±38.75 ACRES

LAND FOR SALE

LYNWOOD DR, WEST OF HWY 146

BAYTOWN, TX 77521



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JLL

LYNWOOD DR, WEST OF HWY 146, BAYTOWN, TX

PROPERTY INFORMATION

Located between the Lynwood and Pinehurst subdivisions, just West of SH 146. A great site for a small single family development that can cater to a mix of industrial workers, families seeking lower-cost home ownership, and commuters to Houston (roughly 25 miles west).

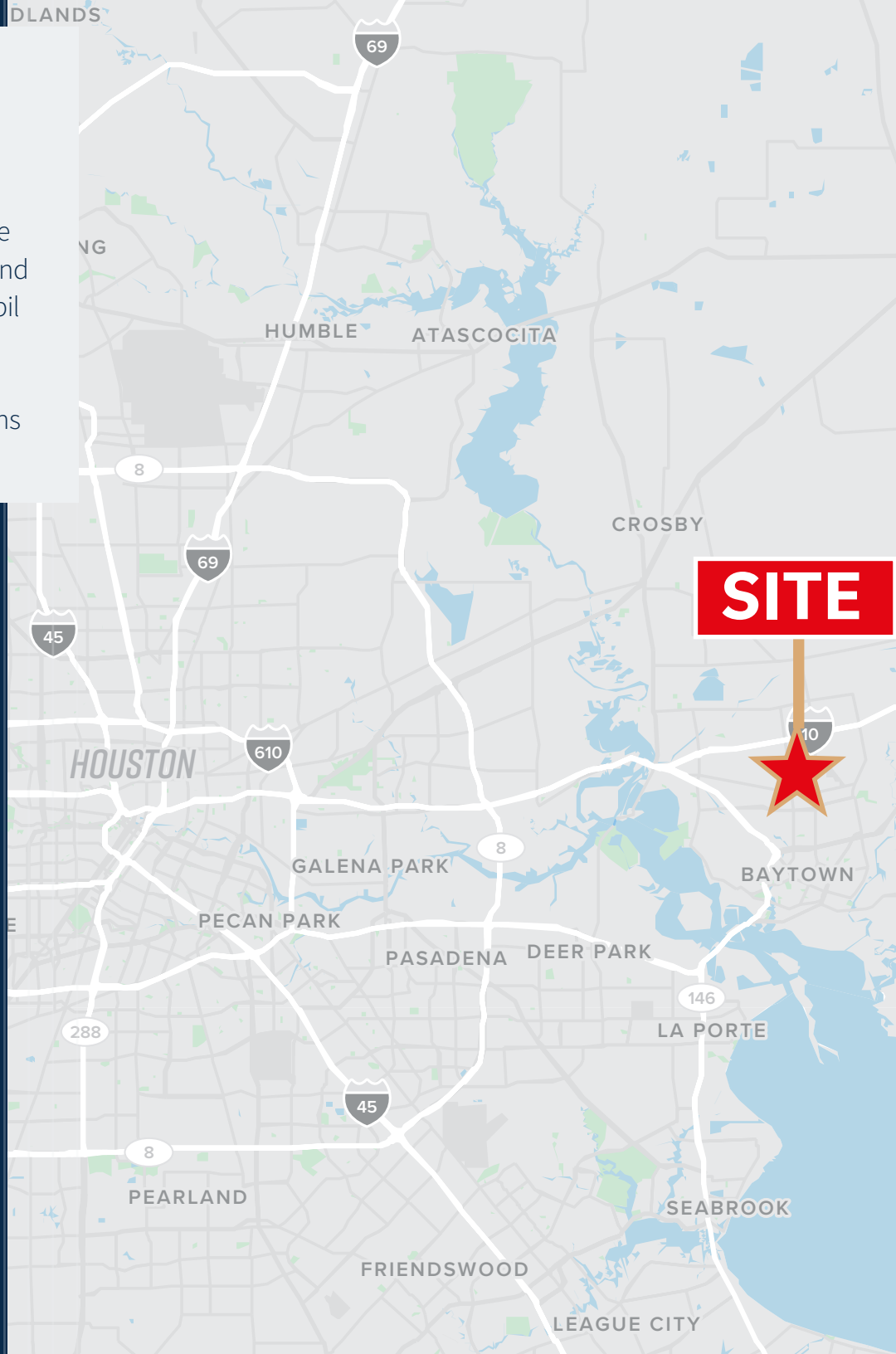
PRICING: $1.25M

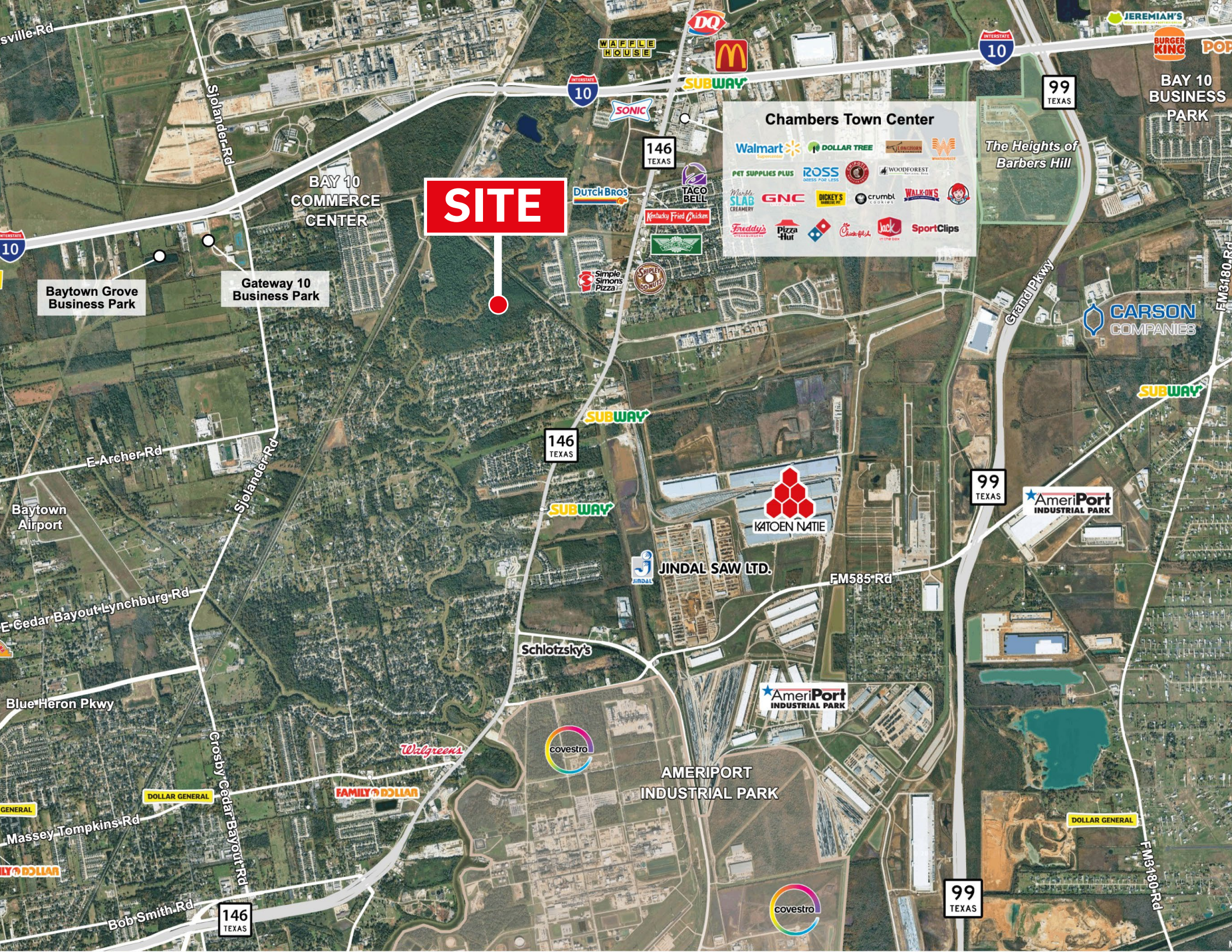


ABOUT BAYTOWN:

Situated in both Harris and Chambers counties, Baytown is part of the Greater Houston metropolitan area, just 30 miles East of Downtown Houston. Major routes include Interstate 10, State Highway 146, and the iconic Fred Hartman Bridge. The city is a powerhouse for the oil, gas, and petrochemical sectors. It is home to massive operations like ExxonMobil and Chevron Phillips, including the giant Baytown Refinery. Baytown has an estimated population of over 84,000 residents, offering a dense suburban feel with diverse housing choices and affordable living options compared to central Houston.

	1 mile	3 miles	5 miles
2026 Total Population	5,813	23,137	76,881
2026 Average Home Value	$277,746	$294,360	$331,214
2026 Average Household Income	$124,381	$129,834	$113,106
2026 Median Age	35.9	34.9	34.0




SITE
Chambers Town Center
Walmart
DOLLAR TREE
PET SUPPLIES PLUS
ROSS
