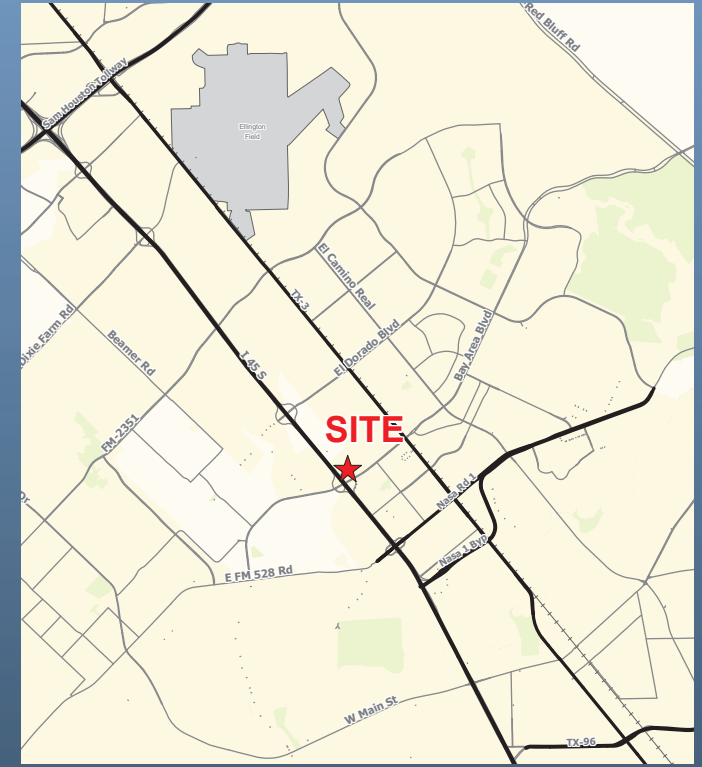


FOR LEASE

Baybrook Passage Shopping Center



PROPERTY DATA

- 29,515 SF former Golfsmith (will divide)
- 3,053 SF former Noodles (sublease)
- 2,450 SF former Pie Five
- 1,532 SF former Pinkberry
- Located on the NEC of Bay Area Blvd & I-45 South, across from Baybrook Mall
- Existing tenants include Best Buy, Staples, Memorial Hermann, Vitamin Shoppe, Torchy's Tacos, TGI Fridays, Pei Wei, and Café Express
- Recently signed - Mia's Kitchen

