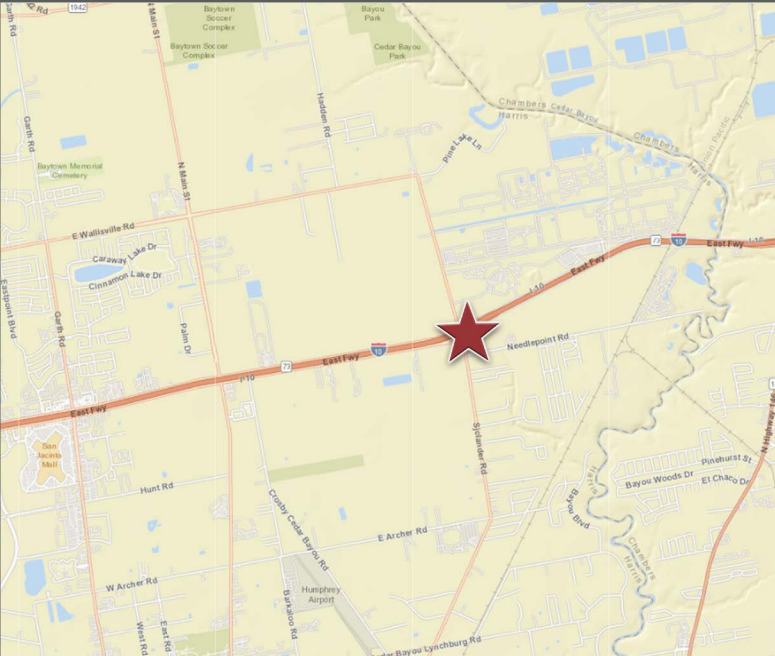


# FOR SALE

# ±25.18 ACRE TRACT

SEC OF I-10 & SJOLANDER RD | BAYTOWN, TX 77521



## PROPERTY FEATURES

- Zoned General Commercial
- City of Baytown
- Interstate Frontage
- Excellent Ingress and Egress from I 10 E and Sjolander Road
- Call for Pricing

