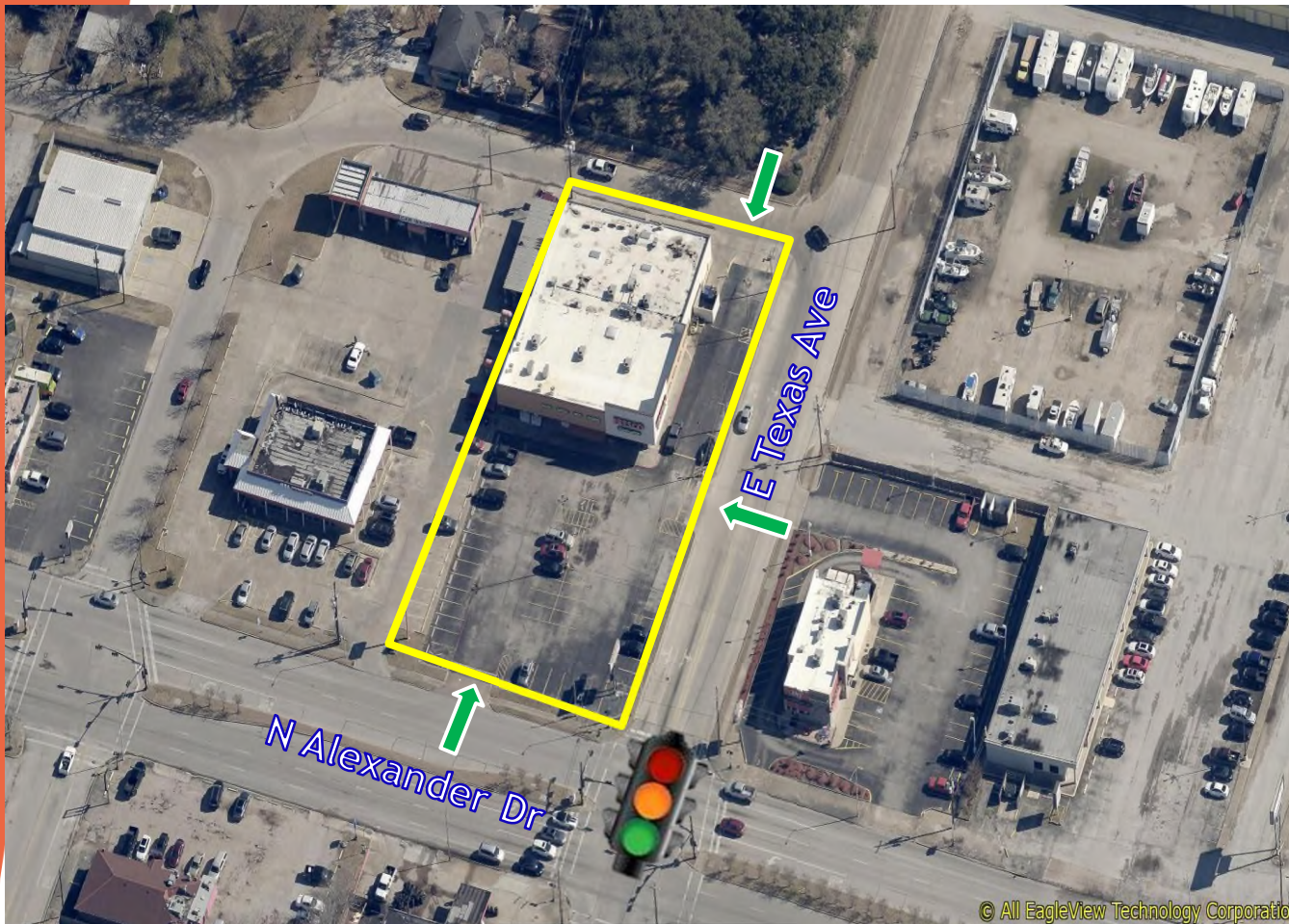# FOR SALE

100 N Alexander Dr., Baytown, TX 77520

- PRICE: $3,800,000
- Signalized Hard Corner
- Bldg size : 12,352 SF
- Land Size: 41,251 SF
- Surrounded by hundreds of Rooftops, 4 Schools within 3 mi. radius
- Less than 1 mile to Tx-99, Grand Parkway
- 3 drive cuts for ease of ingress and egress
- Possible Drive-Thru
- Existing Supermarket
- Less than 4 miles to 2027 Exxon Mobil Low Carbon Hydrogen Project