DEMOGRAPHICS

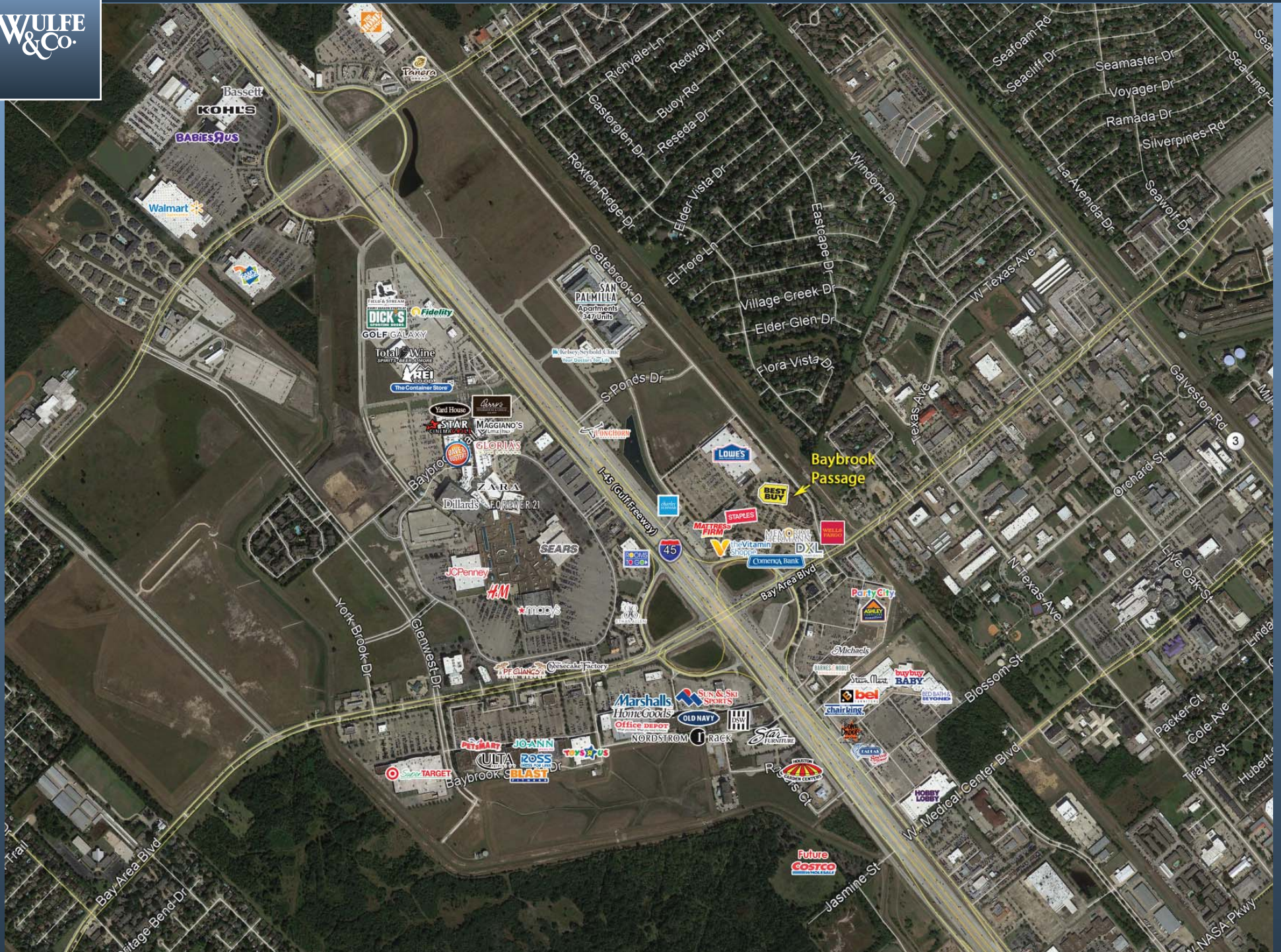
	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population			
2018 Estimate	82,392	195,604	338,006
Ave HH Income			
2018 Estimate	\$90,421	\$113,913	\$113,821
Traffic Counts			
Gulf Freeway	186,065 cars per day		
Bay Area Blvd	37,477 cars per day		

