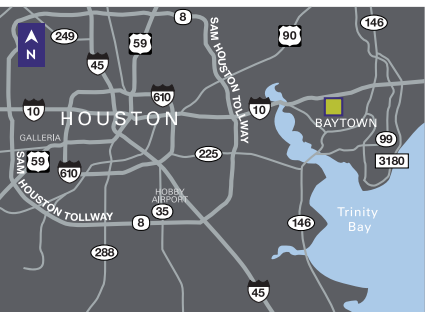


▶ SAN JACINTO MARKETPLACE

SW Corner of Interstate 10 E @ Garth Rd in Baytown, Texas 77521



SAN JACINTO MARKETPLACE CURRENTLY UNDER DEVELOPMENT



VEHICLES PER DAY

Interstate 10 west of Garth Rd	105,043
Interstate 10 east of Garth Rd	99,474
Garth Rd south of Interstate 10	33,194
Garth Rd north of Interstate 10	23,098

MEDIAN INCOME

Custom Trade Area
\$83,317

POPULATION

Custom Trade Area
193,248



Call for Leasing

713-623-6800

houstonleasing@frpltd.com



WWW.FRPLTD.COM

▶ SAN JACINTO MARKETPLACE

SW Corner of Interstate 10 E @ Garth Rd in Baytown, Texas 77521



DESTINED TO BECOME THE CENTRAL GATHERING PLACE IN BAYTOWN

HOUSING FORECAST (combined research)		
Newest Communities	Built Out Homes	Remaining Homes
Baytown Crossing	1,350	250
Springfield Estates	1,180	
Meadow Lake	731	
Country Club Oaks	662	
Eastpoint	573	
Glen Arbor	555	
Bay River Colony	542	
Quail Hollow	440	
Baycreek	200	475
Marigold Meadows		644
Goose Creek	374	
Country Club Manor	298	
Allenbrook	254	
Preston Place	213	
Highlands Ranch	211	
Country Club Cove	185	
Ginger Creek	178	
Kountry Klub Village	115	
Country Club Estates	106	
Rollingbrook Estates	93	
Meridian Estates	69	
Brae Meadows	59	
Parkridge Bend	45	
Lantern Park	12	
Rollingcreek Estates	9	
TOTALS	8,454	1,369

POPULATION FORECAST (combined research)	
Estimated Population 2026	27,053
Projected Population 2028	31,434

105,043 VPD

23,098 VPD

99,474 VPD

San Jacinto Marketplace

DICK'S SPORTING GOODS | five BELOW | ROSS DRESS FOR LESS

Burlington | HomeGoods

BARNES & NOBLE | sam's club

HAVERTY'S FURNITURE | EGS FITNESS

Kroger | Marshalls

PETSMART | ULTA

Burlington planet fitness

Academy SPORTS+OUTDOORS

H-E-B

33,194 VPD

TRACTOR SUPPLY CO

HARBOR FREIGHT

Michael's Once Upon a Child

KOHL'S | SEPHORA | SHOE CARNIVAL | KIRKLANDS

7 Mile



Call for Leasing

713-623-6800

houstonleasing@frpltd.com

FIDELIS

WWW.FRPLTD.COM

▶ SAN JACINTO MARKETPLACE

SW Corner of Interstate 10 E @ Garth Rd in Baytown, Texas 77521



END CAPS • INLINE SPACES • PAD SITES



Tenant List

Tenant	Address	SF/Acres
A Sam's Club	6611 Garth Rd	
B Home Goods	6845 Garth Rd #100	
C Burlington	6845 Garth Rd #200	
D Havertys	6845 Garth Rd #300	
E Barnes & Noble	6845 Garth Rd #400	
F Five Below	6845 Garth Rd #500	
G Ross	6845 Garth Rd #600	
H Dick's Sporting Goods	6921 Garth Rd #100	
I Men's Wearhouse	6921 Garth Rd #200	
J EoS Fitness	6921 Garth Rd #300	
1 AVAILABLE	6605 Garth Rd	13,105
2 Texas Roadhouse	6619 Garth Rd	
3 Bubba's 33	6649 Garth Rd	