Parvez Karedia

M - (832) 614-0222

O - (713) 270-5400

parvez@dncommercial.net   www.dncommercial.net

FOR SALE

100 N Alexander Dr., Baytown, TX 77520

Baytown Refinery

Robert E. Lee High School

George Washington Carver Elementary

Horace Mann Junior School

Lorenzo De Zavala Elementary

FOR SALE
100 N Alexander Dr., Baytown, TX 77520

Site

DQ

FRESCO

N Alexander Dr

E Texas Ave

TX-146 BUS

FOR SALE

100 N Alexander Dr., Baytown, TX 77520

FOR SALE
100 N Alexander Dr., Baytown, TX 77520

FOR SALE
100 N Alexander Dr., Baytown, TX 77520

FOR SALE

100 N Alexander Dr., Baytown, TX 77520

RiskMeter

100 N ALEXANDER DR BAYTOWN, TX 77520-5802

LOCATION ACCURACY: ● Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	485456	**PANEL**	0955M
PANEL DATE	January 06, 2017	**MAP NUMBER**	48201C0955M

Legend:
- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA

Executive Summary

100 N Alexander Dr, Baytown, Texas, 77520
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.72919
Longitude: -94.95767

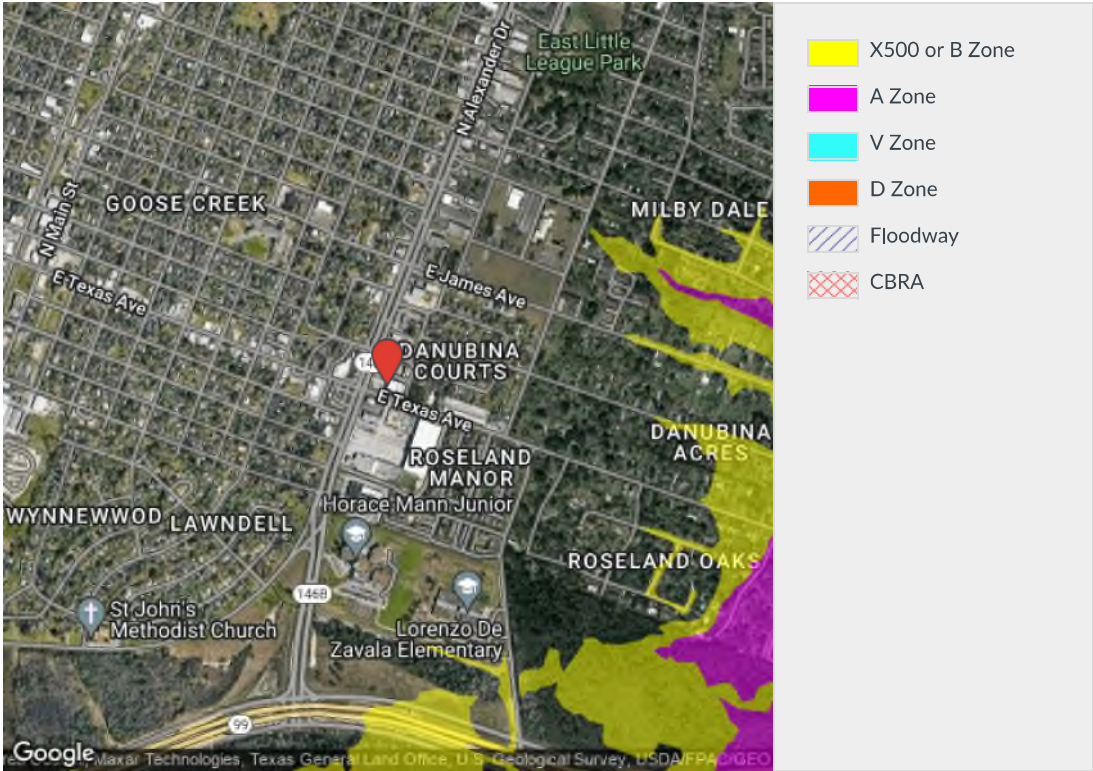|	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	21,748	31,296	56,241
2020 Population	22,744	35,583	71,022
2023 Population	22,280	35,573	76,798
2028 Population	22,457	36,266	80,611
2010-2020 Annual Rate	0.45%	1.29%	2.36%
2020-2023 Annual Rate	-0.63%	-0.01%	2.43%
2023-2028 Annual Rate	0.16%	0.39%	0.97%
2023 Male Population	49.8%	49.2%	49.8%
2023 Female Population	50.2%	50.8%	50.2%
2023 Median Age	32.5	34.0	36.7