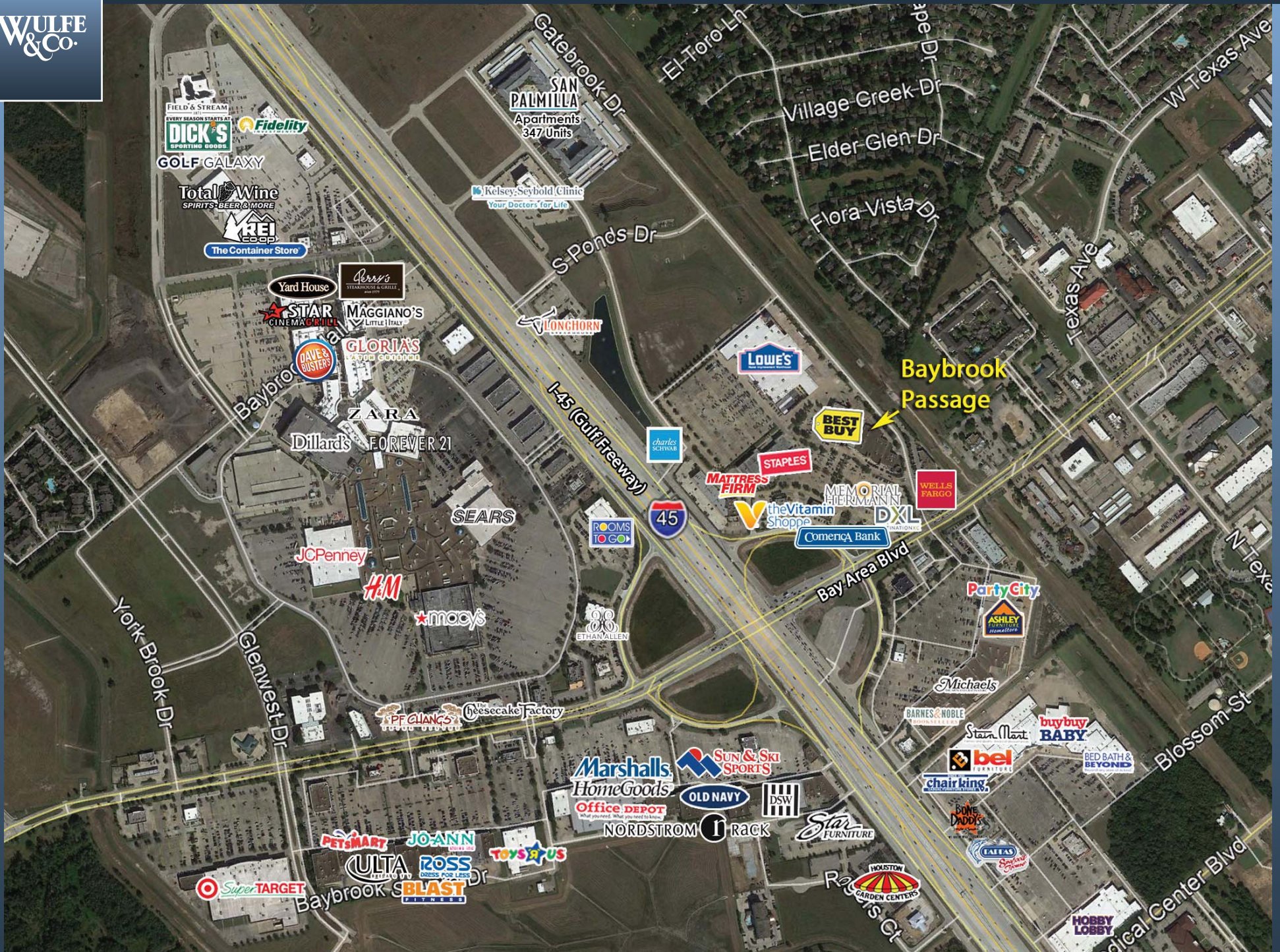
CONTACT

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Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700







