

1024 Decker Drive Sales Opportunity

Premium Commercial property positioned at the epicenter of Baytown's \$75 million ExxonMobil Events Center development with exceptional growth potential.

By Baytown Commercial Real Estate Specialists

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Decker Drive Corridor Development Division



Contents

01. Decker Drive Location Analysis

Strategic positioning analysis of 1020/1024 Decker Drive in relation to major developments and traffic patterns.

02. ExxonMobil Events Center Impact

\$75 million sports complex development impact on surrounding commercial property values and traffic generation.

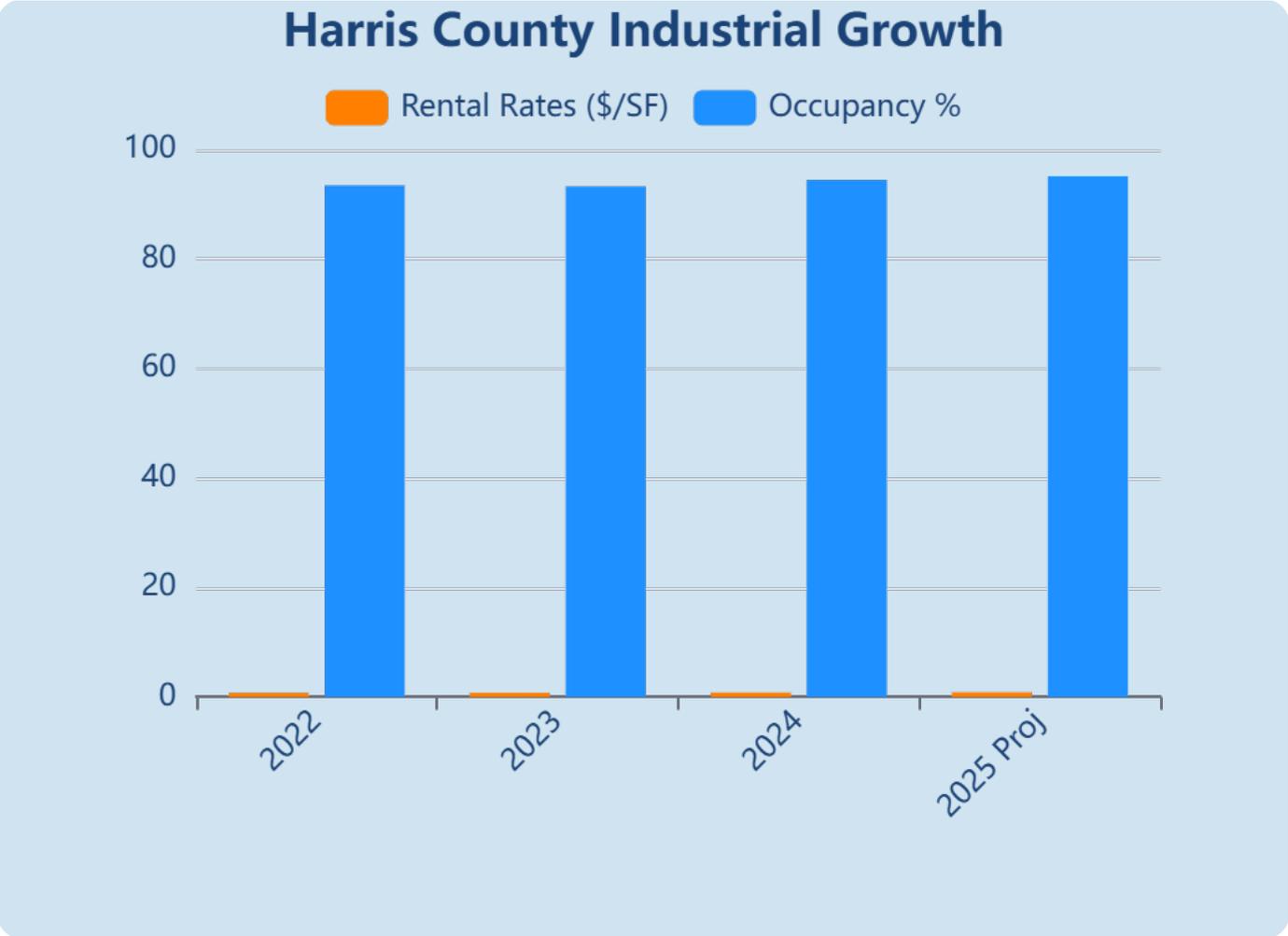
03. \$1.3M Investment Opportunity

Financial analysis, ROI projections, and competitive positioning for the Decker Drive property listing.

