



Oldham
Goodwin

COMMERCIAL LAND (DIVISIBLE) | FOR SALE 3 AC ON GARTH ROAD

0 Garth Road | Baytown, Texas 77521



PROPERTY HIGHLIGHTS

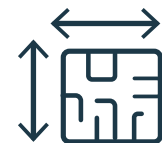
- Property is located 0.8 Miles from San Jacinto Mall, Currently Undergoing Major Redevelopment to a 1,100,000 square foot open air lifestyle center
- 1- and 3-mile annual population growth at 4.9% and 3.1% respectively
- 1-mile average annual income of \$121,500
- Not located in the flood plain
- Site is ready for development with all utilities nearby
- Parcel A & B have a total combined frontage along Garth Road of ~324'
- Site consists of 3 acres of land that can be divisible into two separate tracts of 1.5 acres. Available separately or together



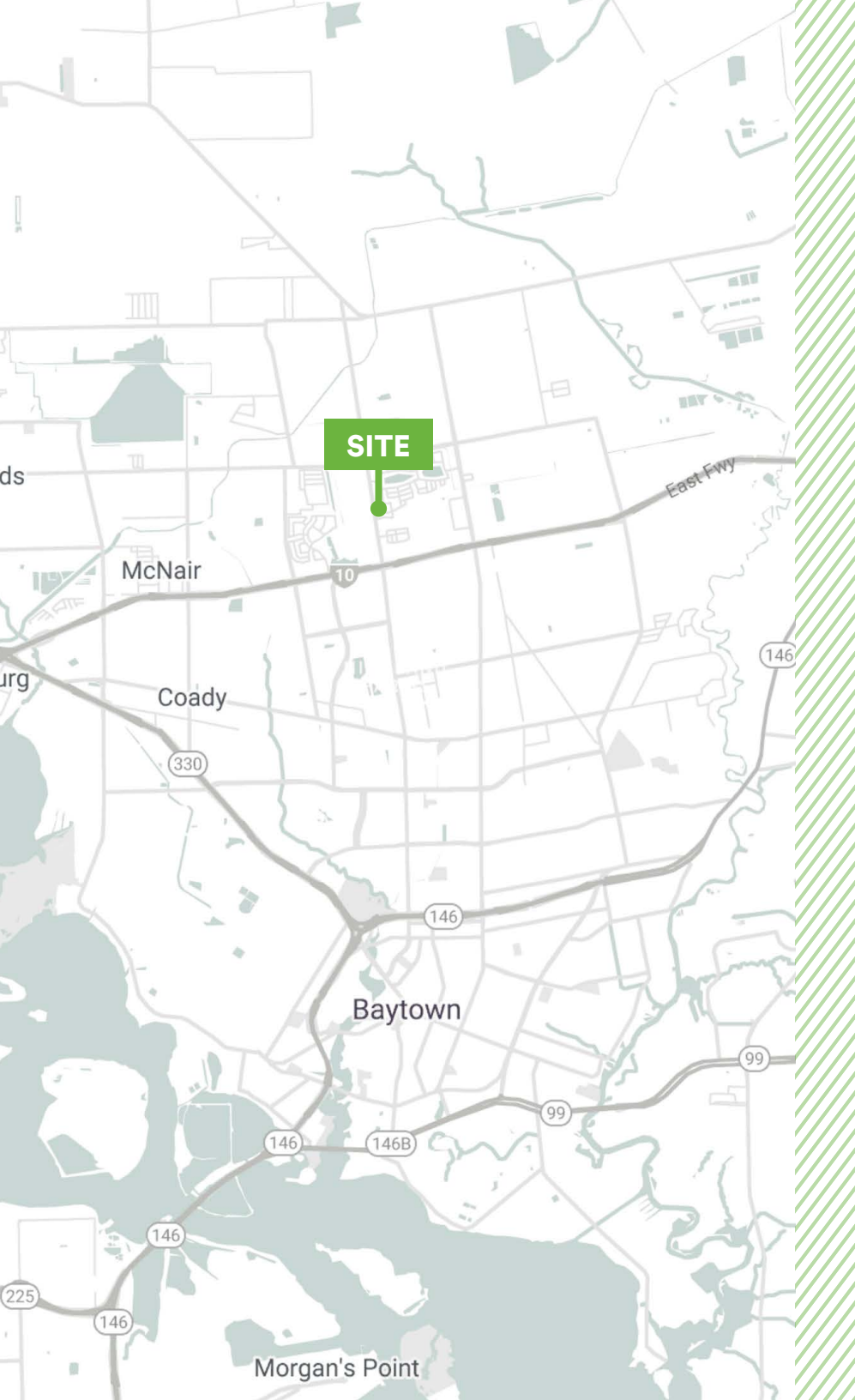
SALES PRICE
\$1,535,490



PRICE/SF
\$11.75/SF



LAND SIZE
3 AC



PROPERTY INFORMATION

Size

Parcel A: 1.5 AC
Parcel B: 1.5 AC

Legal Description

Parcel A - RES D1 SPRINGFIELD ESTATES
SEC 2, Parcel B - RES D3 SPRINGFIELD
ESTATE SEC 2

Access

Ingress/Egress on Garth Rd

Frontage

~162' along Garth Rd for each Parcel A & B
or a total of ~324' combined

Zoning

None

Utilities

Municipal utilities available nearby

Flood Plain

None

Traffic Counts

15,015 CPD (Costar, Year 2018)





