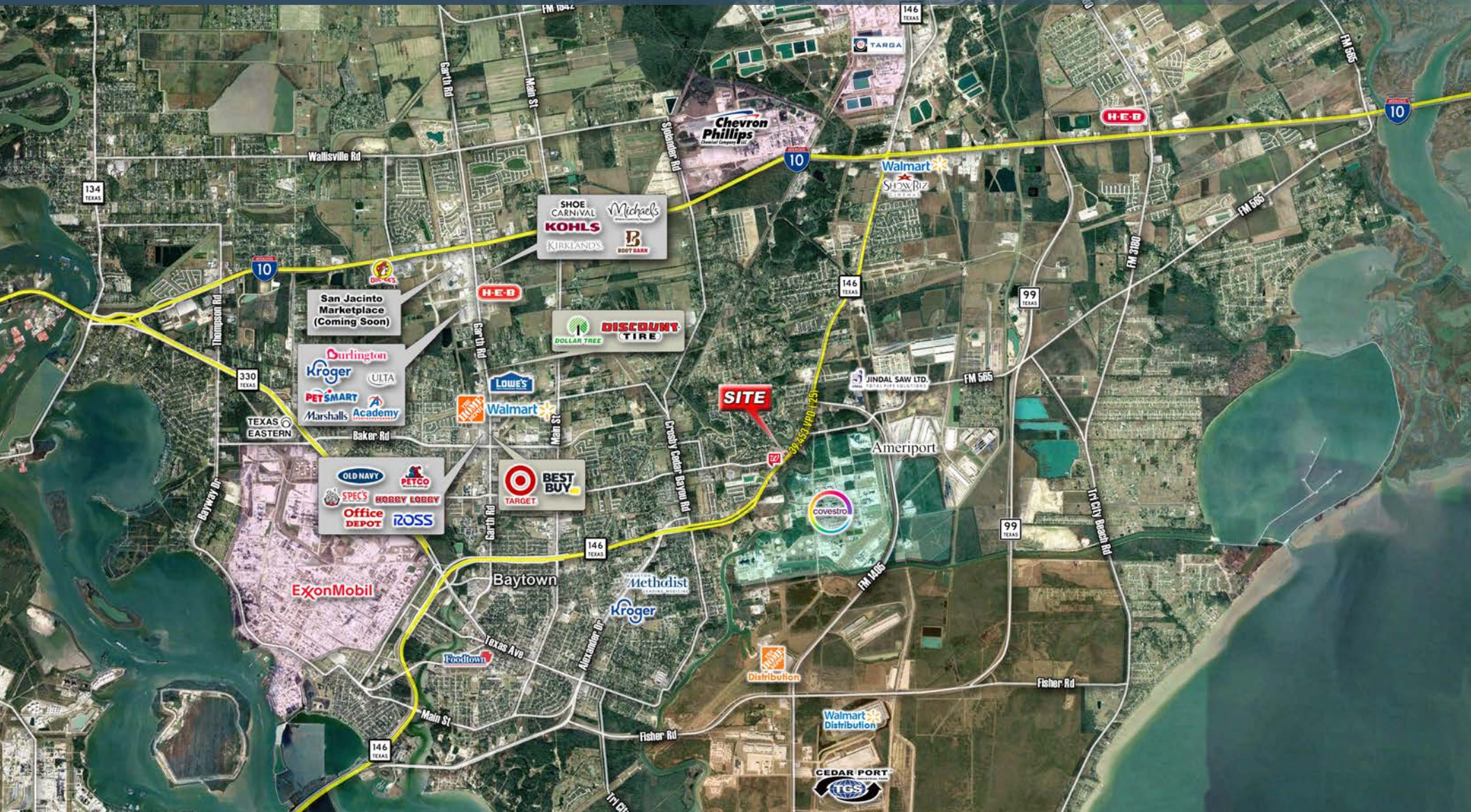


HARD CORNER PAD SITE ADJACENT TO WALGREENS ON SH 146 SEC SH 146 & TOMPKINS DR, BAYTOWN, TEXAS 77520