In the identified area, the current year population is 76,798. In 2020, the Census count in the area was 71,022. The rate of change since 2020 was 2.43% annually. The five-year projection for the population in the area is 80,611 representing a change of 0.97% annually from 2023 to 2028. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 36.7, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	36.8%	39.5%	52.2%
2023 Black Alone	14.1%	17.5%	13.2%
2023 American Indian/Alaska Native Alone	1.5%	1.3%	0.9%
2023 Asian Alone	0.9%	1.5%	2.2%
2023 Pacific Islander Alone	0.1%	0.1%	0.0%
2023 Other Race	23.8%	20.8%	14.0%
2023 Two or More Races	22.7%	19.3%	17.6%
2023 Hispanic Origin (Any Race)	59.8%	52.7%	39.9%

Persons of Hispanic origin represent 39.9% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	42	55	96
2010 Households	7,138	11,093	19,710
2020 Households	7,825	12,577	25,001
2023 Households	7,825	12,642	27,070
2028 Households	7,981	12,987	28,571
2010-2020 Annual Rate	0.92%	1.26%	2.41%
2020-2023 Annual Rate	0.00%	0.16%	2.48%
2023-2028 Annual Rate	0.40%	0.54%	1.09%
2023 Average Household Size	2.83	2.79	2.83

The household count in this area has changed from 25,001 in 2020 to 27,070 in the current year, a change of 2.48% annually. The five-year projection of households is 28,571, a change of 1.09% annually from the current year total. Average household size is currently 2.83, compared to 2.83 in the year 2020. The number of families in the current year is 19,916 in the specified area.

August 29, 2023

Executive Summary

100 N Alexander Dr, Baytown, Texas, 77520
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.72919
Longitude: -94.95767

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	15.1%	19.5%	16.8%
Median Household Income			
2023 Median Household Income	$50,012	$55,142	$80,690
2028 Median Household Income	$55,995	$60,974	$90,216
2023-2028 Annual Rate	2.29%	2.03%	2.26%
Average Household Income			
2023 Average Household Income	$66,039	$74,830	$106,149
2028 Average Household Income	$76,770	$84,634	$119,658
2023-2028 Annual Rate	3.06%	2.49%	2.42%
Per Capita Income			
2023 Per Capita Income	$23,617	$26,233	$37,404
2028 Per Capita Income	$27,815	$29,871	$42,402
2023-2028 Annual Rate	3.33%	2.63%	2.54%
GINI Index			
2023 Gini Index	42.8	41.1	39.9
Households by Income			

Current median household income is $80,690 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $90,216 in five years, compared to $82,410 for all U.S. households

Current average household income is $106,149 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $119,658 in five years, compared to $122,048 for all U.S. households

Current per capita income is $37,404 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $42,402 in five years, compared to $47,525 for all U.S. households

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Housing			
2023 Housing Affordability Index	137	112	130
2010 Total Housing Units	8,290	13,307	21,642
2010 Owner Occupied Housing Units	4,322	6,110	14,736
2010 Renter Occupied Housing Units	2,816	4,983	4,975
2010 Vacant Housing Units	1,152	2,214	1,932
2020 Total Housing Units	8,709	14,227	26,840
2020 Vacant Housing Units	884	1,650	1,839
2023 Total Housing Units	8,743	14,312	29,134
2023 Owner Occupied Housing Units	4,257	6,572	18,885
2023 Renter Occupied Housing Units	3,568	6,070	8,185
2023 Vacant Housing Units	918	1,670	2,064
2028 Total Housing Units	8,935	14,709	30,544
2028 Owner Occupied Housing Units	4,472	6,996	19,918
2028 Renter Occupied Housing Units	3,509	5,992	8,654
2028 Vacant Housing Units	954	1,722	1,973
Socioeconomic Status Index			
2023 Socioeconomic Status Index	36.8	38.5	45.7

Currently, 64.8% of the 29,134 housing units in the area are owner occupied; 28.1%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 26,840 housing units in the area and 6.9% vacant housing units. The annual rate of change in housing units since 2020 is 2.56%. Median home value in the area is $225,254, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 4.35% annually to $278,633.