Springfield Estates
1,101 SFH

Parcel B
1.5 AC

Parcel A
1.5 AC

nextlevel
URGENT CARE
Newly Constructed
~13,000 SF Retail Center

Garth Road

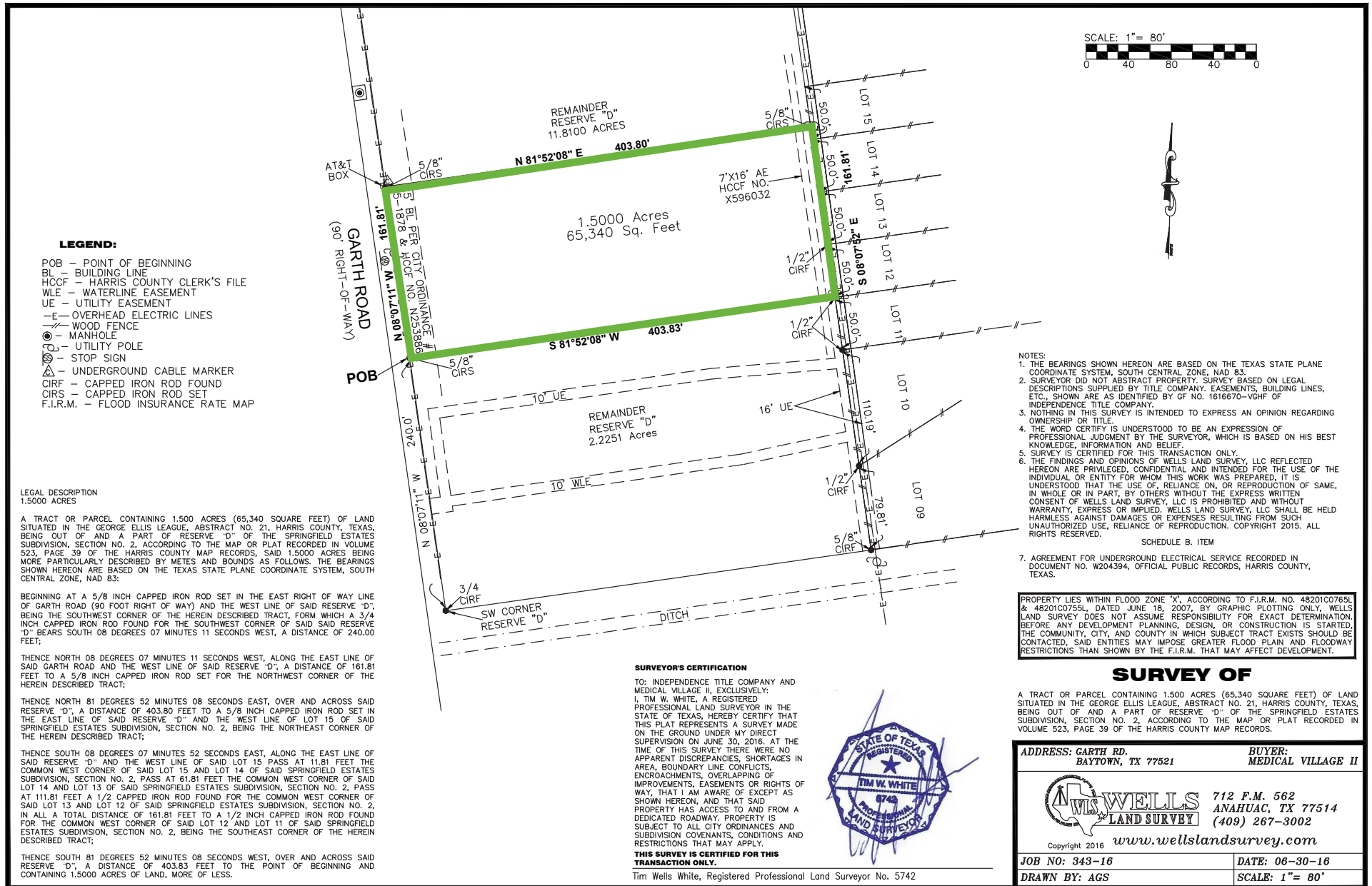
Seabird St

Victoria
Walker
Elementary



BUCK & JOHNSTON
ORTHODONTICS
Specialists in Orthodontics

PARCEL A: SURVEY



PARCEL B: SURVEY

NOTES:

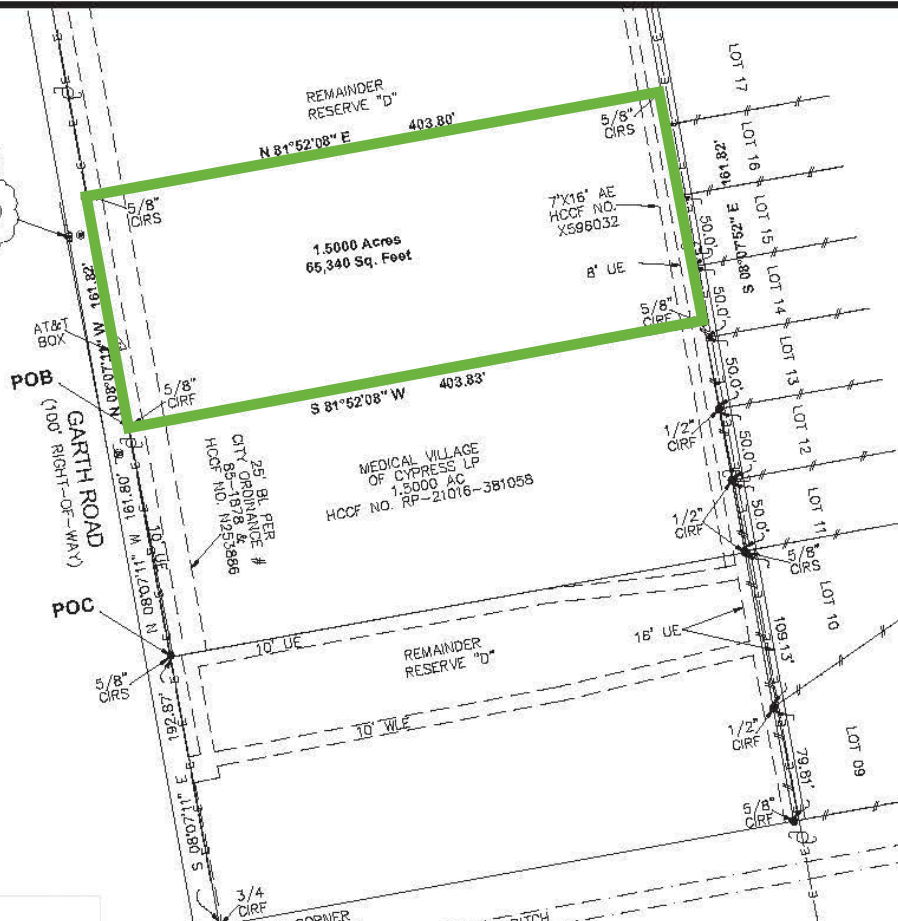
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF SPRINGFIELD ESTATES SUBDIVISION, SECTION NO. 2, RECORDED IN VOLUME 623, PAGE 39, MAP RECORDS, HARRIS COUNTY, TEXAS.
2. SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO.1823921-VGHF OF INDEPENDENCE TITLE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2018. ALL RIGHTS RESERVED.
7. AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE RECORDED IN DOCUMENT NO. W204394, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

