



Mixed Use Flex Retail Warehouse

1922 W Main St, Baytown, TX

OFFERING MEMORANDUM | 1922 WEST MAIN STREET | BAYTOWN, TX

Exclusively Listed by

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www.kwcommercial.com

KELLER WILLIAMS HOUSTON MEMORIAL

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Executive Summary



Property Overview

Mixed Use Flex Retail Warehouse Building off W Main St & SH-146, Baytown, TX. Highly visible, one lot from the corner of Hwy 146. This 6,250 SF building on a 0.88 acre lot is suitable for a wide variety of potential uses.

Benefiting from strong frontage and accessibility, the property offers consistent exposure to daily traffic. It is surrounded by established residential neighborhoods and growing commercial activity, making it an ideal location to service Baytown, La Porte, Channelview, Mont Belvieu, Port of Houston, and surrounding trade areas.

Property Highlights

- High Traffic Corridor along Hwy 146 & close to the Port of Houston
- Flex Retail Warehouse Space in an established area with growing commercial activity
- Service areas include La Porte, Channelview, Mount Belvieu, Pasadena, Deer Park, and more
- Building Sq Ft 6,250, Lot Sq Ft 38,193 (0.88 acres), Yr Built 1966, Zoning Type: RETAIL TRD
- Located near multiple Oil & Gas Refineries, Port of Houston, SH-225, SH-146, I-10

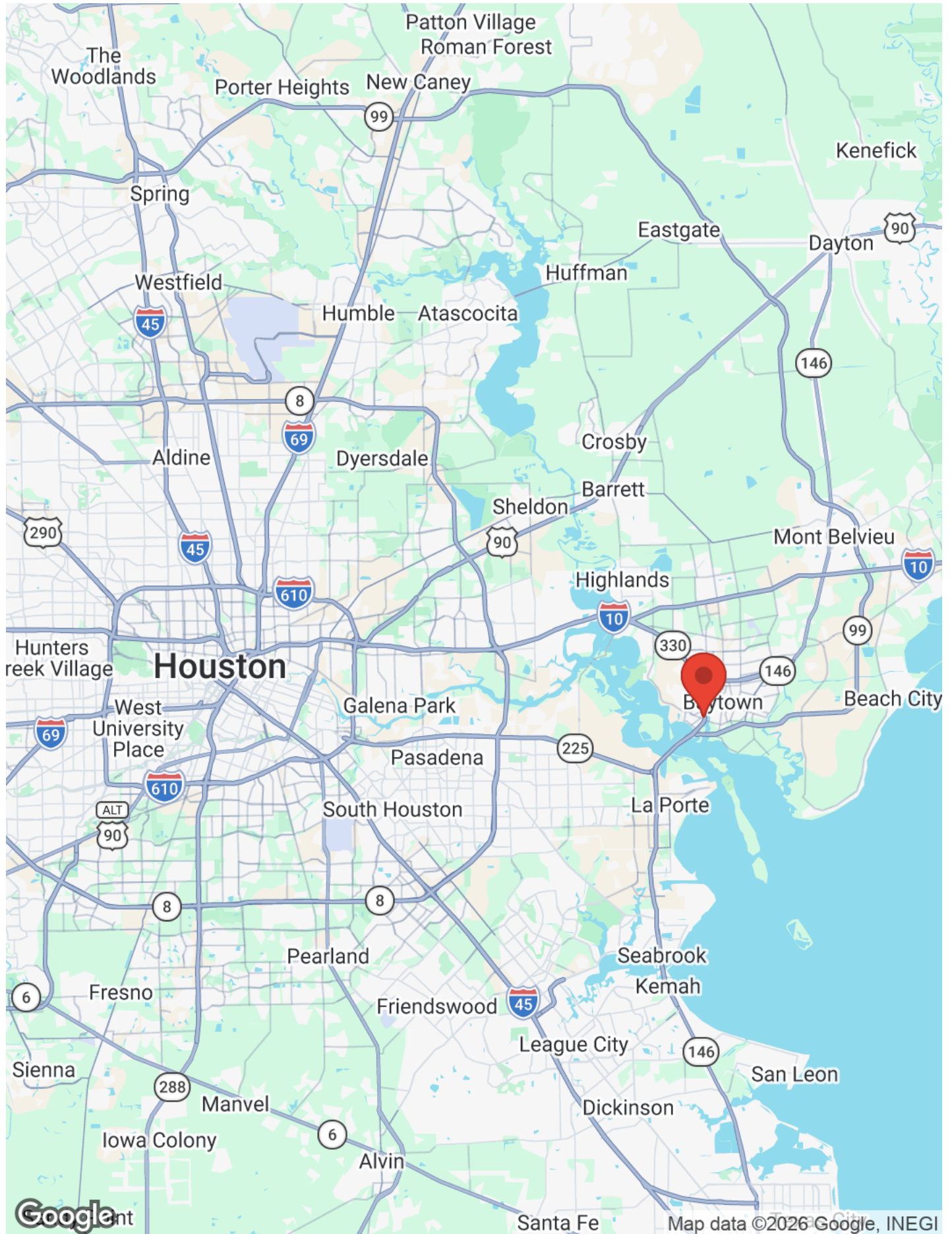
Price:	\$550,000
Building SF:	6,250 SF
Price / SF:	\$88.00/SF
Occupancy:	VACANT
Available SF:	6,250 SF
Lot Size:	0.88 ACRES
Signage:	BUILDING
Frontage:	145'
Year Built:	1966 YB
Parking:	20+