FOR SALE



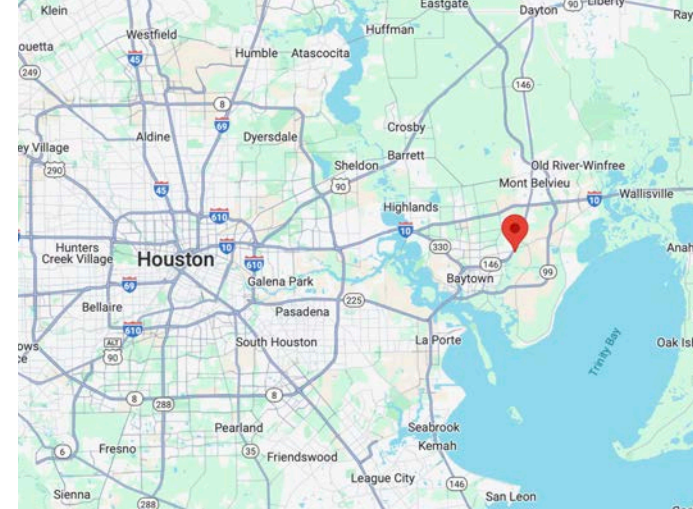
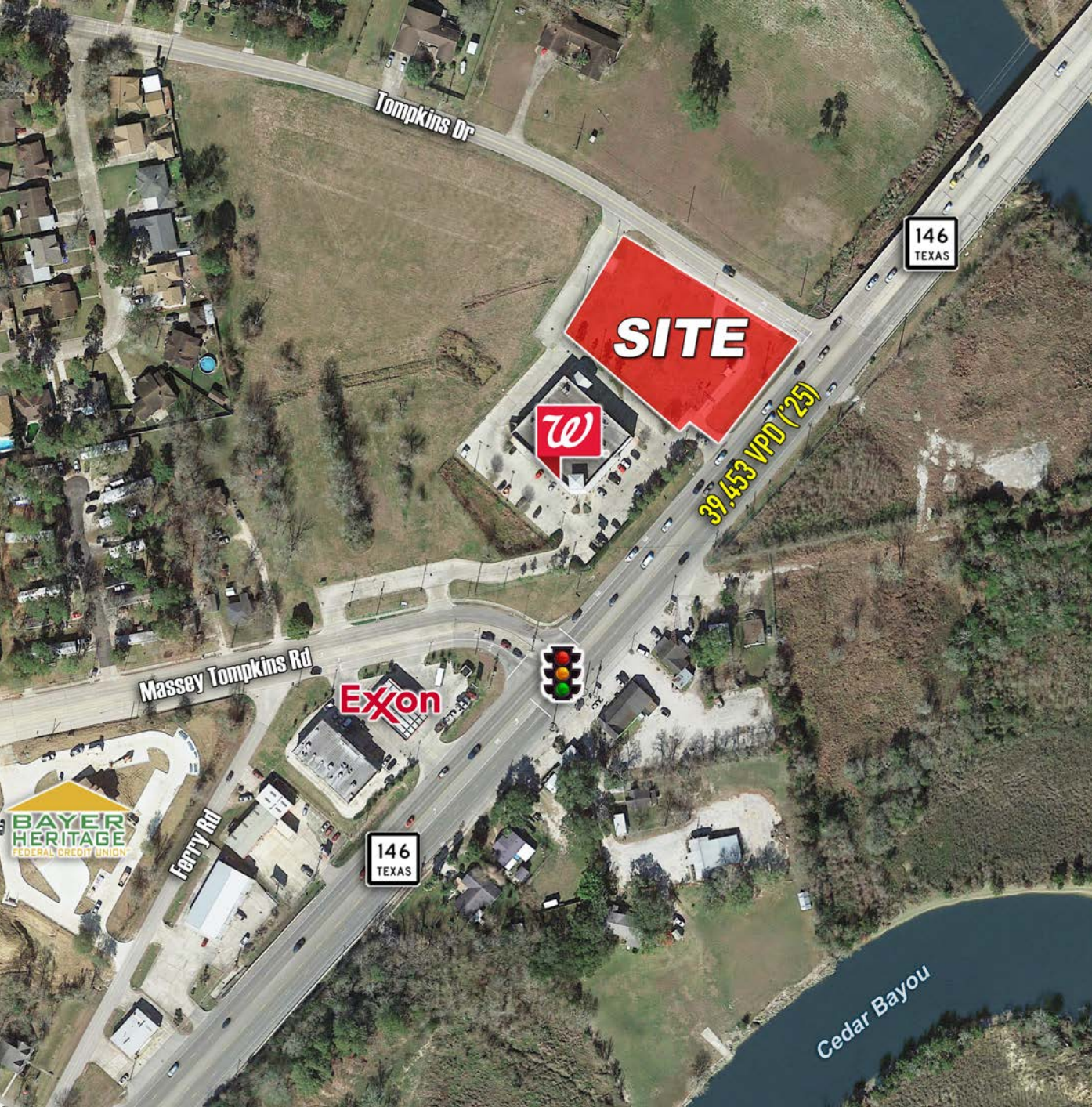
S&P INTERESTS