## FOR INQUIRIES CONTACT:

**PRESTON CUNNINGHAM**  
preston@cunninghamtx.com  
281.489.8800



# ±25.18 ACRE TRACT PROPERTY INFORMATION

## LOCATION

SEC OF I-10 & SJOLANDER RD  
BAYTOWN, TEXAS 77521

## AVAILABLE

±25.18 ACRES

## SALE PRICE

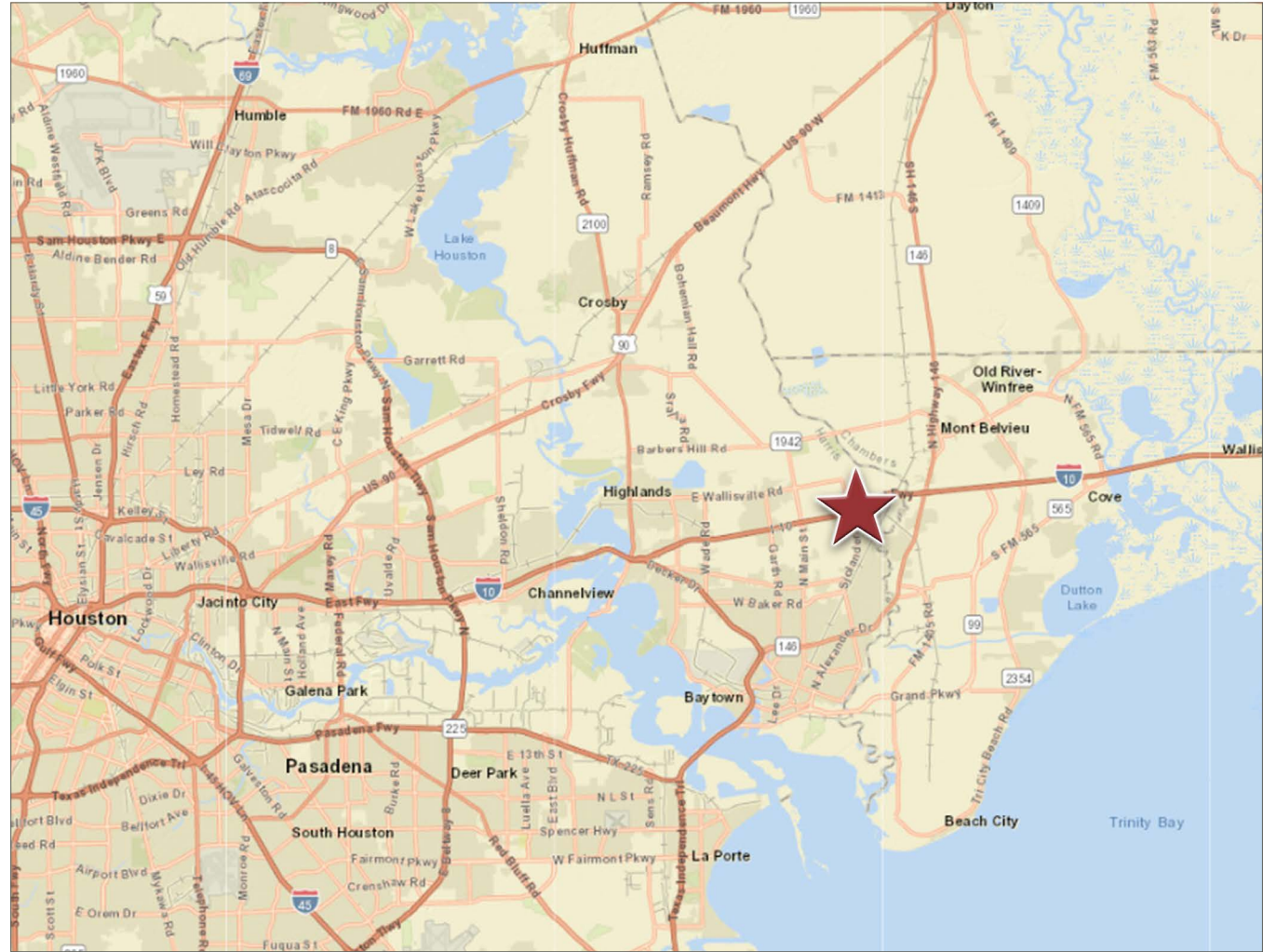
CALL FOR PRICING

## TRAFFIC GENERATORS

CHEVRON PHILLIPS CHEMICAL CO  
WALMART • SHOWBIZ CINEMA  
HOMEGOODS • DOLLAR TREE

## TRAFFIC COUNTS

I-10 EAST OF SITE: 82,724 VPD  
I-10 WEST OF SITE: 85,617 VPD  
SJOLANDER RD: 7,689 VPD  
(TXDOT 2021)



## 2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	1,727	27,099	81,360	136,648
2027 PROJECTED POPULATION	2,866	29,064	84,631	142,518
AVERAGE HH INCOME	\$160,246	\$126,656	\$100,674	\$100,503

