

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 (Coody), 10.3 (Channelview), 29.6 (Pearland), 12.2 (Deer Park), 25.5 (William P. Hobby Airport).



Danny Nguyen, CCIM

M - (713) 478-2972

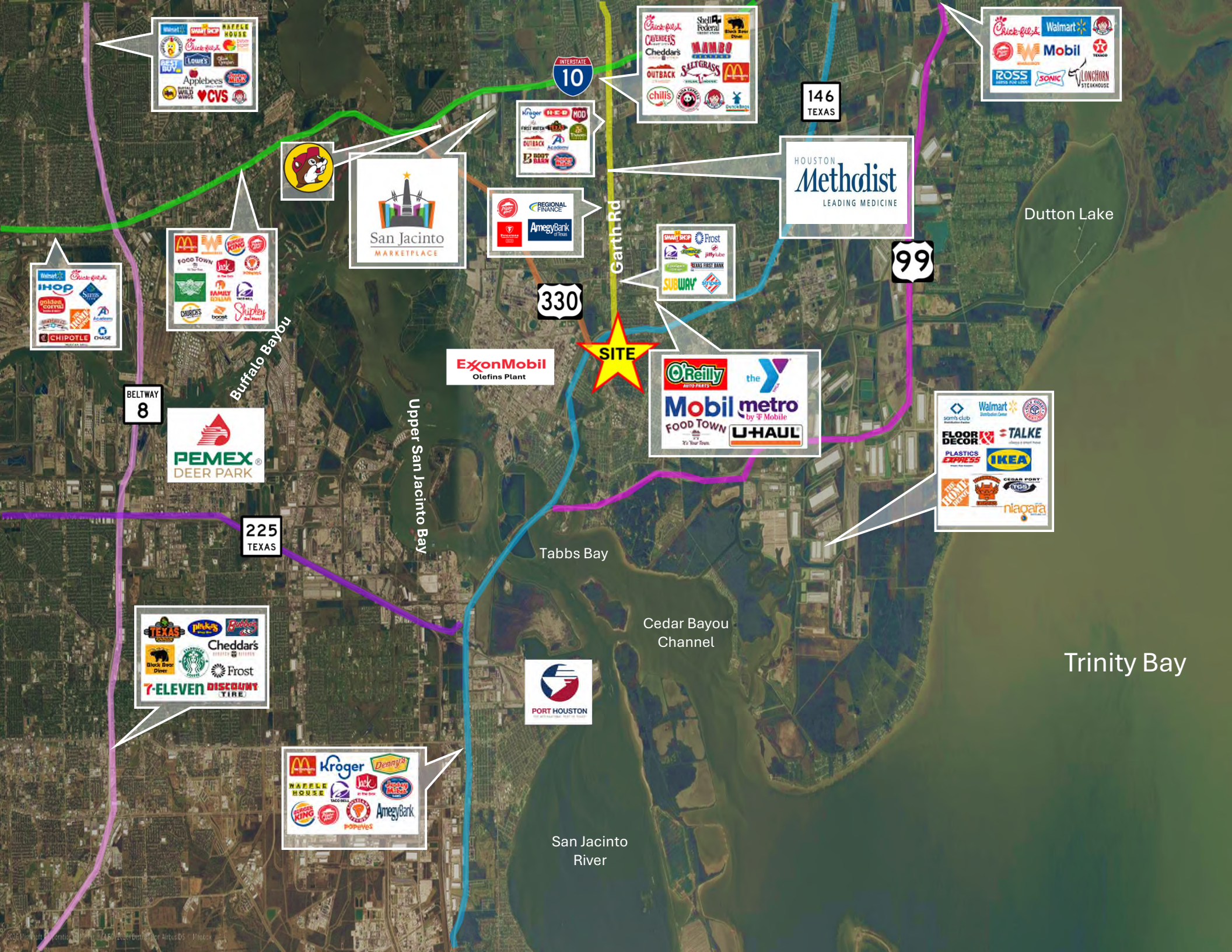
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Walmart
Smart Shop
Huddle House
Chick-fil-A
CVS
Applebees
Baskin-Robbins
Santitas



