



CHAMBERS TOWN CENTER

Freeway Pad Sites and Retail Available For Lease

SEC of I-10 & SH 146 | Baytown, Texas



UNDER CONSTRUCTION
ROSS
DRESS FOR LESS
COMING SOON
WALK-ONS
1 DOLLAR TREE

Bob Conwell | Austen Baldrige | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



★
75%
POPULATION GROWTH
 FROM 2010 - 2018
*WITHIN 3 MILE

\$106K
AVERAGE
HOUSEHOLD
INCOME
 WITHIN 5 MILES

Chevron A MASSIVE
 EXPANSION
 PROJECT

\$6 BILLION
INVESTMENT

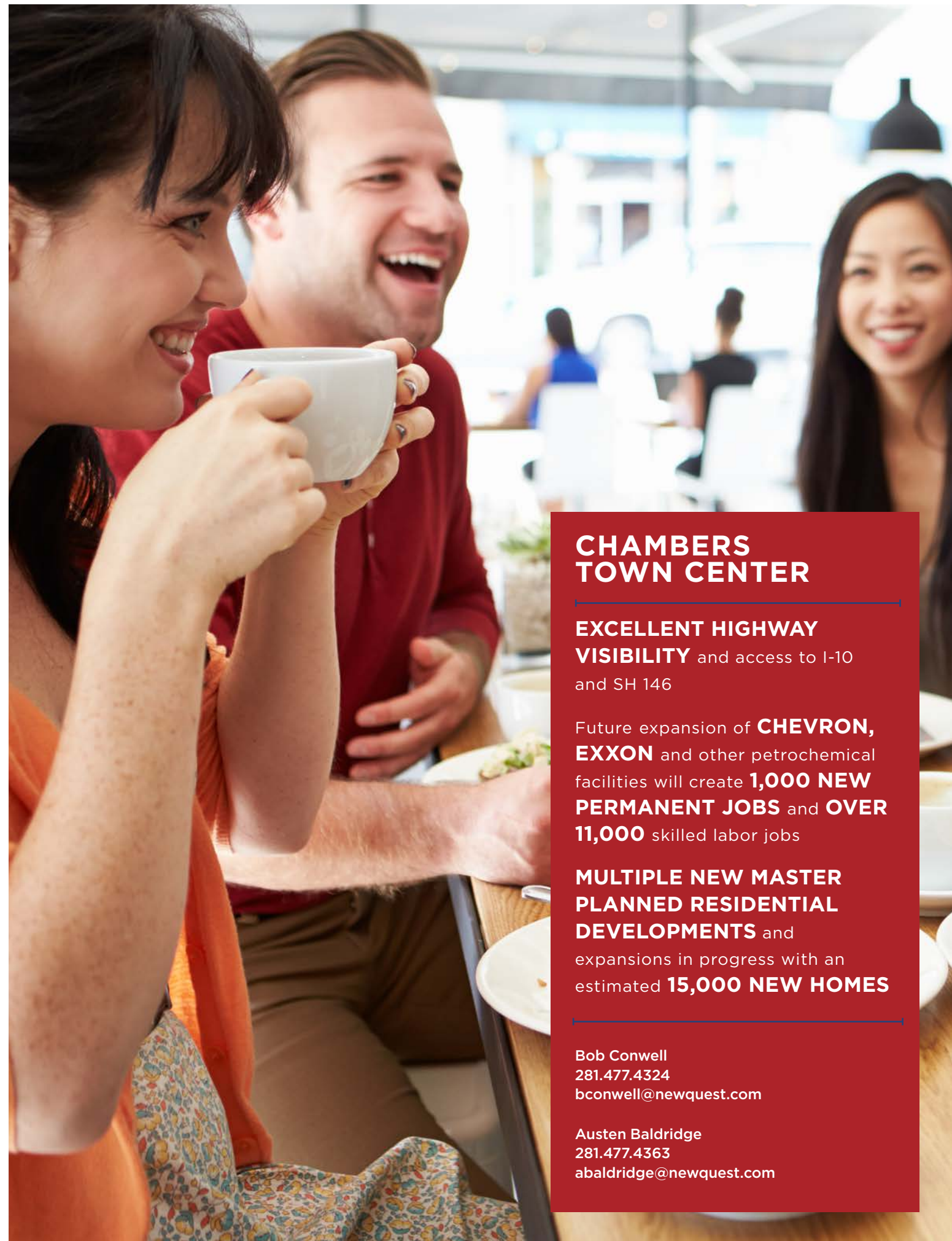
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MAJOR AREA EMPLOYERS