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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



PROPERTY FEATURES:

- 1.09 AC or 47,613 SF Hard Corner Available
- Ingress/Egress from both SH 146 & Tompkins
- Cross access with Walgreens to signalized intersection at Massey Tompkins Rd & SH 146
- 179' of frontage on SH 146 & 215' of frontage on Tompkins Dr
- Prime retail site in the flourishing Baytown market at the entrance to the Whispering Pines residential community
- Area employers include Exxon Mobil, Chevron Phillips, Valero, Covestro, Calpine and Ameriport

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	4,481	38,045	90,855
2029 Est. Population	4,754	41,709	97,868
Households	1,486	12,952	31,392
Average HH Income	\$106,475	\$85,568	\$81,610

S&P INTERESTS

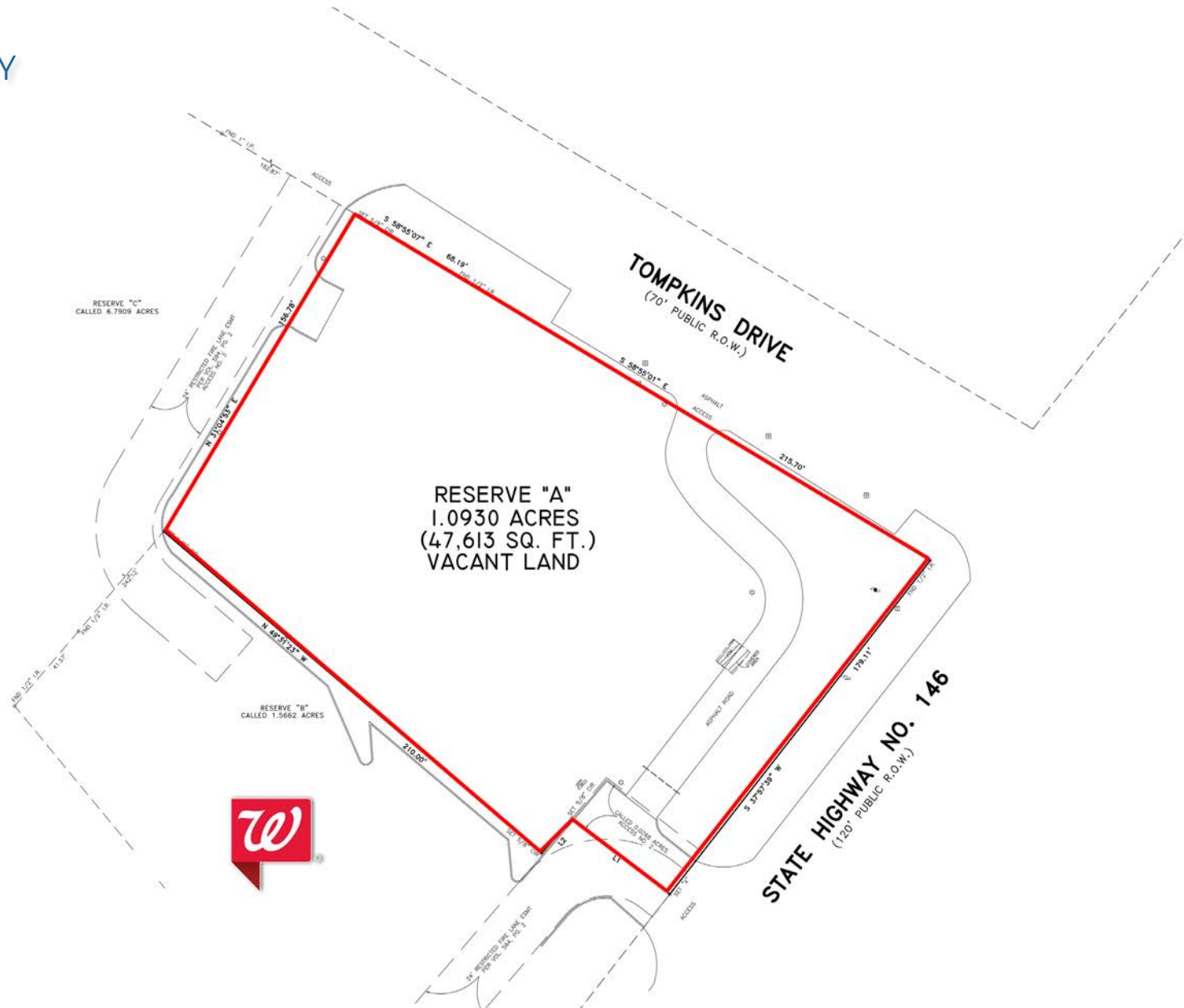
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SURVEY



