

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

1301 Memorial Dr, Baytown, TX 77520

FOR SALE: \$2,375,000



INCOME PROPERTY | 28,700 SF | 3.30 ACRES | SINGLE STORY

CONTACTS

State Broker:

BRIAN BROCKMAN – BROKER

License #: 701472

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BellCornerstone

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OFFERING MEMORANDUM

1301 MEMORIAL DR

Baytown, TX 77520

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

1301 MEMORIAL DR

Baytown, TX 77520

1301 Memorial Drive is a steel framed 28,700 SF office/warehouse building originally constructed in 1965. The metal covered building has since been renovated several times, most recently in 2009.

The property is currently 100% occupied by four tenants, headlined by the Baytown Sun. Up to 10,500 SF could be given to a user-buyer. The building is situated on a 3.30-acre site and is not located within a FEMA flood zone.



MARKET OVERVIEW

Baytown, TX

Baytown, Texas, located on the northeastern shore of Galveston Bay and the Houston Ship Channel, is a vibrant industrial hub within the Greater Houston metropolitan area. The city's economy is anchored by the petrochemical industry, with major employers like ExxonMobil, Chevron Phillips Chemical, and Covestro operating large-scale refining and chemical manufacturing facilities. Baytown's strategic location near the Gulf of Mexico and its proximity to key transportation corridors, including Interstate 10 and the Port of Houston, make it a vital center for logistics, energy production, and industrial growth. Culturally, Baytown blends its industrial heritage with rich community traditions and outdoor recreation. The city hosts annual events such as the Baytown Nurture Nature Festival and the Grito Fest, celebrating environmental awareness and Hispanic heritage, respectively. Baytown also offers cultural experiences through the Lee College Performing Arts Center and the Baytown Little Theater, reflecting a commitment to arts and education. Surrounded by natural attractions like the Baytown Nature Center and the San Jacinto Battleground, Baytown offers residents and visitors opportunities for fishing, birdwatching, and hiking. Its coastal setting, industrial strength, and growing cultural scene make Baytown a dynamic community balancing economic vitality with quality of life.



POPULATION

Baytown
84,067

State: Texas 30.5 Million

MEDIAN AGE

Baytown
33.9 Years

State: Texas 35.2 Years

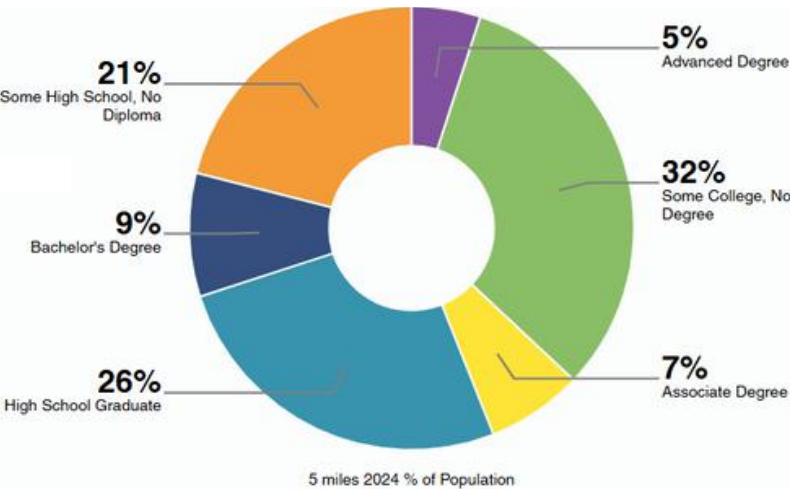
MEDIAN HOUSEHOLD INCOME

Baytown
\$30,749

State: Texas \$72,284

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



2024 STATISTICS

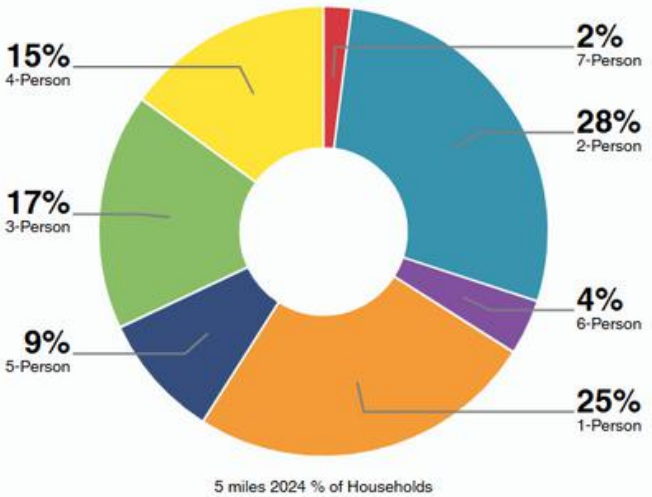
	2 Mile	5 Mile	10 Mile
Population 2024	41,767	93,924	223,654
Total Households	14,861	32,878	76,557
Avg Household Size	2.7	2.8	2.9
Avg Household Income	\$63,622	\$70,540	\$88,859

