

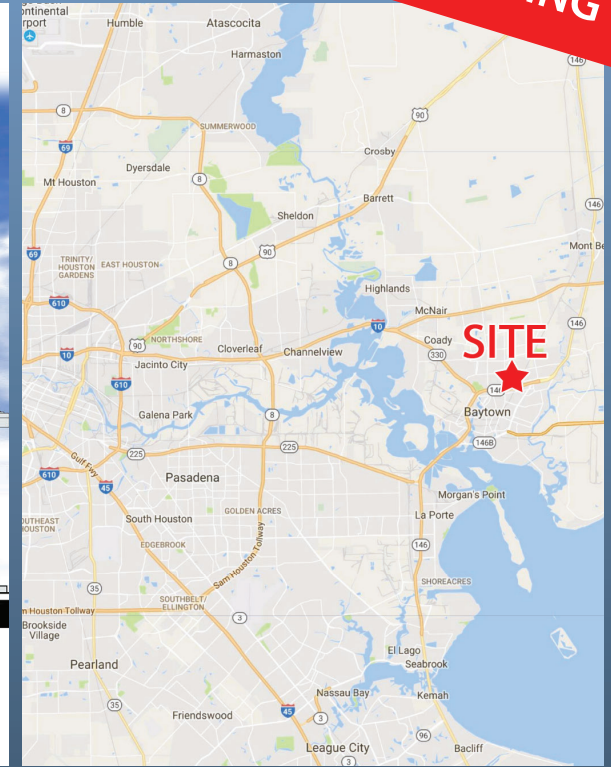
# BAYTOWN RETAIL CENTER

951 Rollingbrook Dr at Garth Rd, Baytown, Texas 77521

**ONE SPACE REMAINING**



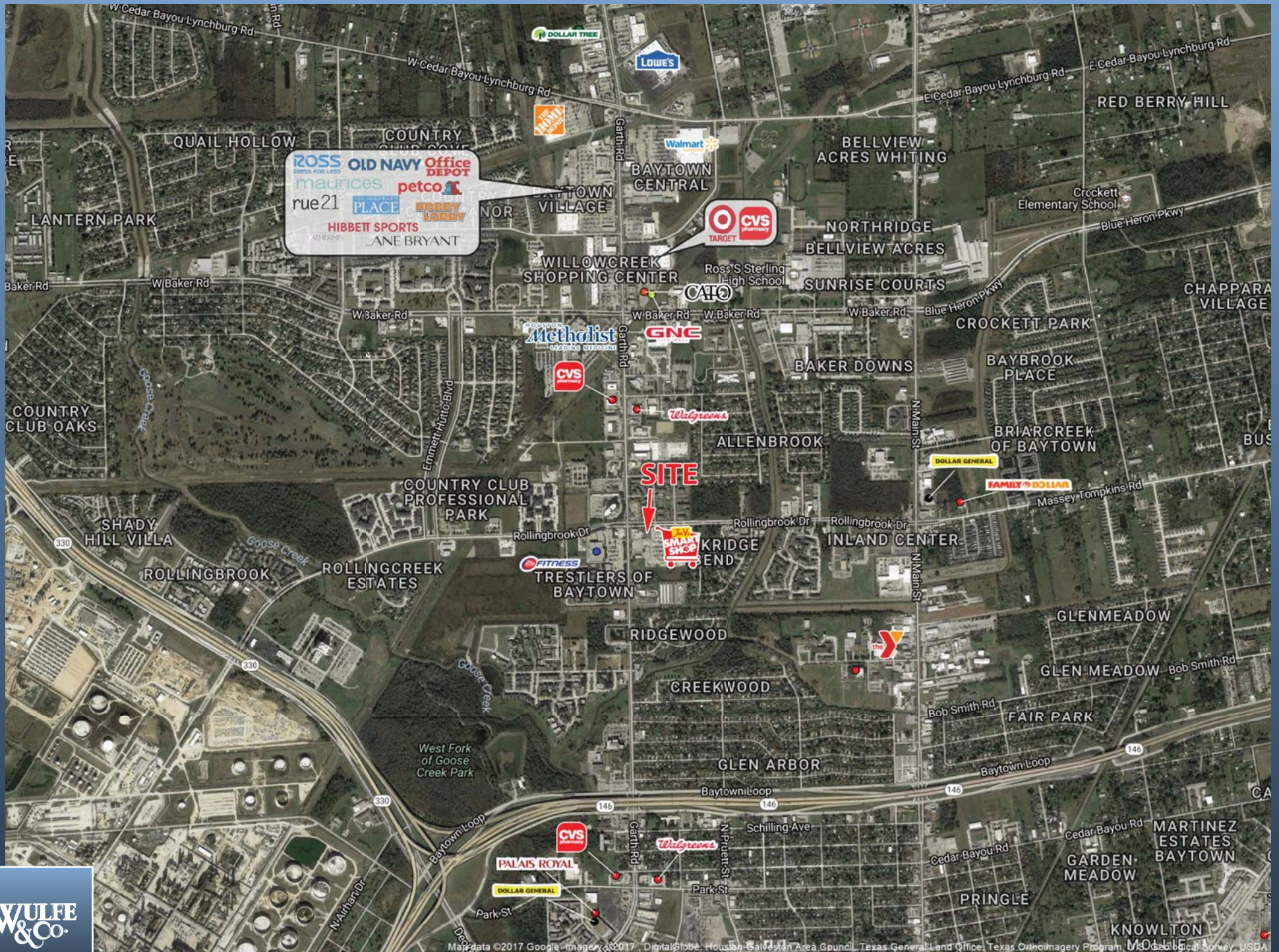
**east elevation**



PROPERTY DATA
<ul style="list-style-type: none"> <li>• New multi-tenant building now available</li> <li>• 1,240 SF space available</li> <li>• Pylon sign position available</li> <li>• Located in front of Joe V's Smart Shop, with