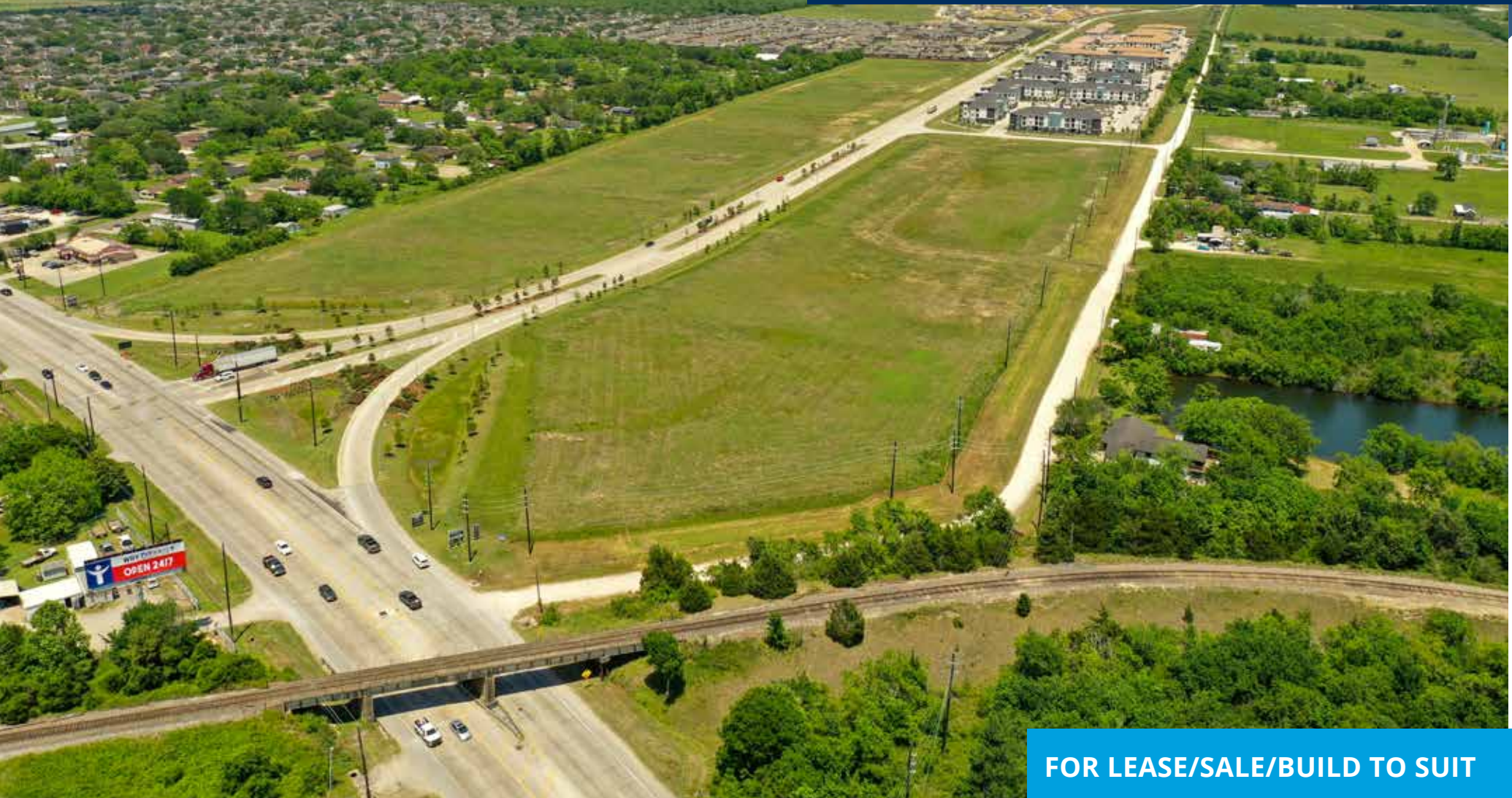


SOUTHWINDS COMMERCIAL

KILGORE PKWY & N HWY 146 | BAYTOWN, TX 77523



FOR LEASE/SALE/BUILD TO SUIT



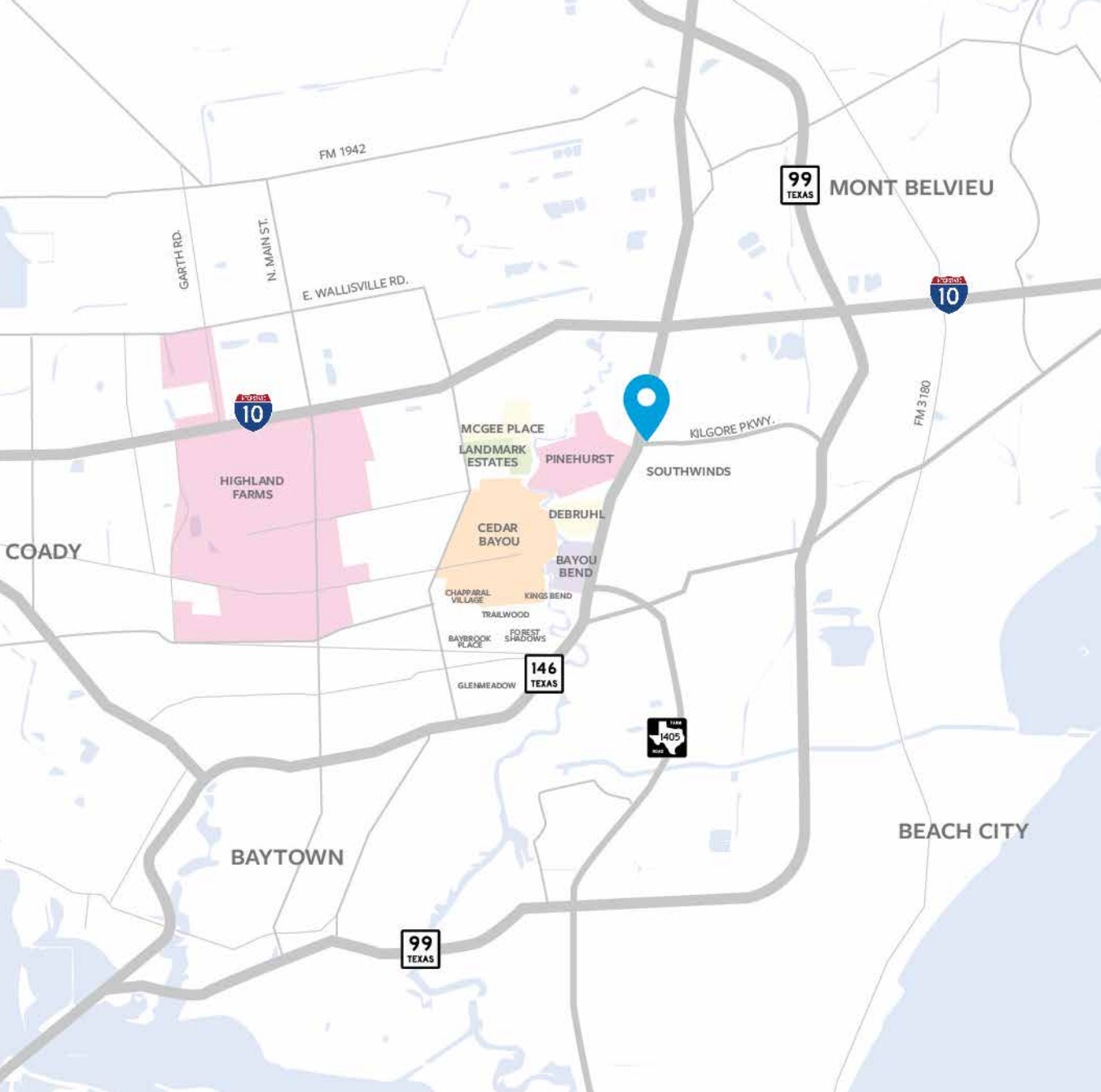
FOR MORE INFORMATION

info@crisscrosscg.com | 713.956.6625

811 FM 1959, SUITE 205 | HOUSTON, TX 77034

www.crisscrosscg.com

FOR LEASE/SALE/BUILD TO SUIT



POPULATION

1 MILE	6,902
3 MILES	16,836
5 MILES	56,567

AVG HHI

1 MILE	\$112,495
