

For Lease



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hproperties.com

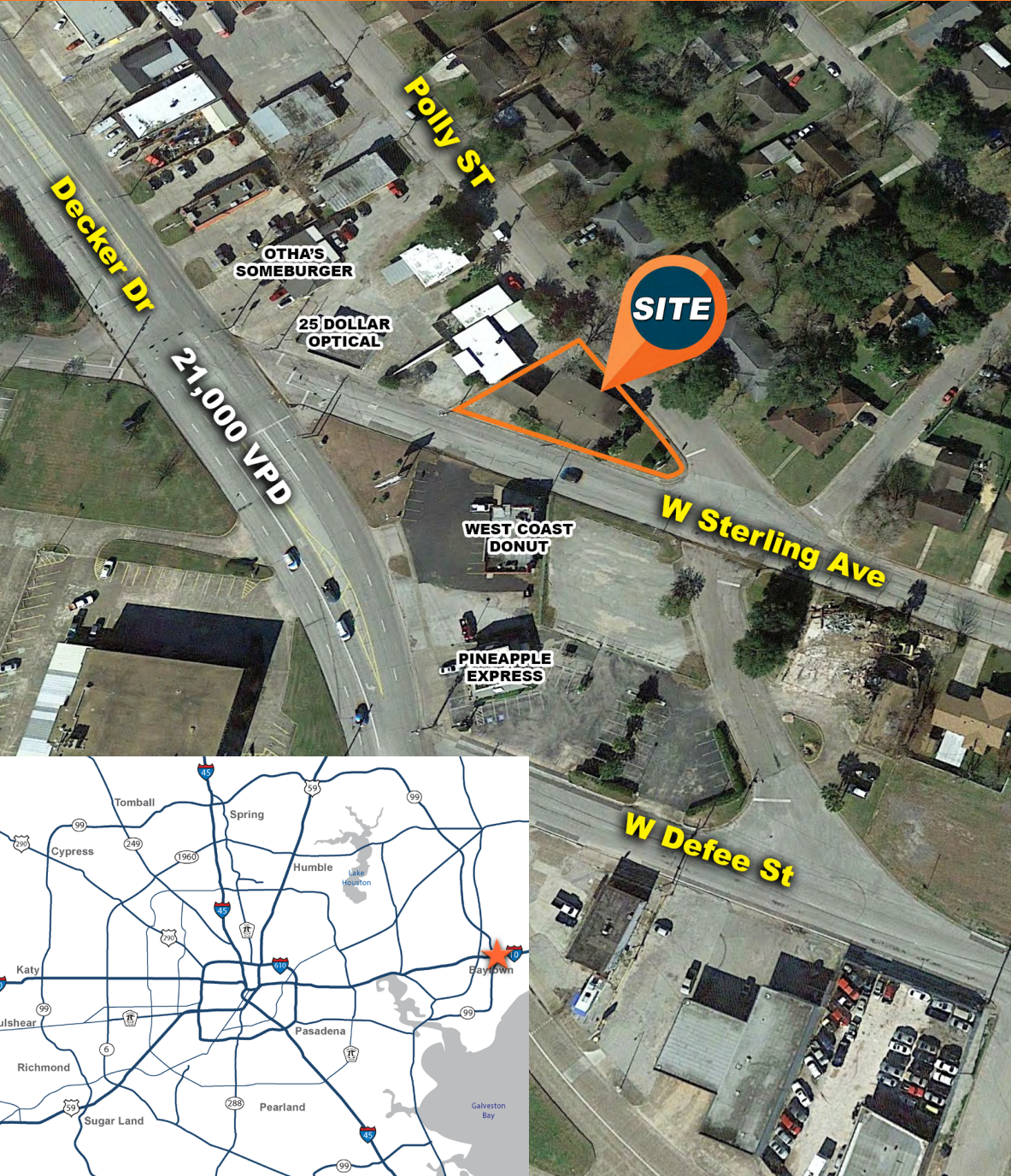
West Sterling Medical Bldg

1004 West Sterling Avenue
Baytown, Texas 77520

For Lease



Hunington



WEST STERLING MEDICAL BLDG

1004 W. Sterling Avenue Baytown, TX 77520

Property Information

Space For Lease	2,810 SF
Rental Rate	\$12.00 PSF Gross
Total Sq. Ft.	2,810 SF

Property Highlights

- 2nd Generation Clinic
- Baytown MSA
- Able to be Repurposed as General Office
- Close proximity to Exxon Plant and Houston Ship Channel

Demographics

Population (2019)	1 mile: 11,238
	3 mile: 36,192
	5 mile: 56,316
Average Household Income	1 mile: \$55,629
	3 mile: \$63,637
	5 mile: \$66,840

Traffic Count Decker Dr: 21,000 vpd

Contact Information

Rafael Melara
Senior Vice President
rafael@hpiproperties.com

Abdul Sabha
Associate
abdul@hpiproperties.com

Hunington Properties, Inc.
3773 Richmond Ave., Ste. 800, Houston, Texas 77046 • 713-623-6944
hpiproperties.com