Graphic Profile

100 N Alexander Dr, Baytown, Texas, 77520
Drive time band: 0 - 5 minute radius

Prepared by Esri
Latitude: 29.72919
Longitude: -94.95767

2023 Population by Race

36.8% — White
14.1% — Black
1.5% — Am.Ind.
1.0% — Asn/Pac
23.8% — Other
22.7% — Two+

2023 Percent Hispanic Origin: 59.8%

2023 Population by Age

- <5 — 8.2%
- 5-19 — 23.3%
- 20-24 — 6.5%
- 25-34 — 15.8%
- 35-44 — 12.7%
- 45-54 — 10.8%
- 55-64 — 9.6%
- 65+ — 13.0%

Households

- Census 2010 — 7,138
- Census 2020 — 7,825
- 2023 — 7,825
- 2025 — 7,981

2023 Home Value

- <$100K — 39.7%
- $100-199K — 33.4%
- $200-299K — 14.8%
- $300-399K — 6.2%
- $400-499K — 0.5%
- $500K+ — 5.4%

2023-2028 Annual Growth Rate

- Population — 0.16
- Households — 0.40
- Median Household Income — 2.29
- Owner Occupied Housing Units — 0.99

Household Income

2023 / 2028 by income band: <$15K, $15K-$25K, $25K-$35K, $35K-$50K, $50K-$75K, $75K-$100K, $100K-$150K, $150K-$200K, $200K+
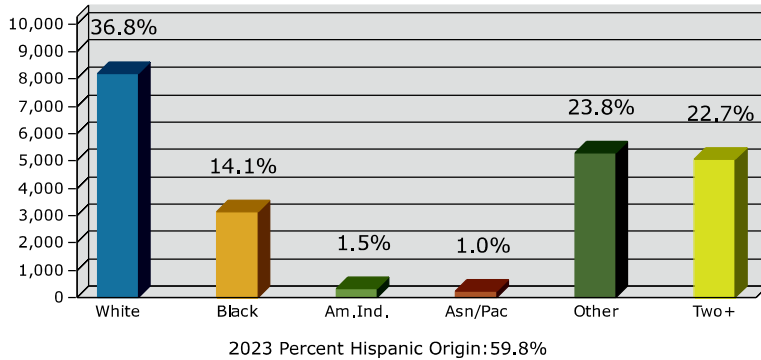
August 29, 2023
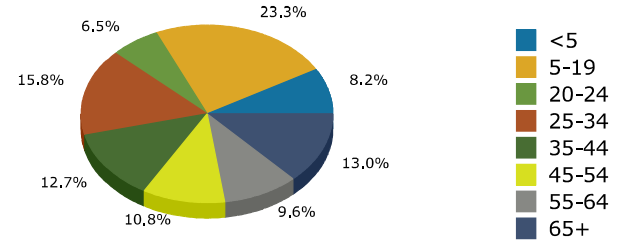
Graphic Profile

100 N Alexander Dr, Baytown, Texas, 77520
Drive time band: 5 - 10 minute radius

Prepared by Esri
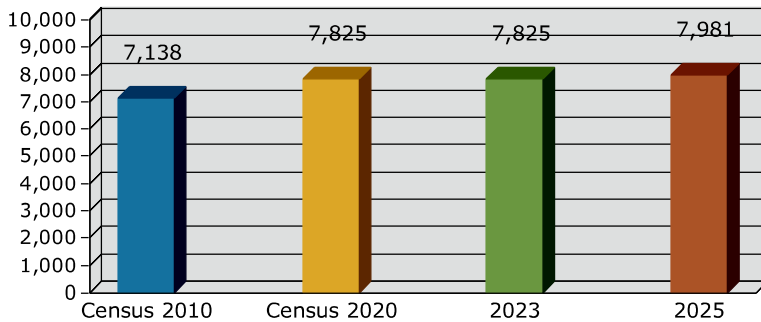Latitude: 29.72919
Longitude: -94.95767

2023 Population by Race

39.5% (White)
17.5% (Black)
1.3% (Am.Ind.)
1.6% (Asn/Pac)
20.8% (Other)
19.3% (Two+)

2023 Percent Hispanic Origin: 52.7%

2023 Population by Age

- <5: 7.5%
- 5-19: 21.3%
- 20-24: 7.0%
- 25-34: 15.8%
- 35-44: 13.3%
- 45-54: 10.7%
- 55-64: 10.2%
- 65+: 14.2%

