

RETAIL CENTER FOR LEASE



BAYTOWN VILLAGE SQUARE

8018 Highway 146 at Redwood Drive Baytown, Texas 77523



Development, Management, Leasing & Brokerage

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PROPERTY INFORMATION

±10.532 SF **BUILDING SIZE** AVAILABLE SPACE ±2.166 SF 80% **OCCUPANCY**

LAND SIZE ±1.357 Acres **BAY DEPTH** 65' to 75' **RENTAL RATES** Call for Pricing

PROPERTY HIGHLIGHTS

- **Outstanding Architecture and Identity**
- **Excellent Visibility and Access**
- 3-Way Traffic Controlled Intersection
- Under-Served Retail Trade Area with over 30.000 Homes
- ±3/4 Mile South of Walmart Supercenter

DEMOGRAPHICS

1 mi. - 4,987 **POPULATION** 3 mi. - 12,847 (2022)5 mi. - 40,087

1 mi. - \$124,151 AVERAGE HOUSEHOLD INCOME 3 mi. - \$137.577

5 mi. - \$117,890

TRAFFIC COUNTS 33,755 VPD on Hwy 146 N of Redwood (2021)33,611 VPD on Hwy 146 S of Redwood

FOR MORE INFORMATION

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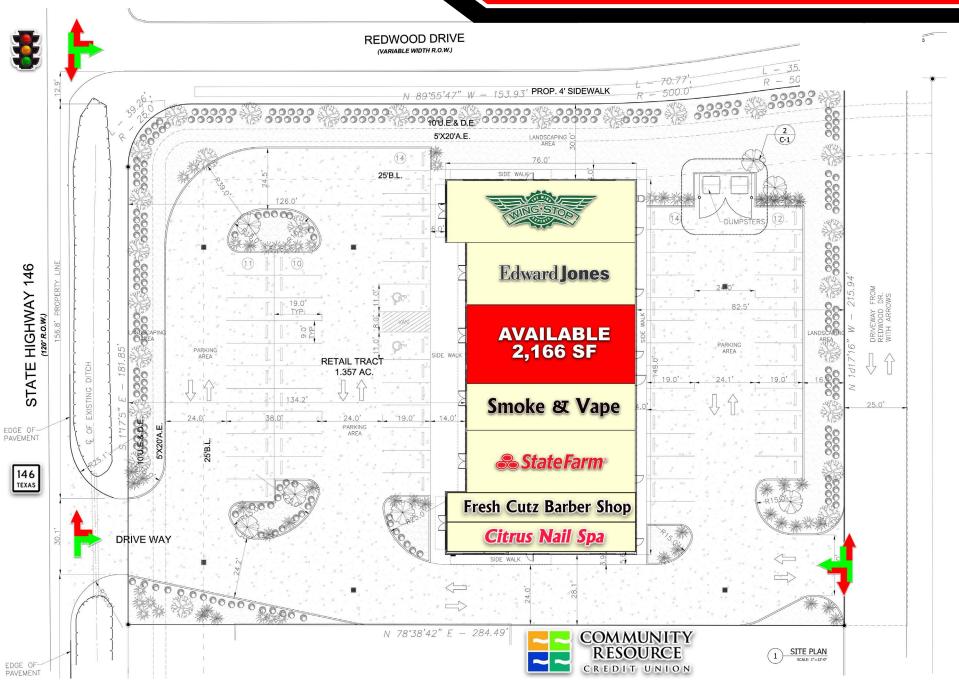
CHC Investments, L.L.C. Commercial Real Estate

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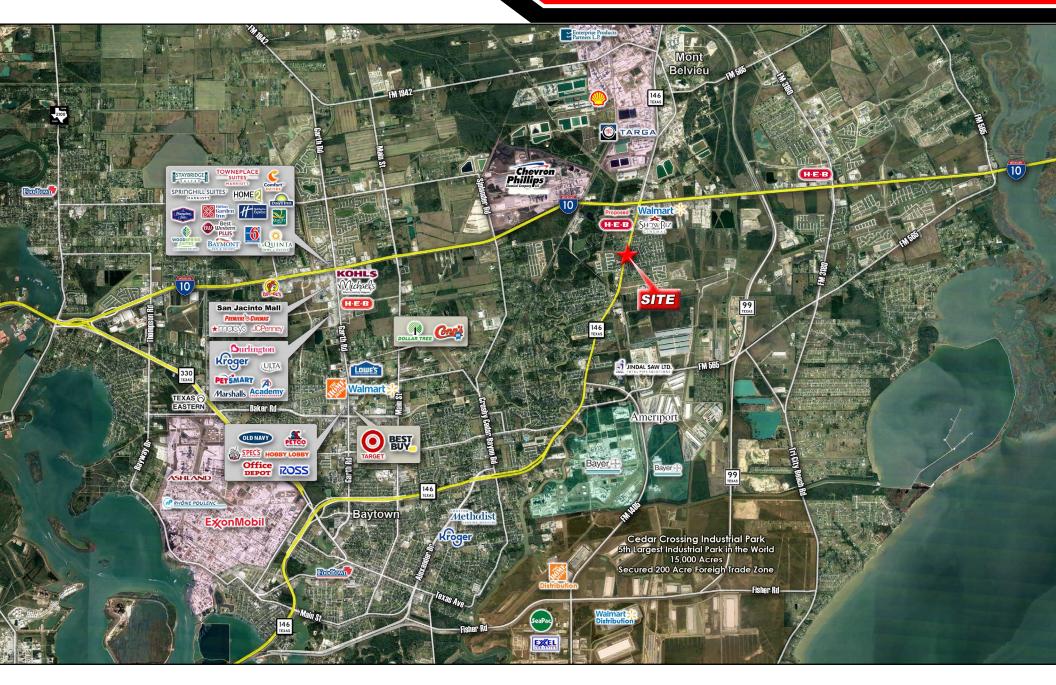
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Information About Brokerage Services

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 sale sagents 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 ot hers, 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 ques tions and present any off er to or counter-off er 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the wriΣen asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 du ties 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	Information available at www.trec.texas.gov