estimated annual sales of \$24 million (per Nielsen TDLinx)</li> <li>• Cross access with Taco Bell to Garth Rd and Rollingbrook via Joe V's</li> </ul>

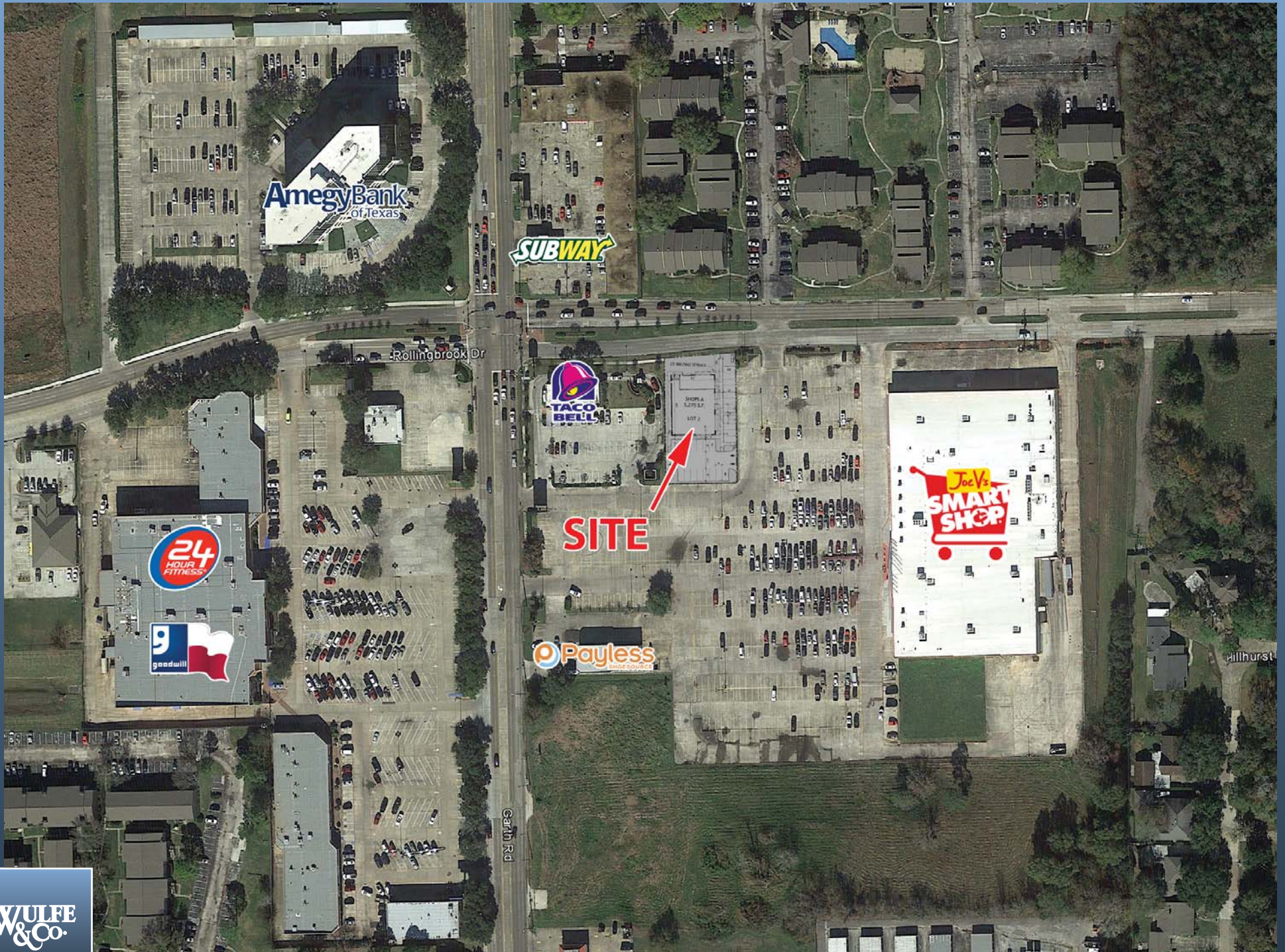
DEMOGRAPHICS	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2018 Estimate	13,466	63,212	98,724
<b>Ave HH Income</b> 2018 Estimate	\$59,952	\$66,554	\$75,605
<b>Traffic Counts</b> Garth Rd Rollingbrook Dr	20,000 cars per day 9,000 cars per day		