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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	4,754	41,709	97,868
2024 Estimate	4,481	38,045	90,855
2020 Census	4,442	34,174	83,804
Growth 2024 - 2029	6.09%	9.63%	7.72%
Growth 2020 - 2024	0.88%	11.33%	8.41%

2024 Population by Age	4,481	38,045	90,855
Age 0 - 4	265 5.91%	2,568 6.75%	6,208 6.83%
Age 5 - 9	302 6.74%	2,876 7.56%	6,868 7.56%
Age 10 - 14	347 7.74%	2,982 7.84%	7,047 7.76%
Age 15 - 19	353 7.88%	2,945 7.74%	6,934 7.63%
Age 20 - 24	314 7.01%	2,697 7.09%	6,647 7.32%
Age 25 - 29	281 6.27%	2,599 6.83%	6,601 7.27%
Age 30 - 34	274 6.11%	2,592 6.81%	6,554 7.21%
Age 35 - 39	277 6.18%	2,552 6.71%	6,308 6.94%
Age 40 - 44	282 6.29%	2,472 6.50%	6,044 6.65%
Age 45 - 49	285 6.36%	2,356 6.19%	5,677 6.25%
Age 50 - 54	285 6.36%	2,284 6.00%	5,414 5.96%
Age 55 - 59	266 5.94%	2,103 5.53%	4,942 5.44%
Age 60 - 64	257 5.74%	1,954 5.14%	4,463 4.91%
Age 65 - 69	232 5.18%	1,718 4.52%	3,815 4.20%
Age 70 - 74	182 4.06%	1,333 3.50%	2,951 3.25%
Age 75 - 79	132 2.95%	956 2.51%	2,070 2.28%
Age 80 - 84	84 1.87%	582 1.53%	1,244 1.37%
Age 85+	62 1.38%	477 1.25%	1,067 1.17%
Age 65+	692 15.44%	5,066 13.32%	11,147 12.27%

Median Age	36.90	34.50	33.90
Average Age	37.70	36.00	35.40

2024 Population By Race	4,481	38,045	90,855
White	2,611 58.27%	18,292 48.08%	38,333 42.19%
Black	354 7.90%	5,082 13.36%	13,778 15.16%
Am. Indian & Alaskan	49 1.09%	419 1.10%	1,150 1.27%
Asian	31 0.69%	451 1.19%	1,872 2.06%
Hawaiian & Pacific Island	2 0.04%	26 0.07%	73 0.08%
Other	1,435 32.02%	13,775 36.21%	35,649 39.24%

Population by Hispanic Origin	4,481	38,045	90,855
Non-Hispanic Origin	2,636 58.83%	20,827 54.74%	47,662 52.46%
Hispanic Origin	1,846 41.20%	17,218 45.26%	43,193 47.54%

2024 Median Age, Male	36.00	33.80	33.10
2024 Average Age, Male	37.00	35.30	34.70

2024 Median Age, Female	37.80	35.30	34.70
2024 Average Age, Female	38.30	36.60	36.10

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	3,495	29,027	69,337
Civilian Employed	2,154 61.63%	17,828 61.42%	42,531 61.34%
Civilian Unemployed	97 2.78%	946 3.26%	2,681 3.87%
Civilian Non-Labor Force	1,244 35.59%	10,238 35.27%	24,045 34.68%
Armed Forces	0 0.00%	15 0.05%	80 0.12%