AVAILABLE
2,450 SF

Night Light
pediatric urgent care

Good Feet

Polina

1,532 SF Available

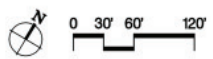
pinkberry





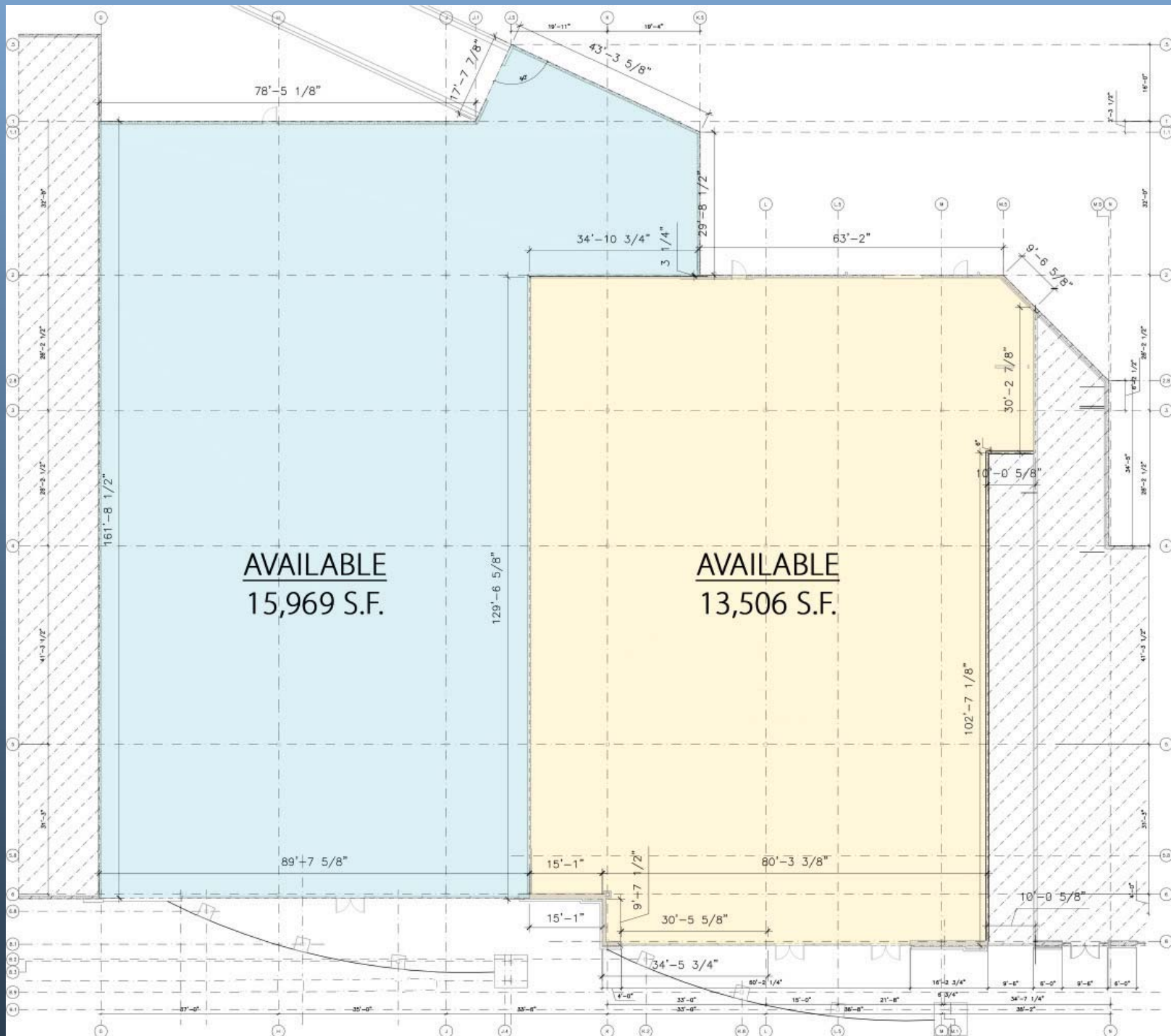
TENANT LEGEND

 RETAIL
 AVAILABLE
 RESTAURANT
 BANK
 MEDICAL



BAYBROOK PASSAGE
 BAY AREA BLVD. & INTERSTATE 45
 WEBSTER, TEXAS

a Development of
PASSAGE REALTY, INC.
 C/O CDC HOUSTON
 1041 THIRD AVE
 NEW YORK, NY 10021
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Wulfe & Co. or by any agent, independent associate or employee of Wulfe & Co. This information is subject to change without notice.

SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5427/-95.1403

RS1

19425 Gulf Fwy		3 mi radius	5 mi radius	7 mi radius
Webster, TX 77598				
POPULATION	2018 Estimated Population	82,392	195,604	338,006
	2023 Projected Population	87,235	210,672	365,006
	2010 Census Population	77,050	179,186	300,945
	2000 Census Population	69,417	146,435	233,591
	Projected Annual Growth 2018 to 2023	1.2%	1.5%	1.6%
	Historical Annual Growth 2000 to 2018	1.0%	1.9%	2.5%
	2018 Median Age	34.9	36.6	36.4
HOUSEHOLDS	2018 Estimated Households	35,313	77,657	130,305
	2023 Projected Households	38,195	83,763	140,439
	2010 Census Households	31,867	68,794	112,118
	2000 Census Households	28,566	55,951	87,173
	Projected Annual Growth 2018 to 2023	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2018	1.3%	2.2%	2.7%
RACE AND ETHNICITY	2018 Estimated White	64.6%	71.1%	70.8%
	2018 Estimated Black or African American	11.3%	8.5%	9.3%
	2018 Estimated Asian or Pacific Islander	12.1%	10.8%	9.8%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2018 Estimated Other Races	11.5%	9.2%	9.6%
	2018 Estimated Hispanic	26.3%	21.9%	24.2%
INCOME	2018 Estimated Average Household Income	\$90,421	\$113,913	\$113,821
	2018 Estimated Median Household Income	\$70,827	\$90,711	\$92,624
	2018 Estimated Per Capita Income	\$38,780	\$45,260	\$43,912
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.7%	3.1%	3.5%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.9%	4.1%	4.2%
	2018 Estimated High School Graduate	18.9%	17.7%	18.7%
	2018 Estimated Some College	24.6%	21.9%	22.7%
	2018 Estimated Associates Degree Only	10.4%	9.8%	10.0%
	2018 Estimated Bachelors Degree Only	25.3%	28.3%	26.8%
	2018 Estimated Graduate Degree	12.2%	15.2%	14.2%
BUSINESS	2018 Estimated Total Businesses	4,491	8,655	12,214
	2018 Estimated Total Employees	48,530	90,774	124,648
	2018 Estimated Employee Population per Business	10.8	10.5	10.2
	2018 Estimated Residential Population per Business	18.3	22.6	27.7

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.

11-2-2015



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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	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