San Jacinto
MARKETPLACE

Kroger
H-E-B
MOD
OUTBACK
Baskin-Robbins
Baskin-Robbins

REGIONAL FINANCE
Amegy Bank of Texas

Chick-fil-A
Cheddar's
MAMBO
OUTBACK
SALT GRASS
chili's
McDonald's
Baskin-Robbins

146
TEXAS

HOUSTON
Methodist
LEADING MEDICINE

Chick-fil-A
Walmart
Mobil
ROSS
SONIC
LONGHORN STEAKHOUSE

Walmart
Chick-fil-A
IHOP
Santitas
Chipotle
Chase

McDonald's
Food Town
Jack in the Box
Family Restaurant
Church's
Shake Shack

BELTWAY
8

PEMEX
DEER PARK

225
TEXAS

TEXAS
Cheddar's
Black Bear Diner
Frost
7-Eleven
DISCOUNT TIRE

McDonald's
Kroger
Denny's
Huddle House
Jack in the Box
Amegy Bank
Popeyes

330



ExxonMobil
Olefins Plant

Smart Shop
Frost
Jiffy Lube
Subway
Texas First Bank

O'Reilly
the Y
Mobil metro
by F Mobile
FOOD TOWN
U-HAUL

Walmart
Floor Decor
Plastics Express
Talke
IKEA
The Home Depot
Cedar Point
Niagara

Dutton Lake

99

Tabbs Bay

Cedar Bayou Channel

PORT HOUSTON

Trinity Bay

San Jacinto
River

EXXONMOBIL BAYTOWN EVENTS CENTER

Projected Opening: Spring 2029

OVERALL EAST VIEW

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



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

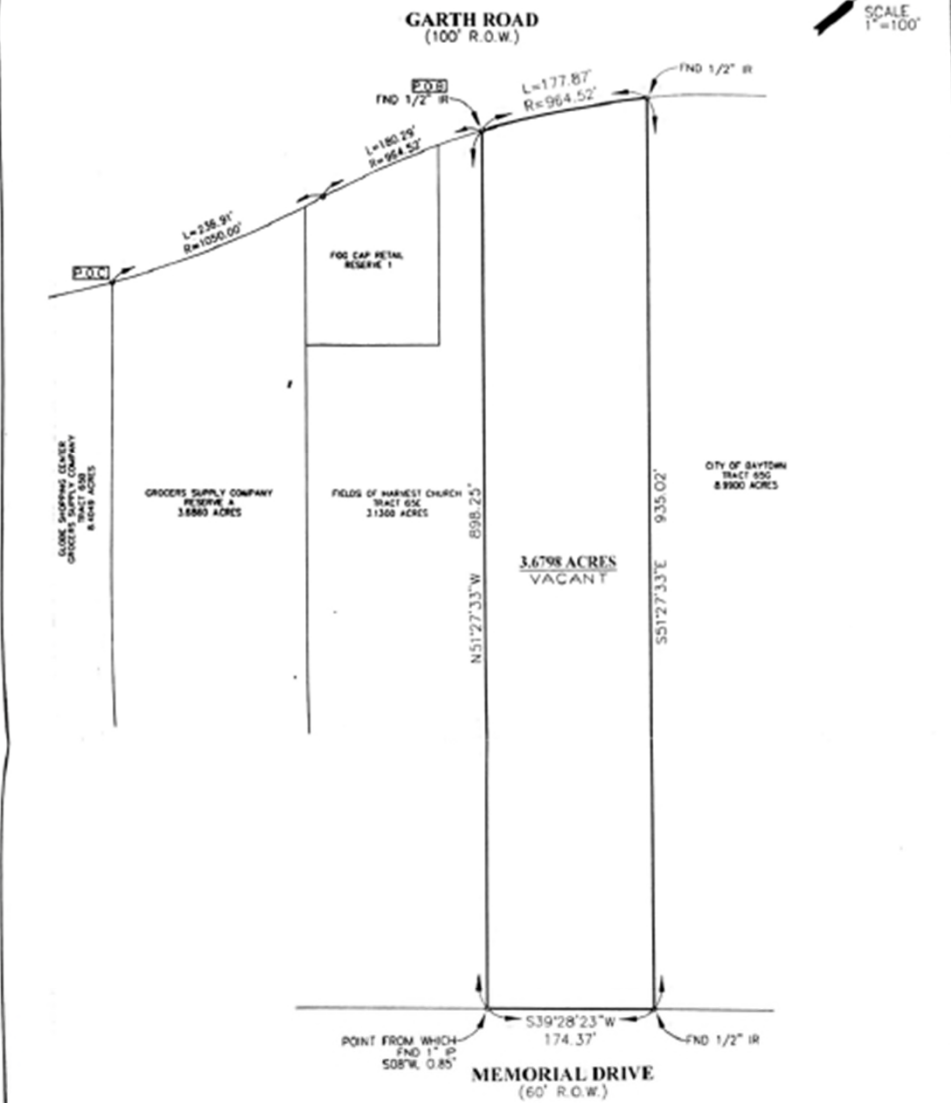


EXXONMOBIL BAYTOWN EVENTS CENTER & STERLING MUNICIPAL LIBRARY

FENCE LEGEND
 --- WOOD
 --- CHAIN LINK
 --- BRICK/CONCRETE BLOCK

SET 1/2" IR = SET 1/2" IR W/CAP STAMPED "WESTAR"

SCALE
 1" = 100'



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 notes and bounds as attached.