SCHEDULE B. ITEM

SURVEYORS CERTIFICATION

TO: INDEPENDENCE TITLE COMPANY AND MEDICAL VILLAGE OF CYPRESS CREEK, EXCLUSIVELY:
I, TIM W. WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON JULY 17, 2018. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENDOACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, THAT I AM AWARE OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Tim Wells White, Registered Professional Land Surveyor No. 5742



LEGEND:

- POB - POINT OF COMMENCING
- BL - BUILDING LINE
- HCCF - HARRIS COUNTY CLERK'S FILE
- WLE - WATERLINE EASEMENT
- UE - UTILITY EASEMENT
- E- OVERHEAD ELECTRIC LINES
- W- WOOD FENCE
- MANHOLE
- UTILITY POLE
- STOP SIGN
- UNDERGROUND CABLE MARKER
- CIRF - CAPPED IRON ROD FOUND
- QIRS - CAPPED IRON ROD SET
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- HCCF - HARRIS COUNTY CLERKS FILE

LEGAL DESCRIPTION

1,5000 ACRES
A TRACT OR PARCEL CONTAINING 1,500 ACRES (65,340 SQUARE FEET) OF LAND SITUATED IN THE GEORGE ELLIS LEASE, ABSTRACT NO. 21, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF RESERVE D OF THE SPRINGFIELD ESTATES SUBDIVISION, SECTION NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 623, PAGE 39 OF THE HARRIS COUNTY MAP RECORDS, SAID 1,5000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF SAID SPRINGFIELD ESTATES SUBDIVISION, SECTION NO. 2:

COMMENCING AT A 5/8 INCH CAPPED IRON ROD SET IN THE EAST RIGHT OF WAY LINE OF GARTH ROAD (100 FOOT RIGHT OF WAY) AND THE WEST LINE OF SAID RESERVE D, BEING THE SOUTHWEST CORNER OF THE MEDICAL VILLAGE OF CYPRESS 1,5000 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. RP-2016-381058, FROM WHICH A 3/4 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SAID RESERVE D BEARS SOUTH 08 DEGREES 07 MINUTES 11 SECONDS EAST, A DISTANCE OF 192.87 FEET;

