

FOR SALE

4950 E Chase st Baytown Tx, 77521

0.8648 Acres



An exceptional opportunity to acquire *0.8648 acres of unrestricted land* in a rapidly growing industrial-commercial hub of Baytown, TX. This cleared and level tract comes with approved site plans for an office/warehouse — making it ideal for owner-users, developers, or investors looking for a plug-and-play build site.



ArchPoint
REALTY

SAQIB ALI
281-323-3680

alisaqib@outlook.com

15110 Mintz Lane Houston Tx, 77014

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0.8648 Acres



PROPERTY HIGHLIGHTS

Lot Size: 0.8648 acres (approx. 37,667 SF)

Zoning: Unrestricted – No zoning limitations

Site Plans: Approved for office/warehouse development

Topography: Cleared, level, ready for immediate construction

Accessibility: Direct access via East Chase St

Flood Zone: Outside FEMA floodplain

STRATEGIC LOCATION

*Centrally located in Baytown's industrial corridor
Close to Garth Rd, Spur 330, I-10, and Hwy 146
Surrounded by thriving logistics, petrochemical,
and light industrial development
Easy access to Port of Houston, ExxonMobil
Baytown Complex, and the broader Houston
region*



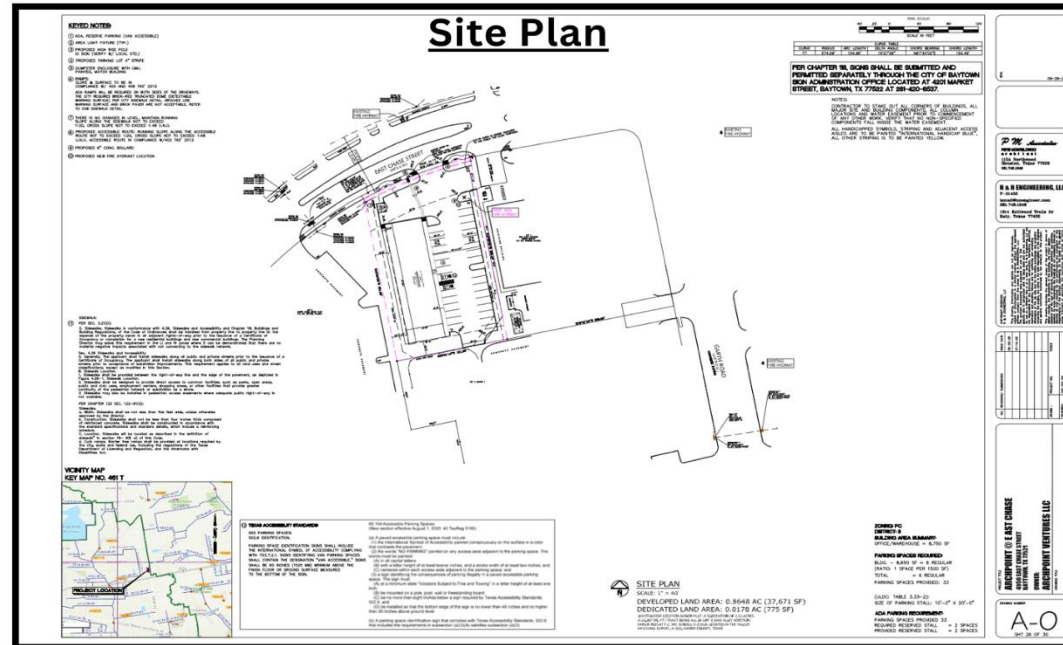
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Site Plan



**Build Your Office/Warehouse Today
– Plans Approved**

- **Prime Location:** Directly adjacent to WhiteWater Express Car Wash and Circle K
- **High Traffic Area:** Strong vehicle flow from car wash and fuel station
- **Excellent Visibility:** Great frontage and signage potential on East Chase
- **Easy Access:** Convenient ingress/egress from main road



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INVESTMENT VALUE

*Build-Ready: Save time
with approved plans
Growing Area: Baytown
is experiencing rapid
commercial and
industrial growth
Flexible Use: Ideal for
build-to-suit, lease-up,
or resale*

DEVELOPMENT POTENTIAL

Ideal for:

- *Contractors or trades
businesses
- *Light manufacturing or
distribution
- *Equipment storage
Showroom with
warehouse
- *Owner-occupant users

**UNRESTRICTED + SITE-APPROVED –
Prime Baytown Commercial Lot**



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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.

2-10-2025



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. **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.

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.

Saqib Ali	623765	alisaqib@outlook.com	281-323-3680
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
NA	NA	NA	NA
Designated Broker of Firm	License No.	Email	Phone
NA	NA	NA	NA
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
NA	NA	NA	NA
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date