Chevron **ExxonMobil** **BAYER**

○

134,458
CURRENT
POPULATION
WITHIN
TRADE AREA



CHAMBERS TOWN CENTER

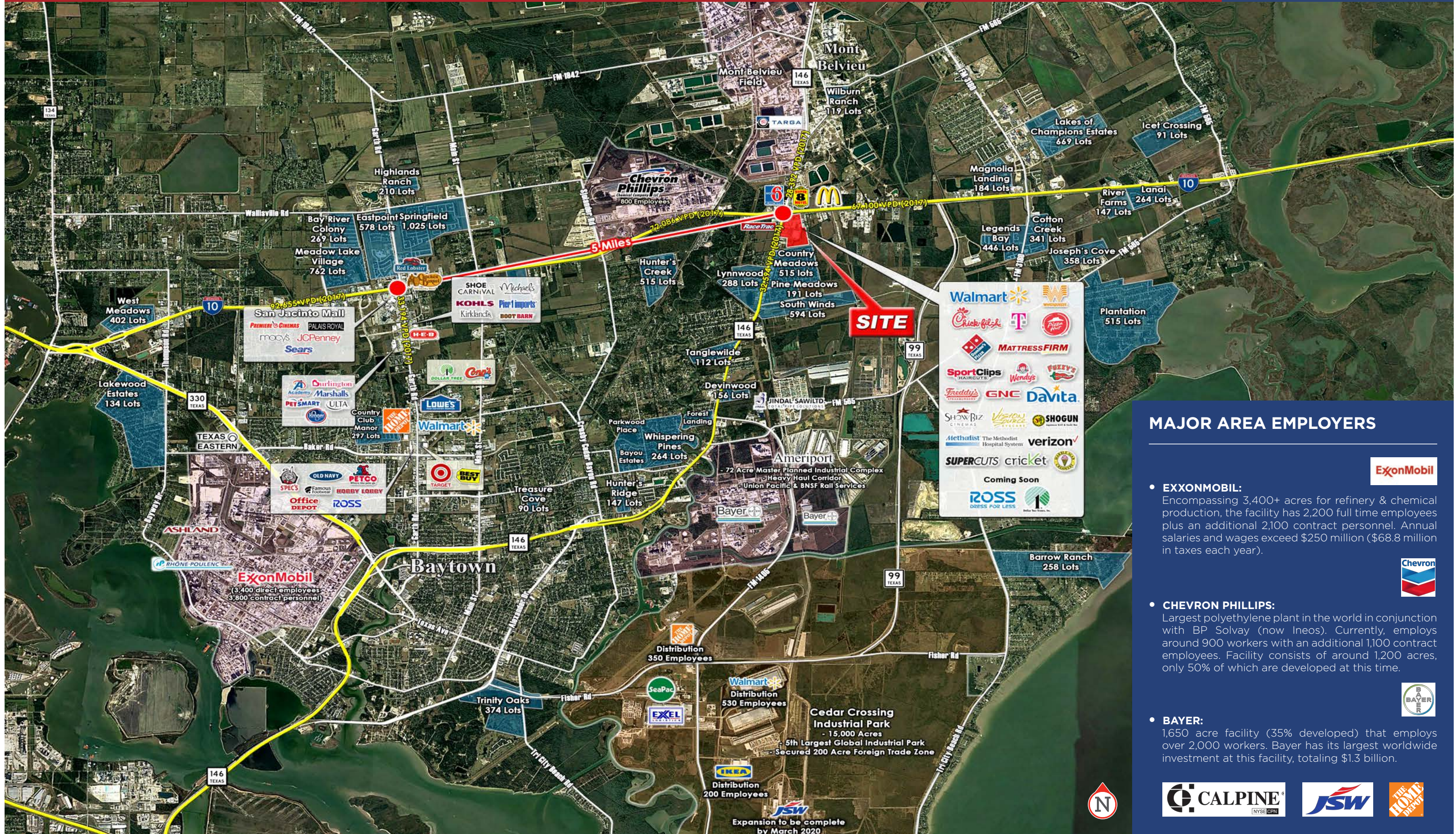
EXCELLENT HIGHWAY VISIBILITY and access to I-10 and SH 146