THENCE NORTH 08 DEGREES 07 MINUTES 11 SECONDS WEST, ALONG THE EAST LINE OF SAID GARTH ROAD AND THE WEST LINE OF SAID RESERVE D AND SAID MEDICAL VILLAGE OF CYPRESS 1,5000 ACRE TRACT, A DISTANCE OF 181.82 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MEDICAL VILLAGE OF CYPRESS 1,5000 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 07 MINUTES 11 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID GARTH ROAD AND THE WEST LINE OF SAID RESERVE D, A DISTANCE OF 181.82 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 81 DEGREES 52 MINUTES 08 SECONDS EAST, OVER AND ACROSS SAID RESERVE D, A DISTANCE OF 403.80 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF SAID RESERVE D AND THE WEST LINE OF LOT 17 OF SAID SPRINGFIELD ESTATES SUBDIVISION, SECTION NO. 2, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 06 DEGREES 07 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID RESERVE D AND THE WEST LINE OF SAID LOT 17, PASS AT 22.55 FEET THE COMMON WEST CORNER OF SAID LOT 17 AND LOT 18 OF SAID SPRINGFIELD ESTATES SUBDIVISION, SECTION NO. 2, PASS AT 72.55 FEET THE COMMON WEST CORNER OF SAID LOT 18 AND LOT 15 OF SAID SPRINGFIELD ESTATES SUBDIVISION, SECTION NO. 2, PASS AT 122.85 FEET A 1/2 CAPPED IRON ROD FOUND FOR THE COMMON WEST CORNER OF SAID LOT 15 AND LOT 14 OF SAID SPRINGFIELD ESTATES SUBDIVISION, SECTION NO. 2, IN ALL A TOTAL DISTANCE OF 191.82 FEET 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MEDICAL VILLAGE OF CYPRESS 1,5000 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 81 DEGREES 52 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF SAID MEDICAL VILLAGE OF CYPRESS 1,5000 ACRE TRACT, A DISTANCE OF 403.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,5000 ACRES OF LAND, MORE OR LESS.

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO.4820160755M, DATED JANUARY 8, 2017, BY GRAPHIC PLOTTING ONLY. WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

A TRACT OR PARCEL CONTAINING 1,500 ACRES (65,340 SQUARE FEET) OF LAND SITUATED IN THE GEORGE ELLIS LEASE, ABSTRACT NO. 21, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF RESERVE D OF THE SPRINGFIELD ESTATES SUBDIVISION, SECTION NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 623, PAGE 39 OF THE HARRIS COUNTY MAP RECORDS.

ADDRESS: GARTH RD. BUYER: MEDICAL VILLAGE
BAYTOWN, TX 77621 OF CYPRESS CREEK LP



712 F.M. 562
ANAHUAC, TX 77514
(409) 267-3002

www.wellslandsurvey.com

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JOB NO: 407-18

DATE: 07-19-18

REVISED: 07/10/2018

SCALE: 1"= 80'

