Texas City Bay

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

3401-3567 Palmer Highway | Texas City, TX 77590

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



Gabby Williams 713.660.4303 Gabby.Williams@brixmor.com

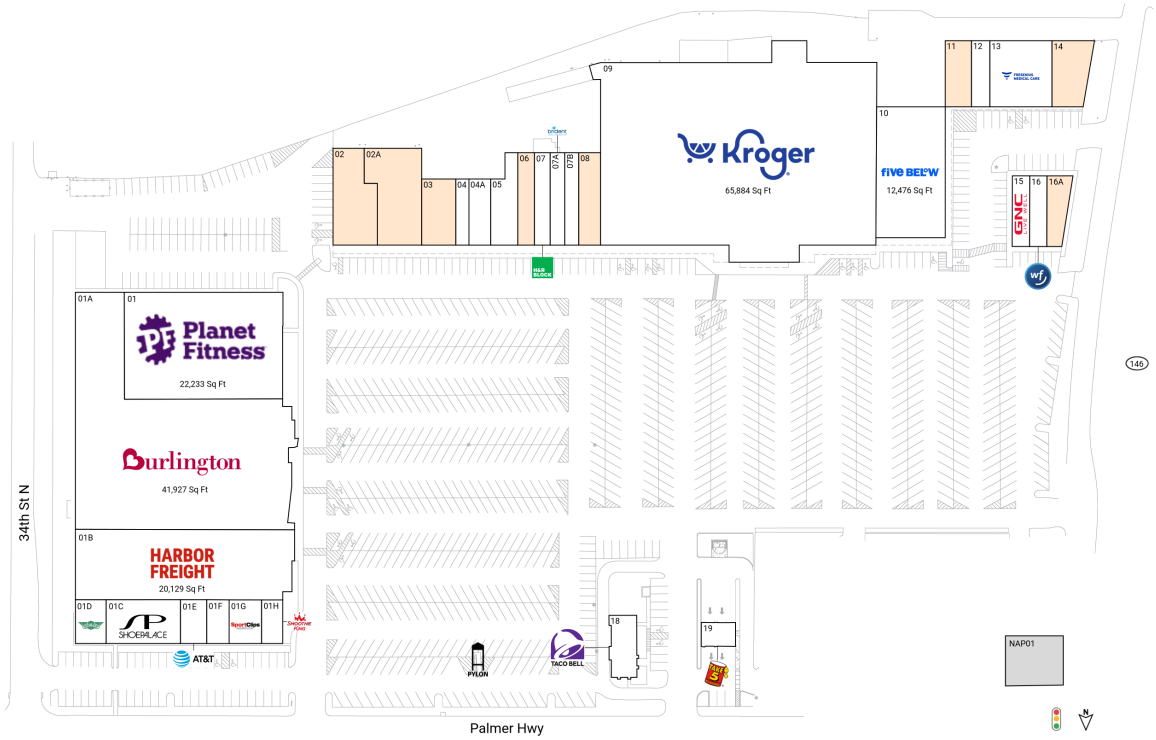
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Available Spaces

02	11,000 Sq Ft		08	2,625 Sq Ft	360°
02A	5,858 Sq Ft	360°	11	2,275 Sq Ft	360°
03	2,950 Sq Ft	360°	14	3,407 Sq Ft	360°
06	1,984 Sq Ft	360°	16A	1,839 Sq Ft	360°

Current Tenants

Space size listed in square feet

01	Planet Fitness	22,233
01A	Burlington	41,927
01B	Harbor Freight Tools	20,129
01C	Shoe Palace	4,250
01D	Wingstop	1,750
01E	AT&T	1,500
01F	Lia's Jewelry	1,200
01G	Sport Clips	1,823
01H	Smoothie King	1,200
04	Antonini's Subs	1,125
04A	Nasa Liquor	1,875
05	Quarter To Ten	2,850
07	H&R Block	1,890
07A	Brident	1,705
07B	My Nails	1,705
09	Kroger	65,884
10	Five Below	12,476
12	Pearland's Innovative School	1,587
13	Fresenius Medical Care North America	5,350
15	GNC	1,582
16	World Finance	1,582
18	Taco Bell	2,162
19	Take 5 Oil Change	1,019
NAP01	Shell Gas Station	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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