LAND - FOR SALE

3.6798 AC Garth Rd, Baytown, TX 77520

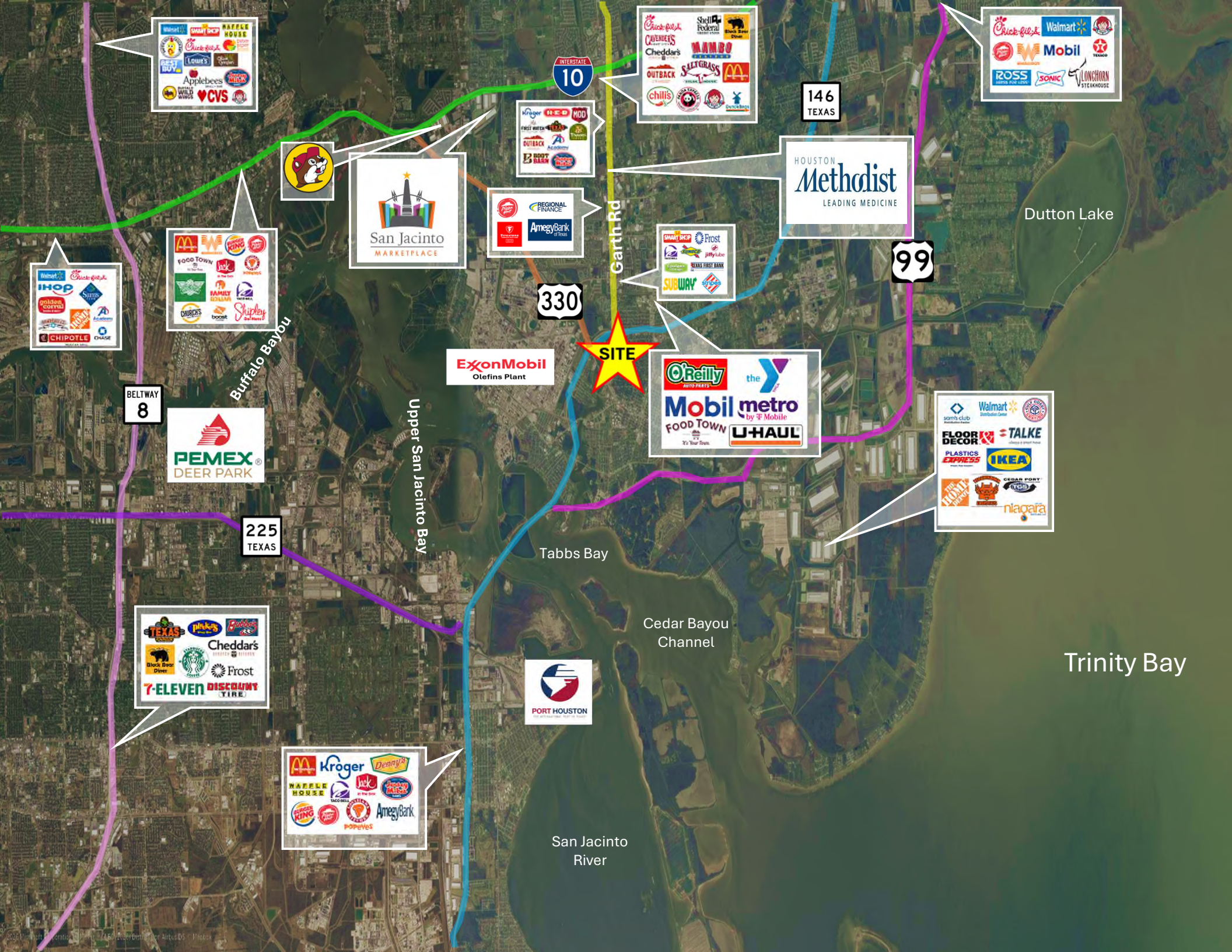


- **Price: $555,000**
- **P/SF: $3.43**
- **Size: +/- 3.6798 AC**
- Frontage: 168.38 FT Garth Rd. & 151' Memorial Dr.
- New Developments: San Jacinto Market Place Nearby
- Baytown Methodist Hospital Nearby
- Approx Miles: 41.8 (Galveston), 26.3 (Houston), 4.3 (Coady),10.3 (Channelview), 29.6 (Pearland), 12.2 (Deer Park), 25.5 (William P. Hobby Airport).



