

# For Sale

**±4.2 acres available**

West Baker Road and Emmet Hutto Boulevard  
Baytown, Texas

## Property overview

Available	± 4.2 acres of land
Location	The property is located in the heart of Baytown which has experienced a tremendous amount of growth due to port expansion
Site location	Fronting West Baker Road in the middle of upscale residential at a signalized intersection
Utilities	All utilities available to the site
Ideal use	Medical, office, assisted living, and/or storage

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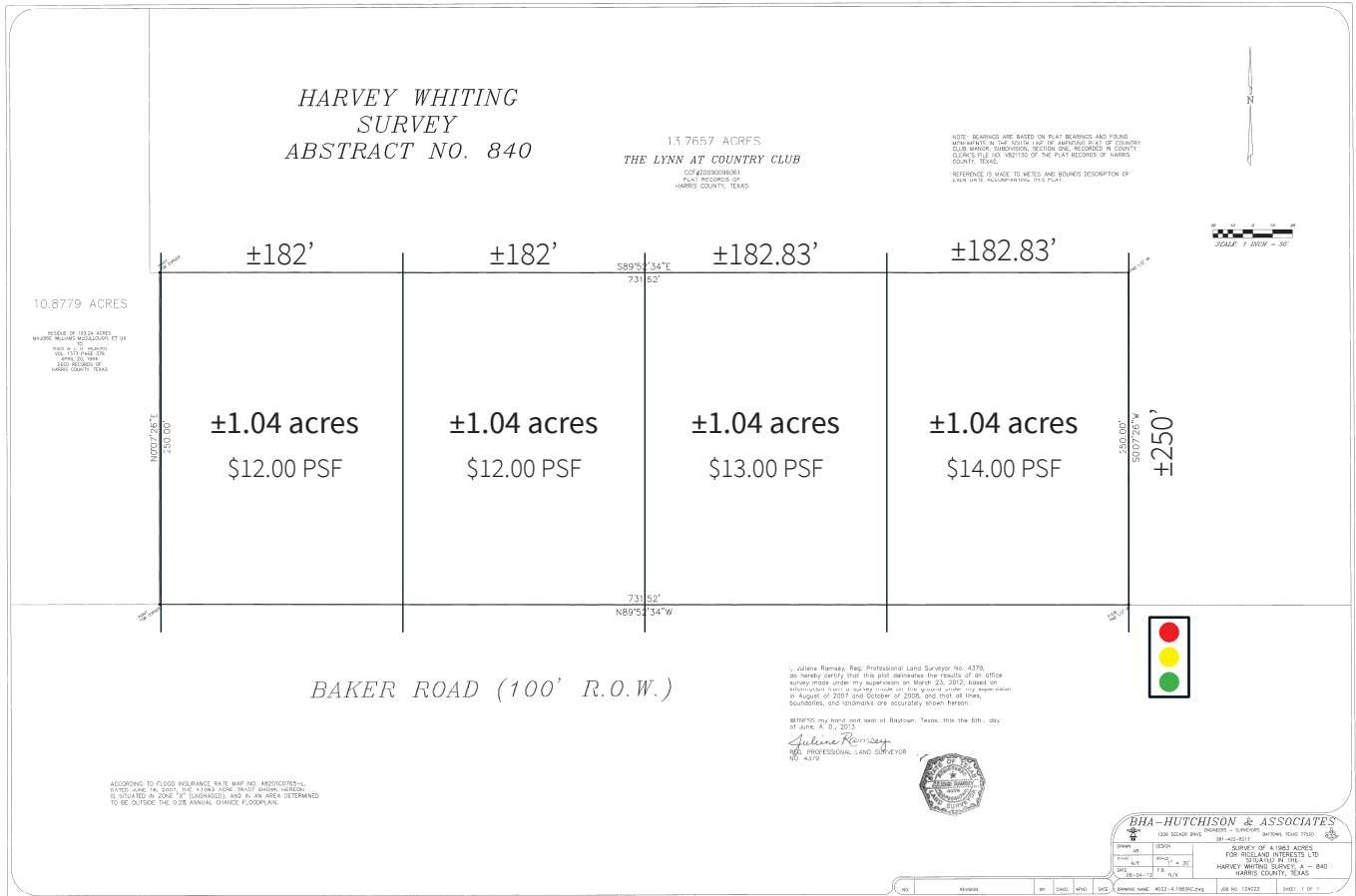
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Demographics	1-mile	3-mile	5-mile
Estimated population	10,285	54,682	100,733
Median age	34.8	32.4	33.1
Average household income	\$68,614	\$63,290	\$53,990
2016-2021 Annual Population Growth	2.22%	1.77%	1.83%

Source: U.S. Census Bureau

Traffic counts	VPD
Ironwood Drive, south of West Baker Road	16,990
West Baker Road, west of Emmet Hutto Boulevard	16,990
West Baker Road, east of Emmet Hutto Boulevard	16,650

Source: © 2017 Kalibrate Technologies

**DISCLAIMER**

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