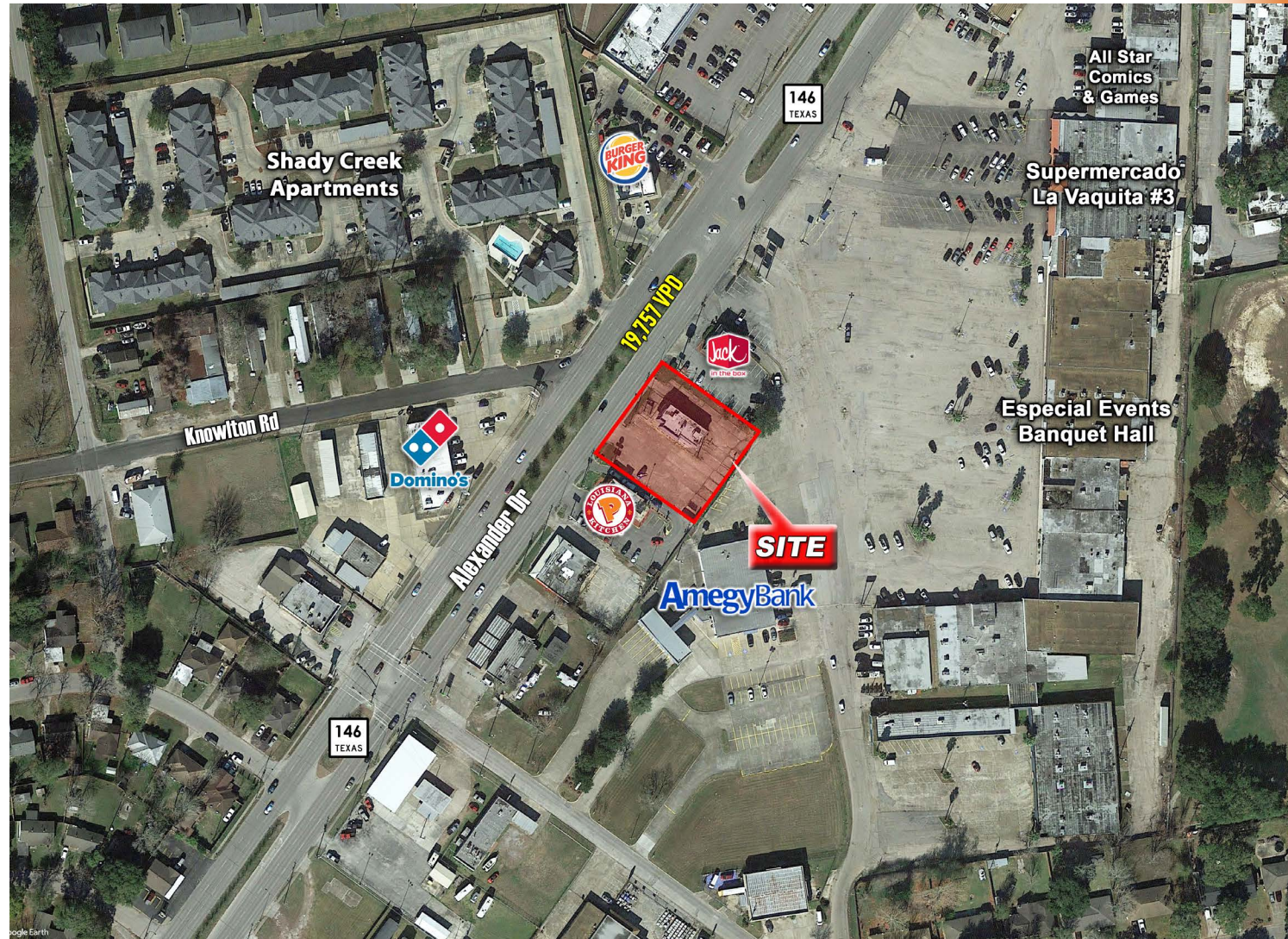
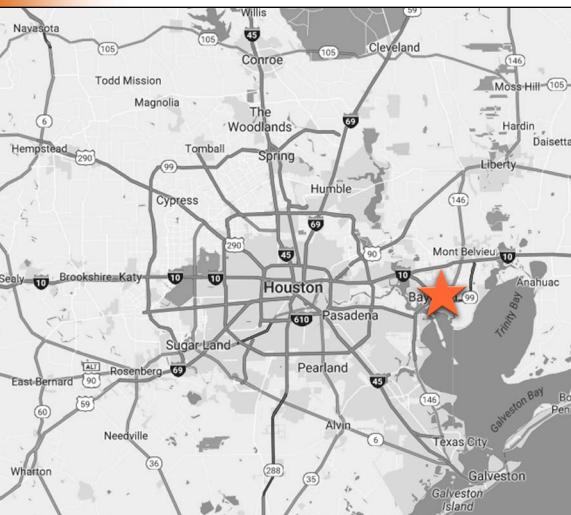