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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.


INTERSTATE 10
146 TEXAS
99
330
BELTWAY 8
225 TEXAS
Garth Rd
Buffalo Bayou
Upper San Jacinto Bay
San Jacinto MARKETPLACE
HOUSTON Methodist LEADING MEDICINE
SITE
ExxonMobil Olefins Plant
PEMEX DEER PARK
PORT HOUSTON
Dutton Lake
Tabbs Bay
Cedar Bayou Channel
San Jacinto River
Trinity Bay

EXXONMOBIL BAYTOWN EVENTS CENTER

Projected Opening: Spring 2029

OVERALL EAST VIEW

https://www.baytown.org/1431/ExxonMobil-Baytown-Events-Center



BAYTOWN

EXXONMOBIL BAYTOWN EVENTS CENTER & STERLING MUNICIPAL LIBRARY

$75 Million Investment | Regional Sports & Entertainment Destination

Baytown's planned **120,000–200,000 SF** events center is expected to attract **sports tournaments, conferences, concerts and major events**, creating a new regional draw for the area.

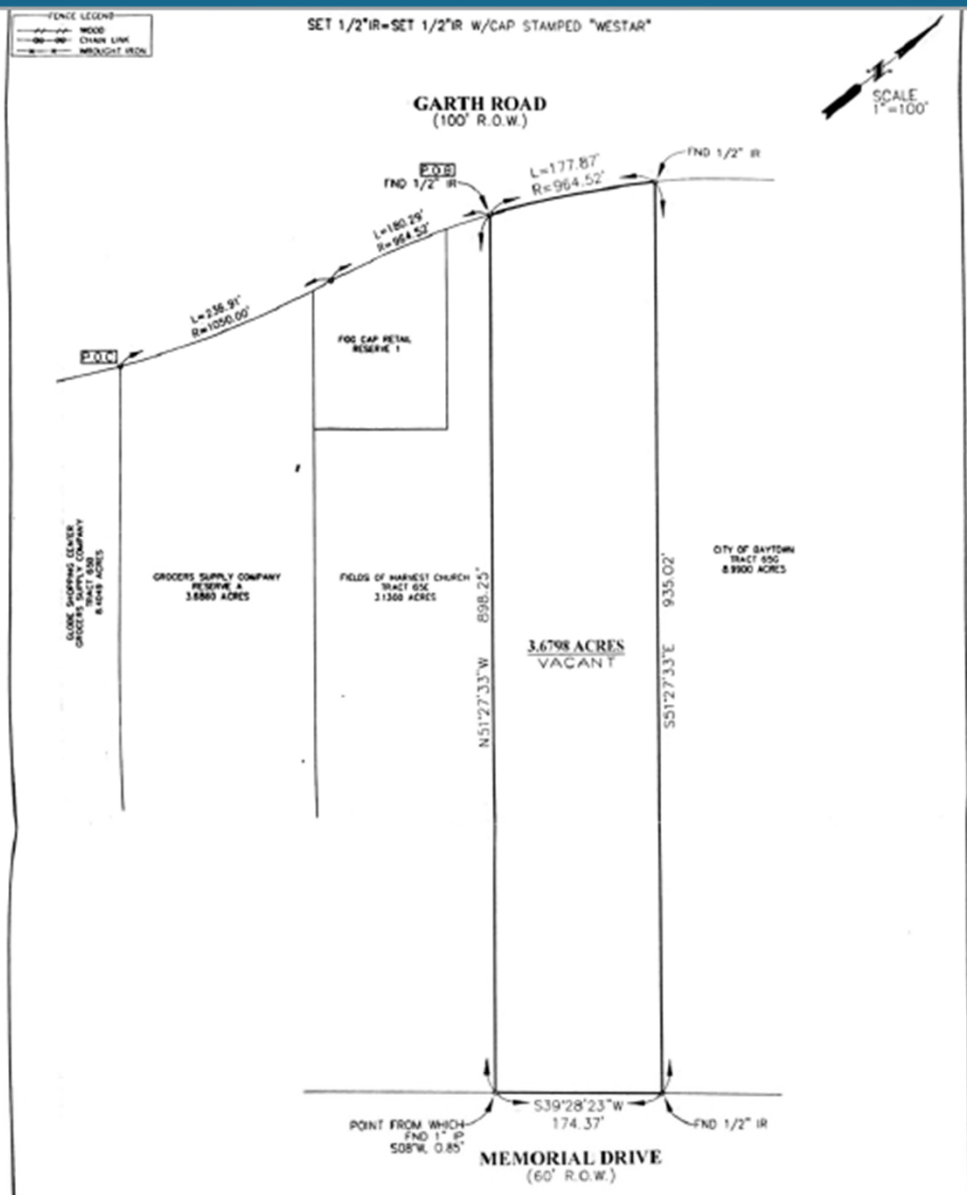
Real Estate Impact: Increased visitor traffic, sports tourism and event activity are expected to support **greater demand for nearby retail, restaurants, hospitality, services and commercial development**, further enhancing the surrounding real estate market.

