

AVAILABLE
1,798 SF
2ND GEN. RETAIL



6503 GARTH RD

2ND GEN. RETAIL SPACE AVAILABLE FOR LEASE

NWC Garth Rd & Hunt Rd | Baytown, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 6503 Garth Rd
Baytown, TX 77521

Availability: 1,798 SF - 2nd Gen. Retail

Price: Call for Pricing

HIGHLIGHTS:

- 2nd generation retail space available for lease
- Positioned at a signalized intersection
- Easy access to Interstate 10
- Located within the Baytown trade area - home to several oil & gas and energy campuses including ExxonMobil and Chevron Phillips
- Just south of San Jacinto Marketplace, a future mixed-use development featuring retail and multi-family.
- Prime location at the hard corner of a dense retail node featuring several major retailers including: H-E-B, Kroger, Academy, Burlington, Kohl's, PetSmart, Marshalls, Ulta, Boot Barn, Kirkland's and several others

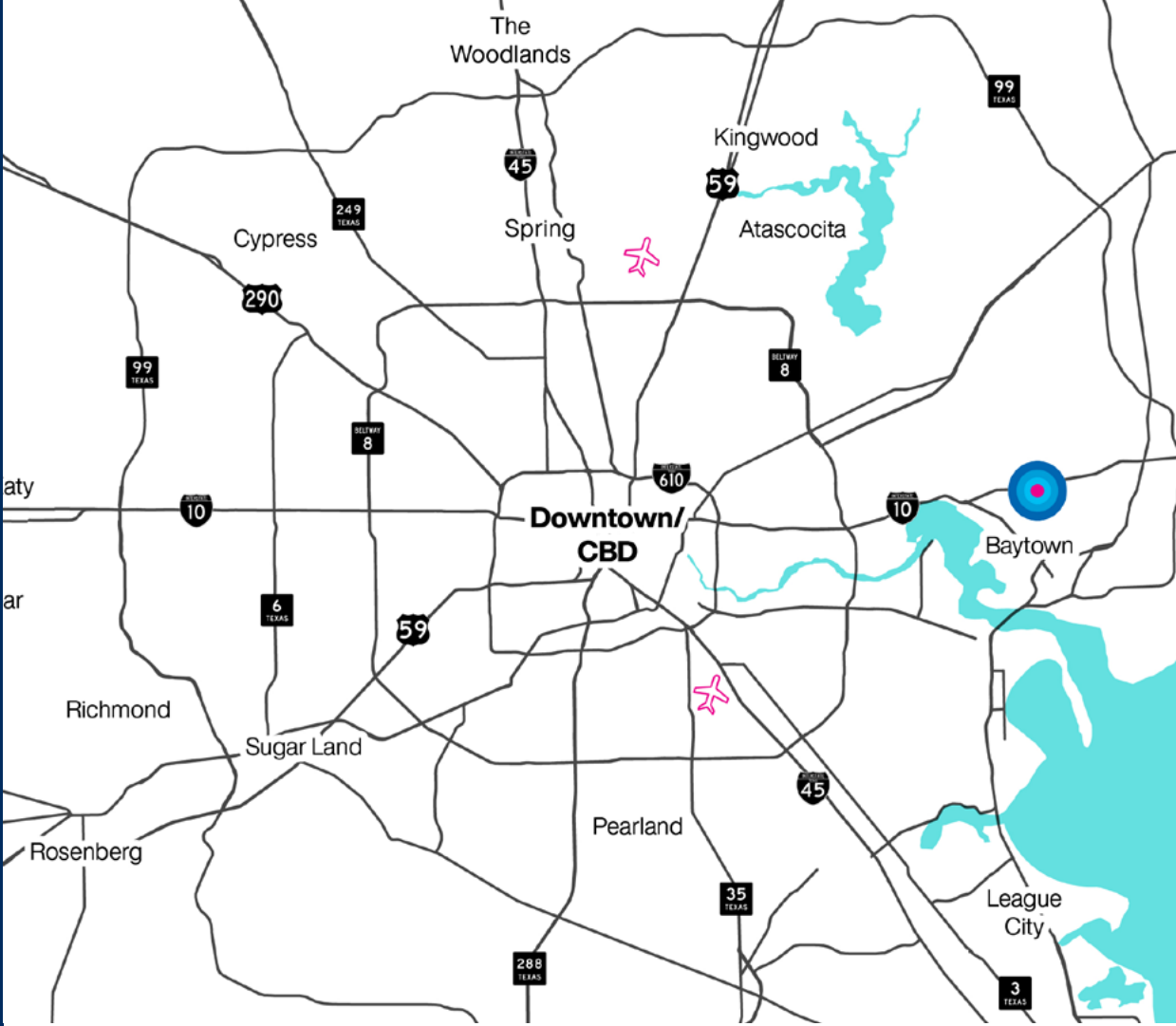
TRAFFIC COUNTS:

