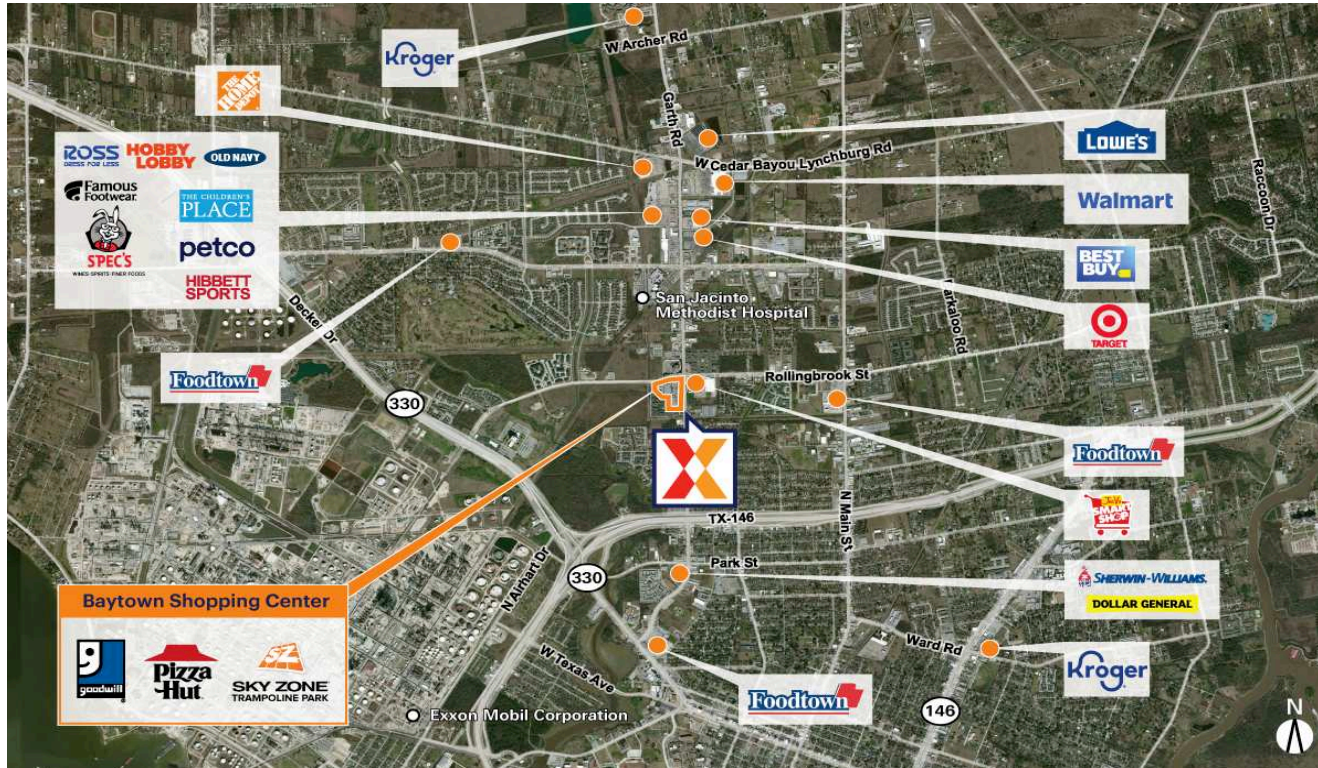


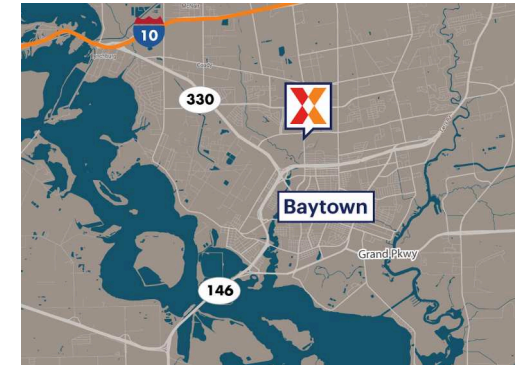
Baytown Shopping Center

Houston-Pasadena-The Woodlands, TX

29.7601, -94.9783
3407-3517 Garth Road | Baytown, TX 77521



Center Size: 95,941 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|----------|----------|
| | 12,804 | 68,254 | 108,311 |
| | 4,972 | 24,550 | 37,630 |
| | \$83,465 | \$74,663 | \$84,695 |

High visibility from 32K+ on Garth Rd and 17K+ vehicles daily on Rollingbrook Dr (Kalibrate 2019)

Strong daytime population of 73K+ withing a 3-mile radius

Anchored by Sky Zone, Goodwill, and Legacy Community Health with top national retailers Firestone and Pizza Hut

Prime location in Baytown's major retail node on Garth Rd between I-10 & Hwy 146

Close proximity to 230-bed Houston Methodist Baytown Hospital (Dept of Homeland Security 2024) and 3.4K acre Exxon Mobil Baytown Refinery which employs 7K+ people (Exxon Mobil Corp 2025)

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Available Space

| | |
|----|----------|
| 03 | 1,498 SF |
| 04 | 1,400 SF |

Pad Opportunities

| | |
|-------|--------|
| OPO 1 | 0 SF/0 |
|-------|--------|

Current Retailers

| | | |
|-----|-------------------------|-----------|
| 01 | Bridgestone/Firestone | 5,781 SF |
| 02 | Regional Finance | 2,202 SF |
| 05 | Amazing Nails | 1,831 SF |
| 05A | Pizza Hut | 1,319 SF |
| 06 | Garth Road Cleaners | 2,417 SF |
| 07 | Boomtown Vapor | 2,088 SF |
| 07A | New Sound Hearing | 2,112 SF |
| 08 | State Farm | 2,100 SF |
| 09 | Luxor Staffing | 1,050 SF |
| 10 | Baytown Discount Liquor | 2,250 SF |
| 11 | Sky Zone | 38,784 SF |
| 11A | Goodwill | 17,424 SF |
| 13 | Legacy Community Health | 13,665 SF |



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