04. Baytown Growth Trajectory

Economic development trends, population growth, and infrastructure improvements driving long-term value appreciation.

Baytown Commercial Market Overview



Industrial Market Strength

Harris County industrial rental rates reached record high \$0.81/SF in Q1 2025, up 5.2% year-over-year.



Baytown Economic Growth

\$1.3 billion in capital projects announced for 2024, creating 900+ new jobs in the region.

1024 Decker Drive



Decker Drive Corridor Strategic Advantages

97K+

Daily I-10 Traffic

\$75M

Events Center Investment

7,000

ExxonMobil Employees

50K+

Annual Event Visitors

Prime Intersection Location

1024 Decker Drive sits at the intersection of major traffic arteries with direct access to I-10 and proximity to Market Street corridor.

- Less than 0.5 miles from Decker-Market Street intersection.
- Direct access to I-10 with 97,000+ daily vehicle count.

Central location within ExxonMobil's 3,400-acre industrial complex.

Events Center Proximity Benefits

The \$75 million ExxonMobil Baytown Events Center at Decker Drive and Market Street will generate substantial Commercial activity.

- Youth sports tournaments attracting regional visitors year-round.
- Corporate conferences and entertainment events programming.
- Expected 50,000+ annual visitors requiring commercial services.

Development Growth Momentum

Baytown's strategic infrastructure investments and industrial expansion create sustained demand for Commercial properties.

- Market Street Corridor reconstruction project enhancing accessibility.
- Arts District development driving cultural and Commercial growth.
- Traffic circle improvements at Texas-Decker-Market intersection.

ExxonMobil Events Center Development Impact

Transformative \$75 Million Investment

The ExxonMobil Baytown Events Center represents the largest single commercial development investment in Baytown's recent history. Located at Decker Drive and Market Street, this sports and entertainment venue will fundamentally change traffic patterns and commercial demand in the immediate area surrounding our 1024 Decker Drive property.



Year-Round Activity Generator

Youth sports tournaments, corporate conferences, concerts, and educational programs will create consistent foot traffic and commercial service demand throughout the year.



Property Value Catalyst

Similar sports complexes nationwide have generated 15-25% increases in surrounding commercial property values within a 1-mile radius of development.



Stadium	Metro area	Sport(s)	Cost per year
Crypto.com Arena	Los Angeles		\$35M
Scotiabank Arena	Toronto		32
SoFi Stadium	Los Angeles		31.3
Allegiant Stadium	Las Vegas		25
MetLife Stadium	New York City		20
Citi Field	New York City		20
Chase Center	San Francisco		20
AT&T Stadium	Dallas		19
UBS Arena	New York City		17.5

Note: Costs are based on maximum figures reported by news organizations and were

1024 Decker Drive Investment Analysis

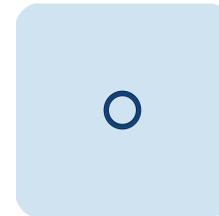
Strategic Location Strengths

Prime Decker Drive frontage, I-10 accessibility, ExxonMobil proximity, and Events Center synergy creating exceptional visibility and traffic flow.



Market Risk Factors

Construction phase disruptions, economic cycles affecting industrial sector, and competition from future commercial developments in the corridor.



Current Market Considerations

Industrial corridor positioning, limited immediate retail competition, and development timing coordination with Events Center construction phase.

Exceptional Growth Opportunities

Events Center traffic spillover, Market Street corridor improvements, Baytown Arts District expansion, and regional sports tourism development.

Decker Drive Traffic & Property Value Analysis

Strategic location analysis of 1024 Decker Drive demonstrates superior positioning within Baytown's high-traffic commercial corridor with exceptional access to regional transportation networks and major employment centers.

