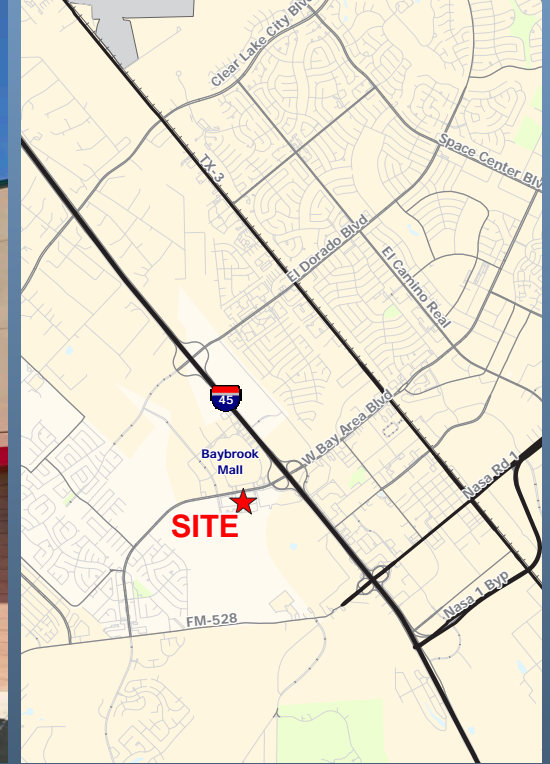


FOR LEASE

Baybrook Village Shopping Center



COMING SOON!



PROPERTY DATA

- Burlington opening March 2020
- 23,815 SF former Fresh Market available
- 11,757 SF former Lifeway and 6,291 SF former Ulta
- 2,100 SF former Crazy 8, 1,237 SF former Red Mango, and 2,957 SF former Mann Eye
- Across Bay Area Blvd from Baybrook Mall
- Tenants include Ross Dress For Less, Pottery Barn Outlet, Burlington, PetSmart, Jo-Ann Fabrics, Hallmark, Sprint, Zoe's Kitchen, & Outback Steakhouse

DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population 2019 Estimate	79,539	200,138	336,602
Ave HH Income 2019 Estimate	\$85,582	\$108,291	\$107,582
Traffic Counts Gulf Frwy	161,683 cars per day		
Bay Area Blvd	29,438 cars per day		

