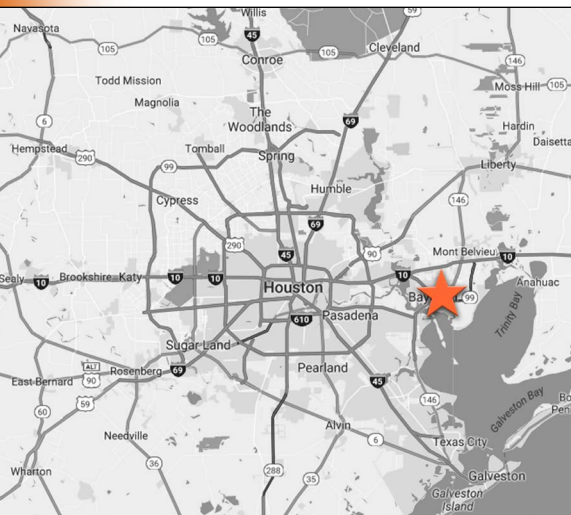


# FREESTANDING BUILDING

## 2206 N ALEXANDER DR, BAYTOWN, TEXAS 77520

### PROPERTY INFORMATION:

- 1,800 freestanding building with drive-thru
- New Development Opportunity up to 3,840 SF
- Situated between Popeye's and Jack in the Box and across from Burger King
- Just south of Houston Methodist San Jacinto Hospital



Contact:  
**Campbell Anderson**  
915.433.4853  
canderson@orri.com



Tel: 713.468.2600 | Fax: 713.468.7774  
8554 Katy Freeway, Suite 100  
Houston, Texas 77024

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# FREESTANDING BUILDING

## 2206 N ALEXANDER DR, BAYTOWN, TEXAS 77520

### Demographics:

#### 1 Mile Radius

Population: 14,381  
Annual Growth Rate: 1.14%  
Total Daytime Pop: 11,454  
Avg HH Income: \$63,123

#### 2 Mile Radius

Population: 39,657  
Annual Growth Rate: 1.33%  
Total Daytime Pop: 35,508  
Avg HH Income: \$63,297

#### 3 Mile Radius

Population: 54,110  
Annual Growth Rate: 1.79%  
Total Daytime Pop: 56,227  
Avg HH Income: \$66,433

#### 5 Mile Radius

Population: 81,052  
Annual Growth Rate: 1.71%  
Total Daytime Pop: 87,283  
Avg HH Income: \$68,701

### Traffic Counts:

#### Alexander Ave:

19,757 VPD

#### TX Hwy 146:

44,942 VPD

(TXDOT 2017)



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# FREESTANDING BUILDING

2206 N ALEXANDER DR, BAYTOWN, TEXAS 77520



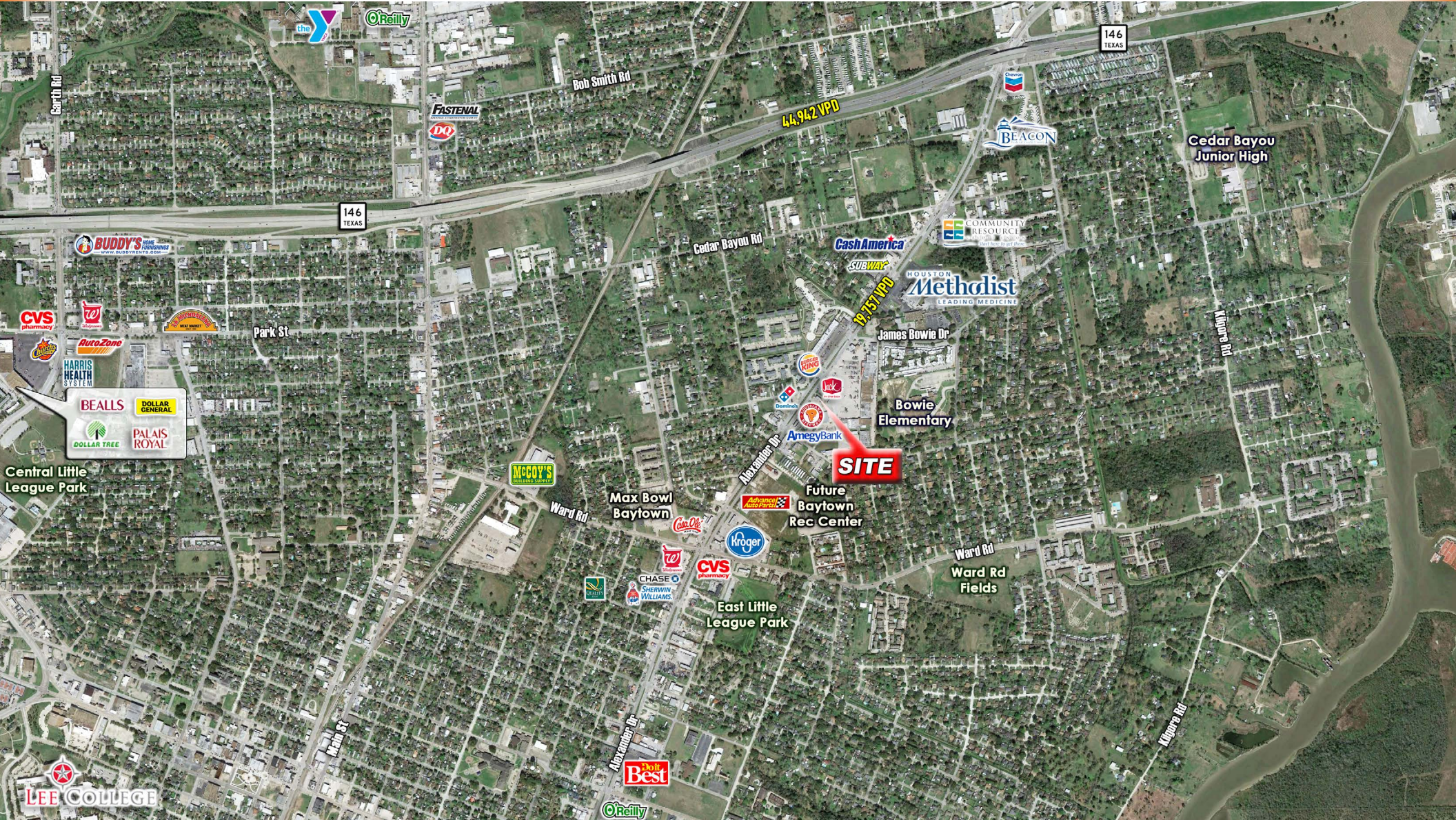
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# FREESTANDING BUILDING

