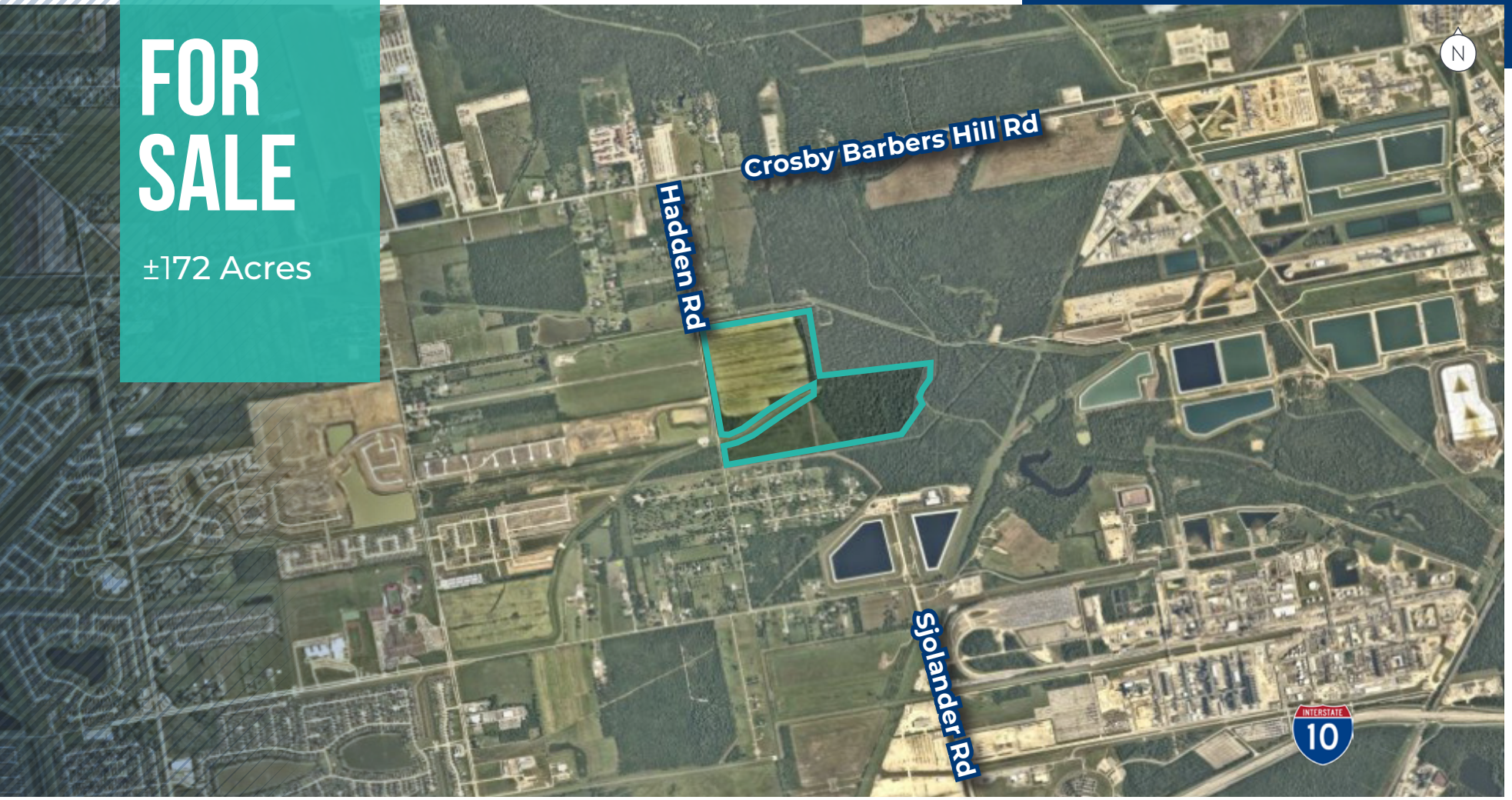
FOR SALE

±172 Acres



Hadden Rd, Baytown, TX 77521

Colliers

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PROPERTY OVERVIEW

Colliers is pleased to offer qualified developers and builders the opportunity to acquire ±172 acres of land located on Hadden Road in the City of Baytown's ETJ. There are nearby MUD's as well as nearby City Service. The site is ideal for single-family development, or downstream energy site. The site is located in Goose Creek Consolidated ISD. There are a few pipelines on the southern border as well as one to the north per Landvision. The site is in the floodplain at varying levels of 100 and 500 year. Ellis Branch creek goes through the site providing a nice outfall. The site is surrounded by new development including Lennar, CastleRock and Dr Horton.