3 MILES	\$117,490
5 MILES	\$103,831

HOUSEHOLDS

1 MILE	2,263
3 MILES	5,699
5 MILES	19,058

POP. GROWTH (2022-2027)

1 MILE	23.4%
3 MILES	17.52%
5 MILES	13.36%

FOR LEASE/SALE/BUILD TO SUIT

PROPERTY FEATURES

- 40+ acre architecturally-unified commercial development
- Retail & Office leasing opportunities available pre-construction
- Excellent visibility, direct access to Hwy 146 and Kilgore Parkway
- Dynamic growth corridor, 2 miles west of the Grand Parkway (99)
- Near high profile intersection with easy access to Highway 59
- Pads and Build-to-Suit available
- Anchor signage on Hwy 146, with additional signage opportunities along Kilgore Parkway

TRAFFIC COUNTS*

HWY 146
33,650
VEHICLES PER DAY
* per TxDOT 2021



CRISS CROSS
— COMMERCIAL GROUP —

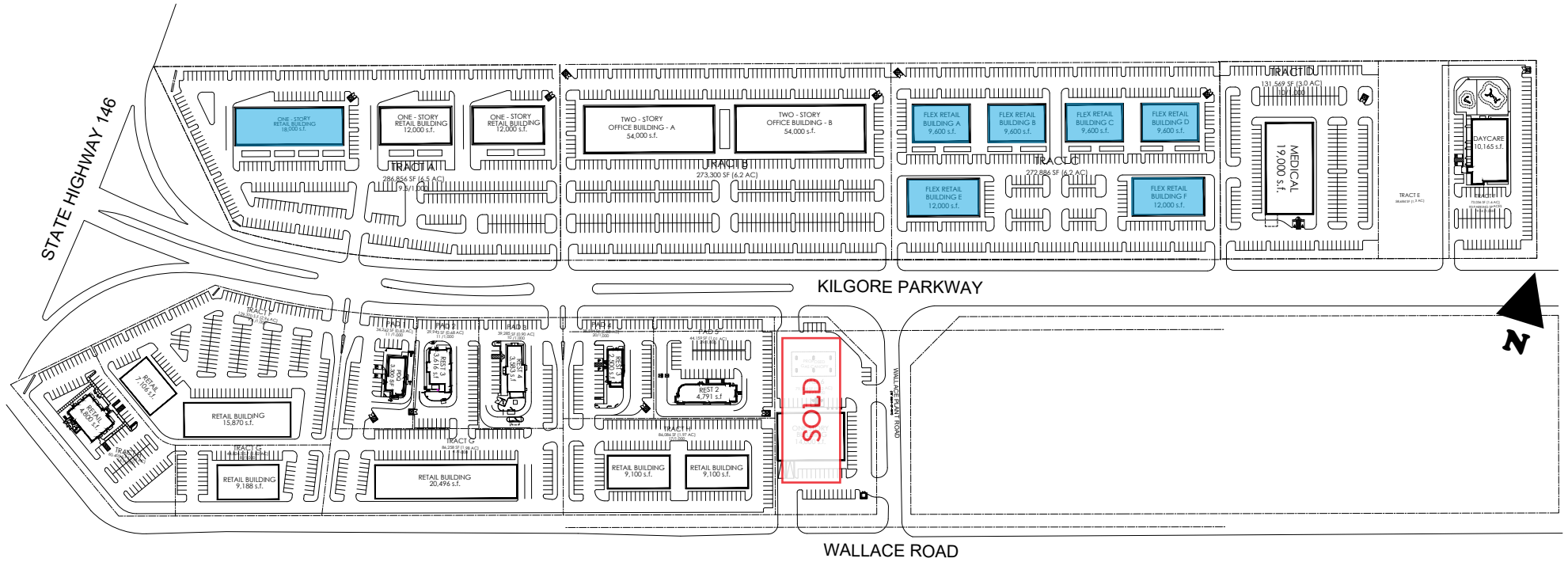
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SECTION 1