Future expansion of **CHEVRON, EXXON** and other petrochemical facilities will create **1,000 NEW PERMANENT JOBS** and **OVER 11,000** skilled labor jobs


MULTIPLE NEW MASTER PLANNED RESIDENTIAL DEVELOPMENTS and expansions in progress with an estimated **15,000 NEW HOMES**


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MAJOR AREA EMPLOYERS

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• EXXONMOBIL:
Encompassing 3,400+ acres for refinery & chemical production, the facility has 2,200 full time employees plus an additional 2,100 contract personnel. Annual salaries and wages exceed \$250 million (\$68.8 million in taxes each year).
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• CHEVRON PHILLIPS:
Largest polyethylene plant in the world in conjunction with BP Solvay (now Ineos). Currently, employs around 900 workers with an additional 1,100 contract employees. Facility consists of around 1,200 acres, only 50% of which are developed at this time.
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• BAYER:
1,650 acre facility (35% developed) that employs over 2,000 workers. Bayer has its largest worldwide investment at this facility, totaling \$1.3 billion.



Mont Belvieu



6 Shell Waffle House

146 TEXAS

Conoco McDonald's Dunkin' Donuts

Pad Sites Available

INTERSTATE 10 72,086 VPD

RaceWay BAYTOWN SEAFOOD RESTAURANT

EXXON

COMING SOON WALK-ONS

Freddy's STEAKBURGER

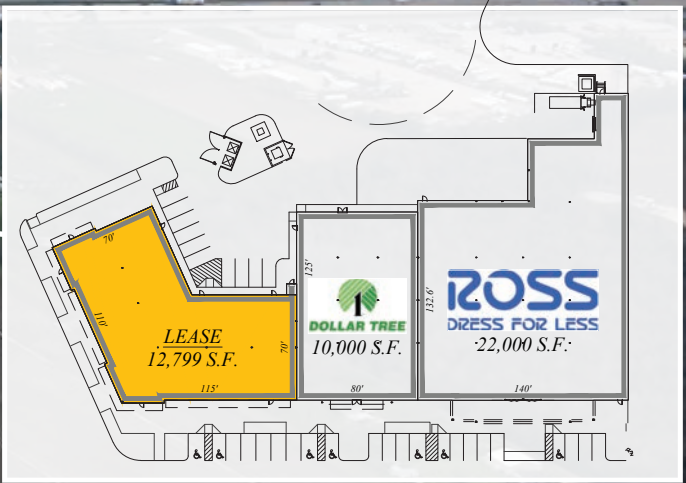
INTERSTATE 10

SHOWBIZ CINEMAS

Sluggs Fuzzy's SUPERCUTS cricket verizon Vision Service DICHEYS GNC

PROPOSED GameStop Dayita

Walmart



146 TEXAS 32,594 VPD

Chick-fil-A

Wendy's

Methodist The Methodist Hospital System Pizza Hut SportClips HAIRCUTS MATTRESS FIRM

AutoZone

AVAILABLE

NEEDLEPOINT RD.