CONTACT
<p><b>Katherine Wildman</b> kwildman@wulfe.com (713) 621-1220</p> <p><b>Wulfe &amp; Co.</b> 1800 Post Oak Blvd., Suite 400 Houston, Texas 77056 (713) 621-1700</p>



ROSS  
MAURICES  
rue21  
HIBBITT SPORTS  
petco  
PLACE  
HONEY LOBBY  
Office DEPOT  
LANE BRYANT







**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**



**project directory**

**DEVELOPER:**  
 THE FLOYD COMPANY  
 191 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

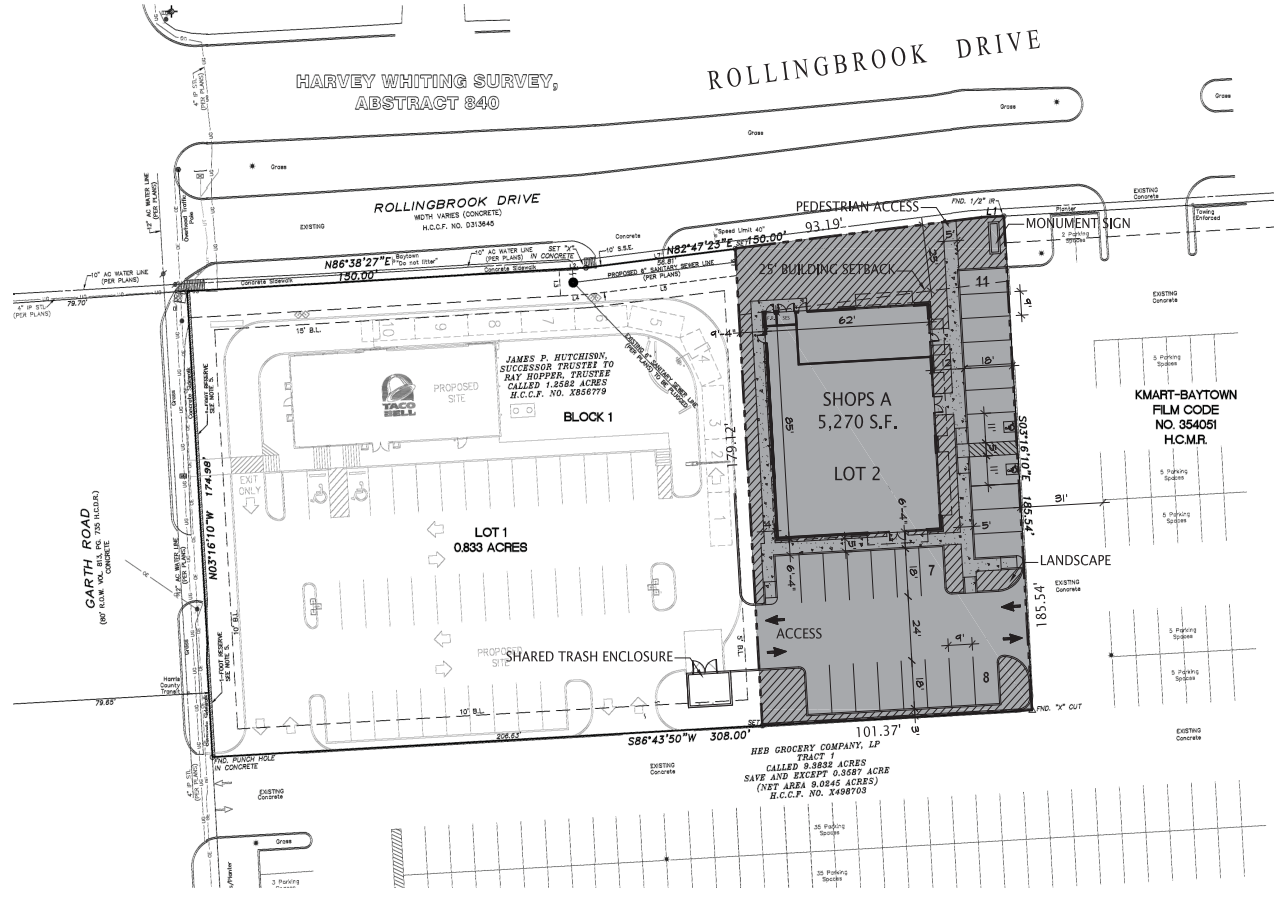
**site data (lot 2)**

EXISTING ZONING:	COMMERCIAL
NET SITE AREA:	0.42 ACRES (18,505 S.F.)
PROPOSED USES:	RETAIL SHOPS
BUILDING AREA:	
SHOPS A:	5,270 S.F.
TOTAL BUILDING AREA:	5,270 S.F.
SITE COVERAGE:	28.48 %
LOT COVERAGE / F.A.R.:	0.3