FLOOD PLAIN MAP



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER

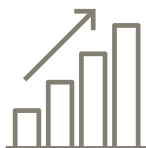


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



TOP STATE
FOR JOB GROWTH

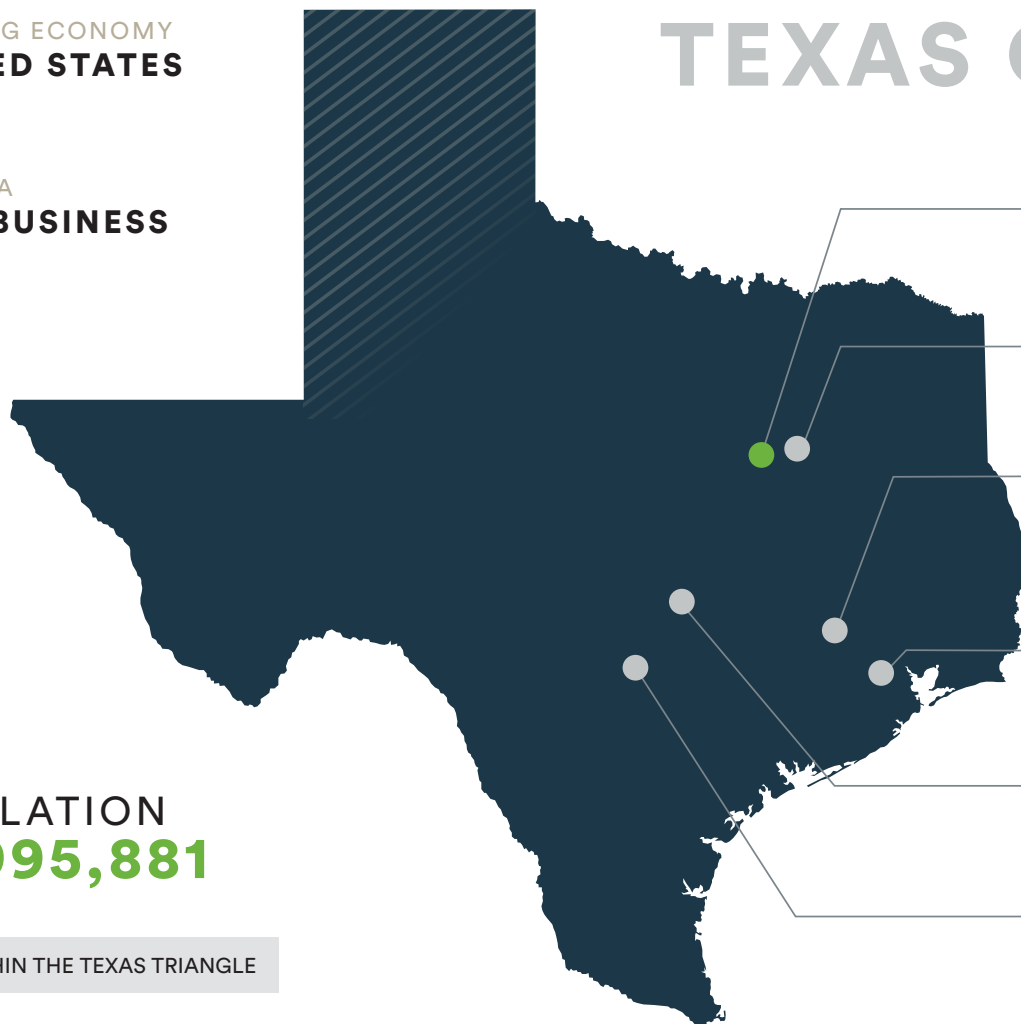


BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

TEXAS OVERVIEW



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION
IN THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION

HOUSTON, TEXAS MSA



POPULATION
7,000,000

21

FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD

IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD

HOME TO **39** OF THE NATION'S LARGEST

PUBLICLY TRADED OIL & GAS EXPLORATION
& PRODUCTION FIRMS



58 MILLION AIRLINE PASSENGERS

GEORGE BUSH INTERCONTINENTAL AIRPORT:

OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS

HOBBY AIRPORT: 60 DESTINATIONS



PORT OF HOUSTON

LARGEST PORT ON THE GULF &

2ND LARGEST IN THE US

GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

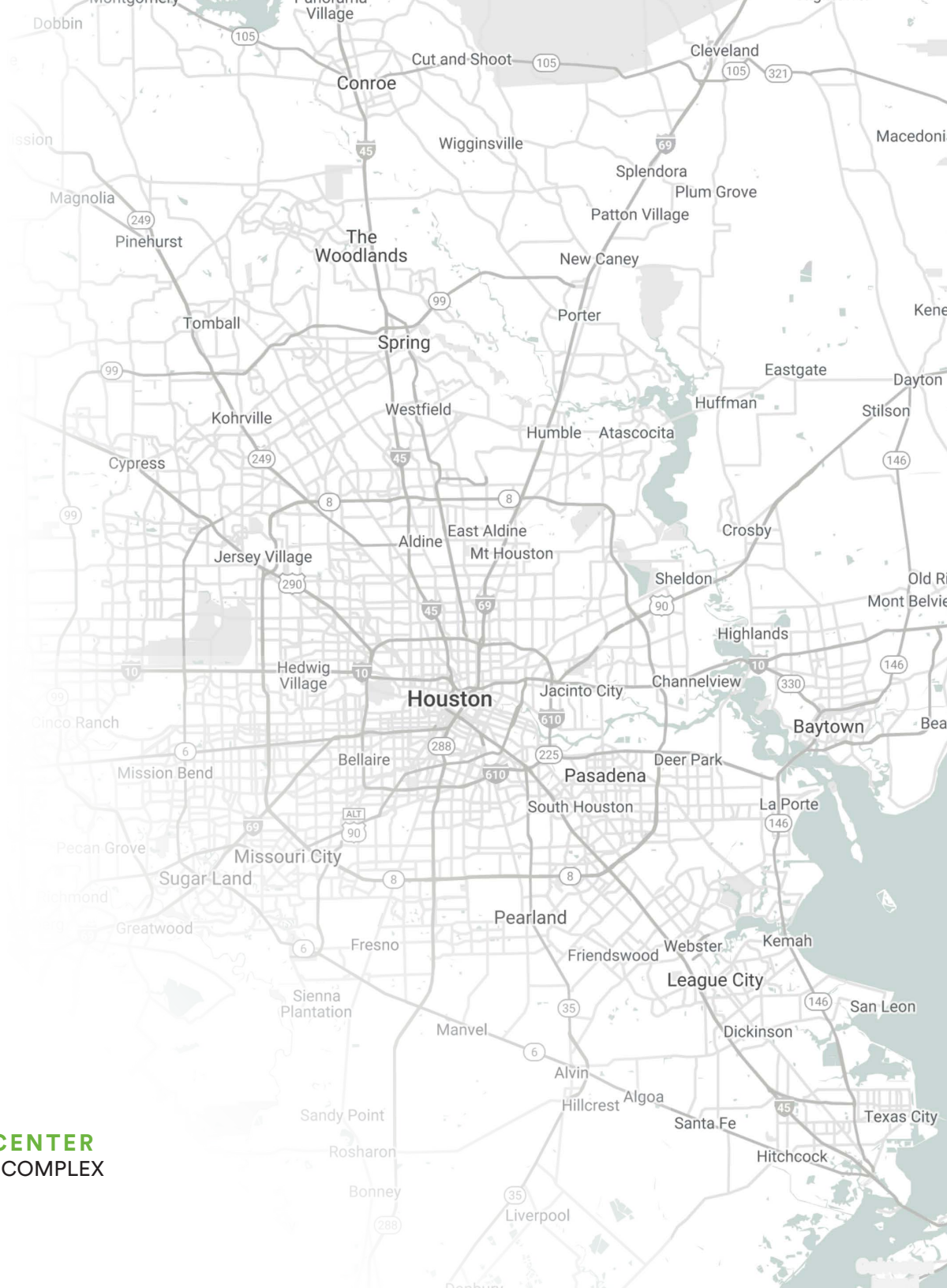
4TH

LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX
IN THE WORLD



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

11.7K

HOUSEHOLD
INCOME

\$119K

CONSUMER
SPENDING

\$145K

3 MILE

ESTIMATED
POPULATION

31.5K

HOUSEHOLD
INCOME

\$88K

CONSUMER
SPENDING

\$343K

5 MILE

ESTIMATED
POPULATION

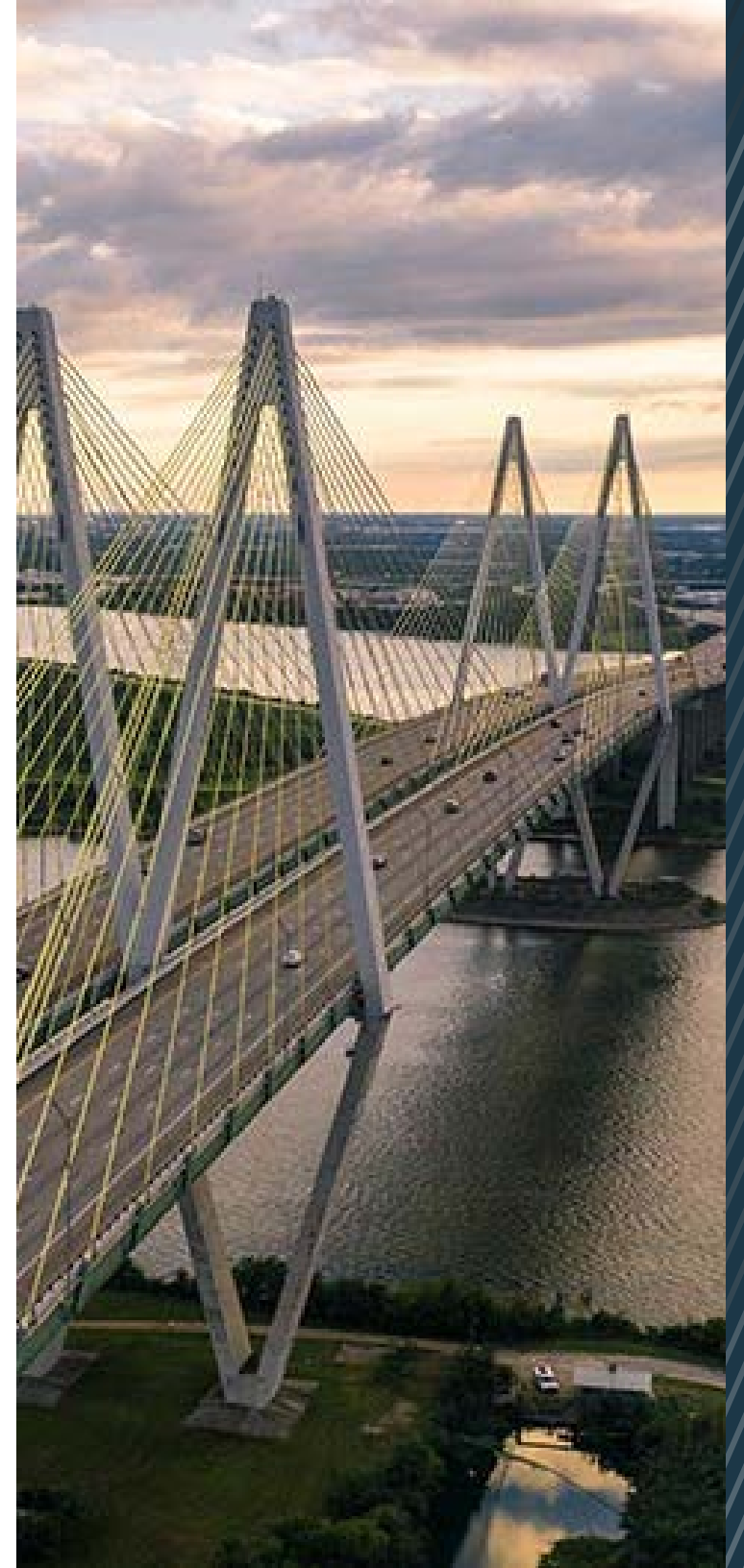
87.2K

HOUSEHOLD
INCOME

\$83K

CONSUMER
SPENDING

\$940K



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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Aaron Morris, CCIM
Market Manager | Houston
Vice President | Investment Sales
D: 346.226.3515 **C:** 713.585.5715
Aaron.Morris@OldhamGoodwin.com

Bryan

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Fort Worth

2220 Ellis Avenue
Fort Worth, Texas 76164
O: 817.512.2000

Houston

5050 Westheimer Road, Suite 300
Houston, Texas 77056
O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco

600 Columbus Avenue, Suite 106
Waco, Texas 76701
O: 254.255.1111



OLDHAMGOODWIN.COM

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.