Location Factor	Current Status	Post-Events Center	Value Impact	Annual Growth Rate
Daily Traffic Count (Decker Dr)	35,000+	50,000+	+43%	+8-12%
ExxonMobil Employee Access	7,000 workers	7,000 workers	Stable	Baseline
Events Center Visitors	0	205,000+ annual	+∞	New Market
I-10 Corridor Access	97,000+ daily	97,000+ daily	Premium	Sustained
Market Street Development	In Progress	Enhanced	Growing	15-20%

\$1.3 Million Investment Strategy Analysis



Market Valuation Assessment

Comprehensive analysis shows \$1.3M listing represents competitive pricing compared to similar Decker Drive corridor properties, with significant upside potential.



ROI Projection Modeling

Conservative estimates project 20-35% value appreciation within 24 months of Events Center opening, with rental income potential of \$8-12/SF annually.



Strategic Acquisition Timing

Pre-Events Center acquisition provides optimal entry point before anticipated traffic surge and corresponding property value increases materialize.

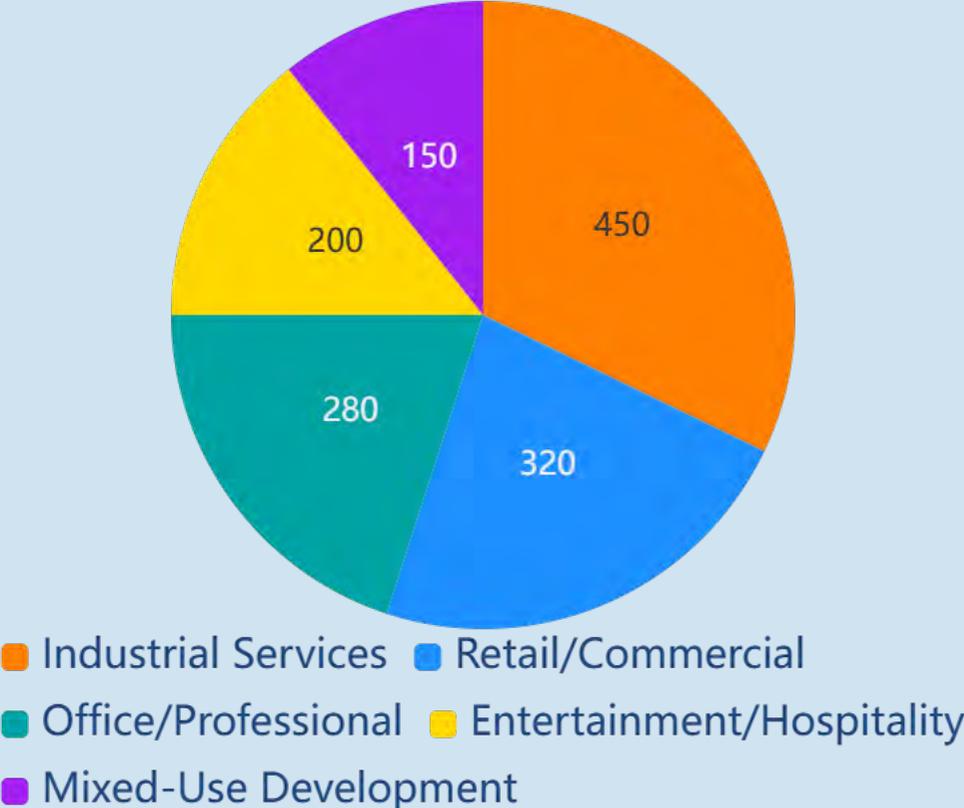
Baytown Commercial Sector Performance

Decker Drive Corridor Dynamics

The Decker Drive commercial corridor benefits from unique positioning within Baytown's industrial-commercial nexus. With ExxonMobil's 7,000-employee workforce and the incoming Events Center, this area represents the highest growth potential in Harris County's eastern region.

Properties along major industrial corridors with entertainment anchors achieve 25-40% premium pricing and maintain 95%+ occupancy rates.

Baytown Commercial Investment Distribution



Baytown Economic Development Anticipated Implementation Timeline

Q4 2025-Q2 2026: Foundation Phase

Events Center groundbreaking, Market Street corridor reconstruction completion, and initial property marketing launch for 1024 Decker Drive opportunity.



Q3 2026-Q3 2028: Construction Phase

Active Events Center construction driving increased traffic and commercial interest, optimal acquisition window for strategic investors and developers.



Q4 2028: Events Center Opening

Facility opens generating 205,000+ annual visitors, immediate traffic surge on Decker Drive, and measurable commercial property value increases.