Households

- Census 2010: 11,093
- Census 2020: 12,577
- 2023: 12,642
- 2025: 12,987

2023 Home Value

- <$100K: 23.6%
- $100-199K: 34.2%
- $200-299K: 27.7%
- $300-399K: 8.5%
- $400-499K: 2.0%
- $500K+: 4.0%

2023-2028 Annual Growth Rate

- Population: 0.39
- Households: 0.54
- Median Household Income: 2.03
- Owner Occupied Housing Units: 1.26

Household Income

Categories: <$15K, $15K-$25K, $25K-$35K, $35K-$50K, $50K-$75K, $75K-$100K, $100K-$150K, $150K-$200K, $200K+ (2023 and 2028)

August 29, 2023

Graphic Profile

100 N Alexander Dr, Baytown, Texas, 77520
Drive time band: 10 - 15 minute radius

Prepared by Esri
Latitude: 29.72919
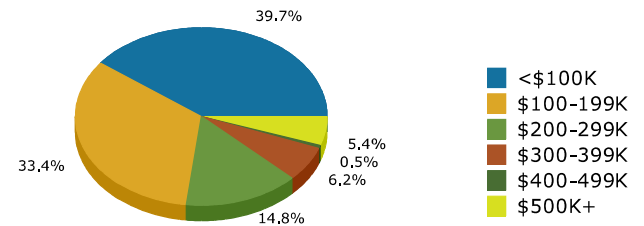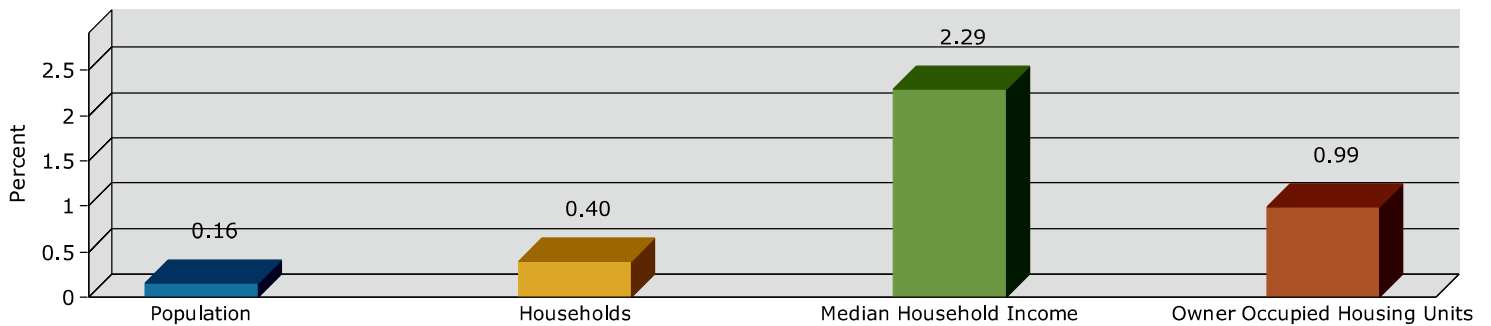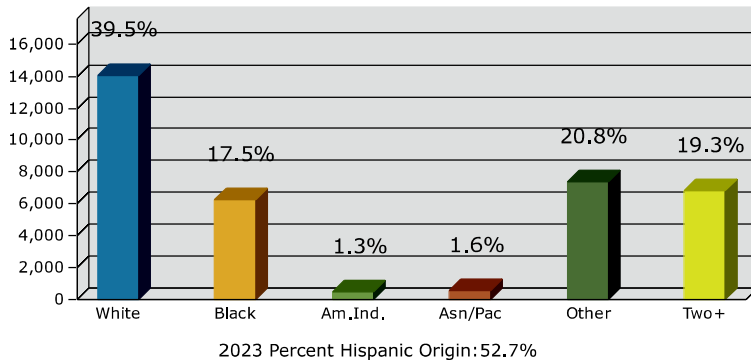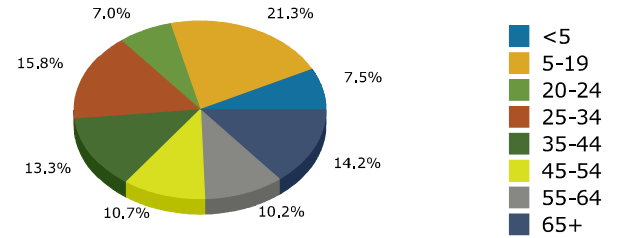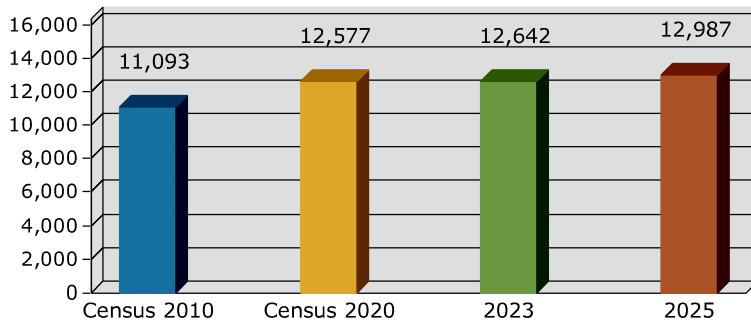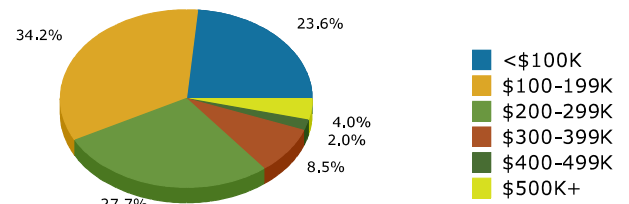Longitude: -94.95767