Country Meadows
515 Homes



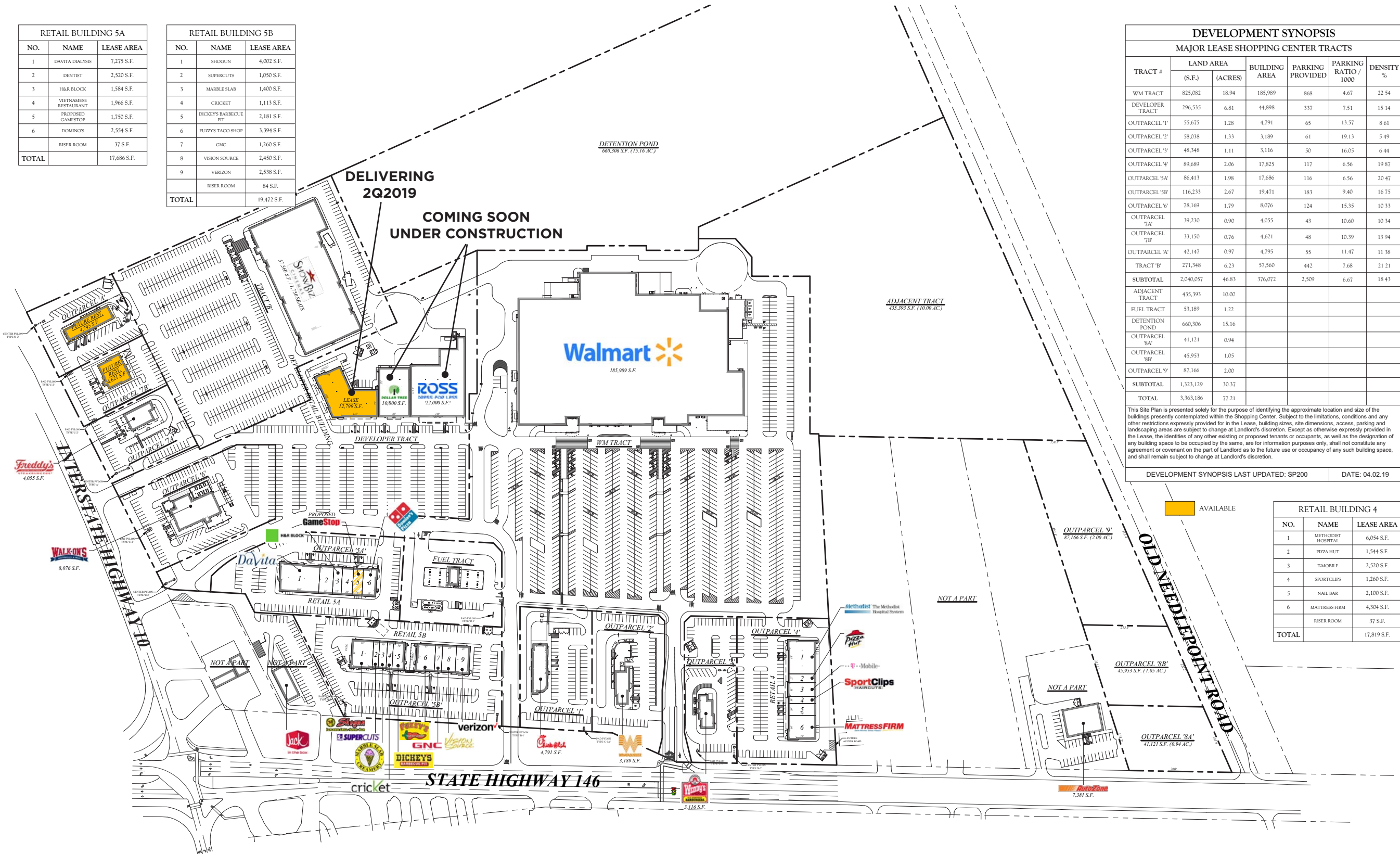
RETAIL BUILDING 5A		
NO.	NAME	LEASE AREA
1	DAVITA DIALYSIS	7,275 S.F.
2	DENTIST	2,520 S.F.
3	H&R BLOCK	1,584 S.F.
4	VIETNAMESE RESTAURANT	1,966 S.F.
5	PROPOSED GAMESTOP	1,750 S.F.
6	DOMINOS	2,554 S.F.
	RISER ROOM	37 S.F.
TOTAL		17,686 S.F.