Interstate 10: 112,185 CPD '25

Garth Rd: 33,194 CPD '16

2026 DEMOGRAPHICS:

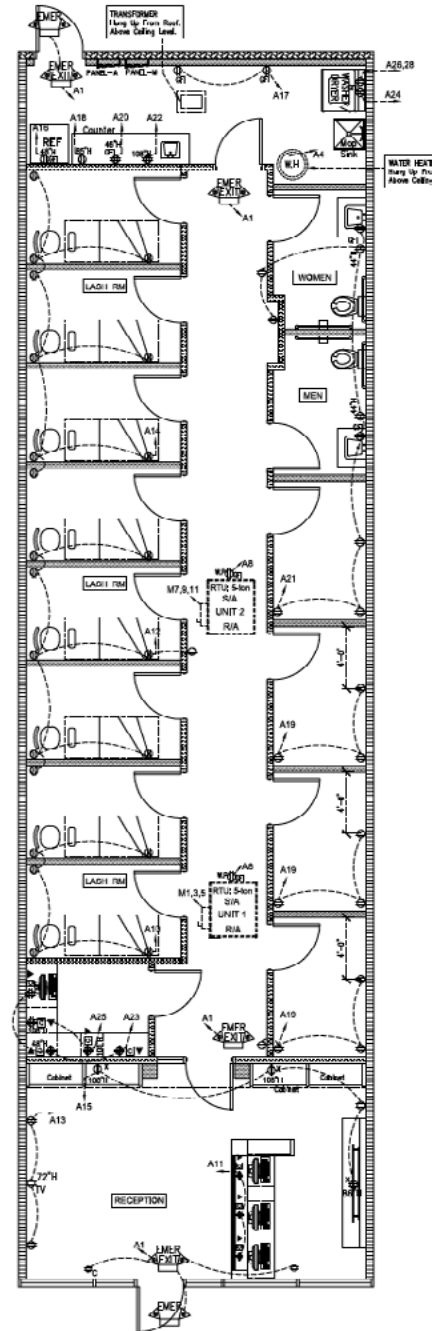
	1 Mile	3 Miles	5 Miles
Population	4,341	56,908	114,637
Daytime Pop.	4,334	31,332	62,128
Avg HH Income	\$86,997	\$94,539	\$96,297