2023 Population by Race

- White: 52.2%
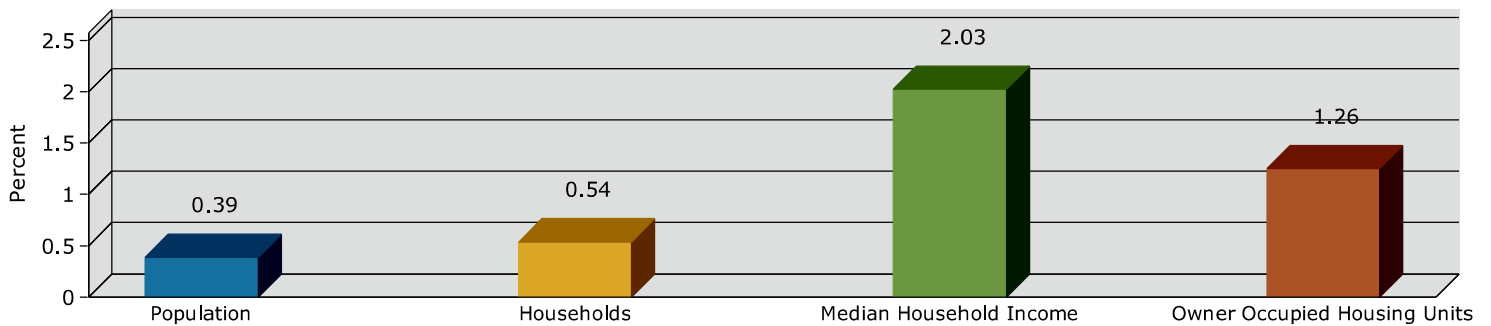- Black: 13.2%
- Am.Ind.: 0.9%
- Asn/Pac: 2.2%
- Other: 14.0%
- Two+: 17.6%

2023 Percent Hispanic Origin: 39.9%

2023 Population by Age

- <5: 6.7%
- 5-19: 20.2%
- 20-24: 5.9%
- 25-34: 14.8%
- 35-44: 13.5%
- 45-54: 11.5%
- 55-64: 12.2%
- 65+: 15.2%

Households

- Census 2010: 19,710
- Census 2020: 25,001
- 2023: 27,070
- 2025: 28,571

2023 Home Value

- <$100K: 11.3%
- $100-199K: 27.4%
- $200-299K: 36.6%
- $300-399K: 15.2%
- $400-499K: 4.8%
- $500K+: 4.7%

2023-2028 Annual Growth Rate

- Population: 0.97
- Households: 1.09
- Median Household Income: 2.26
- Owner Occupied Housing Units: 1.07