ECONOMIC INDICATORS

4.5% Baytown Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS

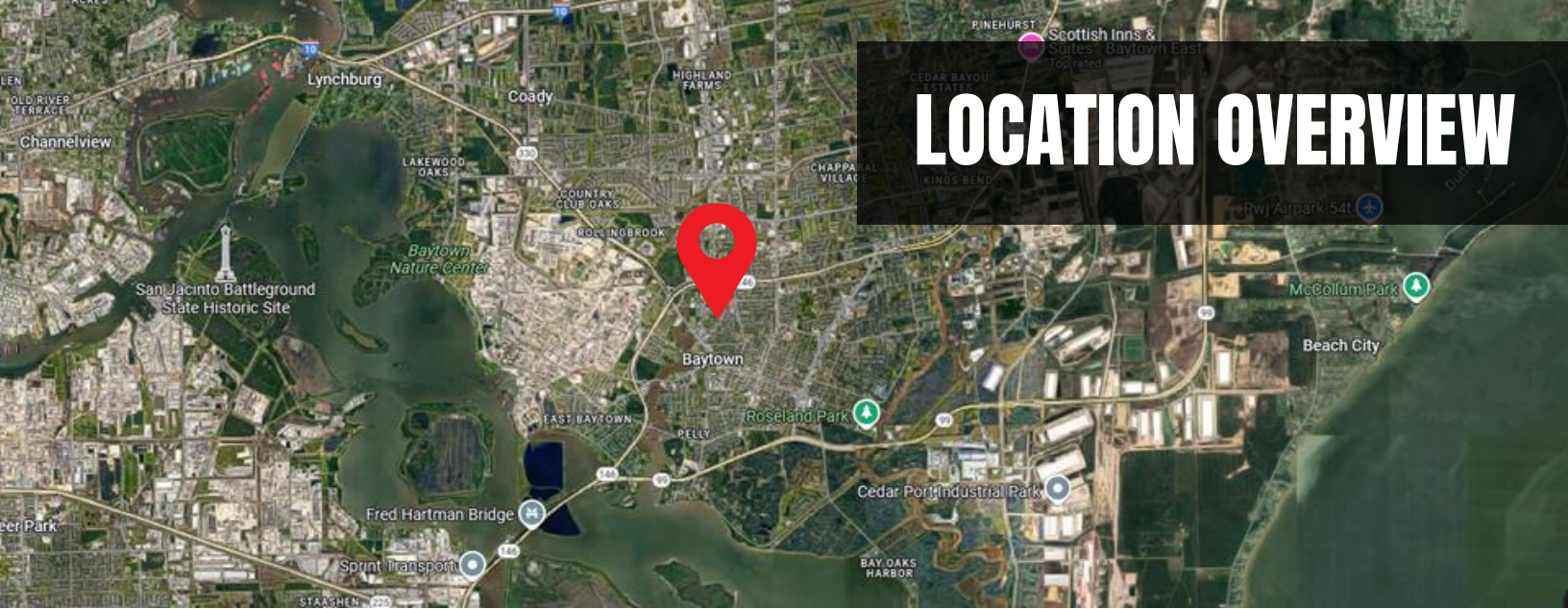


Baytown
30,749

State: Texas 10.49 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 10 (I-10): This major east-west corridor runs through the northern part of Baytown, connecting it to Houston to the west and Beaumont and Louisiana to the east. I-10 is a key route for regional and cross-country travel.

State Highway 146 (SH 146): Running north-south through Baytown, SH 146 connects the city to La Porte and Kemah to the south and Mont Belvieu to the north. Recent expansions have improved traffic flow and freight transport efficiency.

State Highway 330 (SH 330): This spur connects SH 146 directly to I-10, providing a quick route for commuters and freight traffic between Baytown and Houston.

Fred Hartman Bridge: Carrying SH 146 over the Houston Ship Channel, this iconic bridge links Baytown to La Porte, supporting industrial traffic and improving access to the Port of Houston.

FM 565 and FM 1405: These farm-to-market roads enhance local access to industrial areas and connect with major highways, supporting logistics and commuter routes.



AIRPORT PROXIMITY

William P. Hobby Airport (HOU): Located approximately 28 miles from Baytown, HOU offers domestic flights and is a convenient option for travelers.

George Bush Intercontinental Airport (IAH): Situated about 36 miles from Baytown, IAH provides both international and domestic flights, serving as a major hub in the region.

Baytown Airport (HPY): This public-use airport is located 3 miles north of Baytown's central business district. It features a single asphalt runway (14/32) measuring 4,334 feet in length. The airport accommodates general aviation activities and has facilities for based aircraft.

RWJ Airpark (54T): Located approximately 7 miles east of Baytown in Beach City, Texas, RWJ Airpark is a public-use airport featuring two runways: an asphalt runway (8/26) measuring 5,035 feet and a turf runway (14/32) measuring 3,500 feet. The airpark supports general aviation operations and houses multiple based aircraft.

