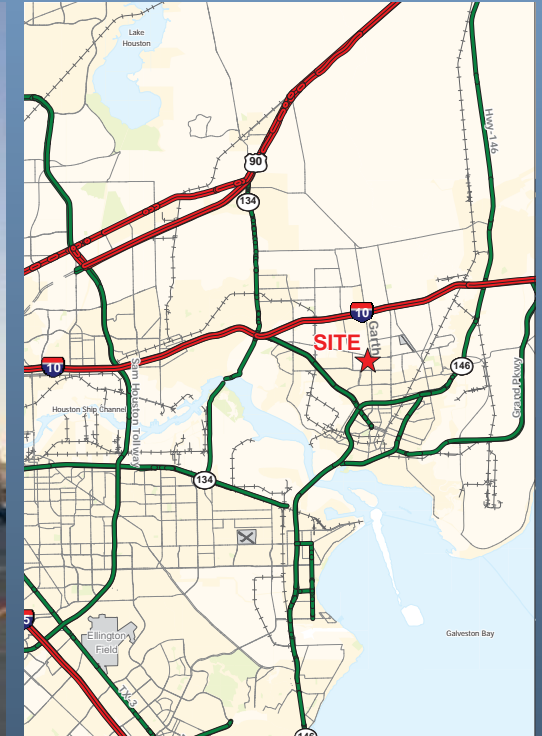


FOR LEASE

Riceland Pavilion - Garth Rd at Cedar Bayou-Lynchburg Rd, Baytown, TX



PROPERTY DATA

- 2,325 SF end cap restaurant space with drive thru now available
- Up to 27,000 SF of build to suite available
- Located in the heart of Baytown, directly across Garth Rd from Walmart
- Join Ross Dress for Less, Office Depot, Hobby Lobby, Old Navy, Spec's and Lane Bryant