2029+: Maturation Phase

Full market realization of Events Center impact, Arts District expansion, and sustained Commercial growth throughout the Decker Drive corridor.

1024 Decker Drive Success Factors



Strategic Location Intelligence

- Less than 0.5 miles from \$75M Events Center site.
- Direct frontage on 35,000+ daily traffic Decker Drive.
- Central access to 7,000 ExxonMobil employees and contractors.

ROI projection for early stage startup

The following table provides a summary of the projected ROI of new construction for the year. It covers information about projected sales, cost of goods sold (COGS), gross profit (GP), operating expenses, etc.

Year	Revenue (in USD)	COGS (in USD)	Gross profit (in USD)	Operating expenses (in USD)	EBITDA (in USD)	ROI (in %)
Year 1	\$500,000	\$100,000	\$400,000	\$250,000	\$150,000	40%
Year 2	\$1,000,000	\$100,000	\$900,000	\$400,000	\$500,000	60%
Year 3	\$1,500,000	\$400,000	\$1,100,000	\$500,000	\$600,000	67%
Year 4	\$2,000,000	\$600,000	\$1,400,000	\$700,000	\$700,000	70%
Year 5	\$2,500,000	\$700,000	\$1,800,000	\$800,000	\$1,000,000	72%

EBITDA: Earnings before interest, taxes, depreciation and amortization

This chart is only a basic model and does not represent a complete business plan.

\$1.3M Investment Optimization

- Competitive entry price ahead of market appreciation cycle.
- Projected 25-35% value increase within 24 months.
- Multiple exit strategies including retail, office, or mixed-use.



Professional Due Diligence

- Comprehensive traffic impact studies and projections.
- ExxonMobil partnership development opportunities assessment.
- Market Street corridor enhancement timeline coordination.

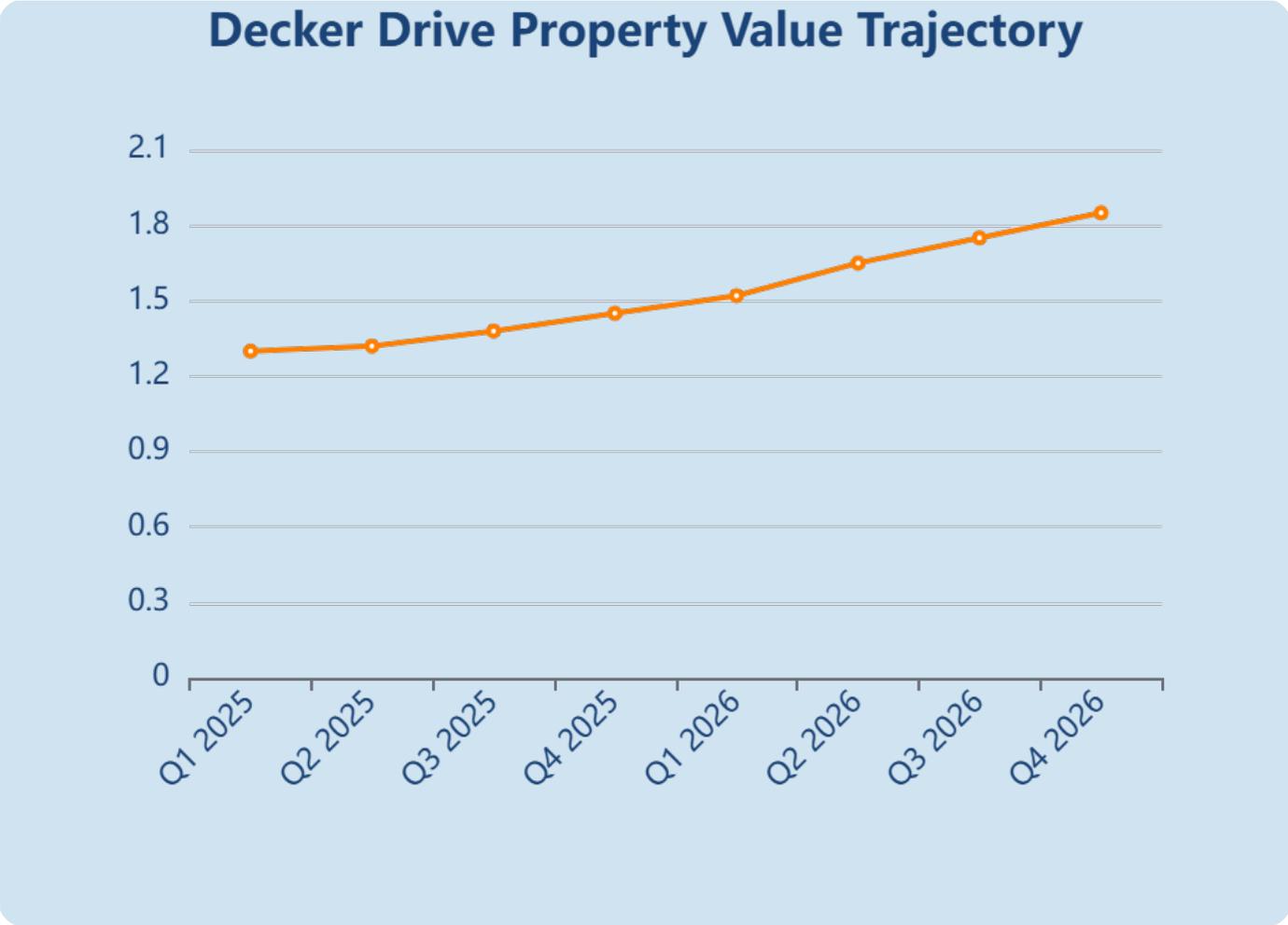
Decker Drive Investment Performance Metrics

