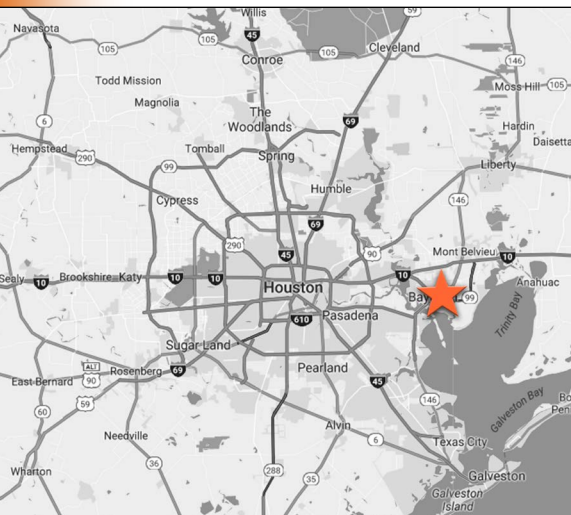


FREESTANDING BUILDING

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@orrinc.com

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the complete-ness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.



Tel: 713.468.2600 | Fax: 713.468.7774
4601 Washington Ave., Suite 220
Houston, Texas 77007

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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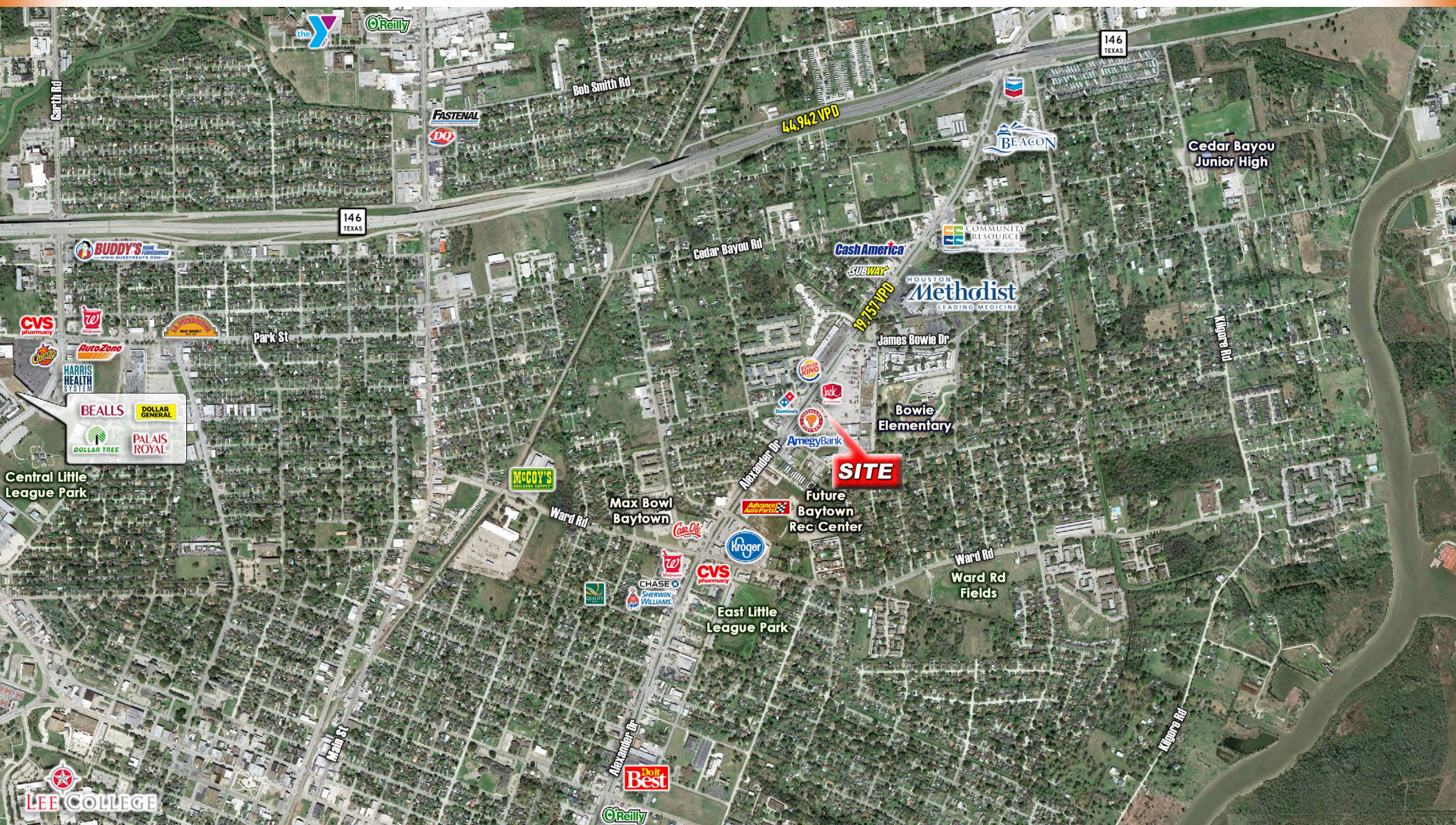
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EMPLOYMENT INFORMATION

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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