SITE PLAN

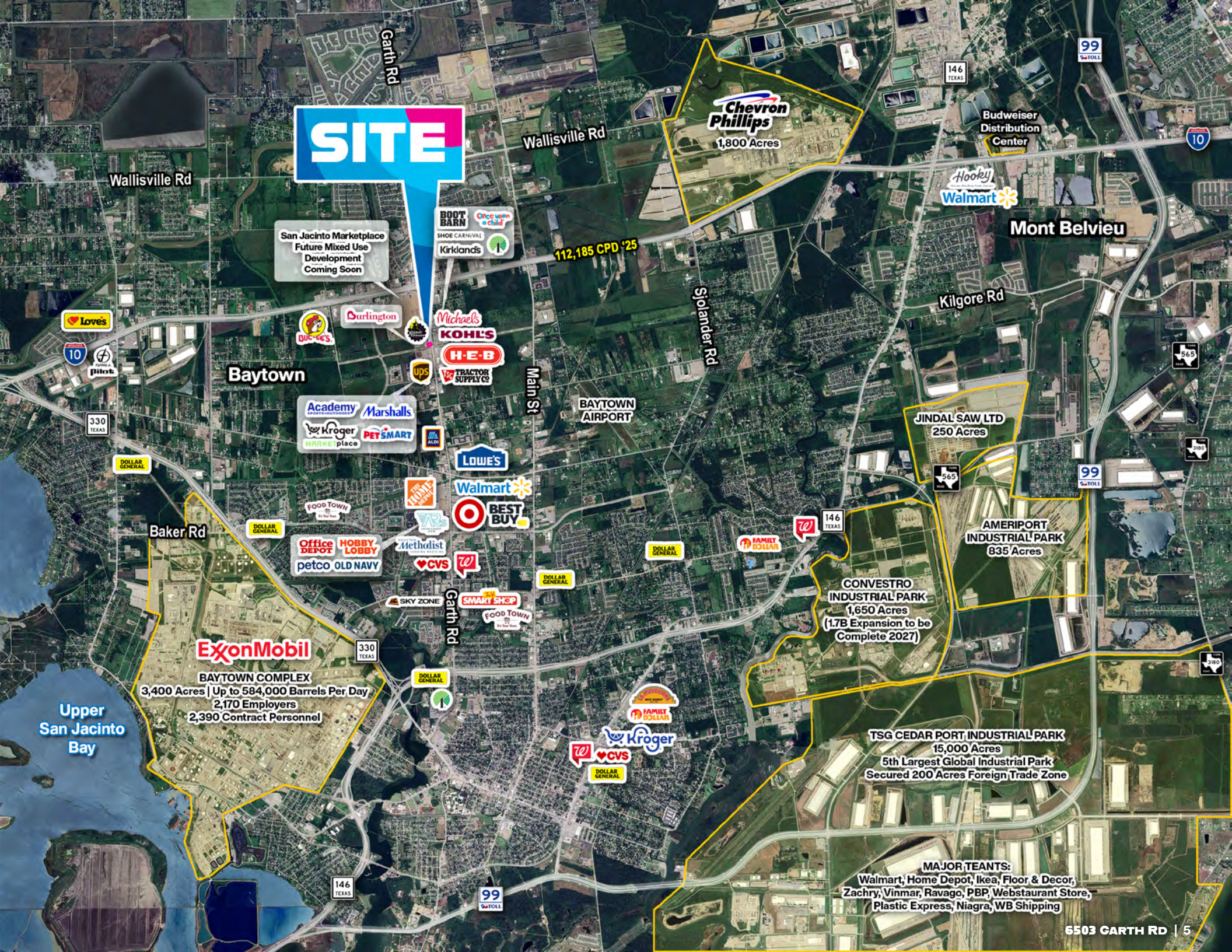


FLOOR PLAN - 1,798 SF SPACE



2 PROPOSED POWER PLAN
SHEET 01.03

SITE



Wallisville Rd

Chevron Phillips
1,800 Acres

Budweiser
Distribution
Center

Hooky!
Walmart

Mont Belvieu

Kilgore Rd

JINDAL SAW LTD
250 Acres

AMERIPOINT INDUSTRIAL PARK
835 Acres

CONVESTRO INDUSTRIAL PARK
1,650 Acres
(1.7B Expansion to be Complete 2027)

TSG CEDAR PORT INDUSTRIAL PARK
15,000 Acres
5th Largest Global Industrial Park
Secured 200 Acres Foreign Trade Zone

MAJOR TEANTS:
Walmart, Home Depot, Ikea, Floor & Decor,
Zachry, Vinmar, Ravago, PBP, Webstaurant Store,
Plastic Express, Niagra, WB Shipping

ExxonMobil
BAYTOWN COMPLEX
3,400 Acres | Up to 584,000 Barrels Per Day
2,170 Employers
2,390 Contract Personnel