BIRD'S EYE VIEW



BAYTOWN

EXXONMOBIL BAYTOWN EVENTS CENTER & STERLING MUNICIPAL LIBRARY



BUYER: LOC TROUNG and JOHNNY PHILIP TRAN GARTH ROAD

DESCRIBED PROPERTY:

3.6798 acres of land, more or less, same being known as Parcel #3, being a part of that certain 166.38 acre tract or parcel of land within the City of Baytown, Texas, out of the Harvey Whiting Survey, A-840, as described in deed recorded in Volume 3323 at Page 344 of the Deed Records of Harris County, Texas, and being more particularly described by metes and bounds as attached

Westar
LAND SURVEYORS, INC.
P.O. Box 669 • Alvin, Texas 77512-0669
(281) 388-1159 • Fax: (281) 388-0317

G.F. 05107554
Date: 12-21-05
Job: 35634

STATE OF TEXAS
STEVEN H. STAFFORD
REGISTERED PROFESSIONAL LAND SURVEYOR
Registered Professional Land Surveyor
Texas Registration No. 4901

I, Steven H. Stafford, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above Plat represents an actual survey made on the ground on this day under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachments, or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Note: there are no natural drainage courses on this property.
Note: this property does not lie in a flood hazard zone according to H.U.D./F.I.A.
48201C0955J 11-6-96 ZONE "X"