Pre Leasing retail space

FULL SITE PLAN



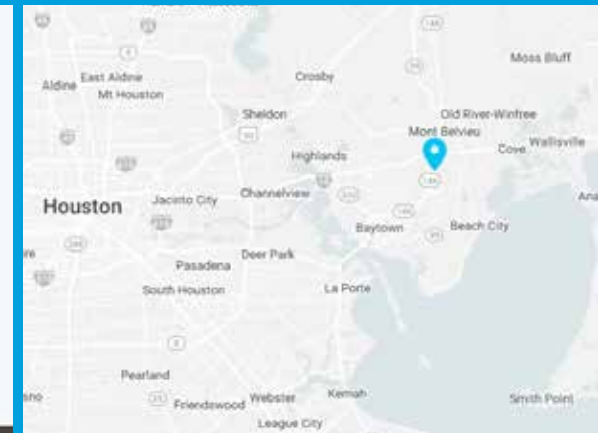
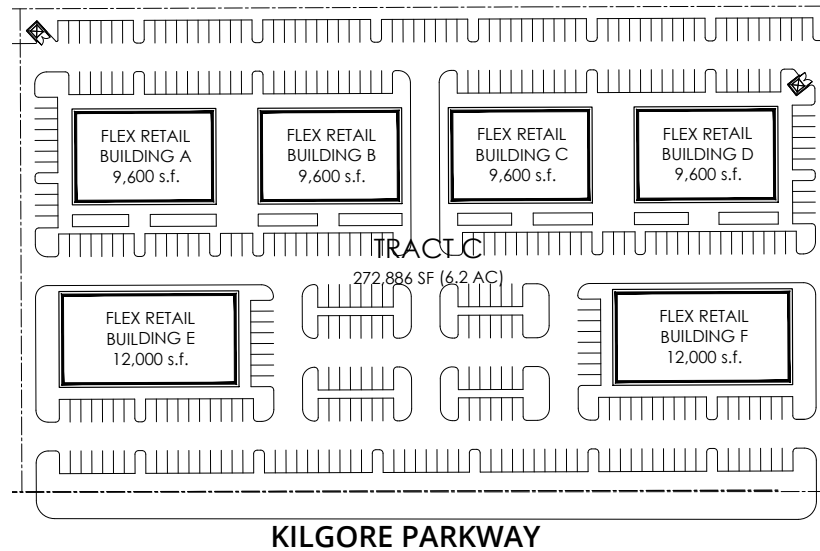
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FOR LEASE/SALE/BUILD TO SUIT

PRE-LEASING RETAIL

- Large Hwy 146 Signage
- High exposure with strong access
- Drive-thru available for corner retail building
- Pad sites available



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INFORMATION ABOUT BROKERS 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.

Criss Cross Commercial Group	9007652	info@crisscrosscg.com	713.956.6625
LICENSED BROKER/BROKER FIRM NAME OR PRIMARY ASSUMED BUSINESS NAME	LICENSE NO.	EMAIL	PHONE
Maxine Parappilly	576981	kmaxine@gmail.com	281.748.5721
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
LICENSED SUPERVISOR OF SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE

BUYER/TENANT/SELLER/LANDLORD INITIALS

DATE