San Jacinto Marketplace
Future Mixed Use
Development
Coming Soon

112,185 CPD '25

BAYTOWN AIRPORT

Baytown

Upper San Jacinto Bay

Baker Rd

Main St

Garth Rd

99
TOLL

146
TEXAS

10

99
TOLL

146
TEXAS

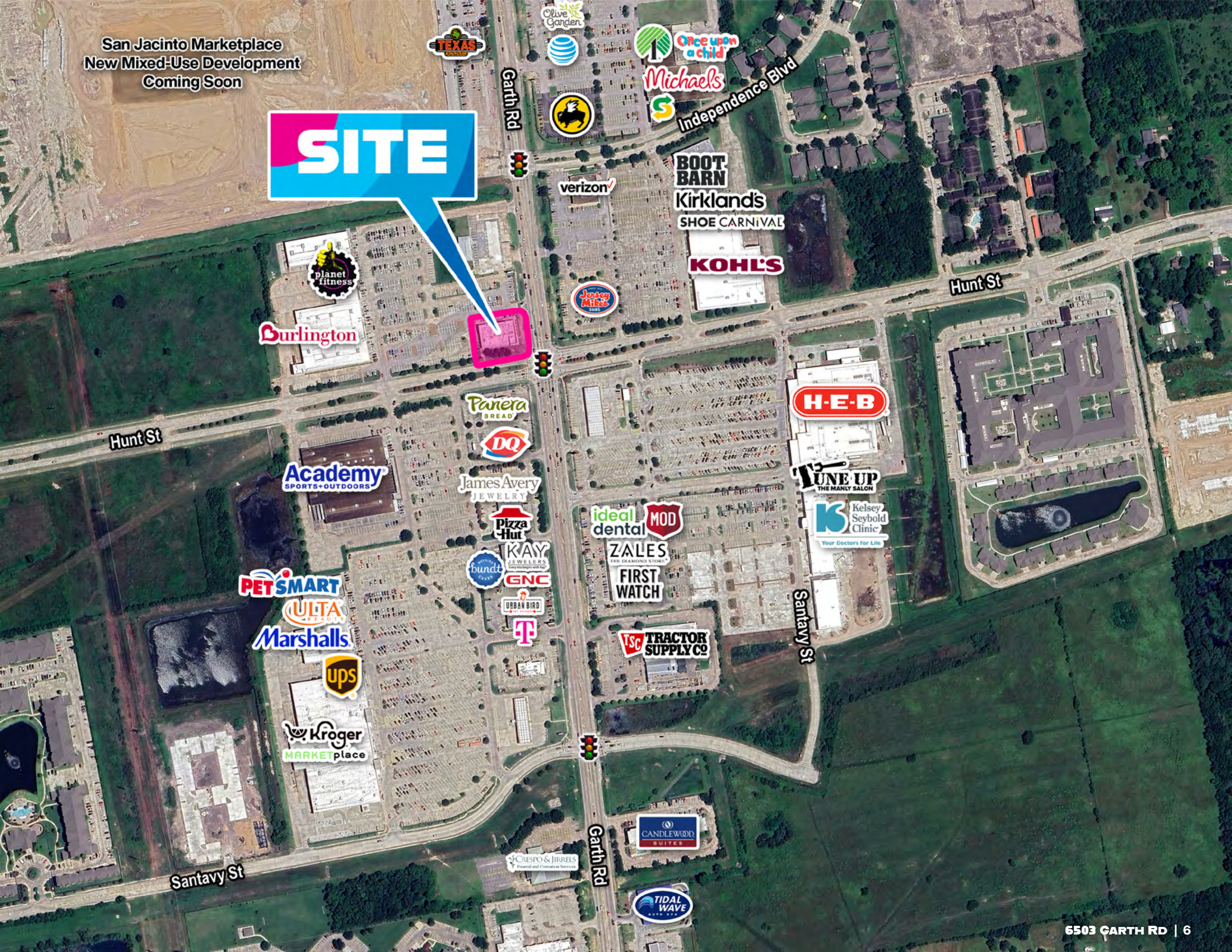
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TEXAS