Tenant List (continued)

Tenant	Address	SF/Acres
4 Aspen Dental	6609 Garth Rd	
5 Einstein Bros Bagels	6609 Garth Rd	
6 AVAILABLE	6609 Garth Rd	3,400
7 Lease Pending	6609 Garth Rd	
8 Lease Pending	6835 Garth Rd	
9 AVAILABLE	6865 Garth Rd	13,518
10 AVAILABLE	6825 Garth Rd	13,518
11 AVAILABLE	6855 Garth Rd	13,518
12 AVAILABLE	6901 Garth Rd	13,518
13 AVAILABLE	6901 Garth Rd	6,220
14 AVAILABLE	6911 Garth Rd	±0.71 Acres
15 Pluckers Wing Bar	6931 Garth Rd	
16 Lease Pending	5040 E IH 10	

Available Lease Pending Executed

Call for Leasing

713-623-6800

houstonleasing@frpltd.com



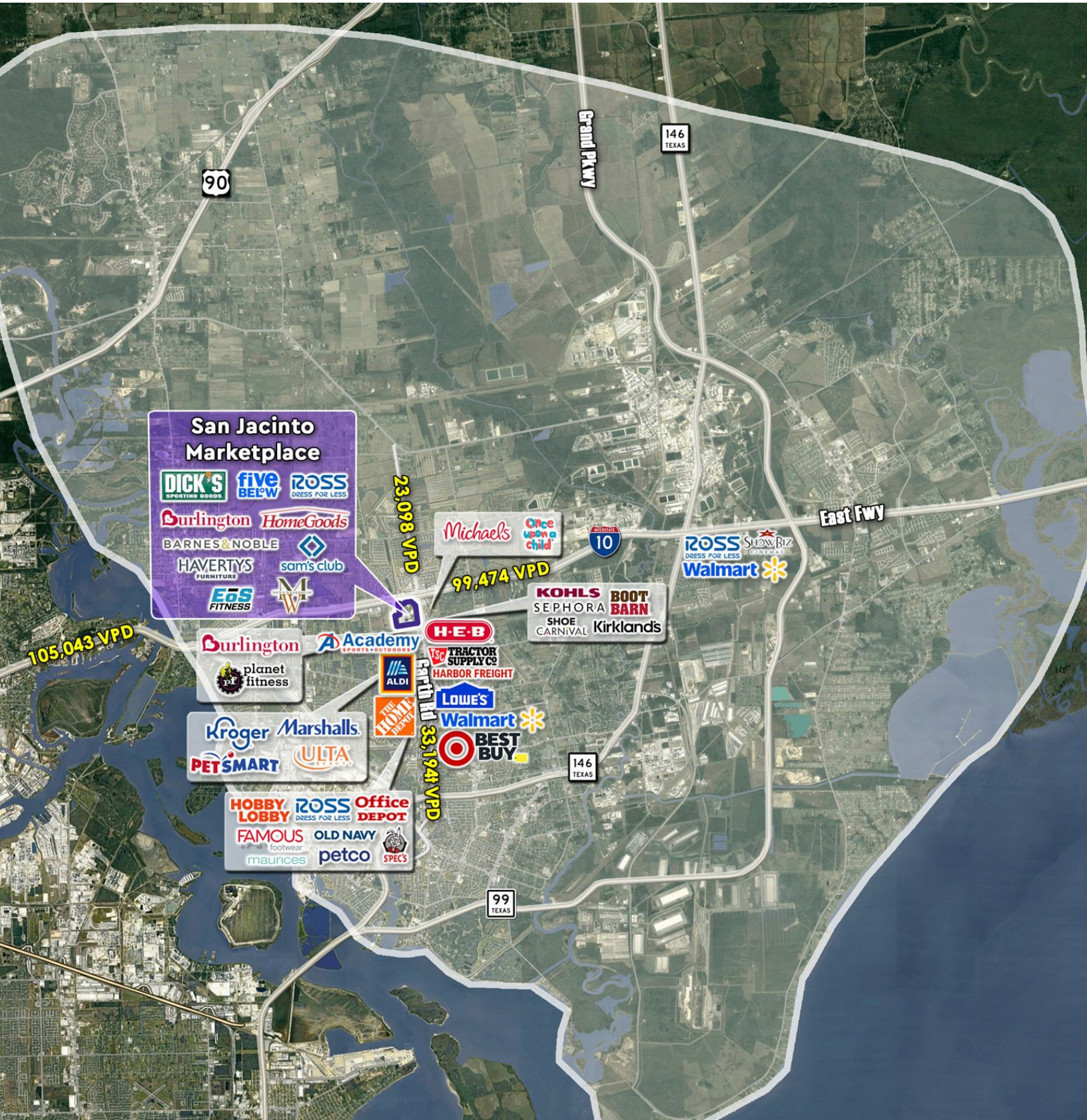
WWW.FRPLTD.COM

▶ SAN JACINTO MARKETPLACE

SW Corner of Interstate 10 E @ Garth Rd in Baytown, Texas 77521



CUSTOM TRADE AREA



Call for Leasing

713-623-6800

houstonleasing@frpltd.com



WWW.FRPLTD.COM

▶ SAN JACINTO MARKETPLACE

SW Corner of Interstate 10 E @ Garth Rd in Baytown, Texas 77521



FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/san-jacinto-marketplace

Lat/Lon: 29.8059/-94.9415

San Jacinto Marketplace Baytown, Texas	Trade Area
Population	
2025 Estimated Population	193,248
2030 Projected Population	203,448
2020 Census Population	175,599
2010 Census Population	137,902
Projected Annual Growth 2025 to 2030	1.1%
Historical Annual Growth 2010 to 2025	2.7%
2025 Median Age	33.5
Households	
2025 Estimated Households	66,125
2030 Projected Households	70,775
2020 Census Households	60,237
2010 Census Households	47,191
Projected Annual Growth 2025 to 2030	1.4%
Historical Annual Growth 2010 to 2025	2.7%
