

# ► 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

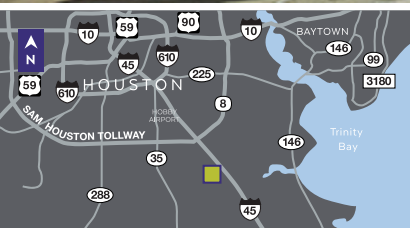
Kirkland's

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

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FIDELIS

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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  Lease Pending	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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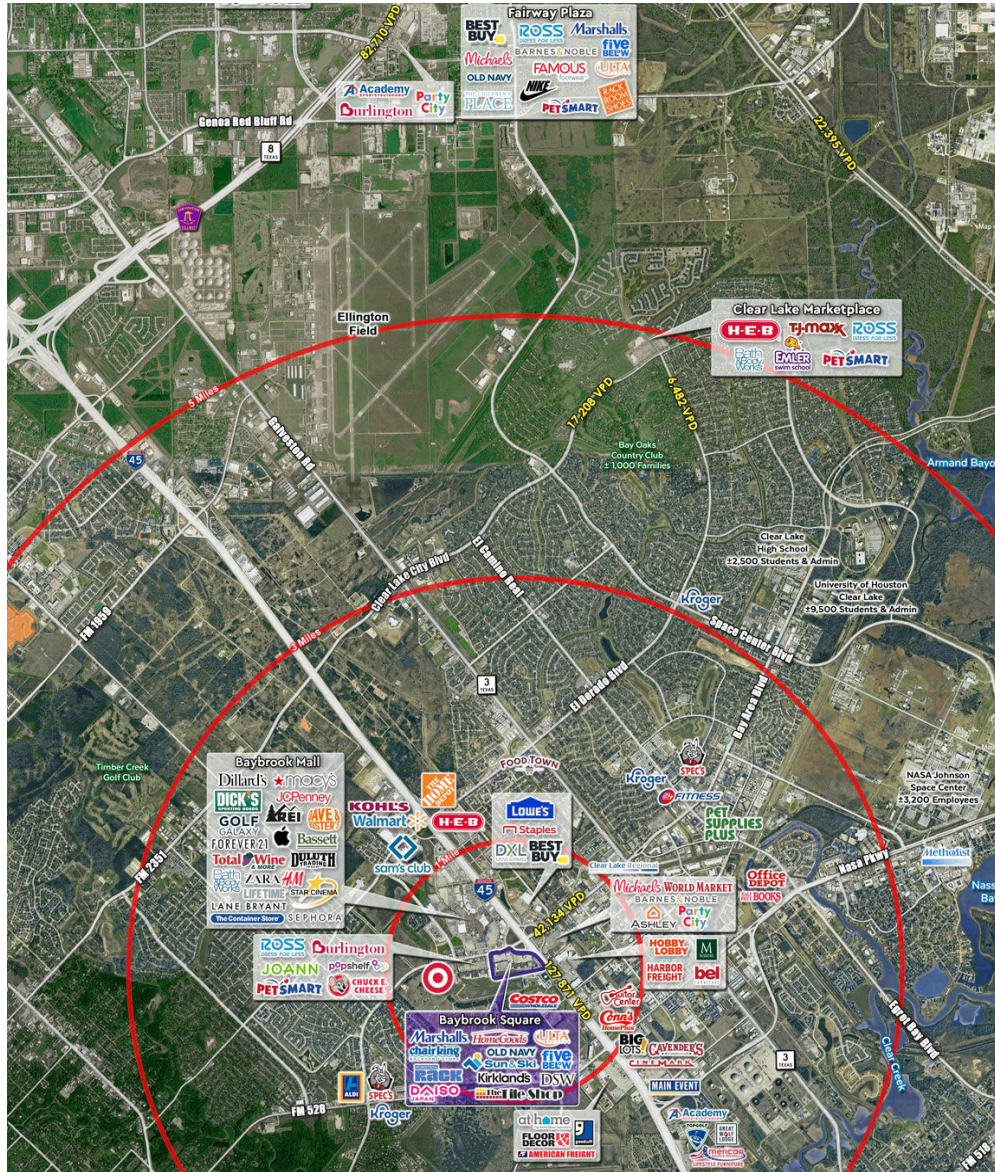
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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/baybrook-square](http://frpltd.com/properties/baybrook-square)



Lat/Lon: 29.5382/-95.1426

Baybrook Square Webster, TX 77598	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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