



# BAYWAY VILLAGE

SEC OF I-45 & TEXAS AVENUE | WEBSTER, TEXAS

**WEBSTER'S PREMIER ENTERTAINMENT DESTINATION**  
**POTENTIAL FOR UP TO 50,000 SF | CONTACT BROKER FOR DETAILS**



# PROJECT HIGHLIGHTS

## Bayway Village

SEC OF I-45 & TEXAS AVENUE | WEBSTER, TEXAS

- **Super regional retail destination** pulls population from Webster, Clear Lake, Friendswood, Dickinson, League City **and beyond**
- City **population exceeds 620,000** and has great daytime population
- **Great access** from NASA Road One Bypass & Gulf Freeway
- **Potential for up to 50,000 SF**
- **Additional retail** available from **1,000 SF to 4,000 SF**



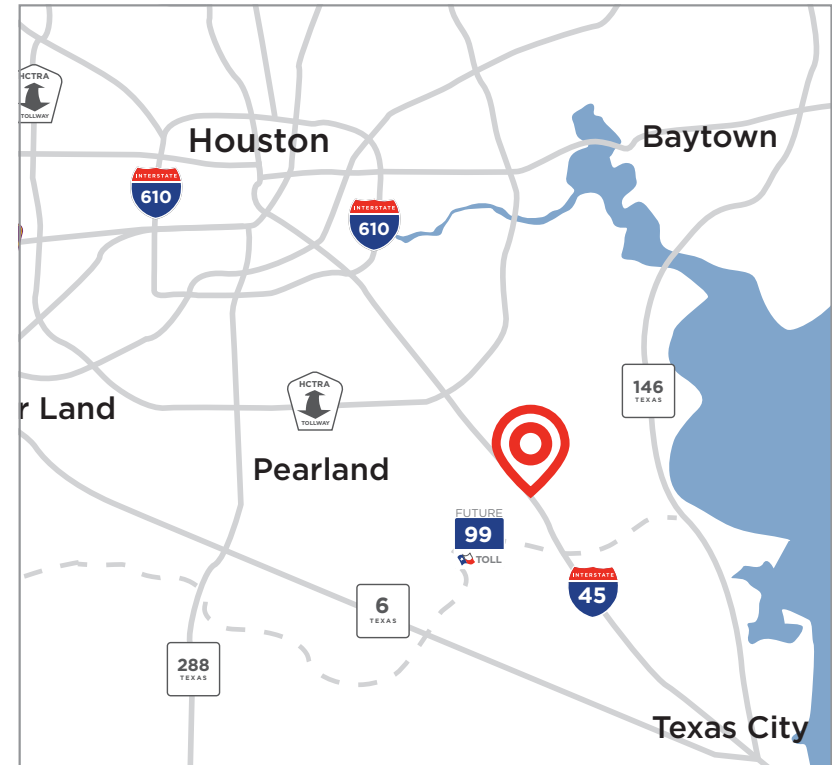
**208,366 POPULATION**  
within 5 miles



**TRAFFIC COUNTS**  
**162,395 VPD** on NASA Road One north of I-45  
**61,809 VPD** on NASA Road One east of I-45  
**39,546 VPD** on NASA Road One west of I-45



**23% POPULATION GROWTH**  
within 2 miles



### MAJOR AREA RETAILERS



**KEVIN SIMS**  
281.477.4366  
ksims@newquest.com

**NICK RAMSEY**  
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nramsey@newquest.com





Clear Lake









# SITE PLAN



1.	MATTRESS FIRM	6000 s.f.
2.	LA COLUMBIANA	2994 s.f.
3.	DIVER'S DOWN	3600 s.f.
4.	VACANT	2040 s.f.
5.	VACANT	2250 s.f.
6.	WARHAMMER	1000 s.f.
7.	VACANT	2875 s.f.
8.	VACANT	1350 s.f.
9.	VACANT	1000 s.f.
10.	SMOOTHIE DEPOT	1000 s.f.
11.	VACANT	2000 s.f.
12.	NAILS	1500 s.f.
13.	CUT FOIL	2116 s.f.
14.	FITNESS CONNECTION	52895 s.f.
15.	PAUL MITCHELL	10000 s.f.
16.	CINDIE'S	7990 s.f.
17.	HAGANAH SELF DEFENSE	4590 s.f.
18.	VACANT	1180 s.f.
19.	PREMIERE CINEMA	27181 s.f.
20.	PREAMBLE	3016 s.f.

## SITE PLAN

N.T.S.



# DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	12,197	37,023	81,374
Current Population	26,796	89,135	208,366
2010 Census Population	22,040	77,253	175,378
Population Growth 2010 to 2020	23.23%	16.05%	19.44%
2020 Median Age	32.4	34.1	36.4

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$75,124	\$85,771	\$111,460
Median Household Income	\$61,169	\$69,532	\$88,937
Per Capita Income	\$34,923	\$37,018	\$45,040

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	56.93%	64.45%	70.95%
Black or African American	13.89%	11.55%	9.03%
Asian or Pacific Islander	12.45%	11.05%	10.37%
Hispanic	31.14%	27.81%	21.91%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	39.40%	32.33%	26.05%
2 Person Households	28.97%	30.20%	31.84%
3+ Person Households	31.63%	37.48%	42.11%
Owner-Occupied Housing Units	29.31%	49.85%	64.06%
Renter-Occupied Housing Units	70.69%	50.15%	35.94%

# TEXAS OVERVIEW

49

FORTUNE 500  
COMPANIES  
CALL TEXAS HOME



RECESSION PROOF  
RANKED AMONG TOP  
RECESSION-PROOF STATES  
IN AMERICA



POPULATION  
28,995,881



2<sup>ND</sup> FASTEST  
GROWING ECONOMY  
IN THE U.S.A.



#1 STATE IN  
AMERICA  
TO START A BUSINESS



#1 STATE FOR  
BUSINESS CLIMATE  
BUSINESS FACILITIES  
MAGAZINE | 2020



TOP STATE FOR  
JOB GROWTH  
14+ MILLION WORKERS



BEST STATE  
FOR BUSINESS  
11<sup>TH</sup> YEAR IN A ROW



NO STATE  
INCOME TAX



LARGEST  
MEDICAL CENTER  
2<sup>ND</sup> LARGEST CANCER CENTER  
MD ANDERSON, HOUSTON

## FORT WORTH

#1 In U.S. job growth market | 2020  
#2 Top-moving destination | 2019  
#4 Fastest-growing city in the nation  
Leads the country in employment and  
population growth | 2020  
Fastest-growing, among the 20 largest  
U.S. cities | 2000-2016

## DALLAS

#6 Fastest-growing housing market | 2020  
21 Fortune 500 companies  
300 Corporate headquarters  
8,300 Californians move in area yearly

## HOUSTON

#2 Fastest-growing housing market | 2018  
#7 Top 2 business-friendly city

## AUSTIN

#1 Fastest-growing major metro | 2020  
#1 Best city to start a business | 2020  
#2 Best city for young professionals | 2020  
#3 Fastest-growing city in the nation  
Best place to live in the U.S. for the  
3<sup>rd</sup> year in a row | 2020  
Amazon creating 1,000 new jobs  
in Pflugerville | 2020  
Tesla building a \$1.1B, 2,000-acre factory  
(5,000 workers)

## SAN ANTONIO

#2 Fastest-growing city in the nation  
#4 Best places to live in Texas | 2020  
#34 Best places to live in America





# WHY TEXAS



## ECONOMIC POWERHOUSE

RANKED **10<sup>TH</sup> LARGEST ECONOMY** WORLD-WIDE BASED ON GDP, AHEAD OF AUSTRALIA, MEXICO, SPAIN, AND RUSSIA



## NATION'S #1 EXPORTER

EXPORTED **\$330 BILLION IN GOODS** INTERNATIONALLY: MEXICO, CANADA, CHINA, SOUTH KOREA, JAPAN, BRAZIL, NETHERLANDS



## TOP OIL & GAS EXPORTER

PRODUCES **40% OF AMERICA'S OIL** AND RESPONSIBLE FOR **24%** OF THE NATION'S MARKETED NATURAL GAS PRODUCTION



## HOME TO WORLD-LEADING COMPANIES

**49 FORTUNE 500 COMPANIES**, INCLUDING: EXXONMOBIL, AT&T, SYSCO, AMERICAN AIRLINES, AND **1,400+ FOREIGN** COMPANIES: TOYOTA, SIEMENS, SHELL OIL AND **2.4 MILLION** SMALL BUSINESSES



## MANUFACTURING LEADER

ACCOUNTS FOR **10% OF TOTAL MANUFACTURING** IN THE UNITED STATES (OVER \$226 BILLION PER YEAR)



## 2<sup>ND</sup> LARGEST WORKFORCE IN AMERICA

**14+ MILLION** WORKERS



## WORLD-CLASS AIRPORTS

**380 AIRPORTS** SERVE TEXAS TRAVELERS



## TOP-NOTCH SCHOOLS

**37 PUBLIC UNIVERSITIES** AND UPPER-DIVISION CENTERS INCLUDING RICE, TEXAS A&M, SOUTHERN METHODIST - **RANKED IN BEST IN THE WORLD BY U.S. NEWS & WORLD REPORT** | 2019



# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	<b>-</b>	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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