RETAIL BUILDING 5B		
NO.	NAME	LEASE AREA
1	SHOGUN	4,002 S.F.
2	SUPERCLIPS	1,050 S.F.
3	MARBLE SLAB	1,400 S.F.
4	CRICKET	1,113 S.F.
5	DICKEY'S BARBECUE PIT	2,181 S.F.
6	FUZZY'S TACO SHOP	3,394 S.F.
7	GNC	1,260 S.F.
8	VISION SOURCE	2,450 S.F.
9	VERIZON	2,538 S.F.
	RISER ROOM	84 S.F.
TOTAL		19,472 S.F.

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
WM TRACT	825,082	18.94	185,989	868	4.67	22.54
DEVELOPER TRACT	296,535	6.81	44,898	337	7.51	15.14
OUTPARCEL 1'	55,675	1.28	4,791	65	13.57	8.61
OUTPARCEL 2'	58,038	1.33	3,189	61	19.13	5.49
OUTPARCEL 3'	48,348	1.11	3,116	50	16.05	6.44
OUTPARCEL 4'	89,689	2.06	17,825	117	6.56	19.87
OUTPARCEL 5A'	86,413	1.98	17,686	116	6.56	20.47
OUTPARCEL 5B'	116,233	2.67	19,471	183	9.40	16.75
OUTPARCEL 6'	78,169	1.79	8,076	124	15.35	10.33
OUTPARCEL 7A'	39,230	0.90	4,055	43	10.60	10.34
OUTPARCEL 7B'	33,150	0.76	4,621	48	10.39	13.94
OUTPARCEL 8A'	42,147	0.97	4,795	55	11.47	11.38
TRACT 'B'	271,348	6.23	57,560	442	7.68	21.21
SUBTOTAL	2,040,057	46.83	376,072	2,509	6.67	18.43
ADJACENT TRACT	435,393	10.00				
FUEL TRACT	53,189	1.22				
DETENTION POND	660,306	15.16				
OUTPARCEL 8A'	41,121	0.94				
OUTPARCEL 8B'	45,953	1.05				
OUTPARCEL 9'	87,166	2.00				
SUBTOTAL	1,323,129	30.37				
TOTAL	3,363,186	77.21				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP200 DATE: 04.02.19



RETAIL BUILDING 4		
NO.	NAME	LEASE AREA
1	METHOIST HOSPITAL	6,054 S.F.
2	PIZZA HUT	1,544 S.F.
3	TACO BELL	2,520 S.F.
4	SPORTCLIPS	1,260 S.F.
5	NAIL BAR	2,100 S.F.
6	MATTRESS FIRM	4,304 S.F.
	RISER ROOM	37 S.F.
TOTAL		17,819 S.F.

WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

3 Miles 5 Miles 7 Miles Trade Area

POSTAL COUNTS

Current Households	5,543	15,151	35,387	62,532
Current Population	16,537	46,752	102,297	178,940
2010 Census Average Persons per Household	2.98	3.09	2.89	2.86
2010 Census Population	9,424	30,669	73,105	135,820
Population Growth 2010 to 2018	75.52%	52.46%	40.79%	33.04%

CENSUS HOUSEHOLDS

1 Person Household	13.91%	13.36%	20.88%	21.06%
2 Person Households	30.10%	30.00%	28.34%	30.10%
3+ Person Households	55.99%	56.64%	50.78%	48.84%
Owner-Occupied Housing Units	87.50%	87.59%	70.11%	72.97%
Renter-Occupied Housing Units	12.50%	12.41%	29.89%	27.03%

RACE AND ETHNICITY

2018 Estimated White	74.45%	73.04%	65.28%	65.94%
2018 Estimated Black or African American	8.65%	9.08%	14.15%	14.50%
2018 Estimated Other Races	14.15%	14.83%	16.85%	16.61%
2018 Estimated Hispanic	24.68%	28.27%	33.58%	31.11%

INCOME

2018 Estimated Average Household Income	\$102,138	\$105,681	\$85,002	\$78,389
2018 Estimated Median Household Income	\$86,233	\$93,303	\$73,277	\$66,536
2018 Estimated Per Capita Income	\$34,930	\$35,469	\$30,375	\$28,179

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	24.59%	24.32%	27.52%	32.22%
2018 Estimated Bachelors Degree	16.92%	16.84%	13.40%	11.36%
2018 Estimated Graduate Degree	7.54%	8.17%	6.59%	5.41%

AGE

2018 Median Age	33.8	33.2	33.2	34.1
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Our quest
is your success.

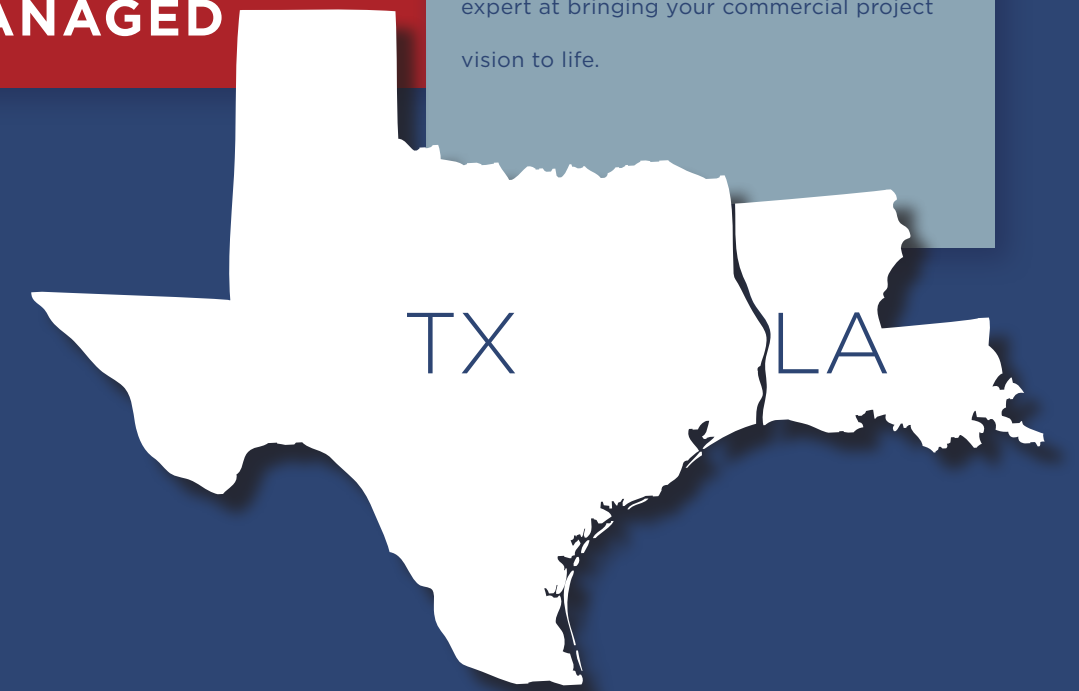
9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





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.

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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

