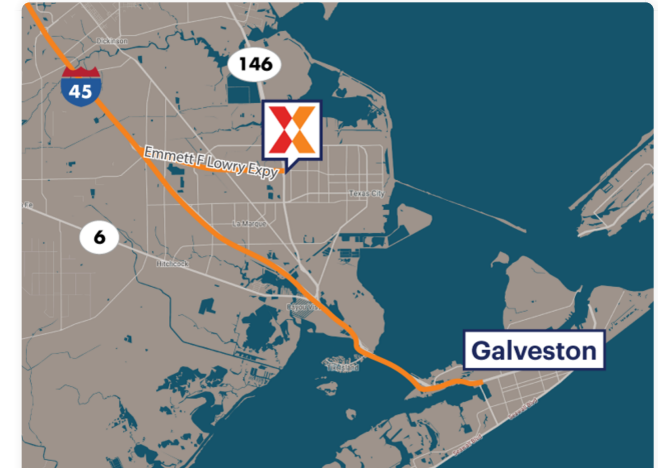


Texas City Bay

3401-3567 Palmer Highway | Texas City, TX 77590

Galveston County | Houston-Pasadena-The Woodlands, TX | 224,884 Sq Ft

29.3941, -94.9488



Demographics	1 Mile	3 Miles	5 Miles
Population	5,640	45,874	70,968
Daytime Pop.	7,577	38,440	63,512
Households	2,350	17,263	27,177
Income	\$59,701	\$85,876	\$91,732

Source: Synergos Technologies, Inc. 2024

Kroger-anchored center with top national brands including Burlington, Harbor Freight, Planet Fitness & Five Below

High visibility from 29K+ vehicles daily on Palmer Hwy and 19K+ vehicles daily on Hwy 146 (Kalibrate 2020, 2022)

Located within 3 miles of Marathon Texas City Refinery, the third largest oil refinery in the U.S., with 1.5K+ employees (Marathon 2026)

Port of Texas City is the 15th largest port in the U.S. and 4th largest in TX (POTC 2025)

Center located 30 miles SE of Houston and 10 miles North of Galveston