Households by Marital Status			
Married	914	6,599	14,921
Married No Children	536	3,551	7,954
Married w/Children	378	3,049	6,966

2024 Population by Education	3,091	25,671	61,325
Some High School, No Diploma	445 14.40%	4,603 17.93%	11,493 18.74%
High School Grad (Incl Equivalency)	757 24.49%	6,283 24.48%	14,884 24.27%
Some College, No Degree	1,061 34.33%	9,353 36.43%	21,131 34.46%
Associate Degree	191 6.18%	1,694 6.60%	4,174 6.81%
Bachelor Degree	395 12.78%	2,447 9.53%	6,521 10.63%
Advanced Degree	242 7.83%	1,291 5.03%	3,122 5.09%

2024 Population by Occupation	3,810	31,374	74,677
Real Estate & Finance	74 1.94%	713 2.27%	1,533 2.05%
Professional & Management	855 22.44%	6,542 20.85%	15,830 21.20%
Public Administration	23 0.60%	281 0.90%	1,046 1.40%
Education & Health	352 9.24%	3,066 9.77%	8,394 11.24%
Services	307 8.06%	2,946 9.39%	7,248 9.71%
Information	86 2.26%	233 0.74%	456 0.61%
Sales	371 9.74%	3,218 10.26%	7,292 9.76%
Transportation	0 0.00%	93 0.30%	244 0.33%
Retail	174 4.57%	2,115 6.74%	4,539 6.08%
Wholesale	54 1.42%	353 1.13%	1,087 1.46%
Manufacturing	359 9.42%	2,998 9.56%	6,076 8.14%
Production	246 6.46%	2,797 8.92%	7,464 10.00%
Construction	498 13.07%	3,574 11.39%	7,778 10.42%
Utilities	214 5.62%	1,268 4.04%	2,981 3.99%
Agriculture & Mining	5 0.13%	213 0.68%	915 1.23%
Farming, Fishing, Forestry	0 0.00%	0 0.00%	5 0.01%
Other Services	192 5.04%	964 3.07%	1,789 2.40%

2024 Worker Travel Time to Job	1,976	17,245	41,424
<30 Minutes	1,224 61.94%	10,771 62.46%	25,427 61.38%
30-60 Minutes	489 24.75%	4,758 27.59%	11,761 28.39%
60+ Minutes	263 13.31%	1,716 9.95%	4,236 10.23%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	1,483		11,696		29,236	
1-Person Households	232	15.64%	2,491	21.30%	6,804	23.27%
2-Person Households	490	33.04%	3,403	29.10%	8,125	27.79%
3-Person Households	238	16.05%	2,002	17.12%	5,077	17.37%
4-Person Households	274	18.48%	1,872	16.01%	4,646	15.89%
5-Person Households	145	9.78%	1,137	9.72%	2,663	9.11%
6-Person Households	67	4.52%	505	4.32%	1,211	4.14%
7 or more Person Households	37	2.49%	286	2.45%	710	2.43%
2024 Average Household Size	3.00		2.90		2.80	

Households						
2029 Projection	1,577		14,161		33,682	
2024 Estimate	1,486		12,952		31,392	
2020 Census	1,483		11,696		29,236	
Growth 2024 - 2029	6.12%		9.33%		7.29%	
Growth 2020 - 2024	0.20%		10.74%		7.37%	

2024 Households by HH Income	1,486		12,953		31,395	
<\$25,000	161	10.83%	2,532	19.55%	6,391	20.36%
\$25,000 - \$50,000	369	24.83%	2,790	21.54%	6,768	21.56%
\$50,000 - \$75,000	186	12.52%	1,801	13.90%	5,017	15.98%
\$75,000 - \$100,000	171	11.51%	1,980	15.29%	4,186	13.33%
\$100,000 - \$125,000	170	11.44%	1,217	9.40%	2,751	8.76%
\$125,000 - \$150,000	102	6.86%	930	7.18%	2,330	7.42%
\$150,000 - \$200,000	144	9.69%	1,017	7.85%	2,305	7.34%
\$200,000+	183	12.31%	686	5.30%	1,647	5.25%