WOODFOREST
GNC
DICKEY'S
crumbl
WALK-ON'S
SportClips
Pizza Hut
Freddy's
The Heights of Barbers Hill
BAY 10 BUSINESS PARK
BAY 10 COMMERCE CENTER
Baytown Grove Business Park
Gateway 10 Business Park
Sjolander Rd
E Archer Rd
Baytown Airport
E Cedar Bayout Lynchburg Rd
Blue Heron Pkwy
Massey Tompkins Rd
Bob Smith Rd
Crosby Cedar Bayout Rd
Schlotzsky's
JINDAL SAW LTD.
KATOEN NATIE
AMERIPORT INDUSTRIAL PARK
AmeriPort INDUSTRIAL PARK
FM585 Rd
Grand Pkwy
FM3180 Rd
CARSON COMPANIES
DOLLAR GENERAL
FAMILY DOLLAR
Walgreens
covestro
SUBWAY
SONIC
DQ
WAFFLE HOUSE
TACO BELL
Kentucky Fried Chicken
DUTCH BROS
Simple Simons Pizza
JEREMIAH'S
BURGER KING
INTERSTATE 10
146 TEXAS
99 TEXAS

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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.

2-10-2025

EQUAL HOUSING OPPORTUNITY

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. An owner's agent fees are not set by law and are fully negotiable.

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 dues 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 dues 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.

Jones Lang LaSalle Brokerage, Inc.	**591725**	**renda.hampton@jll.com**	**214-438-6100**
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Designated Broker of Firm	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Elizabeth Clampitt	**507056**	**elizabeth.clampitt@jll.com**	**713-888-4075**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date