Household Income

Categories: <$15K, $15K-$25K, $25K-$35K, $35K-$50K, $50K-$75K, $75K-$100K, $100K-$150K, $150K-$200K, $200K+ (2023, 2028)
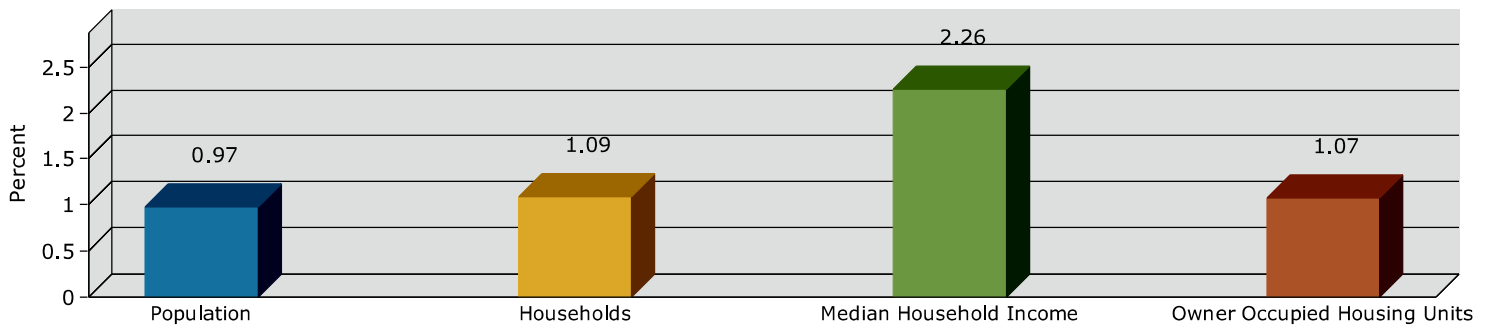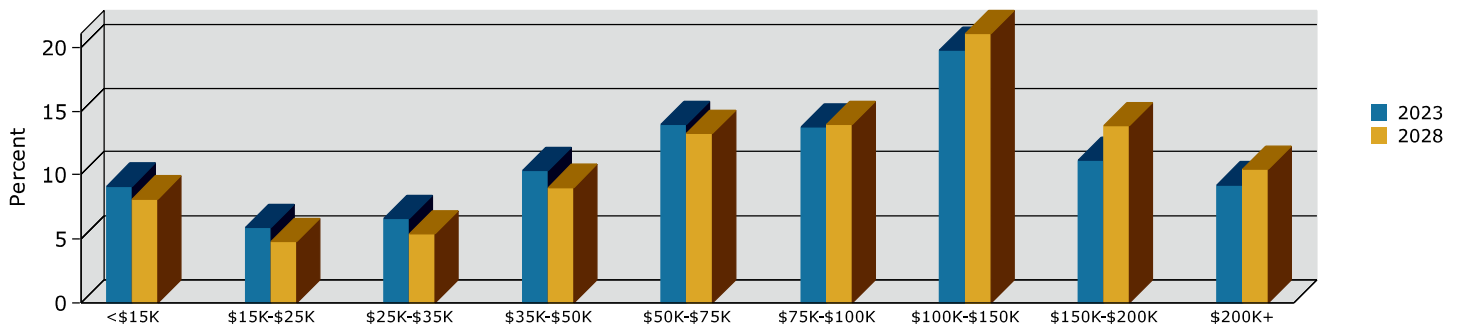
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Traffic Count Map
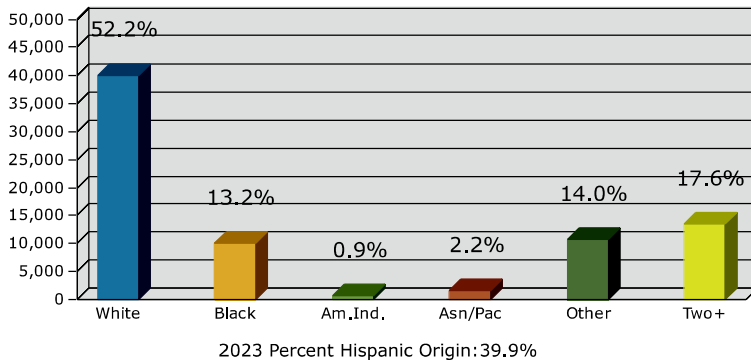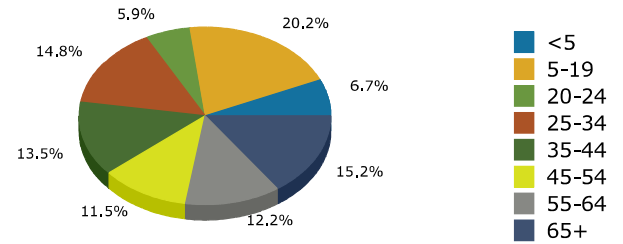
100 N Alexander Dr, Baytown, Texas, 77520
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.72919
Longitude: -94.95767