## 2206 N ALEXANDER DR, BAYTOWN, TEXAS 77520



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**915.433.4853 | canderson@orrinc.com**



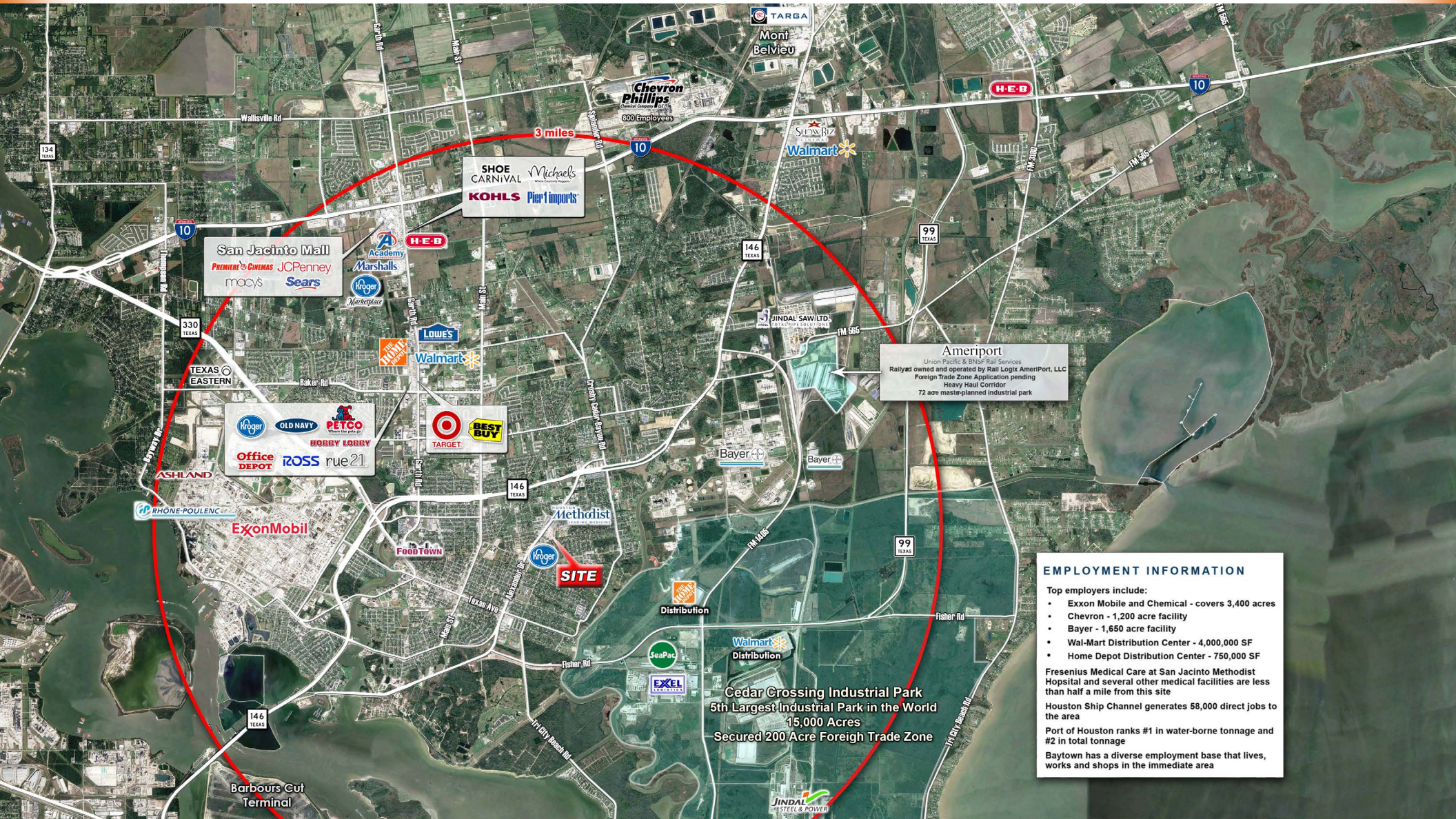
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# FREESTANDING BUILDING

## 2206 N ALEXANDER DR, BAYTOWN, TEXAS 77520



**EMPLOYMENT INFORMATION**

Top employers include:

- Exxon Mobile and Chemical - covers 3,400 acres
- Chevron - 1,200 acre facility
- Bayer - 1,650 acre facility
- Wal-Mart Distribution Center - 4,000,000 SF
- Home Depot Distribution Center - 750,000 SF

Fresenius Medical Care at San Jacinto Methodist Hospital and several other medical facilities are less than half a mile from this site

Houston Ship Channel generates 58,000 direct jobs to the area

Port of Houston ranks #1 in water-borne tonnage and #2 in total tonnage

Baytown has a diverse employment base that lives, works and shops in the immediate area

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