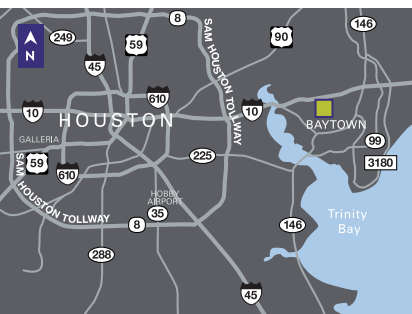


► SAN JACINTO MARKETPLACE

SW Corner of Interstate 10 E @ Garth Rd in Baytown, Texas 77521



SAN JACINTO MARKETPLACE CURRENTLY UNDER DEVELOPMENT



VEHICLES PER DAY	
Interstate 10 west of Garth Rd	93,009
Interstate 10 east of Garth Rd	75,706
Garth Rd south of Interstate 10	33,194
Garth Rd north of Interstate 10	27,441

AVERAGE INCOME
Custom Trade Area
\$96,464

POPULATION
Custom Trade Area
181,310



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/san-jacinto-marketplace

Lat/Lon: 29.8059/-94.9415

San Jacinto Marketplace	Trade Area
Baytown, Texas	
Population	
2023 Estimated Population	181,310
2028 Projected Population	196,010
2020 Census Population	175,599
2010 Census Population	137,902
Projected Annual Growth 2023 to 2028	1.6%
Historical Annual Growth 2010 to 2023	2.4%
2023 Median Age	33.9
Households	
2023 Estimated Households	62,820
2028 Projected Households	67,985
2020 Census Households	60,237
2010 Census Households	47,191
Projected Annual Growth 2023 to 2028	1.6%
Historical Annual Growth 2010 to 2023	2.5%
Race and Ethnicity	
2023 Estimated White	51.6%
2023 Estimated Black or African American	15.3%
2023 Estimated Asian or Pacific Islander	2.1%
2023 Estimated American Indian or Native Alaskan	1.0%
2023 Estimated Other Races	30.0%
2023 Estimated Hispanic	41.6%
Income	
2023 Estimated Average Household Income	\$96,464
2023 Estimated Median Household Income	\$79,819
2023 Estimated Per Capita Income	\$33,449
Education (Age 25+)	
2023 Estimated Elementary (Grade Level 0 to 8)	8.7%
2023 Estimated Some High School (Grade Level 9 to 11)	8.4%
2023 Estimated High School Graduate	28.7%
2023 Estimated Some College	23.9%
2023 Estimated Associates Degree Only	10.3%
2023 Estimated Bachelors Degree Only	13.1%
2023 Estimated Graduate Degree	6.9%
Business	
2023 Estimated Total Businesses	5,058
2023 Estimated Total Employees	43,618
2023 Estimated Employee Population per Business	8.6
2023 Estimated Residential Population per Business	35.8



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INFORMATION ABOUT BROKERAGE SERVICES

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.



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HOUSING IN THE AREA CONTINUES TO GROW



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