PARKING REQUIRED:	26 SPACES
<small>(SOPS A 3,200 S.F.) GENERAL RETAIL 5,270 S.F. @ 1/2000 S.F. = 26 SPACES</small>	
PARKING PROVIDED:	26 SPACES (5,010,000)
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES

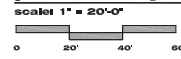
**landscape data**

LANDSCAPE AREA REQUIRED: (25% OF TOTAL PARCEL)	4,524 S.F.
LANDSCAPE AREA PROVIDED:	4,590 S.F.

THIS SITE PLAN WAS PREPARED WITHOUT THE AID OF A SURVEYOR. ANY PROPERTY BOUNDARIES ARE FROM CONCEPTUAL SURVEYS ONLY AND TO BE USED FOR GENERAL INFORMATION ONLY.



**preliminary site plan**



**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

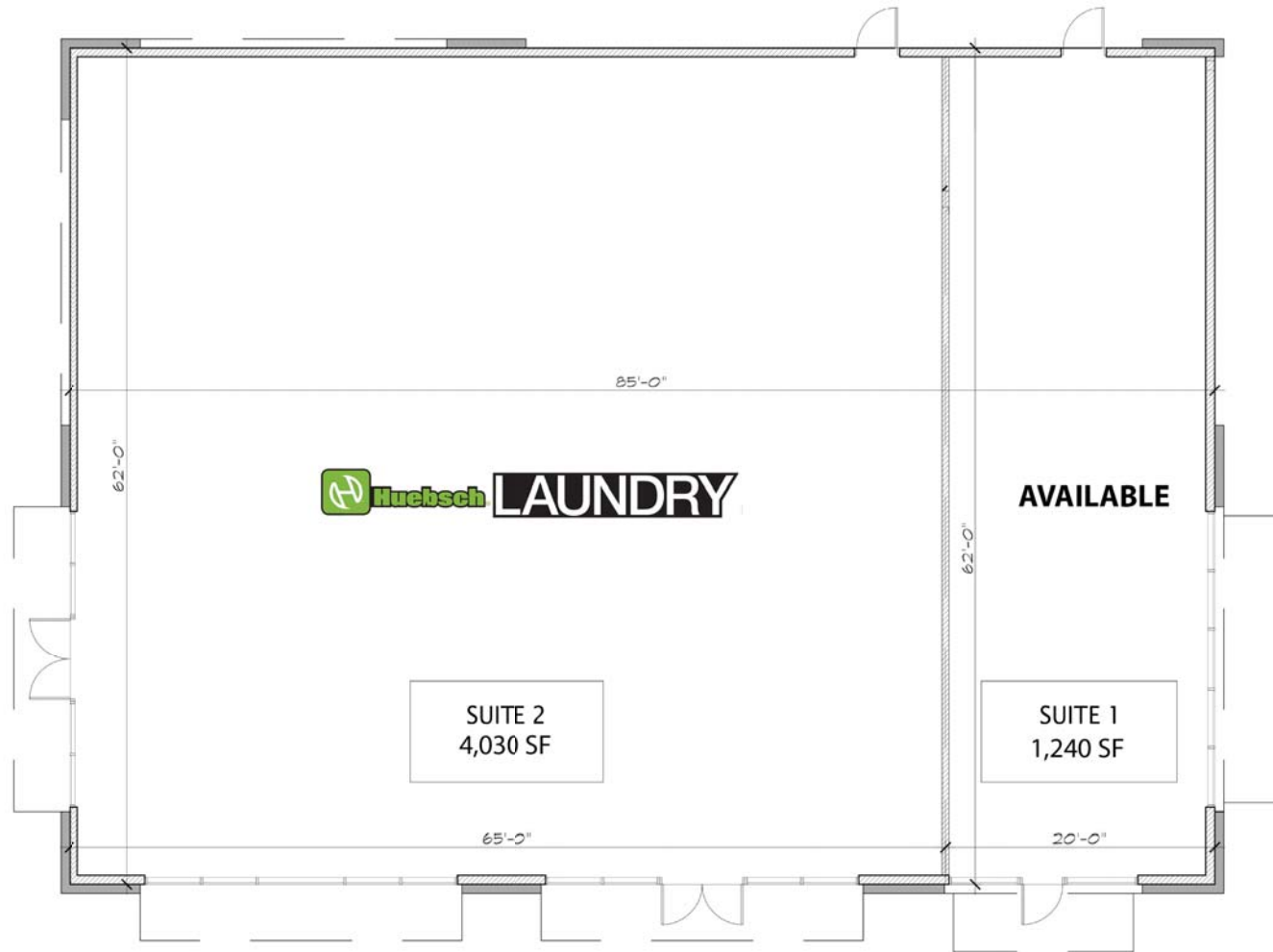
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION OR RECORDING