Market Momentum Analysis

The 1024 Decker Drive property sits at the convergence of multiple growth drivers creating unprecedented commercial opportunity. ExxonMobil's commitment, city infrastructure investments, and regional sports tourism development establish sustainable value appreciation trajectory.

35%

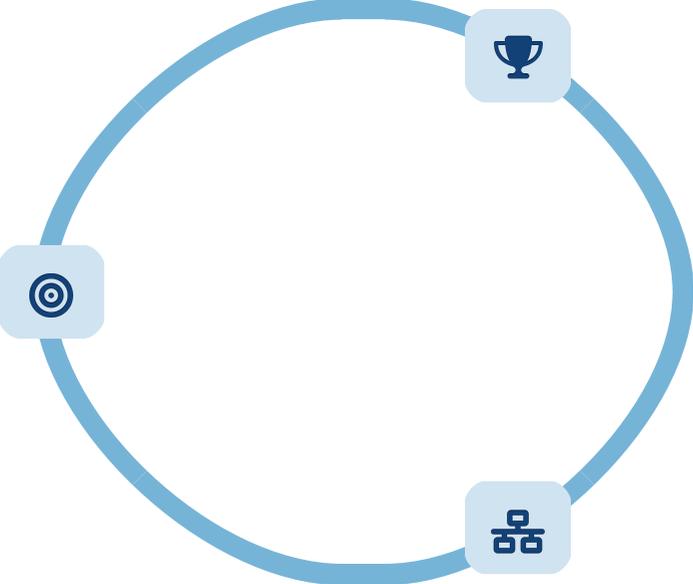
Projected Value Growth



Integrated Baytown Growth Strategy Framework

Target Market Precision

Focus on industrial service providers, sports-related businesses, and professional services targeting ExxonMobil workforce and Events Center visitors. Strategic positioning for maximum synergy with existing economic drivers.



Competitive Advantage Positioning

Leverage unique proximity to both major industrial employer and premier entertainment venue. No comparable properties offer this dual advantage within Baytown's Commercial market, creating sustainable competitive moat.

Stakeholder Relationship Network

Establish connections with ExxonMobil procurement, Events Center management, City of Baytown development officials, and regional business associations to maximize commercial opportunities and tenant pipeline.

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The intersection of industrial strength and entertainment innovation creates Baytown's most compelling Commercial Real estate opportunity.

— Baytown Development Vision 2025

This principle captures the unique value proposition of 1024 Decker Drive, positioned at the convergence of ExxonMobil's industrial excellence and the transformative \$75 million Events Center, creating an unprecedented Commercial investment opportunity in Harris County's Eastern corridor.



Seize the Decker Drive Opportunity

1024 Decker Drive at \$1.3 million - positioned for exceptional growth with the
U Events Center development.



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.

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