



Baytown Grocery Space for Sublease

**NWC Garth Rd & W Baker Rd
Baytown, TX 77521**

Features

PROPERTY HIGHLIGHTS

- Former Kroger space available for sublease in established center, located minutes from I-10 and Hwy 146
- Situated just across from Houston Methodist San Jacinto Hospital
- Highly visible pylon signage available on Garth Road near both ends of shopping center
- Located at signaled intersection

Demographics

Year: 2015	1 Mile	3 Mile	5 Miles
Population Estimate	9,344	60,922	103,761
Daytime Population	16,448	65,902	102,078
Average HH Income	\$64,335	\$62,796	\$66,204
5 Year Population Growth	17%	11%	11%

SUBLEASE FOR LEASE

Total SF: 58,530
Available: 58,530 SF
NNN
Estimate provided by Landlord and subject to adjustment

Traffic Counts

Garth Rd north of W Baker Rd	30,950 VPD
Garth Rd south of W Baker Rd	28,420 VPD
W Baker Rd west of Garth Rd	16,650 VPD
W Baker Rd east of Garth Rd	5,420 VPD

Area Retailers & Businesses



James Namken
Senior Vice President
(713) 868-9961
jnamken@weitzmangroup.com

Randy Hopper
Vice President
(713) 868-9961
rhopper@weitzmangroup.com

Houston
1800 Bering, Suite 550
Houston, TX 77057







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.

The Weitzman Group	402795	twgre@weitzmangroup.com	214-954-0600
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Designated Broker of Firm	License No.	Email	Phone
Steve Chandler	360796	schandler@weitzmangroup.com	713-868-9961
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Namken	477965	jnamken@weitzmangroup.com	713-868-9961
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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