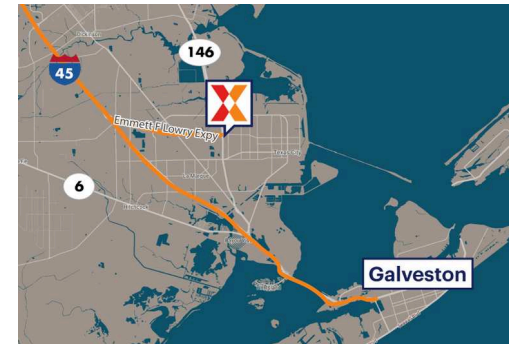




Houston-The Woodlands-Sugar Land, TX
TEXAS CITY BAY

29.394063, -94.948461
 3401-3567 Palmer Highway | Texas City, TX 77590

CENTER SIZE: 224,514 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	5,370	44,405	65,478
🏠	2,110	16,499	24,695
💰	\$50,339	\$60,368	\$64,845

Retail space for lease located at the SE Corner of Hwy 146 (26,000 VPD) and Palmer Highway (30,000VPD) 30 miles SE of Houston and 10 miles North of Galveston

This intersection draws daily needs shoppers from more than 6 miles, Kroger draws 21,000+ customers/week

Strong daytime demographics with more than 44,000+ ppl within 3 miles

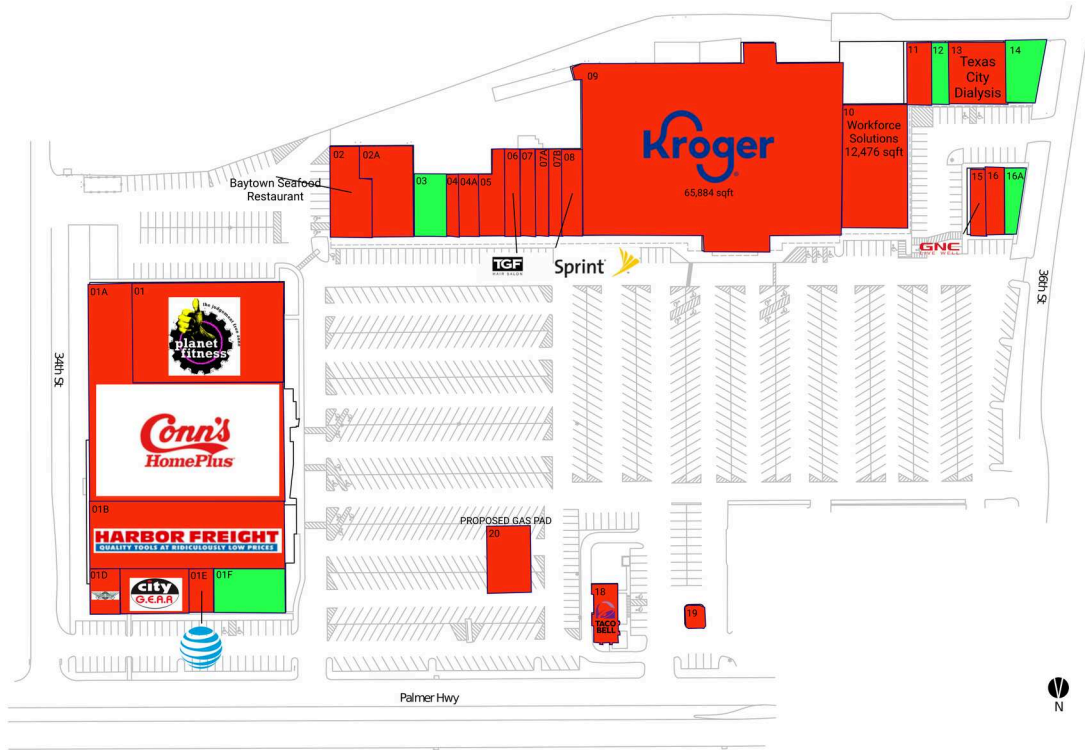
Port of Texas City is the 8th largest (of 153 ports) in the U.S. and 3rd largest in TX

The Marathon Oil facility in Texas City is the third largest oil refinery in the U.S., employing over 2,000 people, and producing roughly 4% of the country's gasoline needs everyday

Retail shop space and pop-up shop locations available facing Palmer Highway

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AVAILABLE SPACE

01F	4,303 SF
03	2,950 SF
12	1,587 SF
14	3,407 SF
16A	1,839 SF

CURRENT RETAILERS

N.A.P.	Shell Gas Station	22,233 SF
01	Planet Fitness	41,927 SF
01A	Conn's	18,940 SF
01B	Harbor Freight Tools	4,250 SF
01C	City Gear	1,750 SF
01D	Wingstop	1,500 SF
01E	AT&T	5,142 SF
02	Baytown Seafood Restaurant	5,858 SF
02A	Gus' Restaurant	1,125 SF
04	Antonini's Subs	1,875 SF
04A	Nasa Liquor	2,850 SF
05	Quarter To Ten	1,984 SF
06	TGF Haircutters	1,890 SF
07	Check 'n Go	1,705 SF
07A	Crown Dental	1,705 SF
07B	My Nails	2,625 SF
08	Sprint	65,884 SF
09	Kroger	12,476 SF
10	Workforce Solutions	2,275 SF
11	Texas Dancin' Divas	5,350 SF
13	Texas City Dialysis	1,582 SF
15	GNC	1,582 SF
16	World Finance Corporation of Texas City	2,162 SF
18	Taco Bell	672 SF
19	Tobacco Stop	
20	Proposed Fuel	

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