

DAVIS

HOLDINGS

SAN JACINTO SHOPPING CENTER

4802 East Fwy, Baytown, TX 77521
SWC of I-10 E & Garth Rd

LEASING INFORMATION

Kate Davis

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MULTI-TENANT BUILDING



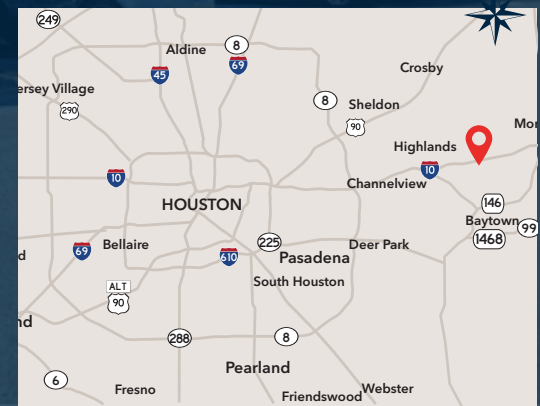
100% LEASED

HIGHLIGHTS

- FRONTAGE: 140 FEET ON I-10 EAST
- Located at the entrance to the much anticipated San Jacinto Marketplace/Mall
- Excellent freeway visibility and easy access to I-10 & Garth Rd.
- 78,520 VPD
- National co-tenancy, including Hooters, Sylvan Learning Center, State Farm, Fast Signs, and Edward Jones.
- Plentiful parking.

SIZE

- Building: 7,050 SF
- Pad Building: 4,500 SF
- Land: 2.75 AC (Includes 1.75 AC Pad)



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DEMOGRAPHICS

TRADE AREA BY
BLOCK GROUPS



RADIUS

1 MILE

2 MILE

5 MILE



Population

| | | | |
|--------------------|--------|--------|--------|
| 2025 Projection | 8,610 | 19,554 | 96,348 |
| 2020 Estimate | 8,008 | 18,384 | 92,279 |
| 2010 Census | 5,289 | 13,389 | 79,791 |
| Growth 2020 - 2025 | 7.52% | 6.36% | 4.41% |
| Growth 2010 - 2020 | 51.41% | 37.31% | 15.65% |



2020 Population by Age

| | | | |
|-------------|-------|-------|-------|
| Median Age | 30.90 | 30.70 | 33.40 |
| Average Age | 32.20 | 32.10 | 35.20 |



2020 Population by Occupation

| | | | | | | |
|--------------------------|-------|--------|-------|--------|--------|--------|
| Civilian Employed | 3,837 | 65.37% | 8,540 | 63.64% | 41,442 | 59.20% |
| Civilian Unemployed | 209 | 3.56% | 467 | 3.48% | 2,801 | 4.00% |
| Civilian Non-Labor Force | 1,787 | 30.44% | 4,348 | 32.40% | 25,615 | 36.59% |
| Armed Forces | 37 | 0.63% | 64 | 0.48% | 147 | 0.21% |



2020 Population by Education

| | | | | | | |
|-------------------------------------|-------|--------|-------|--------|--------|--------|
| High School Grad (Incl Equivalency) | 1,295 | 25.93% | 2,744 | 23.56% | 16,029 | 25.79% |
| Some College, No Degree | 1,811 | 36.26% | 4,300 | 36.92% | 21,792 | 35.06% |
| Associate Degree | 239 | 4.78% | 753 | 6.47% | 3,875 | 6.24% |
| Bachelor Degree | 528 | 10.57% | 1,324 | 11.37% | 6,388 | 10.28% |
| Advanced Degree | 194 | 3.88% | 500 | 4.29% | 2,524 | 4.06% |



Households

| | | | |
|-------------------------------|-------|-------|--------|
| Average Household Size (2020) | 3.20 | 3.10 | 2.80 |
| 2025 Projection | 2,659 | 6,234 | 33,497 |
| 2020 Estimate | 2,473 | 5,865 | 32,097 |



Income

| | | | |
|---------------------------|-----------|----------|----------|
| 2020 Avg Household Income | \$100,992 | \$90,170 | \$76,460 |
| 2020 Med Household Income | \$95,102 | \$84,490 | \$60,919 |

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 INTERSTATE 10 EAST ACCESS ROAD

ENTRANCE OFF FREEWAY/
ENTRANCE TO SAN JACINTO
MARKETPLACE/MALL



SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

TENANT / SQ FT

1. Edward Jones / 1,150
2. Fast Signs / 1,200
3. Fresh Cutz Barbershop / 1,050
4. Lee College / 1,209
5. State Farm / 1,050
6. Sylvan Learning / 1,391

TOTAL GLA

- Building: 7,050 SF
- Pad Building: 4,500 SF
- Land: 2.75 AC (Includes 1.75 AC Pad)
- Frontage: 140 on I-10 East



This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.