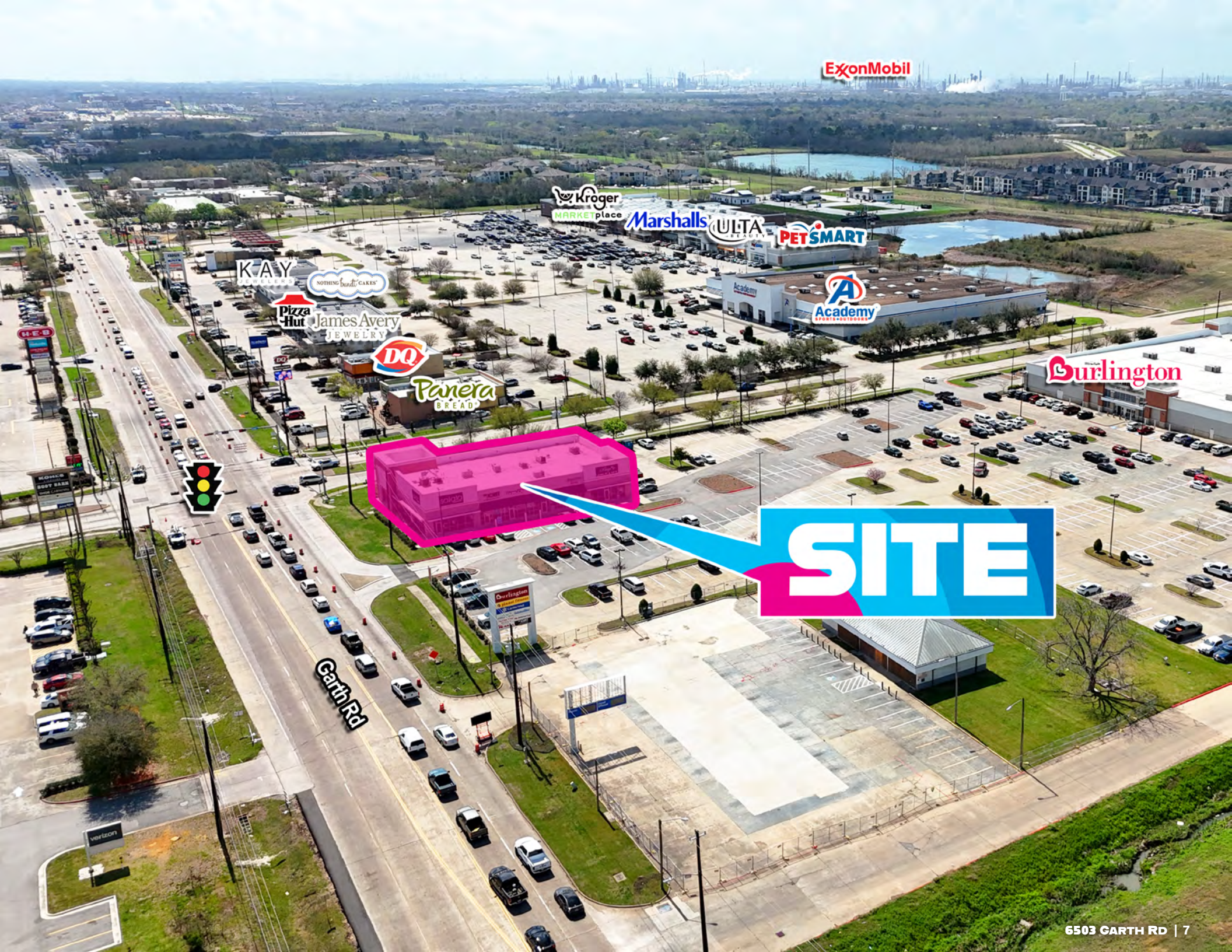
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TEXAS

99
TOLL



SITE





ExxonMobil

Kroger
MARKET place

Marshalls

ULTA
BEAUTY

PETSMART

KAY
JEWELRY

NOTHING BUT CAKES

Pizza
Hut

James Avery
JEWELRY

DQ

Panera
BREAD

Academy
SPORTS & OUTDOORS

Burlington

SITE

Garth Rd



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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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