Race and Ethnicity	
2025 Estimated White	49.9%
2025 Estimated Black or African American	16.5%
2025 Estimated Asian or Pacific Islander	2.4%
2025 Estimated American Indian or Native Alaskan	1.0%
2025 Estimated Other Races	30.1%
2025 Estimated Hispanic	41.3%
Income	
2025 Estimated Average Household Income	\$103,133
2025 Estimated Median Household Income	\$83,317
2025 Estimated Per Capita Income	\$35,319
Education (Age 25+)	
2025 Estimated Elementary (Grade Level 0 to 8)	7.6%
2025 Estimated Some High School (Grade Level 9 to 11)	8.5%
2025 Estimated High School Graduate	29.7%
2025 Estimated Some College	24.1%
2025 Estimated Associates Degree Only	10.9%
2025 Estimated Bachelors Degree Only	13.1%
2025 Estimated Graduate Degree	6.1%
Business	
2025 Estimated Total Businesses	4,915
2025 Estimated Total Employees	42,148
2025 Estimated Employee Population per Business	8.6
2025 Estimated Residential Population per Business	39.3



Call for Leasing

713-623-6800

houstonleasing@frpltd.com



WWW.FRPLTD.COM

▶ SAN JACINTO MARKETPLACE

SW Corner of Interstate 10 E @ Garth Rd in Baytown, Texas 77521



INFORMATION ABOUT BROKERAGE SERVICES

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.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker Firm Name or

License No.

Email

Phone

Licensed Supervisor of Sales Agent / Associate

License No.

Email

Phone

Sales Agent / Associate's Name

License No.

Email

Phone

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20

Call for Leasing

713-623-6800

houstonleasing@frpltd.com



WWW.FRPLTD.COM