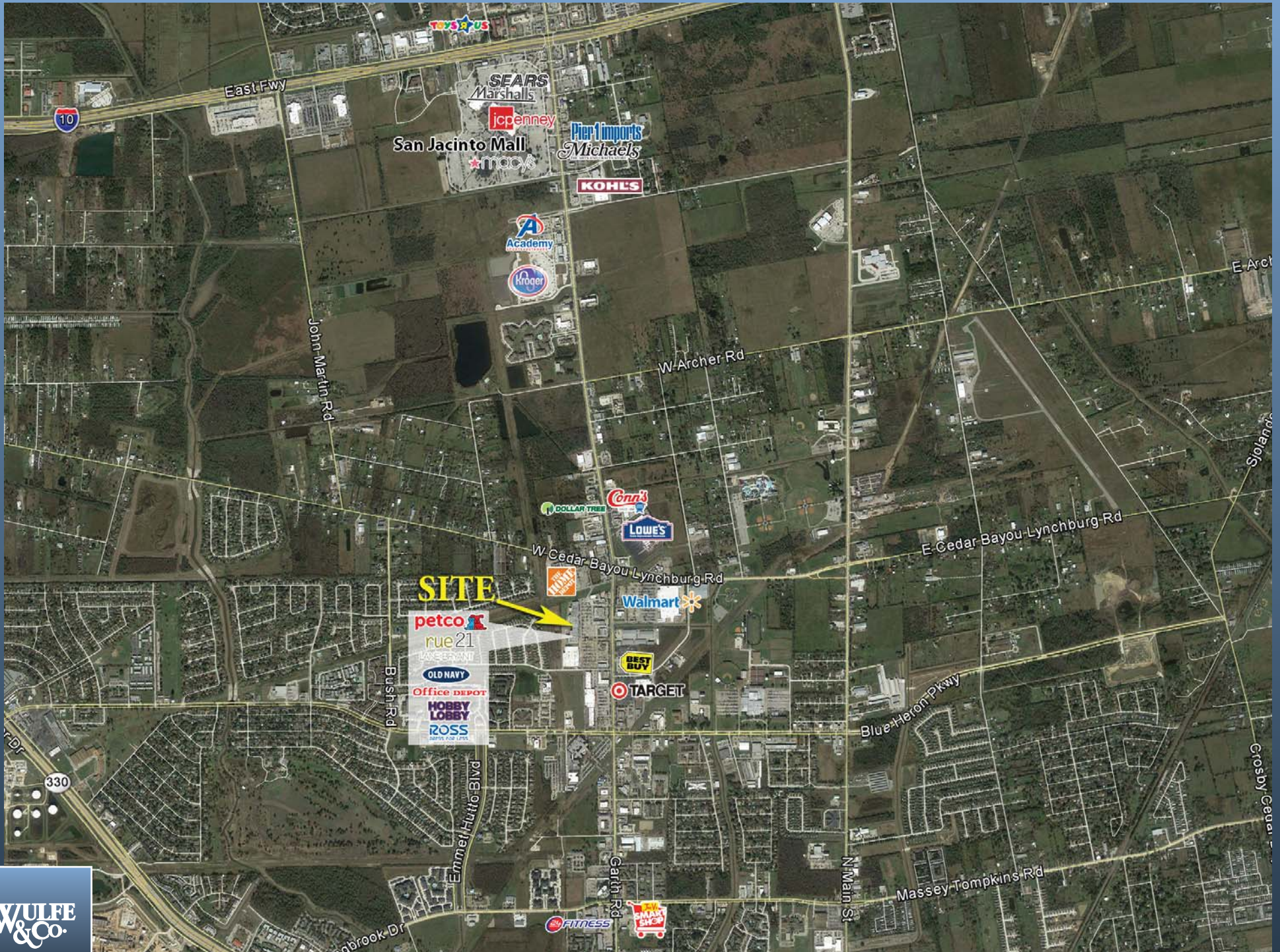
DEMOGRAPHICS

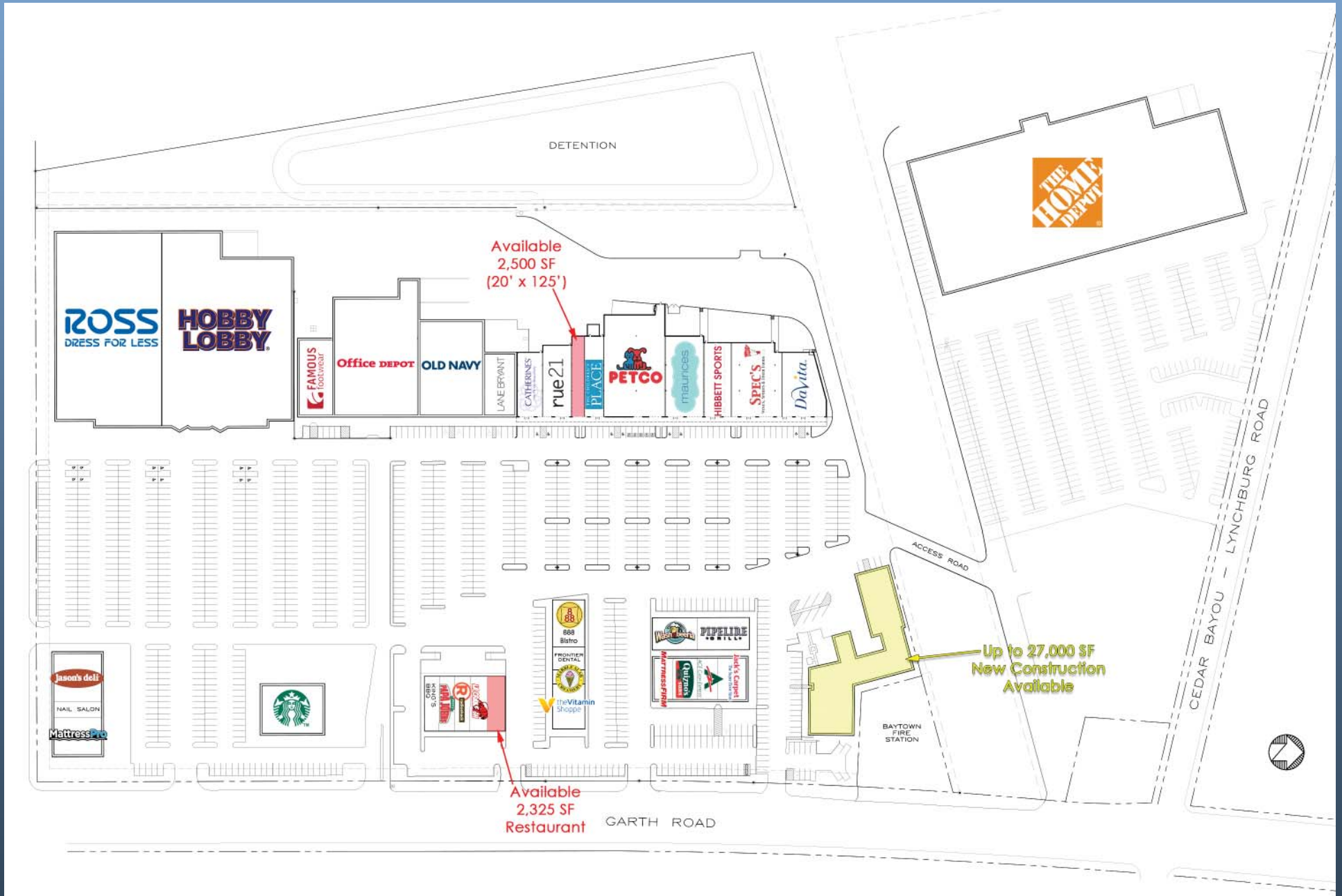
	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population			
2017 Estimate	57,727	102,200	115,678
Avg HH Income			
2017 Estimate	\$68,120	\$74,935	\$75,946
Traffic Counts			
Garth Rd	37,250 cars per day		
W Cedar Bayou	13,750 cars per day		
Lynchburg Rd			