SITE INFORMATION

SIZE	±172 acres
ADDRESS	Hadden Rd
CITY, STATE, ZIP	Baytown, TX 77521
COUNTY	Harris
APN	R46427
SCHOOL DISTRICT	Goose Creek CISD
UTILITIES	Nearby MUD or City of Baytown
FLOODPLAIN	100-year & partial 500-year
LOCATION	29.838803, -94.951890
IDEAL USE	Single-family, industrial or special use

2025 TAX RATES

016 - GOOSE CREEK CISD	$1.0700
040 - HARRIS COUNTY	$0.3810
041 - HARRIS CO FLOOD CNTRL	$0.0497
042 - PORT OF HOUSTON AUTHY	$0.0059
043 - HARRIS CO HOSP DIST	$0.1876
044 - HARRIS CO EDUC DEPT	$0.0048
046 - LEE JR COLLEGE DIST	$0.1871
664 - HC EMERG SRV DIST 75	$0.1000
TOTAL	**$1.9860**

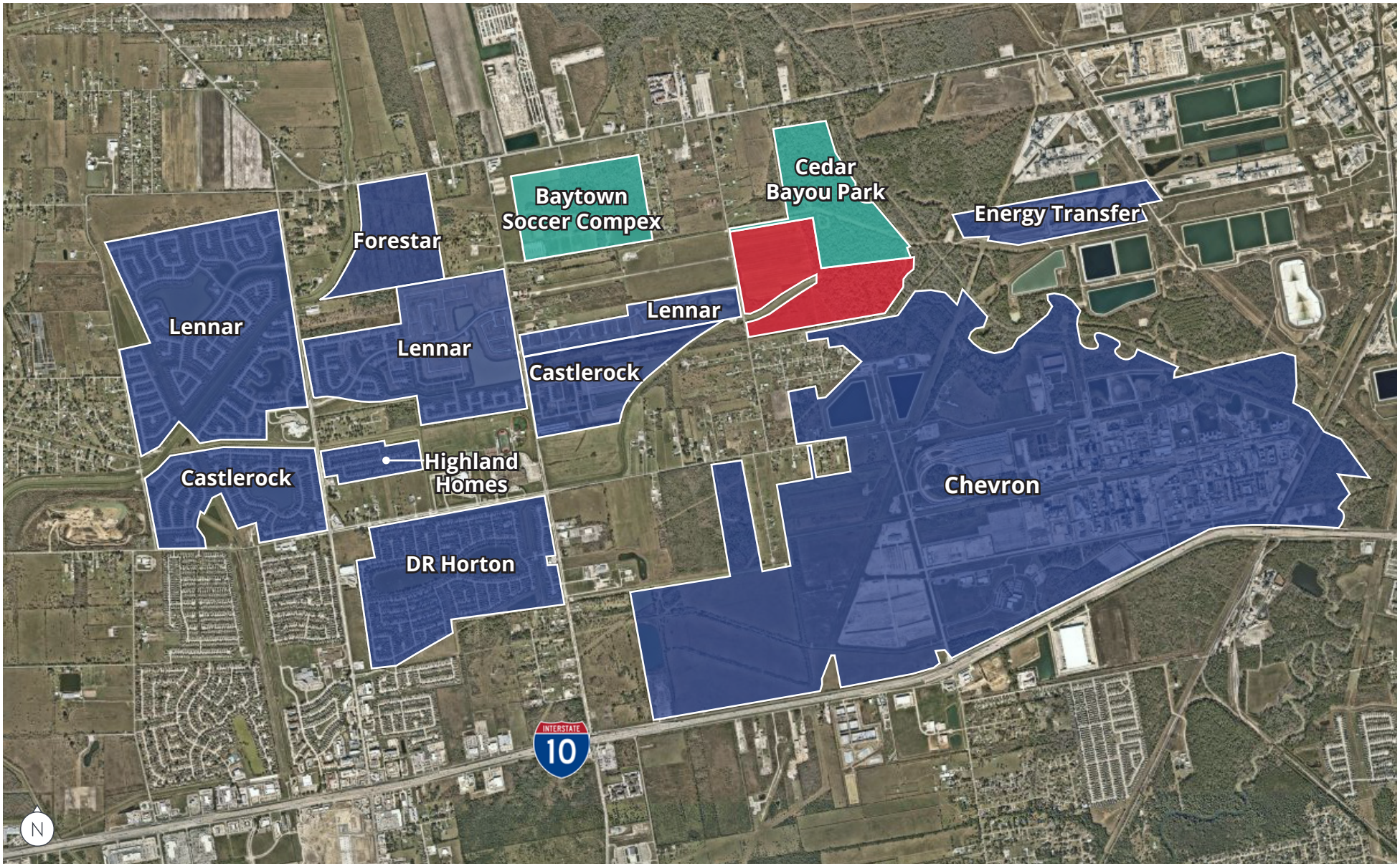
PROPERTY AERIAL

0 Hadden Rd
Baytown, TX 77521



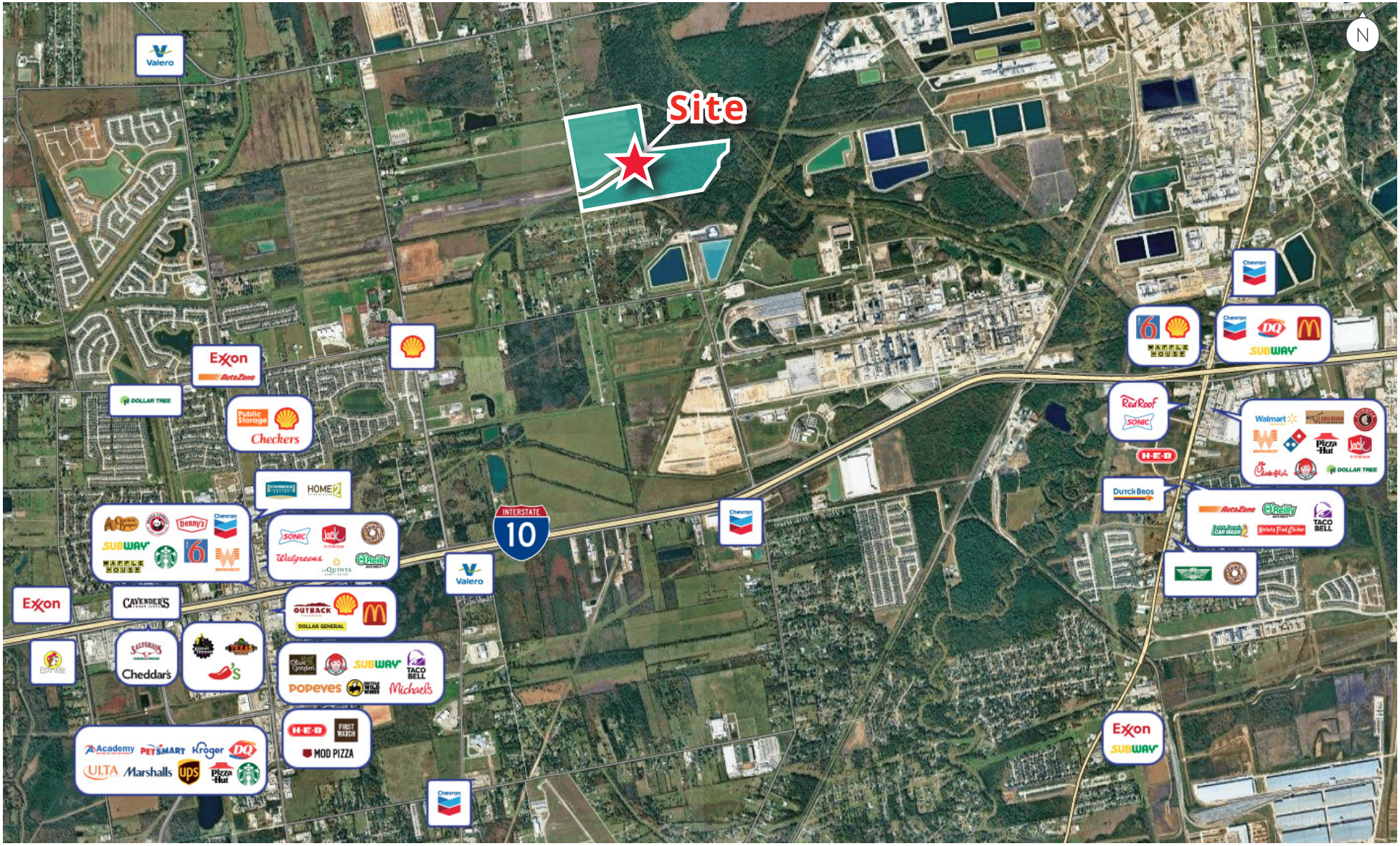
AREA DEVELOPMENT

0 Hadden Rd
Baytown, TX 77521