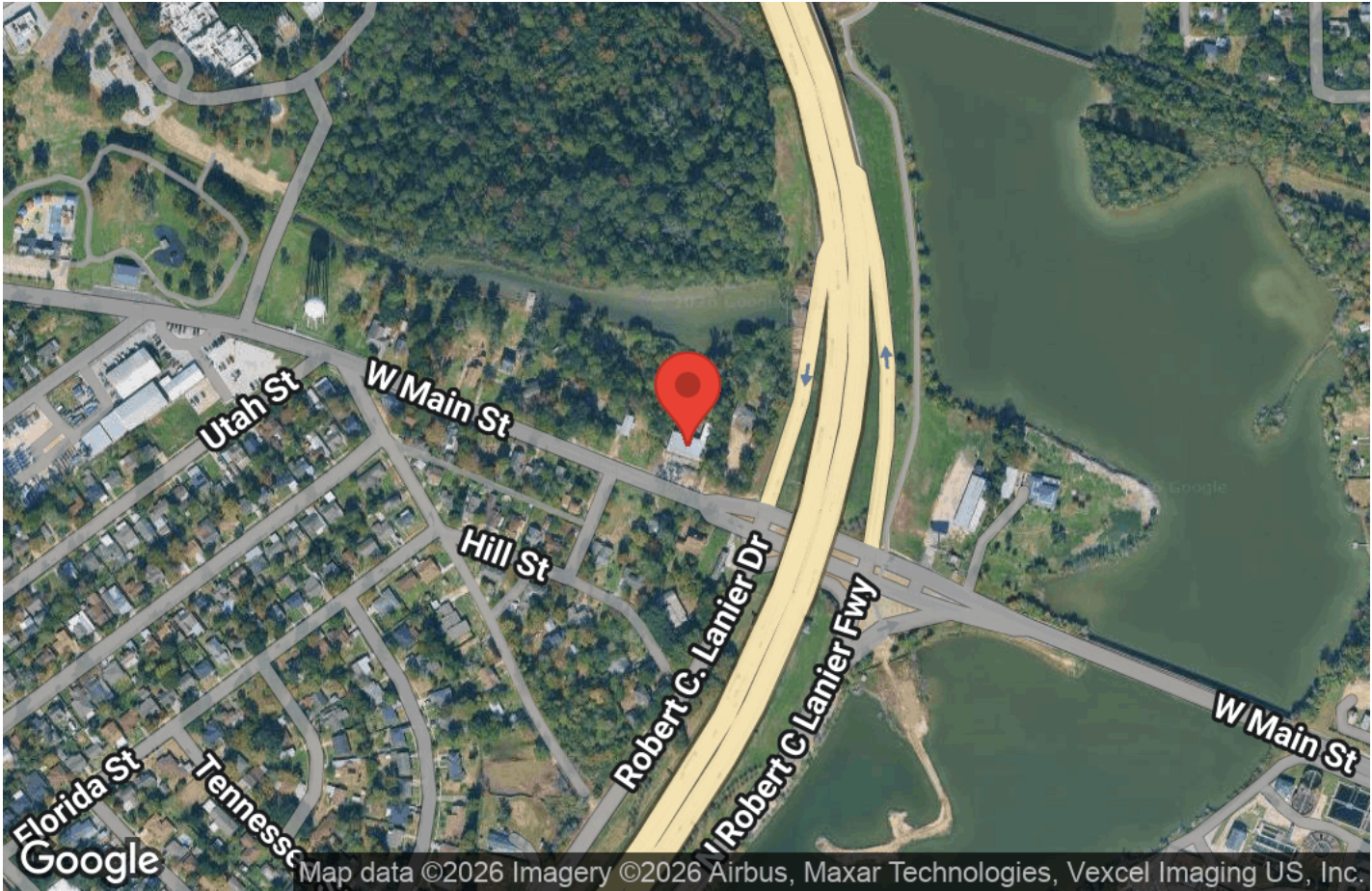




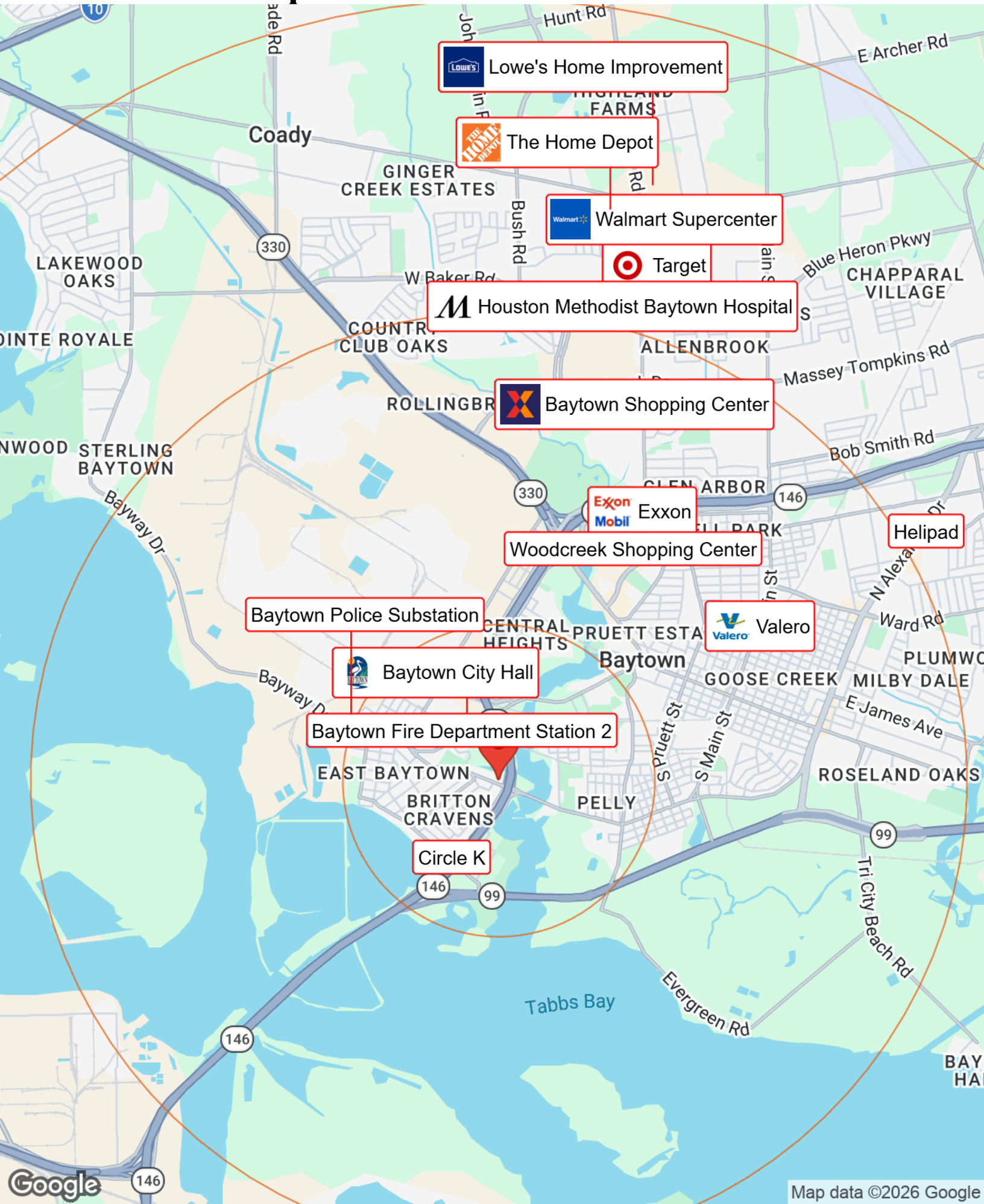
Regional Map



Location Maps



Business Map



 Lowe's Home Improvement

 The Home Depot

 Walmart Supercenter

 Target

 Houston Methodist Baytown Hospital

 Baytown Shopping Center

 Exxon

Woodcreek Shopping Center

Helipad

Baytown Police Substation

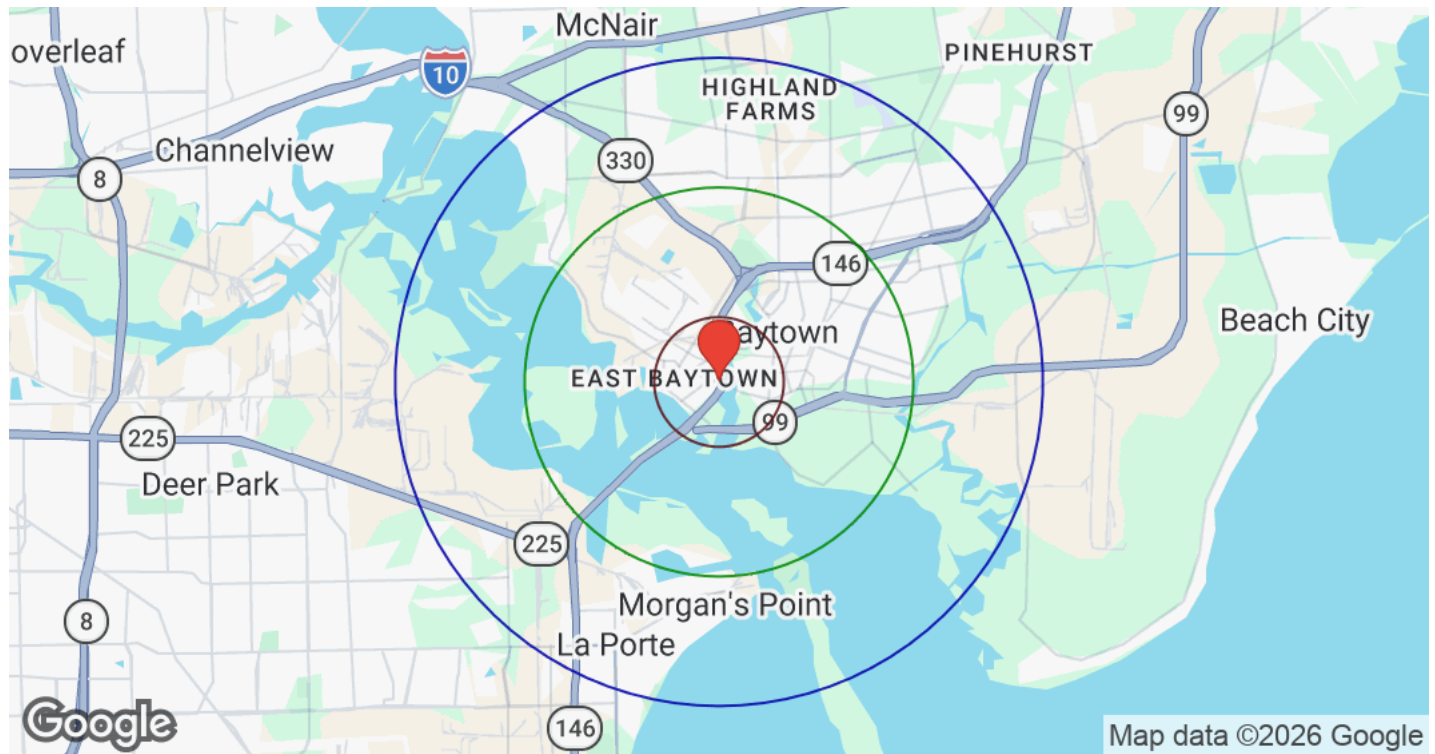
 Baytown City Hall

 Valero

Baytown Fire Department Station 2

Circle K

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	3,381	18,935	42,239
	Female	3,341	19,045	42,925
	Total Population	6,722	37,980	85,164
Race / Ethnicity	White	1,117	8,458	22,858
	Black	834	6,270	15,031
	Am In/AK Nat	12	49	94
	Hawaiian	1	15	26
