

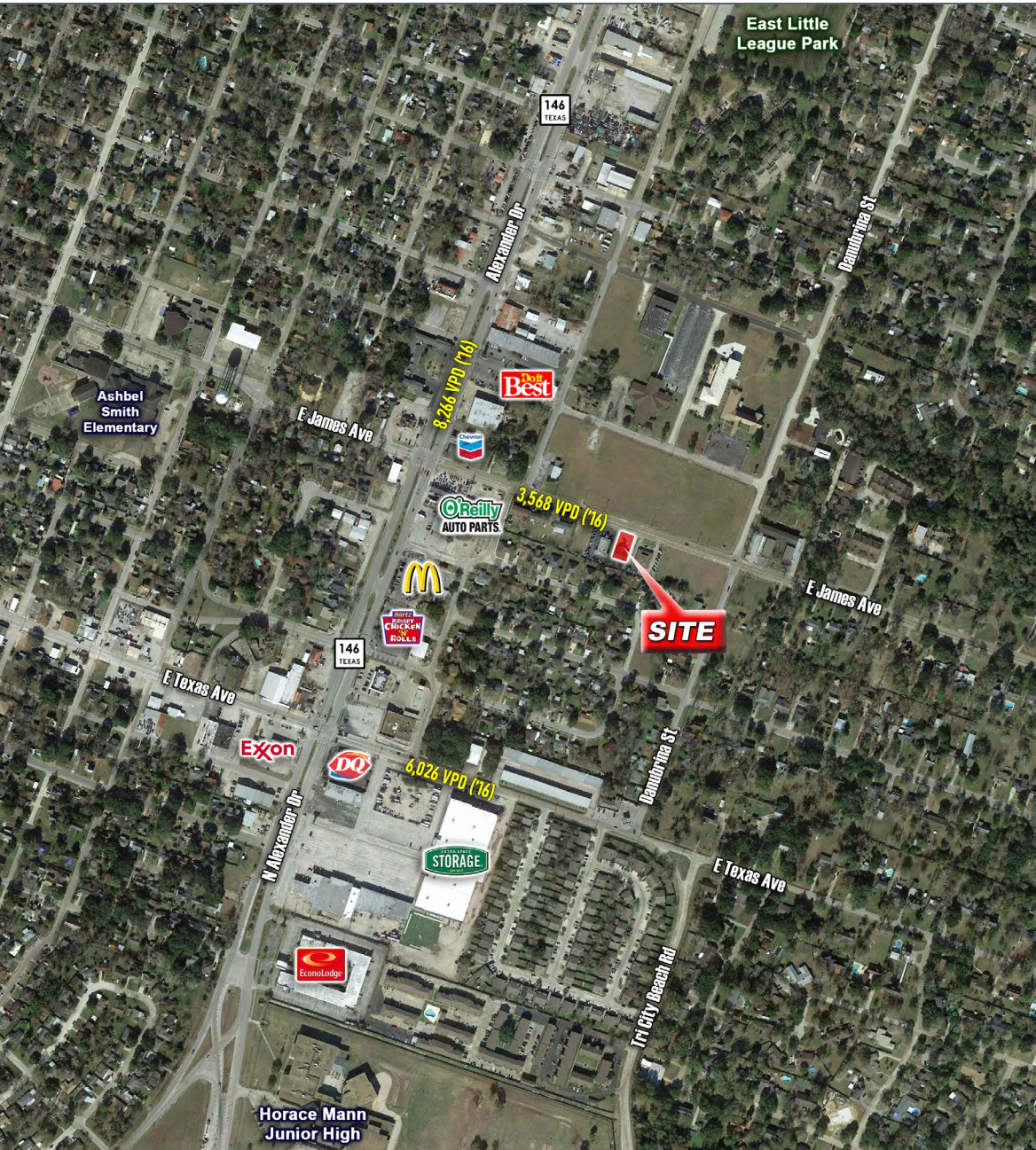


Medical/Dental/Office Building for Sale

1107 E James Street | Baytown, Texas 77520

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Property Highlights:

- Approximately 2,770 SF Freestanding Building
- Great for Dental/Medical Practice
- Second Generation Dental Office
- Highly Visible
- Easily Accessible
- Pylon Sign
- Call for Pricing

Traffic Counts:

E James Ave: 3,568 VPD (TXDOT 2016)

N Alexander Dr: 8,266 VPD (TXDOT 2016)

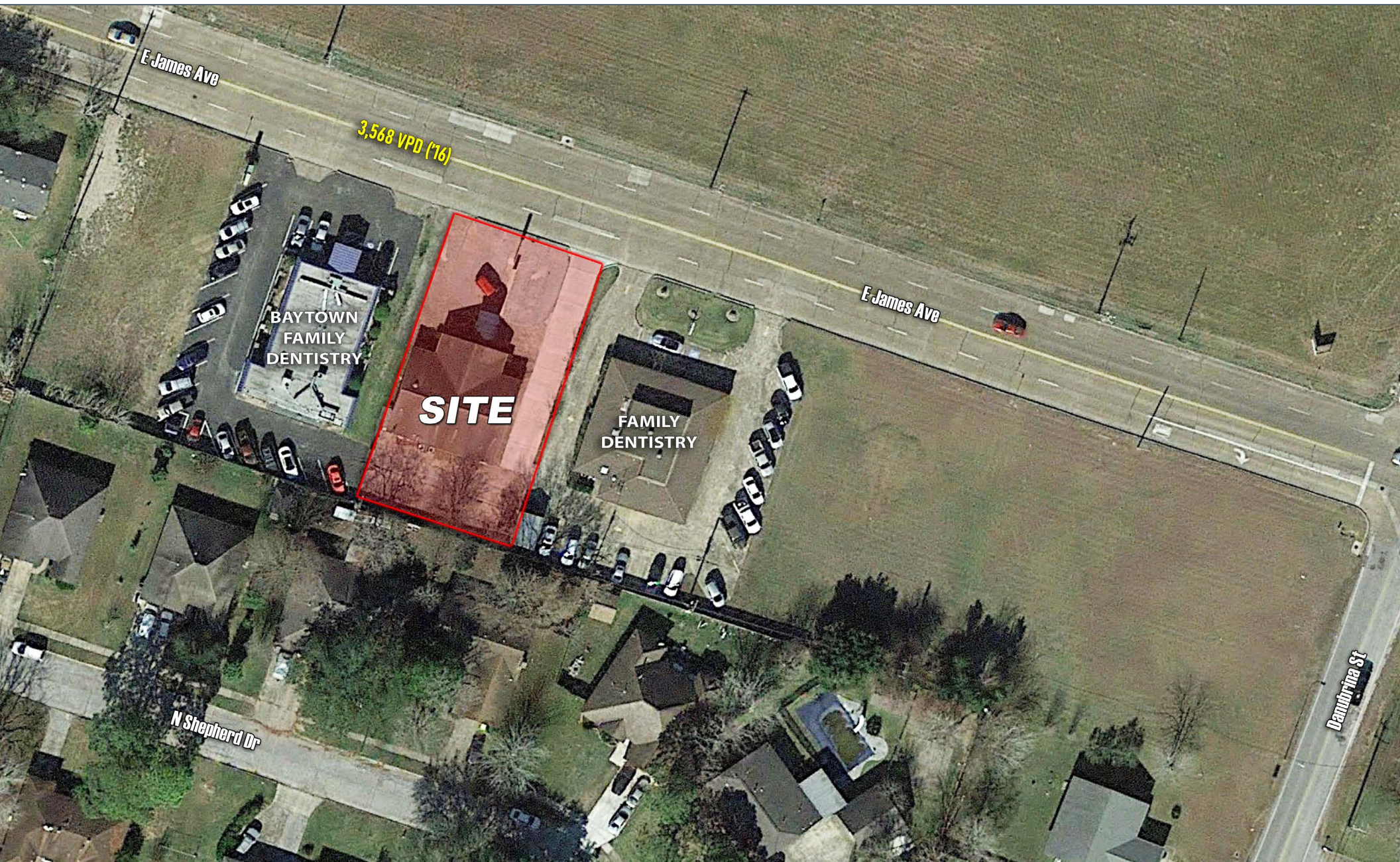
E Texas Ave: 6,026 VPD (TXDOT 2016)

Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	13,577	51,478	75,236
Total Households	4,488	17,460	25,995
Daytime Population	10,728	50,206	77,957
Avg Household Income	\$63,939	\$61,173	\$68,978

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