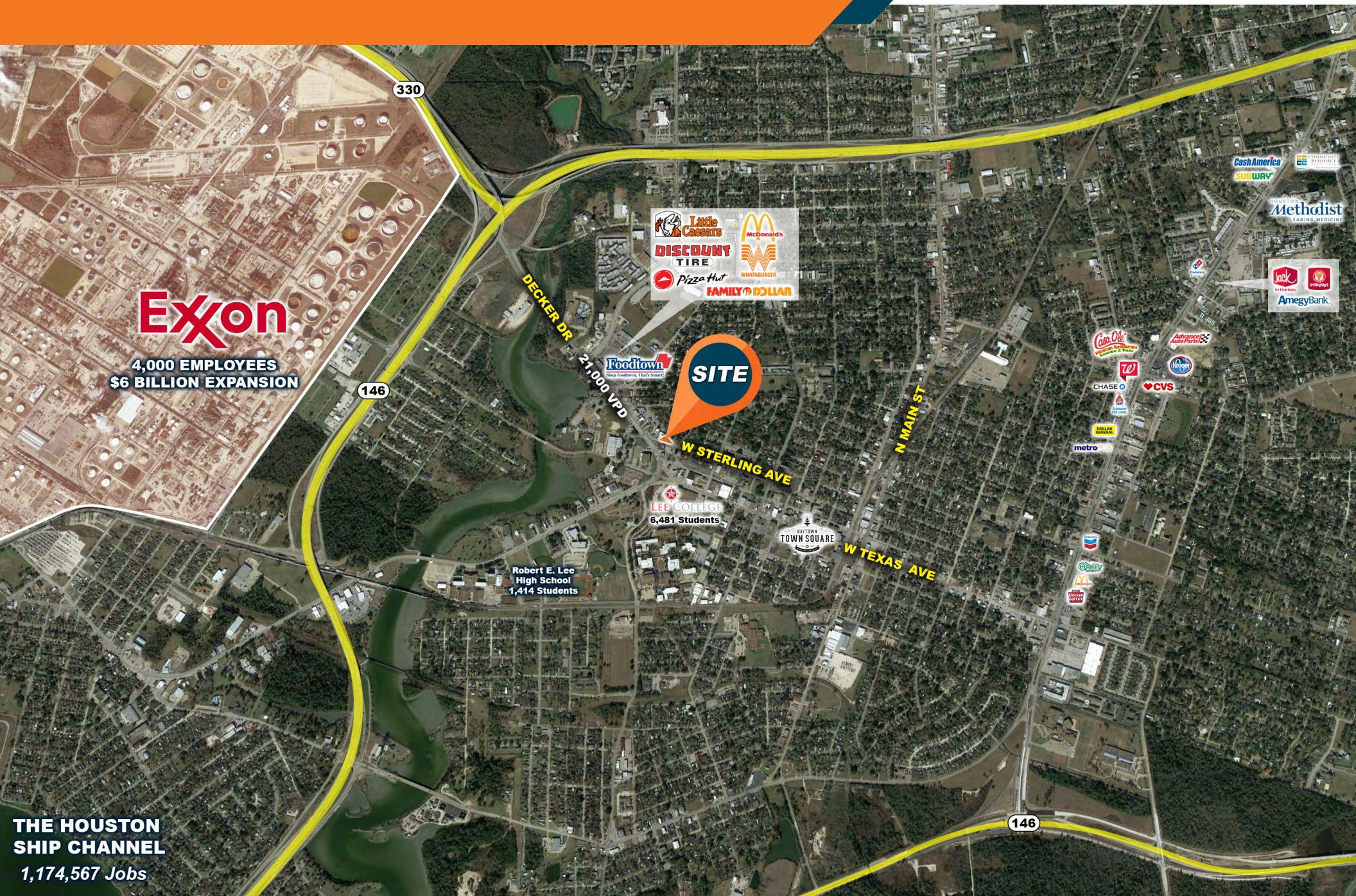
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

For Lease



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

For Lease



Exxon

4,000 EMPLOYEES
\$6 BILLION EXPANSION

330

146

DECKER DR

21,000 VPD

Little Caesars
McDonald's
DISCOUNT TIRE
Pizza Hut
FAMILY DOLLAR
WHATADOLLAR

Foodtown

SITE

LEE COLLEGE
6,481 Students

Robert E. Lee High School
1,414 Students

TOWN SQUARE

N MAIN ST

W TEXAS AVE

146

Cash America
SUBWAY
HOUSTON Methodist
LEADING MEDICINE
Jack
in the box
Amegy Bank

Casa Ole
Advance
Auto Parts
7-11
CVS
CHASE
SOLAR GENERAL
metro

Walmart
O'Reilly
McDonald's
Pizza Hut

THE HOUSTON SHIP CHANNEL
1,174,567 Jobs

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunnington Properties or by any agent, independent associate, subsidiary or employee of Hunnington Properties This information is subject to change.

EMPLOYMENT INFORMATION

Top employers include:

- Exxon Mobile and Chemical - covers 3,400 acres
- Chevron - 1,200 acre facility
- Bayer - 1,650 acre facility
- Wal-Mart Distribution Center - 4,000,000 SF
- Home Depot Distribution Center - 750,000 SF

Fresenius Medical Care at San Jacinto Methodist Hospital and several other medical facilities are less than half a mile from this site

Houston Ship Channel generates 58,000 direct jobs to the area

Port of Houston ranks #1 in water-borne tonnage and #2 in total tonnage

Baytown has a diverse employment base that lives, works and shops in the immediate area



Ameriport
Union Pacific & BNSF Rail Services
Railyard owned and operated by Rail Logix AmeriPort, LLC
Foreign Trade Zone Application pending
Heavy Haul Corridor
72 acre master-planned industrial park

Cedar Crossing Industrial Park
5th Largest Industrial Park in the world
15,000 acres
Secured 200 acre foreign trade zone

Home Depot Distribution
Seapac
Koppel Steel
Exel Logistics
Ecolochem
Walmart Distribution
Saw Pipes
Jindal Steel

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
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