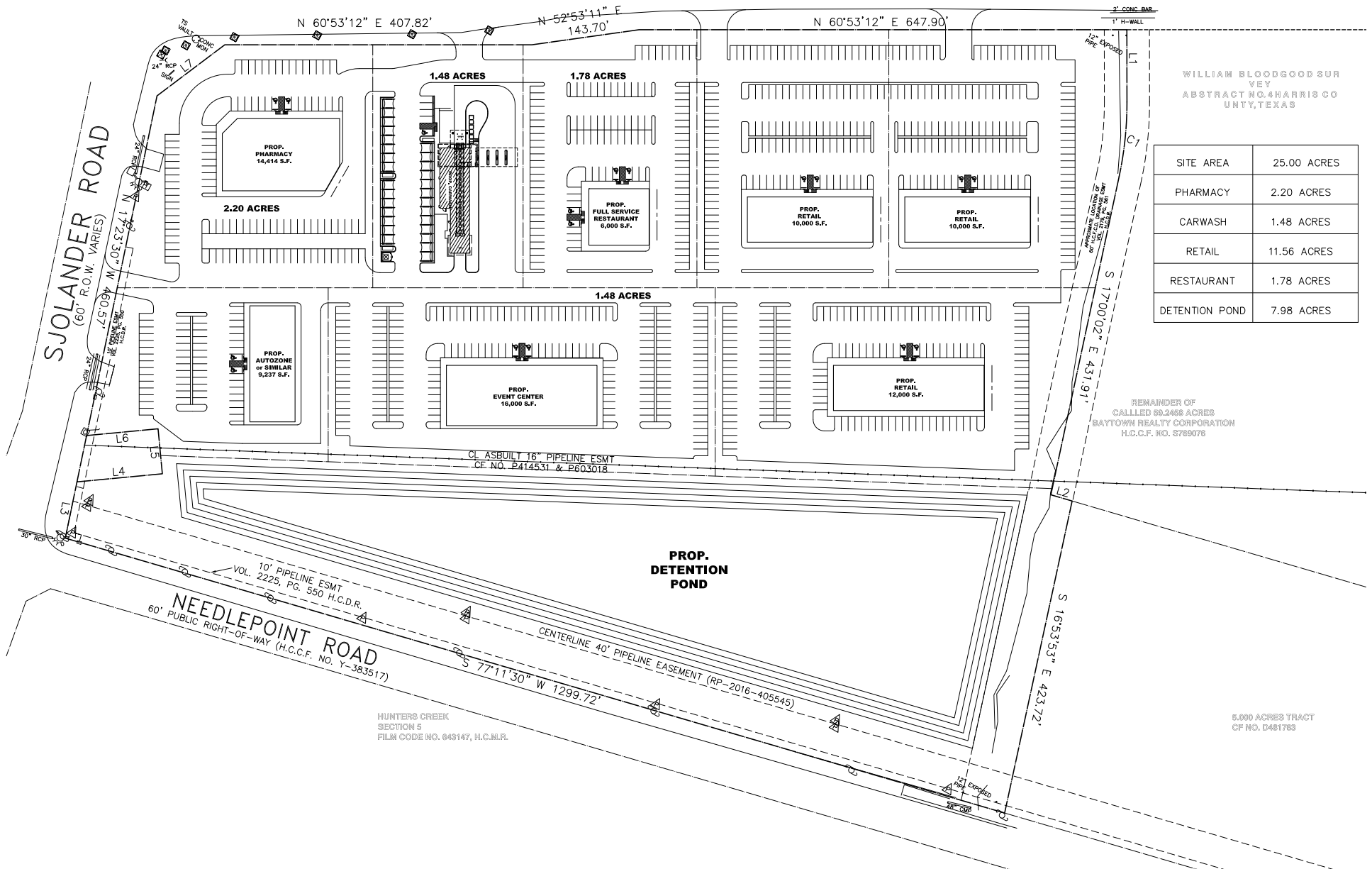


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# ±25.18 ACRE TRACT MASTER PLAN

## INTERSTATE 10 SERVICE ROAD



WILLIAM BLOODGOOD SURVEY  
 ABSTRACT NO. 4 HARRIS COUNTY, TEXAS

SITE AREA	25.00 ACRES
PHARMACY	2.20 ACRES
CARWASH	1.48 ACRES
RETAIL	11.56 ACRES
RESTAURANT	1.78 ACRES
DETENTION POND	7.98 ACRES

REMAINDER OF  
 CALLED 60.3466 ACRES  
 BAYTOWN REALTY CORPORATION  
 H.C.C.F. NO. 5789078

5,000 ACRES TRACT  
 CF NO. D481763

±25.18 ACRE TRACT SITE AERIAL



**Chevron  
Phillips**  
Chemical Company LP

Sidanger St

East Fwy

82,724 VPD (21)