DN COMMERCIAL

Mont Belvieu

Cove

Higlands

91,813

81,474   71,138

82,340

79,769

84,060

111,796

122,606

92,868

136,450

152,264

146

70,173

Baytown

104,250

89,752

Deer Park

86,754

105,000

75,000

La Porte

85,000

Beach City

Ellington Air
Force Base

0   1   2
mi

City of Houston, HPB, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin,
Foursquare, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

146

E Texas Ave

Average Daily Traffic Volume

▲ *Up to 6,000 vehicles per day*
▲ *6,001 - 15,000*
▲ *15,001 - 30,000*
▲ *30,001 - 50,000*
▲ *50,001 - 100,000*
▲ *More than 100,000 per day*

Houston

10

146

45
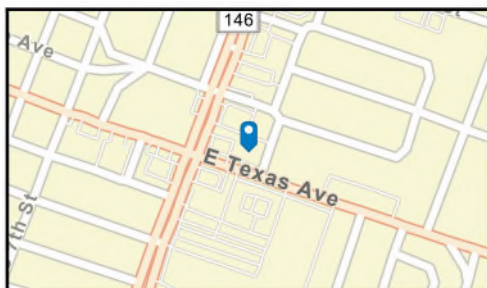
Source: ©2023 Kalibrate Technologies (Q2 2023).

DN COMMERCIAL

100 N Alexander Dr, Baytown, Texas, 77520
Drive time bands: 0-5, 5-10, 10-15 minute radii
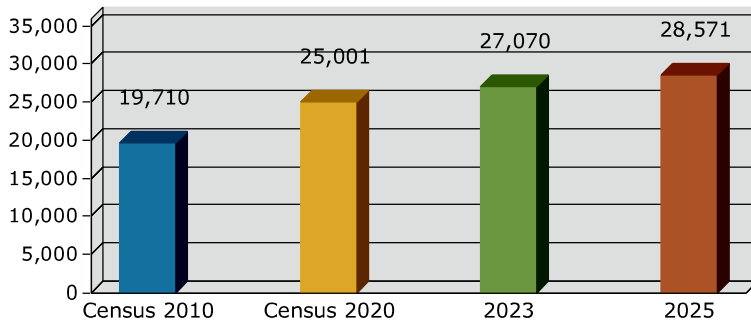
Prepared by Esri
Latitude: 29.72919
Longitude: -94.95767

Murdock Park
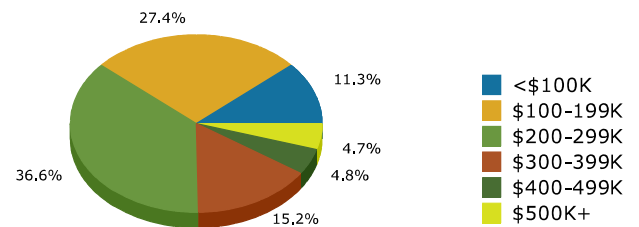
E Lobit St — 290

1,770
680

Ashbel Smith Elementary School

2,430

E Wright St — 1,140

N 3rd St
N 6th St
N 7th St
N 10th St

E Lobit St

1,930

E Sterling Ave

1,640

Dollar General

3,030

N Shepherd Dr

N 5th St
Lafayette St

3,000

E Wright Blvd

E Texas Ave

1,300

12,950

990
E Pearce Ave

6,060

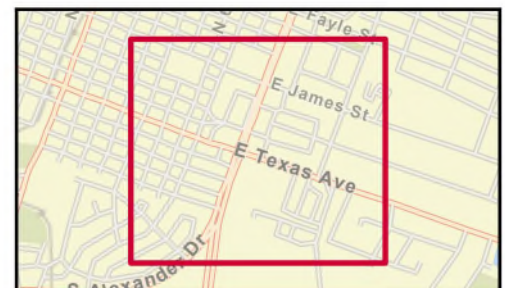Walgreens

2,080

5,670

Danubina St

S 5th St
S 6th St
S 7th St

E Humble Ave

E Republic St

S Alexander Dr

S Charles Ave
Cook Dr

E Texas Ave

2,250

riarwood Park

Briarwood St

3,950

Horace Mann Jr High School

Lorenzo De Zavala

Esri Community Maps Contributors, City of Houston, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

0   0.05   0.1
mi

146

E Texas Ave

Average Daily Traffic Volume
▲ **Up to 6,000 vehicles per day**
▲ **6,001 - 15,000**
▲ **15,001 - 30,000**
▲ **30,001 - 50,000**
▲ **50,001 - 100,000**
▲ **More than 100,000 per day**

Fayle St
E James St
E Texas Ave
S Alexander Dr

August 29, 2023