2024 Avg Household Income	\$106,475		\$83,568		\$81,610	
2024 Med Household Income	\$78,947		\$66,418		\$62,228	

2024 Occupied Housing	1,485		12,952		31,392	
Owner Occupied	1,242	83.64%	8,662	66.88%	18,295	58.28%
Renter Occupied	243	16.36%	4,290	33.12%	13,097	41.72%
2020 Housing Units	1,298		12,131		31,884	
1 Unit	1,265	97.46%	9,348	77.06%	22,047	69.15%
2 - 4 Units	3	0.23%	588	4.85%	1,443	4.53%
5 - 19 Units	28	2.16%	1,309	10.79%	5,283	16.57%
20+ Units	2	0.15%	886	7.30%	3,111	9.76%

2024 Housing Value	1,243		8,662		18,295	
<\$100,000	116	9.33%	1,220	14.08%	3,149	17.21%
\$100,000 - \$200,000	293	23.57%	3,213	37.09%	6,772	37.02%
\$200,000 - \$300,000	521	41.91%	2,600	30.02%	4,824	26.37%
\$300,000 - \$400,000	141	11.34%	991	11.44%	2,026	11.07%
\$400,000 - \$500,000	94	7.56%	274	3.16%	770	4.21%
\$500,000 - \$1,000,000	77	6.19%	202	2.33%	565	3.09%
\$1,000,000+	1	0.08%	162	1.87%	189	1.03%
2024 Median Home Value	\$240,787		\$196,824		\$188,577	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	1,623		14,390		35,149	
Built 2010+	196	12.08%	2,962	20.58%	7,212	20.52%
Built 2000 - 2010	309	19.04%	2,486	17.28%	7,236	20.59%
Built 1990 - 1999	312	19.22%	1,774	12.33%	3,651	10.39%
Built 1980 - 1989	322	19.84%	1,840	12.79%	4,314	12.27%
Built 1970 - 1979	395	24.34%	2,499	17.37%	4,753	13.52%
Built 1960 - 1969	40	2.46%	1,511	10.50%	2,887	8.21%
Built 1950 - 1959	48	2.96%	874	6.07%	2,761	7.86%
Built <1949	1	0.06%	444	3.09%	2,335	6.64%
2024 Median Year Built	1989		1989		1990	

Demographic Trend Report

Description	2020		2024		2029	
Population	4,442		4,481		4,754	
Age 0 - 4	272	6.12%	265	5.91%	276	5.81%
Age 5 - 9	305	6.87%	302	6.74%	288	6.06%
Age 10 - 14	389	8.76%	347	7.74%	320	6.73%
Age 15 - 19	348	7.83%	353	7.88%	348	7.32%
Age 20 - 24	278	6.26%	314	7.01%	348	7.32%
Age 25 - 29	269	6.06%	281	6.27%	324	6.82%
Age 30 - 34	277	6.24%	274	6.11%	302	6.35%
Age 35 - 39	285	6.42%	277	6.18%	290	6.10%
Age 40 - 44	275	6.19%	282	6.29%	289	6.08%
Age 45 - 49	296	6.66%	285	6.36%	290	6.10%
Age 50 - 54	280	6.30%	285	6.36%	291	6.12%
Age 55 - 59	269	6.06%	266	5.94%	283	5.95%
Age 60 - 64	271	6.10%	257	5.74%	268	5.64%
Age 65 - 69	224	5.04%	232	5.18%	248	5.22%
Age 70 - 74	165	3.71%	182	4.06%	213	4.48%
Age 75 - 79	118	2.66%	132	2.95%	163	3.43%
Age 80 - 84	68	1.53%	84	1.87%	111	2.33%
Age 85+	52	1.17%	62	1.38%	102	2.15%
Age 15+	3,475	78.23%	3,566	79.58%	3,870	81.41%
Age 20+	3,127	70.40%	3,213	71.70%	3,522	74.08%
Age 65+	627	14.12%	692	15.44%	837	17.61%
Median Age	36		37		38	
Average Age	37.10		37.70		39.00	

Population By Race	4,442		4,481		4,754	
White	2,780	62.58%	2,611	58.27%	2,780	58.48%
Black	350	7.88%	354	7.90%	375	7.89%
Am. Indian & Alaskan	40	0.90%	49	1.09%	50	1.05%
Asian	28	0.63%	31	0.69%	32	0.67%
Hawaiian & Pacific Islander	2	0.05%	2	0.04%	2	0.04%
Other	1,240	27.92%	1,435	32.02%	1,514	31.85%



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:
 - 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.

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Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	