**Baytown 10  
Commerce Center**

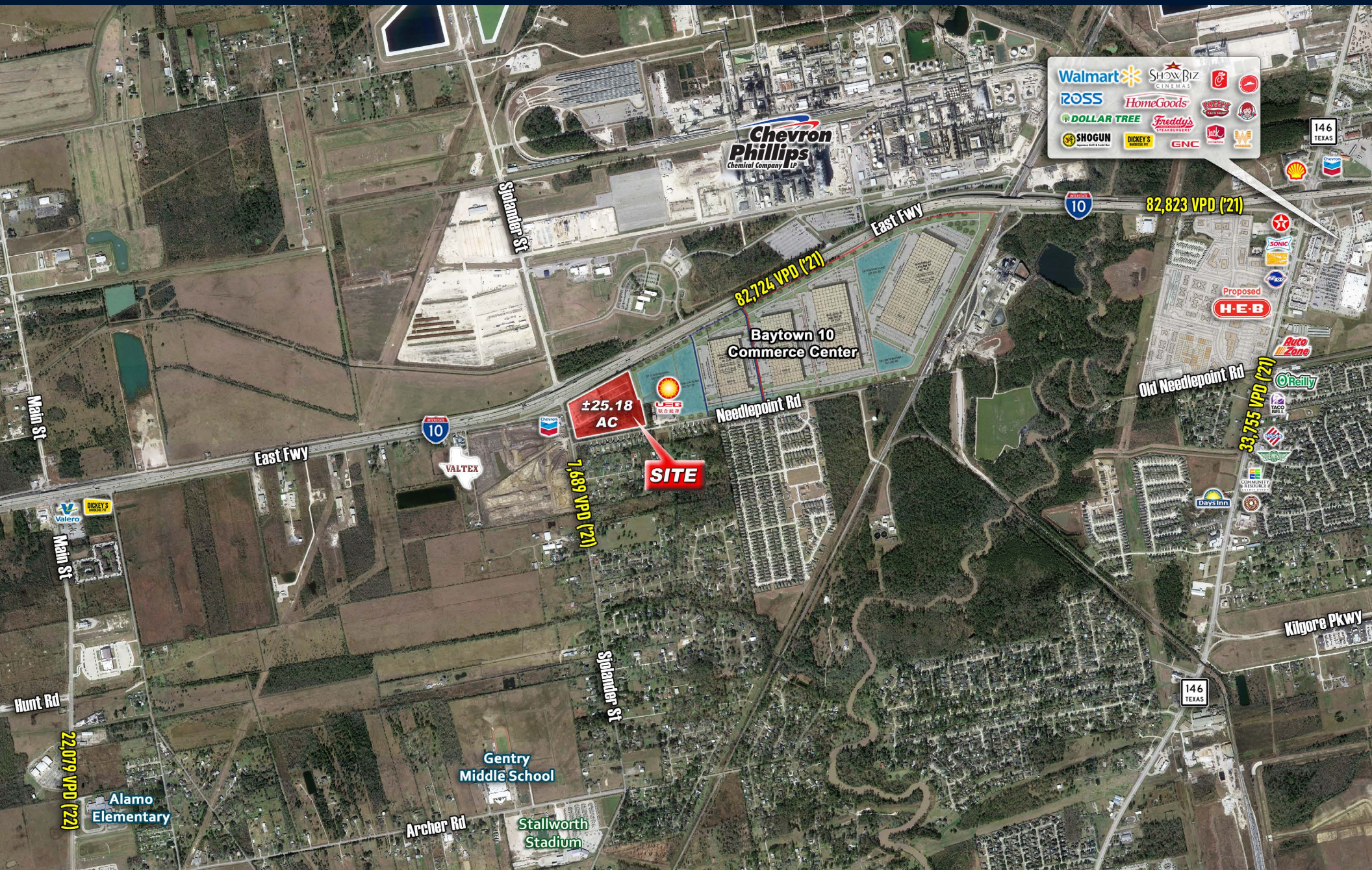
**SITE**  
**±25.18 AC**

1,689 VPD (21)



Needlepoint Rd

# ±25.18 ACRE TRACT RETAIL AERIAL







# 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.

## 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.

**Preston Cunningham Ventures LLC**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**John Preston Cunningham III**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

**0590777**

License No.

**0505246**

License No.

License No.

License No.

**preston@cunninghamtx.com**

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Phone

**281-489-8800**

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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