PROPERTY INFORMATION

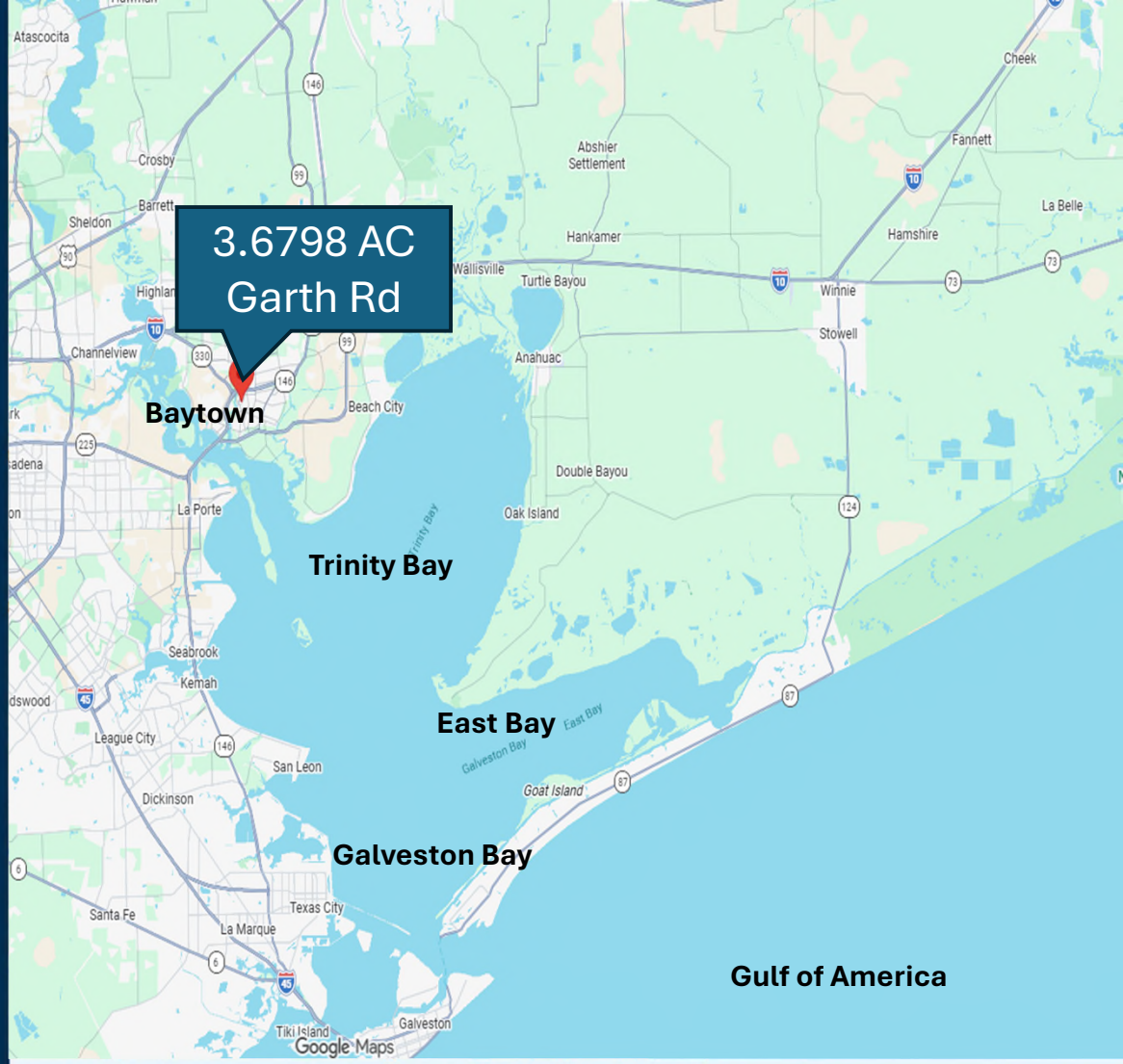
Garth Rd,
Baytown, TX 77521

DEMOGRAPHICS
(2026 Estimates)

	0–1 MILE	1–3 MILES	3–5 MILES
Population	11,475	55,391	32,945
Households	4,428	20,645	11,029
Median Household Income	$60,099	$63,810	$91,917
Average Household Income	$71,259	$79,812	$110,922
Median Age	32.3	34.1	35.1
Population Growth (2026–2031)	0.25%	0.39%	0.89%
Household Growth (2026–2031)	0.60%	0.81%	1.29%

TRAFFIC EXPOSURE
Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
Baytown Loop	0.10 mi	49,880
N. Robert C. Lanier Fwy (near Garth)	0.10 mi	42,981
Garth Rd (at Baytown Loop)	0.10 mi	25,650
Garth Rd (at Inwood Dr)	0.20 mi	26,030
State Hwy 146 (at Baytown Loop)	0.30 mi	59,061



FLOOD ZONE

Flood Zone Determination:

OUT

X500 or B Zone

PROPERTY LOCATION

Garth Rd,
Baytown, TX 77521

PRIME BAYTOWN LOCATION / HIGH TRAFFIC EXPOSURE / RAPIDLY GROWING TRADE AREA

11-03-2025

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Danny Nguyen International LLC	577136-BB	Info@dncommercial.net	(713)270-5400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Danny Doan Nguyen	456765-B	dannynguyen@dncommercial.net	(713)478-2979
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____