

► BAYBROOK SQUARE

Interstate 45 @ West Bay Area Blvd in Webster, Texas 77598



DOMINANT POWER CENTER ACROSS FROM BAYBROOK MALL

**five
BELLO**

**NORDSTROM
Rack**

chair king
BACKYARD STORE

The Tile Shop

**Sun & Ski
Sports**

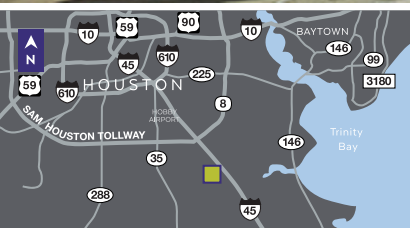
Kirkland's

**Marshall's
HomeGoods**

DSW
DESIGNER SHOE WAREHOUSE

OLD NAVY

**ULTA
BEAUTY**



BAYBROOK SQUARE HONORED WITH KINGSLEY TENANT SATISFACTION AWARD



VEHICLES PER DAY

| | |
|-----------------------------|---------|
| I-45 south of Bay Area Blvd | 127,871 |
| I-45 north of Bay Area Blvd | 113,730 |
| Bay Area Blvd east of I-45 | 42,134 |
| Bay Area Blvd west of I-45 | 11,021 |

AVERAGE INCOME

| | |
|---------|-----------|
| 1 Mile | \$87,167 |
| 3 Miles | \$108,110 |
| 5 Miles | \$135,923 |

POPULATION

| | |
|---------|---------|
| 1 Mile | 5,391 |
| 3 Miles | 85,040 |
| 5 Miles | 207,593 |



Carson Wilson

713-693-1407

cwilson@frpltd.com



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LOCATED ON THE BUSIEST INTERSECTION IN THE AREA



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15,000 SF • 5,085 SF • 2,355 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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15,000 SF • 5,085 SF • 2,355 SF

Tenant List

| Tenant | Address | SF/Acres |
|------------------------------|---------------------------|----------|
| A Five Below | 1207 W Bay Area Blvd | |
| B Nordstrom Rack | 1211 W Bay Area Blvd | |
| C Chair King Backyard Store | 1255 W Bay Area Blvd | |
| D The Tile Shop | 1261 W Bay Area Blvd | |
| E Sun & Ski | 1301 W Bay Area Blvd | |
| F Kirkland's | 1375 W Bay Area Blvd | |
| G Marshalls/HomeGoods | 1425 W Bay Area Blvd | |
| H DSW | 1429 W Bay Area Blvd | |
| I Old Navy | 1431 W Bay Area Blvd | |
| J AVAILABLE | 1433 W Bay Area Blvd | 15,000 |
| K Ulta Beauty | 1441 W Bay Area Blvd | |
| 1 Southside Boardshop | 19760 Gulf Frwy | |
| 2 Majestic Tuxedos | 1201 W Bay Area Blvd #102 | |
| 3 Cycle Gear | 1201 W Bay Area Blvd #104 | |
| 4 Fab Med Spa | 1203 W Bay Area Blvd | |
| 5 Daiso | 1225 W Bay Area Blvd | |
| 6 Zales Outlet | 1241 W Bay Area Blvd | |
| 7 Southern Dental | 1249 W Bay Area Blvd | |
| 8 Carter's | 1257 W Bay Area Blvd | |
| 9 OshKosh B'gosh | 1259 W Bay Area Blvd | |
| 10 Bath & Body Works | 1331 W Bay Area Blvd | |
| 11 AVAILABLE | W Bay Area Blvd | 5,085 |
| 12 Dollar Tree | W Bay Area Blvd | |
| 13 AVAILABLE | W Bay Area Blvd | 2,355 |
| 14 Bath Junkie | 1345 W Bay Area Blvd | |
| 15 Massage Heights | 1373 W Bay Area Blvd | |
| 16 Petland | 19722 Gulf Frwy | |
| 17 Robbins Brothers | 1251 W Bay Area Blvd | |

Tenant List (Continued)

| Tenant | Address | SF/Acres |
|-----------------|---------------------------|----------|
| 18 Truist Bank | 1333 W Bay Area Blvd #100 | |
| 19 Five Guys | 1333 W Bay Area Blvd #300 | |
| 20 AT&T | 1333 W Bay Area Blvd #500 | |