# FREESTANDING BUILDING

## 2206 N ALEXANDER DR, BAYTOWN, TEXAS 77520

### PROPERTY INFORMATION:

- 1,800 SF freestanding building with drive thru sitting on .52 AC of land
- 2nd generation restaurant with vent hood and grease trap
- Situated between Popeye's and Jack in the Box, across from Burger King
- South of Houston Methodist San Jacinto Hospital
- Base Rent: \$4,800/mo  
Property Taxes: \$775/mo



**Jolie Duhon**  
**225-281-6246**

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

### Traffic Counts:

#### Alexander Ave:

19,757 VPD

#### TX Hwy 146:

44,942 VPD

(TXDOT 2017)



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# FREESTANDING BUILDING

2206 N ALEXANDER DR, BAYTOWN, TEXAS 77520

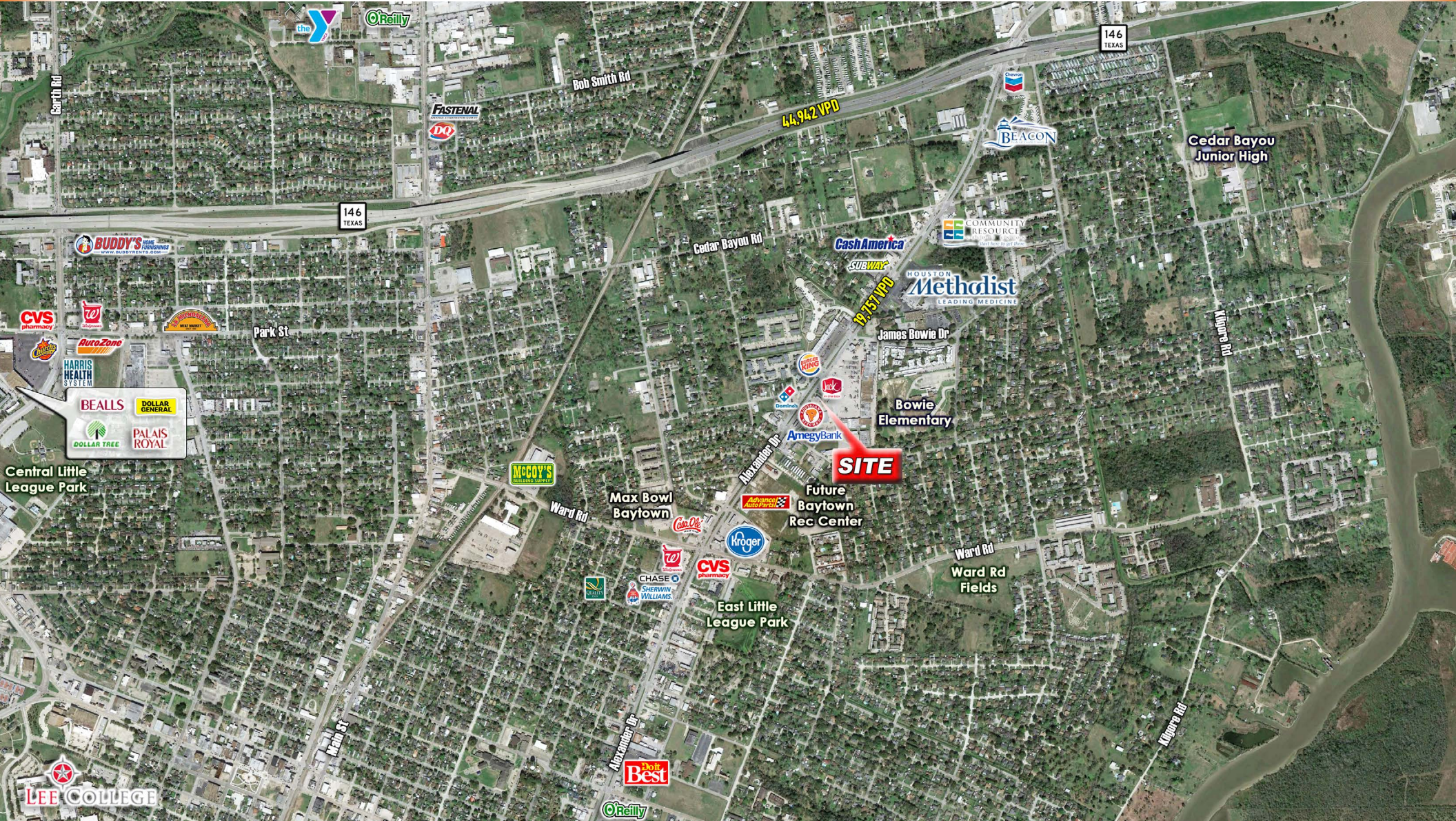


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# FREESTANDING BUILDING

## 2206 N ALEXANDER DR, BAYTOWN, TEXAS 77520



### 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

**Jolie Duhon**  
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