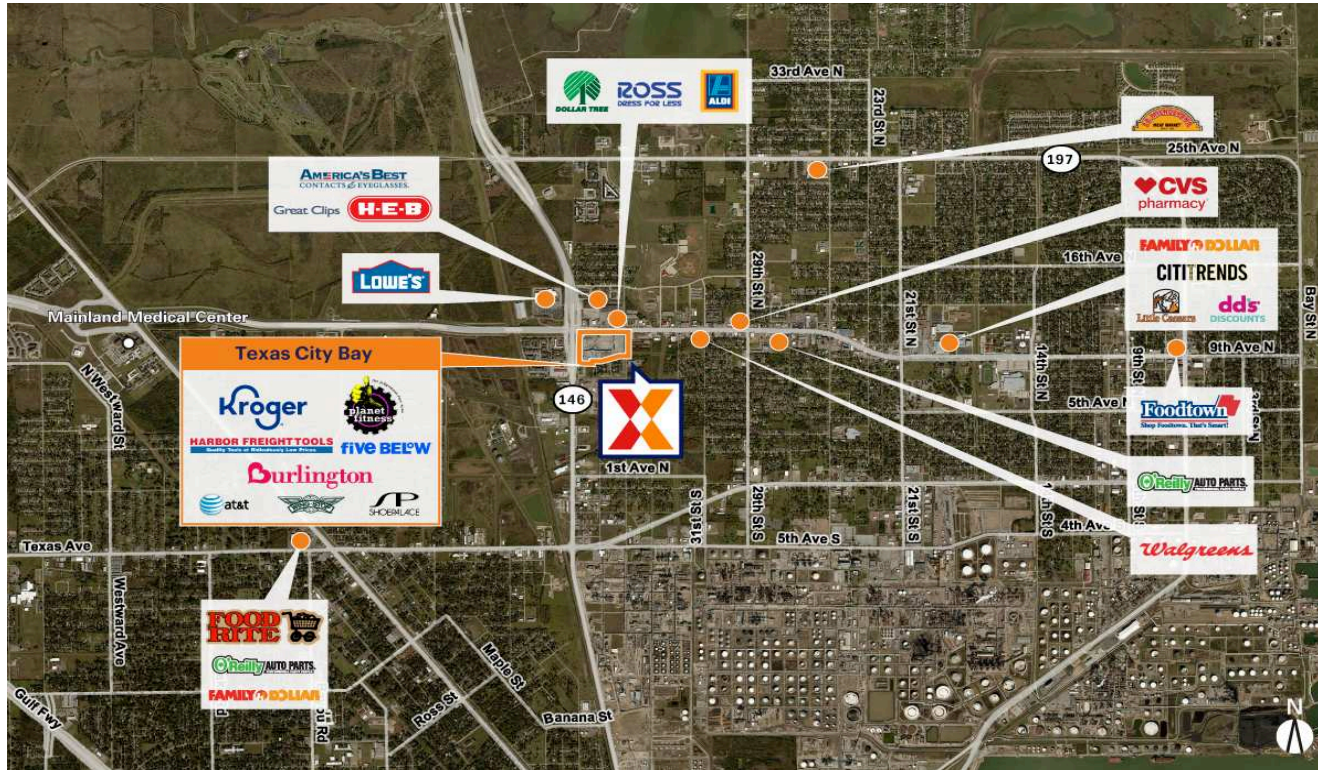


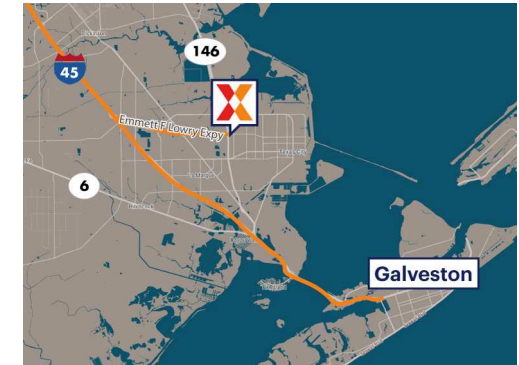
Texas City Bay

Houston-Pasadena-The Woodlands, TX

29.3941, -94.9485
3401-3567 Palmer Highway | Texas City, TX 77590



Center Size: 224,884 SF



Demographics	1 Mile	3 Mile	5 Mile
	5,667	45,175	69,400
	2,358	16,998	26,576
	\$59,517	\$78,591	\$82,741

Kroger-anchored center with top national brands including Burlington, Harbor Freight, Planet Fitness & Five Below

High visibility from 29K+ vehicles daily on Palmer Hwy and 30K+ vehicles daily on Hwy 146 (Kalibrate 2019, 2020)

Located within 3 miles of Marathon Texas City Refinery, the third largest oil refinery in the U.S., with 1.5K+ employees (Marathon 2024) and Texas City High School with 1.8K+ faculty and students (NCES 2024)

Port of Texas City is the 15th largest port in the U.S. and 4th largest in TX (POTC 2024)

Center located 30 miles SE of Houston and 10 miles North of Galveston

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Available Space

02A	5,858 SF
03	2,950 SF
08	2,625 SF
11	2,275 SF
12	1,587 SF
14	3,407 SF
16A	1,839 SF

Current Retailers

N.A.P.	Shell Gas Station	0 SF
01	Planet Fitness	22,233 SF
01A	Burlington	41,927 SF
01B	Harbor Freight	18,940 SF
01C	Shoe Palace	4,250 SF
01D	Wingstop	1,750 SF
01E	AT&T	1,500 SF
01F	Lia's Jewelry	1,200 SF
01G	Sport Clips	1,903 SF
01H	Smoothie King	1,200 SF
02	Baytown Seafood Restaurant	5,142 SF
04	Antonini's Subs	1,125 SF
04A	Nasa Liquor	1,875 SF
05	Quarter To Ten	2,850 SF
06	The Strand Hair and Beauty Bar	1,984 SF
07	H&R Block	1,890 SF
07A	Brident Dental & Orthodontics	1,705 SF
07B	My Nails	1,705 SF
09	Kroger	65,884 SF
10	Five Below	12,476 SF
13	Fresenius Medical Care	5,350 SF
15	GNC	1,582 SF
16	World Finance Corporation of Texas City	1,582 SF
18	Taco Bell	2,162 SF
19	Take 5 Oil Change	672 SF

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