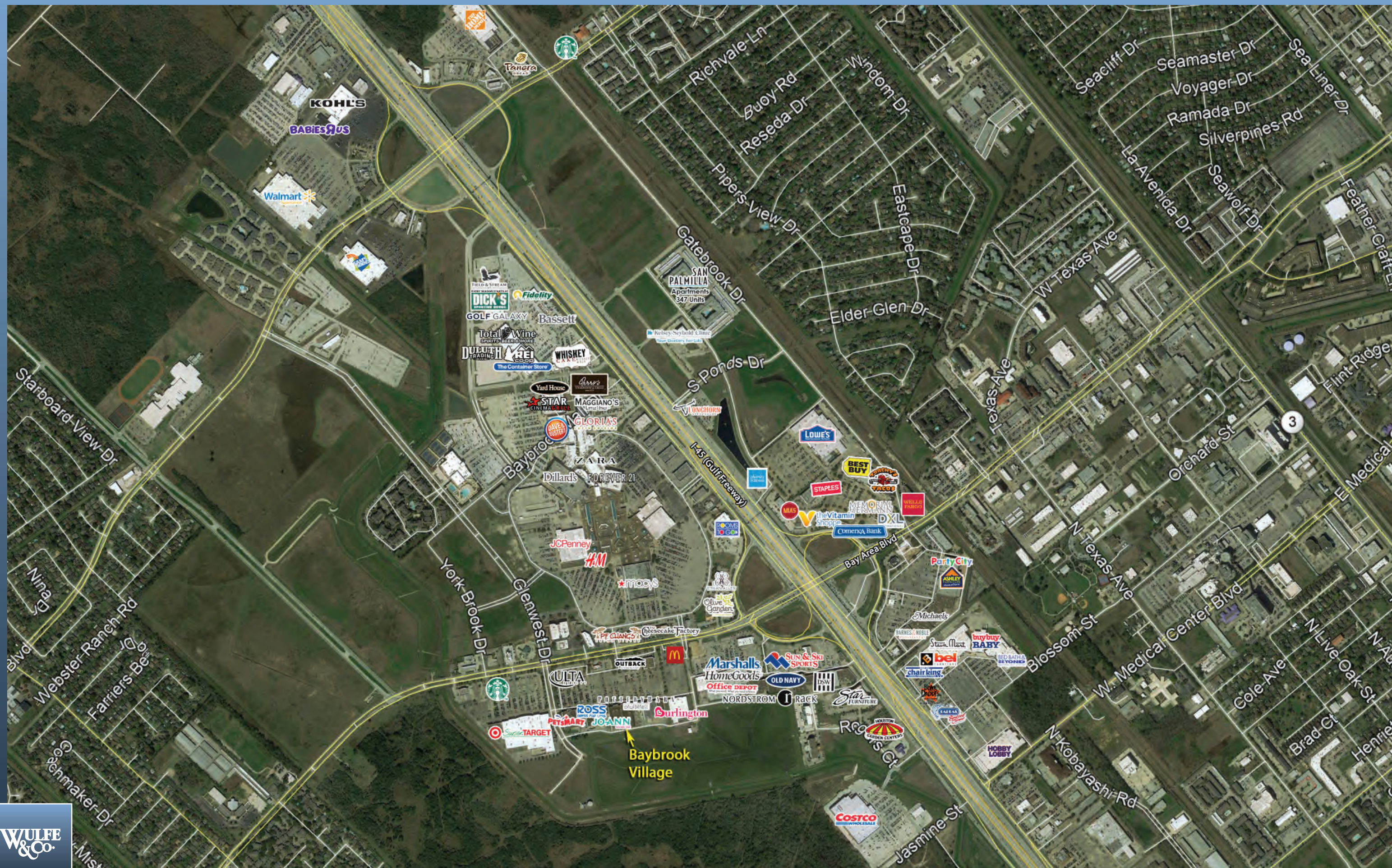
CONTACT

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Baybrook Village



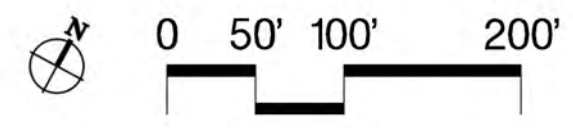




TENANT LEGEND

 RETAIL	 RESTAURANT
 AVAILABLE	 BANK

BAYBROOK VILLAGE
 1507 WEST BAY AREA BLVD. & GLENWEST DR.
 WEBSTER, TEXAS



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.538/-95.1476

RS1

1503 Bay Area Blvd			3 mi radius	5 mi radius	7 mi radius
Webster, TX 77598					
POPULATION	2019 Estimated Population		79,539	200,138	336,602
	2024 Projected Population		82,200	210,552	354,611
	2010 Census Population		74,658	180,896	296,274
	2000 Census Population		65,416	145,388	229,319
	Projected Annual Growth 2019 to 2024		0.7%	1.0%	1.1%
	Historical Annual Growth 2000 to 2019		1.1%	2.0%	2.5%
	2019 Median Age		34.5	36.3	36.3
HOUSEHOLDS	2019 Estimated Households		33,881	79,265	130,718
	2024 Projected Households		36,160	84,525	139,229
	2010 Census Households		30,456	68,877	110,232
	2000 Census Households		26,634	55,518	85,580
	Projected Annual Growth 2019 to 2024		1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2019		1.4%	2.3%	2.8%
RACE AND ETHNICITY	2019 Estimated White		64.2%	69.6%	69.5%
	2019 Estimated Black or African American		11.6%	8.9%	9.7%
	2019 Estimated Asian or Pacific Islander		12.1%	11.5%	10.3%
	2019 Estimated American Indian or Native Alaskan		0.5%	0.5%	0.5%
	2019 Estimated Other Races		11.6%	9.5%	10.0%
	2019 Estimated Hispanic		27.1%	22.8%	25.1%
INCOME	2019 Estimated Average Household Income		\$85,582	\$108,291	\$107,582
	2019 Estimated Median Household Income		\$70,832	\$88,452	\$89,497
	2019 Estimated Per Capita Income		\$36,484	\$42,921	\$41,813
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		4.4%	3.4%	3.6%
	2019 Estimated Some High School (Grade Level 9 to 11)		5.1%	3.7%	4.1%
	2019 Estimated High School Graduate		19.1%	17.8%	18.9%
	2019 Estimated Some College		23.9%	21.6%	22.1%
	2019 Estimated Associates Degree Only		10.7%	9.8%	10.5%
	2019 Estimated Bachelors Degree Only		25.2%	28.3%	26.6%
	2019 Estimated Graduate Degree		11.7%	15.4%	14.2%
BUSINESS	2019 Estimated Total Businesses		4,483	9,102	12,919
	2019 Estimated Total Employees		43,759	99,204	132,402
	2019 Estimated Employee Population per Business		9.8	10.9	10.2
	2019 Estimated Residential Population per Business		17.7	22.0	26.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elise Weatherall	289099	eweatherall@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date