The Floyd Company

Project number: 15017  
 Date: October 26, 2016

**SP-1**





**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  
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The Floyd Company

Project number: 15017

**FP-1**

**WULFE & CO.**

# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7608/-94.9764

RS1

951 Rollingbrook Dr		1 mi radius	3 mi radius	5 mi radius
Baytown, TX 77521				
<b>POPULATION</b>	2018 Estimated Population	13,466	63,212	98,724
	2023 Projected Population	13,999	66,167	103,188
	2010 Census Population	10,826	59,264	87,470
	2000 Census Population	8,765	55,284	76,864
	Projected Annual Growth 2018 to 2023	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	3.0%	0.8%	1.6%
	2018 Median Age	33.6	32.4	33.1
<b>HOUSEHOLDS</b>	2018 Estimated Households	5,635	23,258	35,391
	2023 Projected Households	6,048	25,150	38,175
	2010 Census Households	4,238	20,695	30,073
	2000 Census Households	3,457	19,705	26,949
	Projected Annual Growth 2018 to 2023	1.5%	1.6%	1.6%
	Historical Annual Growth 2000 to 2018	3.5%	1.0%	1.7%
<b>RACE AND ETHNICITY</b>	2018 Estimated White	51.5%	56.4%	58.4%
	2018 Estimated Black or African American	23.6%	18.6%	17.7%
	2018 Estimated Asian or Pacific Islander	5.7%	3.0%	2.9%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.7%
	2018 Estimated Other Races	18.8%	21.5%	20.2%
	2018 Estimated Hispanic	37.6%	47.4%	43.7%
<b>INCOME</b>	2018 Estimated Average Household Income	\$59,952	\$66,554	\$75,605
	2018 Estimated Median Household Income	\$50,629	\$51,352	\$60,772
	2018 Estimated Per Capita Income	\$25,208	\$24,534	\$27,140
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	7.8%	10.7%	9.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	10.0%	12.2%	10.5%
	2018 Estimated High School Graduate	27.1%	28.2%	27.7%
	2018 Estimated Some College	25.1%	25.7%	25.8%
	2018 Estimated Associates Degree Only	10.1%	9.0%	9.7%
	2018 Estimated Bachelors Degree Only	13.2%	9.3%	11.4%
	2018 Estimated Graduate Degree	6.7%	4.8%	5.1%
<b>BUSINESS</b>	2018 Estimated Total Businesses	875	2,470	2,944
	2018 Estimated Total Employees	8,980	26,439	33,252
	2018 Estimated Employee Population per Business	10.3	10.7	11.3
	2018 Estimated Residential Population per Business	15.4	25.6	33.5

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
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.	Email	Phone
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1220
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date