Per Capita Income	\$25,972	\$22,180	\$24,727
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	7.4%	12.1%	10.9%
	2017 Estimated Some High School (Grade Level 9 to 11)	13.8%	13.4%	11.5%
	2017 Estimated High School Graduate	21.7%	27.3%	26.7%
	2017 Estimated Some College	26.2%	25.7%	26.1%
	2017 Estimated Associates Degree Only	10.4%	8.6%	9.4%
	2017 Estimated Bachelors Degree Only	14.7%	8.7%	10.7%
	2017 Estimated Graduate Degree	5.9%	4.2%	4.7%
BUSINESS	2017 Estimated Total Businesses	827	2,445	2,948
	2017 Estimated Total Employees	8,757	25,662	32,650
	2017 Estimated Employee Population per Business	10.6	10.5	11.1
	2017 Estimated Residential Population per Business	16.4	25.9	33.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

11-2-2015



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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
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