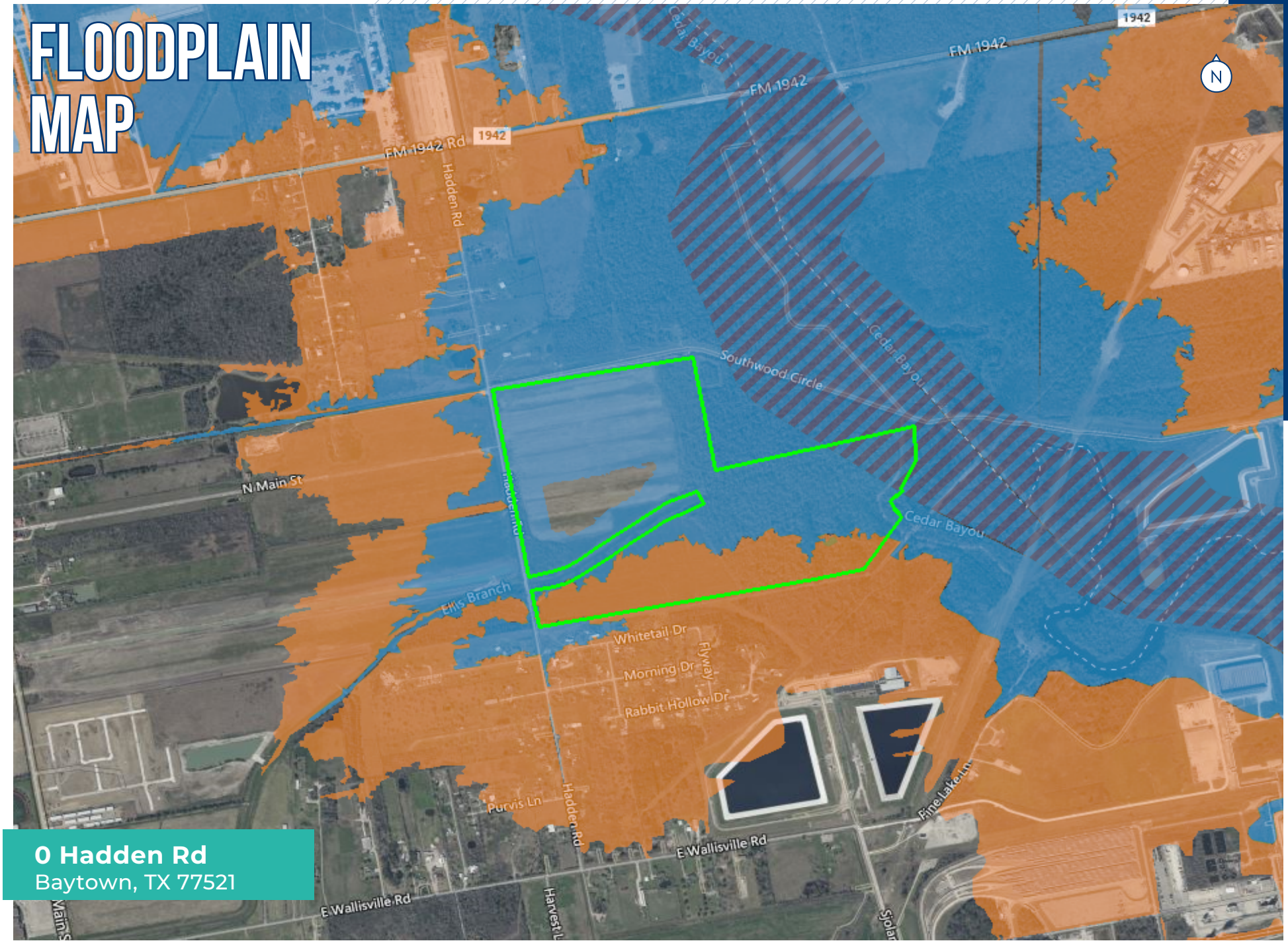


AREA RETAIL DEVELOPMENT

0 Hadden Rd
Baytown, TX 77521



FLOODPLAIN MAP



0 Hadden Rd
Baytown, TX 77521

PIPELINE MAP



0 Hadden Rd
Baytown, TX 77521

MARKET OVERVIEW

9090-9580 Hadden Rd, Baytown, Texas, 77521
5 mile radius

Household & population characteristics

$91,438
Median household income

$282,078
Median home value

72.5%
Owner occupied housing units

34.0
Median age

50.1%
Female population

53.7%
% Married (age 15 or older)

Annual lifestyle spending

$3,391
Travel

$39
Tickets to Movies

$104
Theatre/Operas/ Concerts

$97
Admission to Sports Events

$10
Online Gaming Services

Households & population

56,187
Current total population

59,172
5 Year total population

18,530
Current total households

19,759
5 year total households

Education

14%
No high school diploma

29%
High school graduate

35%
Some college

22%
Bachelor's/graduate/prof degree

Annual household spending

$2,432
Apparel & Services

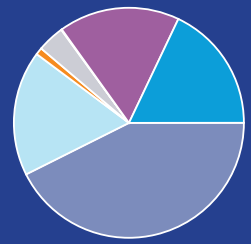
$224
Computers & Hardware

$4,099
Eating Out

$7,138
Groceries

$7,451
Health Care

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business

1,311
Total businesses

16,955
Total employees

Employment

59%
White collar

30%
Blue collar

11%
Services

5.3%
Unemployment rate

Colliers

Accelerating success.

For more information, contact:

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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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Email	Phone
Harrison Kane	644073
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Buyer/Tenant/Seller/Landlord Initials		Date