AVAILABLE LEASE PENDING EXECUTED



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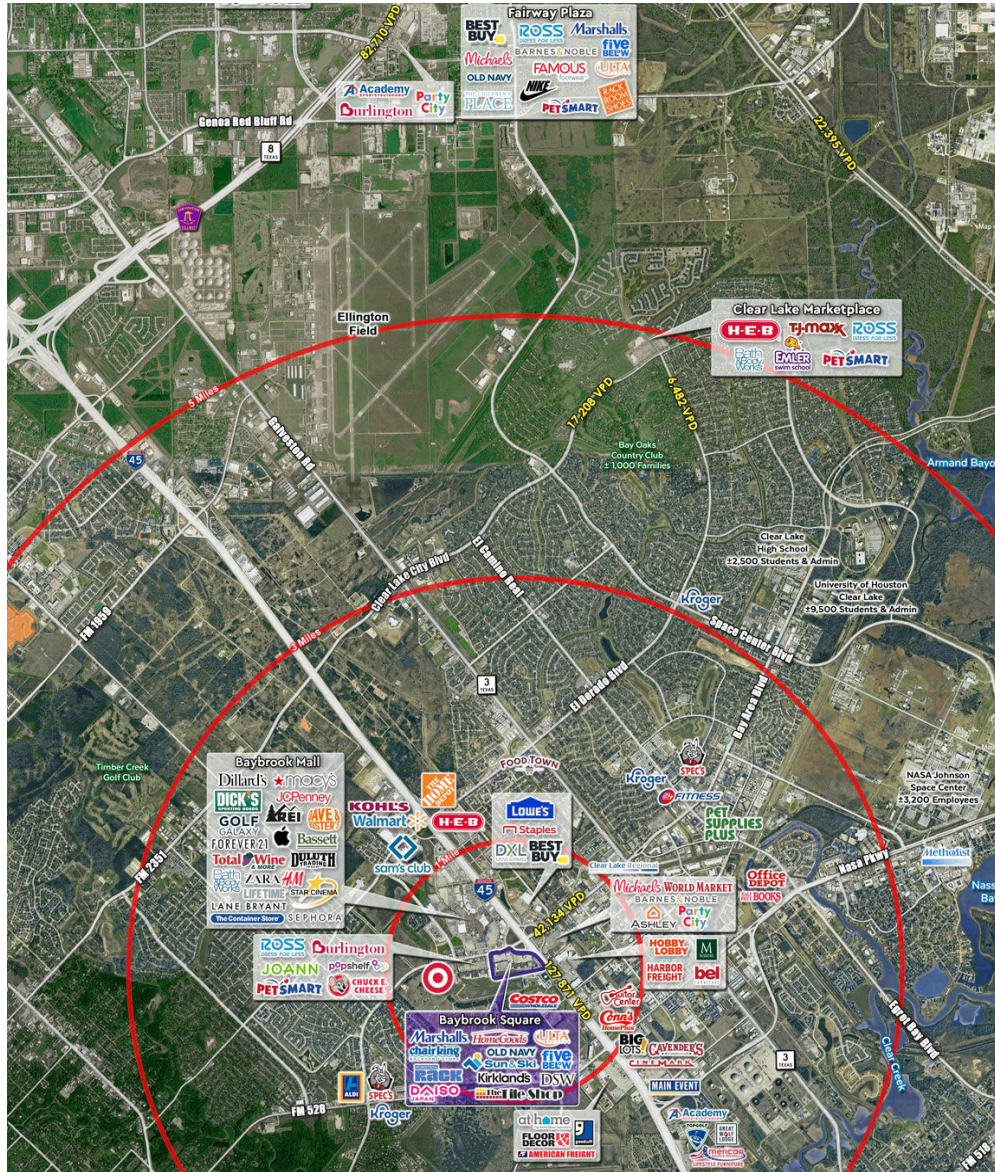
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/baybrook-square



Lat/Lon: 29.5382/-95.1426

| Baybrook Square Webster, TX 77598 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2023 Estimated Population | 5,391 | 85,040 | 207,593 |
| 2028 Projected Population | 5,649 | 88,314 | 217,713 |
| 2020 Census Population | 5,369 | 84,643 | 205,564 |
| 2010 Census Population | 4,226 | 77,932 | 178,926 |
| Projected Annual Growth 2023 to 2028 | 1.0% | 0.8% | 1.0% |
| Historical Annual Growth 2010 to 2023 | 2.1% | 0.7% | 1.2% |
| 2023 Median Age | 33.9 | 35.1 | 37.1 |
| Households | | | |
| 2023 Estimated Households | 2,454 | 35,688 | 80,739 |
| 2028 Projected Households | 2,559 | 37,063 | 84,523 |
| 2020 Census Households | 2,426 | 35,130 | 78,998 |
| 2010 Census Households | 1,889 | 32,019 | 68,679 |
| Projected Annual Growth 2023 to 2028 | 0.9% | 0.8% | 0.9% |
| Historical Annual Growth 2010 to 2023 | 2.3% | 0.9% | 1.4% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 51.4% | 53.9% | 60.6% |
| 2023 Estimated Black or African American | 15.7% | 13.5% | 9.7% |
| 2023 Estimated Asian or Pacific Islander | 7.2% | 8.9% | 9.3% |
| 2023 Estimated American Indian or Native Alaskan | 0.8% | 0.7% | 0.5% |
| 2023 Estimated Other Races | 24.9% | 23.0% | 19.8% |
| 2023 Estimated Hispanic | 32.2% | 29.8% | 25.2% |
| Income | | | |
| 2023 Estimated Average Household Income | \$87,167 | \$108,110 | \$135,923 |
| 2023 Estimated Median Household Income | \$77,124 | \$79,560 | \$104,792 |
| 2023 Estimated Per Capita Income | \$39,681 | \$45,412 | \$52,903 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 7.2% | 6.9% | 4.8% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 3.6% | 4.1% | 3.3% |
| 2023 Estimated High School Graduate | 20.5% | 19.9% | 18.4% |
| 2023 Estimated Some College | 23.3% | 20.8% | 19.4% |
| 2023 Estimated Associates Degree Only | 9.5% | 10.6% | 9.5% |
| 2023 Estimated Bachelors Degree Only | 21.2% | 23.9% | 27.2% |
| 2023 Estimated Graduate Degree | 14.7% | 13.7% | 17.5% |
| Business | | | |
| 2023 Estimated Total Businesses | 888 | 5,173 | 11,149 |
| 2023 Estimated Total Employees | 8,335 | 47,730 | 100,777 |
| 2023 Estimated Employee Population per Business | 9.4 | 9.2 | 9.0 |
| 2023 Estimated Residential Population per Business | 6.1 | 16.4 | 18.6 |



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INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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.

| | | | |
|---|-------------|-------|-------|
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker Firm Name or | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent / Associate | License No. | Email | Phone |
| Sales Agent / Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20