SITE OVERVIEW

SITE

Property Type:	Office/Warehouse
Building Class:	Class B
Year Built/Renovated:	1965, 2009
Building SF:	28,700
	Office Space: 5,100
Floors:	1
Ceiling Height:	18'
Acres:	3.30
Parking:	42 Surface Spaces
Docks:	1 External
Drive Ins:	3

OPERATING EXPENSES (2025)

Taxes	\$1,371.81
Electric	\$12,000.00
Gas	\$480.00
Water & Sewer	\$3,300.00
Security Lighting	\$3,480.00
Garbage	\$2,412.00

TOTALS	\$21,672.00
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EXISTING TENANCY & INCOME

Unit A: 10,500 SF (<i>current owner, potential leaseback</i>)	
Unit B+C: 11,050 SF	\$77,126.00
Unit D: 2,250 SF	\$4,050.00
Unit E: 4,900 SF	\$36,000.00

TOTALS	\$117,176.00
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PARCEL MAP

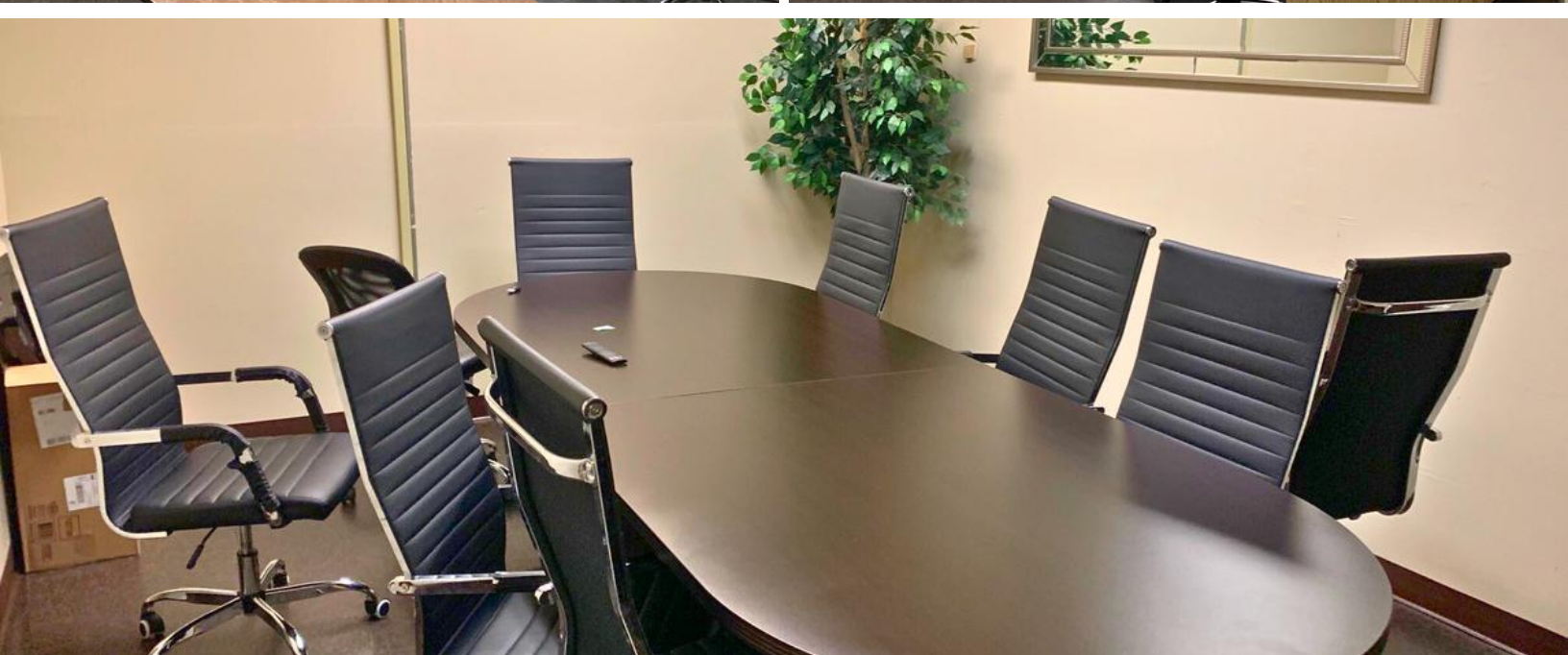


ZONING: GC GENERAL COMMERCIAL

The purpose of the General Commercial (GC) district is to provide for commercial developments that are typically 3 acres or larger depending on the character of the site, including surrounding land uses and the design and intensity of the site. This designation is for properties in commercial retail, office and service uses primarily along portions of major roadway corridors within the community for high visibility and accessibility.

FLOOR PLAN









5X TOP SALES
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BROKER

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Commercial Real Estate

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2022 2023

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Bang Realty-Texas, Inc	9007017	bor@bangrealty.com	513-898-1551
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Brian Brockman	701472	brian@bangrealty.com	513-898-1551
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