CONTACT

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2,325 SF restaurant end cap with drive thru and patio now available



SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7754/-94.9792

RS1

4563 Garth Rd		3 mi radius	5 mi radius	7 mi radius
Baytown, TX 77521				
POPULATION	2017 Estimated Population	57,727	102,200	115,678
	2022 Projected Population	61,886	110,345	124,876
	2010 Census Population	50,331	91,112	103,448
	2000 Census Population	41,226	79,935	89,535
	Projected Annual Growth 2017 to 2022	1.4%	1.6%	1.6%
	Historical Annual Growth 2000 to 2017	2.4%	1.6%	1.7%
	2017 Median Age	32.4	33.1	33.2
HOUSEHOLDS	2017 Estimated Households	20,739	36,083	40,796
	2022 Projected Households	22,729	39,771	44,879
	2010 Census Households	17,622	31,332	35,518
	2000 Census Households	14,989	28,029	31,373
	Projected Annual Growth 2017 to 2022	1.9%	2.0%	2.0%
	Historical Annual Growth 2000 to 2017	2.3%	1.7%	1.8%
RACE AND ETHNICITY	2017 Estimated White	56.3%	59.5%	60.7%
	2017 Estimated Black or African American	20.2%	17.5%	16.7%
	2017 Estimated Asian or Pacific Islander	3.3%	2.6%	2.5%
	2017 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
	2017 Estimated Other Races	19.5%	19.7%	19.4%
	2017 Estimated Hispanic	41.0%	42.5%	41.4%
INCOME	2017 Estimated Average Household Income	\$68,120	\$74,935	\$75,946
	2017 Estimated Median Household Income	\$54,006	\$57,709	\$58,883
	2017 Estimated Per Capita Income	\$24,563	\$26,531	\$26,852
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	9.7%	10.1%	10.0%
	2017 Estimated Some High School (Grade Level 9 to 11)	10.5%	10.9%	10.7%
	2017 Estimated High School Graduate	27.5%	27.2%	27.8%
	2017 Estimated Some College	26.4%	25.8%	25.7%
	2017 Estimated Associates Degree Only	10.6%	9.9%	9.7%
	2017 Estimated Bachelors Degree Only	10.4%	11.2%	11.0%
	2017 Estimated Graduate Degree	5.0%	5.0%	5.1%
BUSINESS	2017 Estimated Total Businesses	2,259	3,022	3,556
	2017 Estimated Total Employees	23,764	32,975	45,881
	2017 Estimated Employee Population per Business	10.5	10.9	12.9
	2017 Estimated Residential Population per Business	25.6	33.8	32.5

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.



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