P.O. Box 699 • Atlin, Texas 77512-0699
 (281) 388-1159 • Fax: (281) 388-0317

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



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



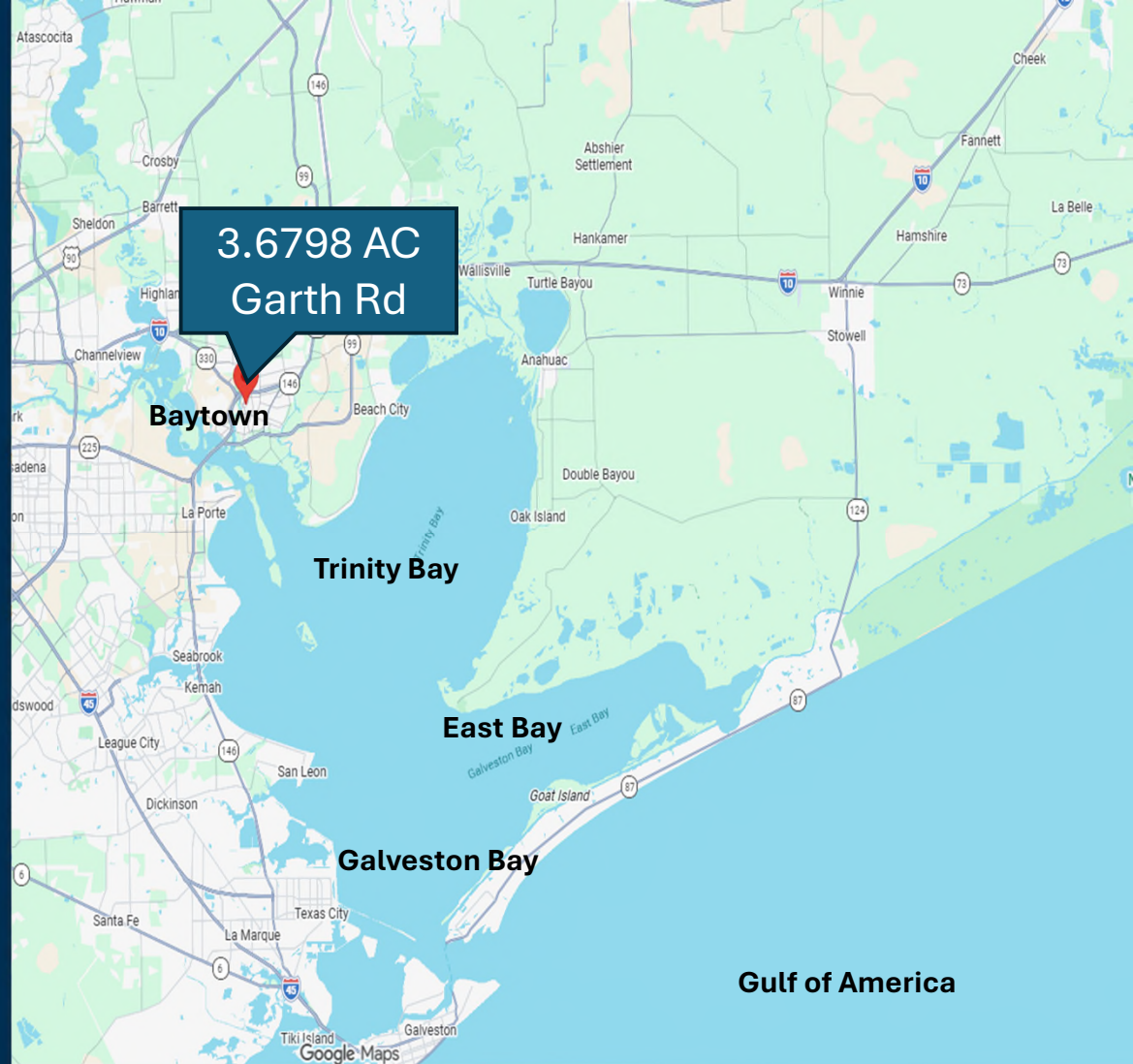
PRIME BAYTOWN LOCATION



HIGH TRAFFIC EXPOSURE



RAPIDLY GROWING TRADE AREA



FLOOD ZONE

Flood Zone Determination:

OUT

X500 or B Zone



PROPERTY LOCATION

Garth Rd,
Baytown, TX 77521



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)476-2972
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 400 Houston TX 77036
Dann Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

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