

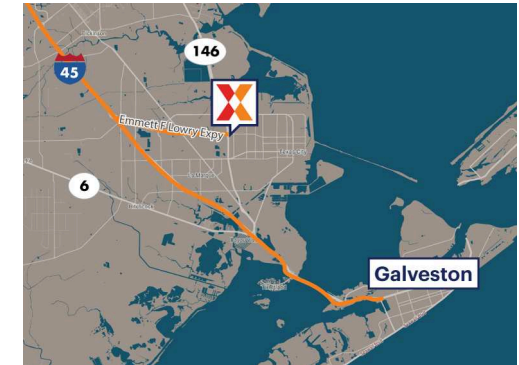
Texas City Bay

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
	5,634	44,521	67,682
	2,343	16,734	25,935
	\$53,090	\$71,284	\$75,415

Retail space for lease located at the SE Corner of Hwy 146 (26,000 VPD) and Palmer Highway (30,000 VPD) 30 miles SE of Houston and 10 miles North of Galveston

This intersection draws daily needs shoppers from more than 6 miles

Strong daytime demographics with more than 36,000+ people within 3 miles

Port of Texas City is the 8th largest (of 153 ports) in the U.S. and 3rd largest in TX

The Marathon Oil facility in Texas City is the third largest oil refinery in the U.S., employing over 2,000 people, and producing roughly 4% of the country's gasoline needs everyday

Retail shop space and pop-up shop locations available facing Palmer Highway

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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	City Gear	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