	Hispanic	4,588	21,766	43,783
	Asian	55	798	1,950
	Multiracial	104	547	1,226
	Other	11	76	204
Housing	Total Units	2,528	15,320	34,600
	Occupied	2,217	13,642	30,981
	Owner Occupied	1,373	6,675	15,744
	Renter Occupied	844	6,967	15,237
	Vacant	311	1,678	3,619
Age	Ages 0 - 14	1,370	8,070	18,338
	Ages 15 - 24	1,113	5,839	12,854
	Ages 25 - 54	2,708	15,544	34,051
	Ages 55 - 64	694	3,908	8,753
	Ages 65+	839	4,617	11,169
Income	Median	\$54,366	\$56,591	\$60,806
	Under \$15k	287	1,879	3,798
	\$15k - \$25k	174	1,179	2,242
	\$25k - \$35k	180	1,240	2,794
	\$35k - \$50k	361	1,630	3,846
	\$50k - \$75k	471	2,658	5,663
	\$75k - \$100k	173	1,620	4,174
	\$100k - \$150k	218	1,631	4,022
	\$150k - \$200k	128	1,068	2,495
	Over \$200k	223	737	1,947



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 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. **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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty Memorial	9000862-BB	klrw10@kw.com	(713) 461-9393
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Timothy Larson	695022-SA	tlarson@kw.com	(281) 508-0800
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2



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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Elizabeth Kyser	670959-B	elizabeth.kyser@kw.com	(281) 229-8416
Name of Sales Agent/Associate	License No.	Email	Phone

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