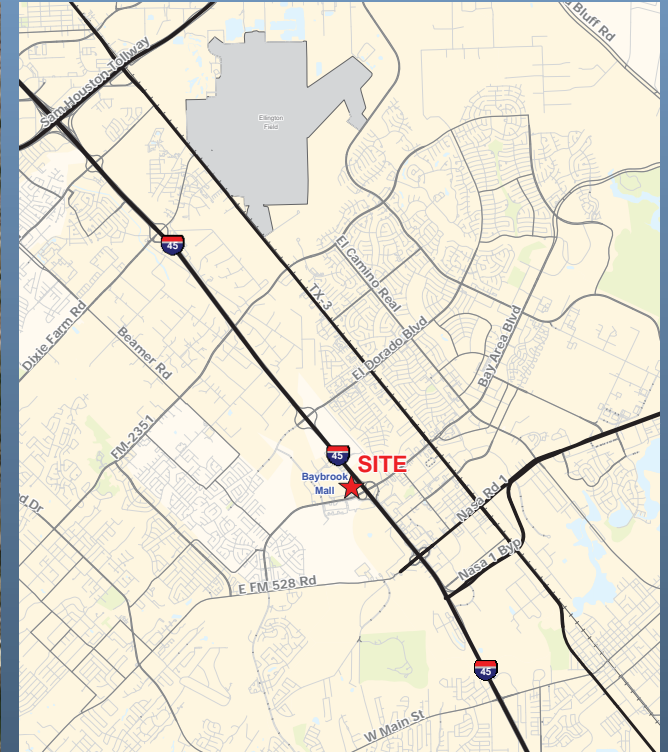


PAD SITE FOR LEASE

Market at Baybrook



PROPERTY DATA

- 44,664 SF pad site available fronting I-45 on ring road of Baybrook Mall
- Located between Rooms To Go and Ethan Allen
- Best intersection in the trade area
- Excellent restaurant or freestanding retail opportunity

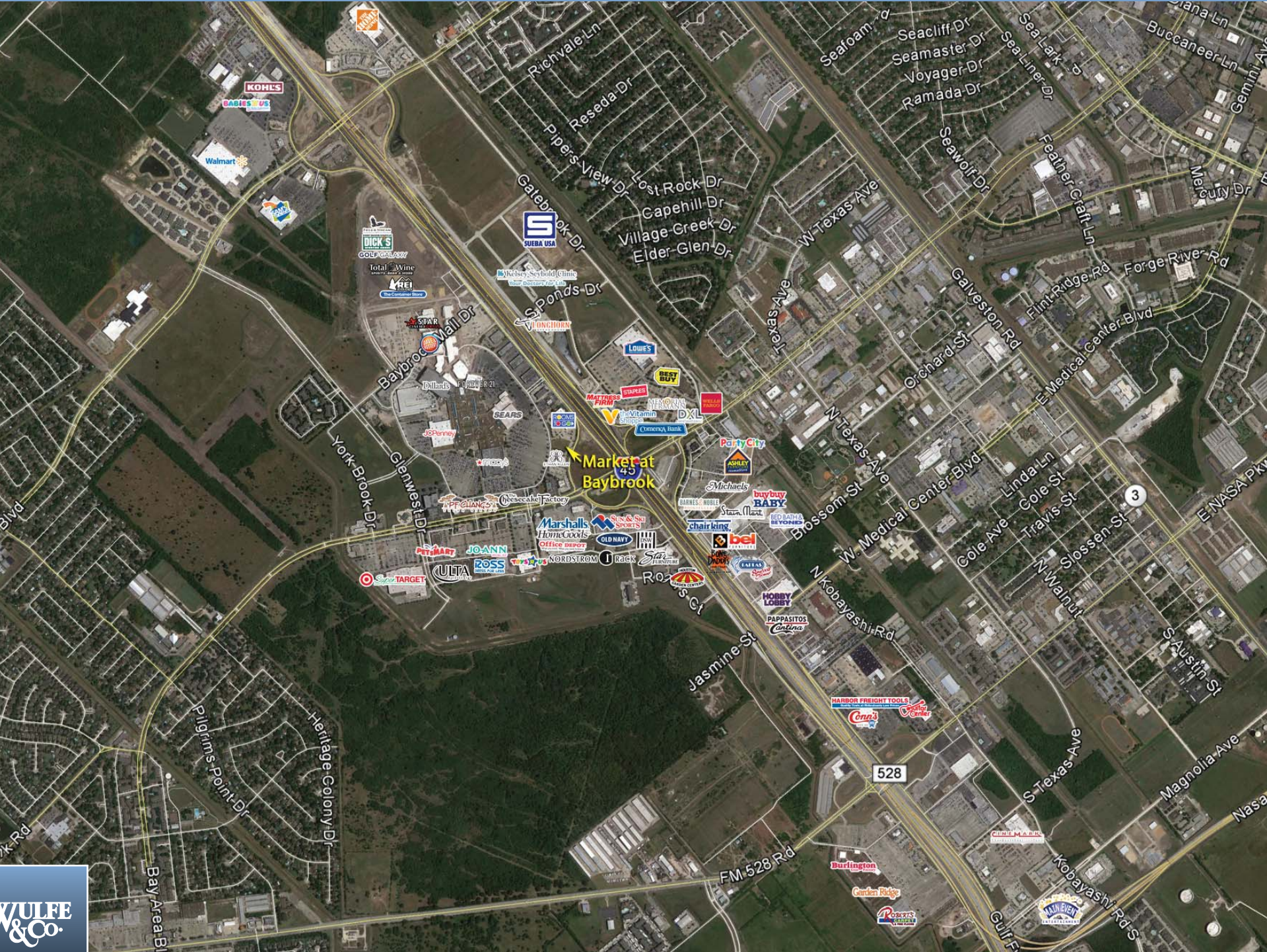
DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2016 Estimate	81,240	195,373	329,956
Avg HH Income			
2016 Estimate	\$82,902	\$104,912	\$104,862
Traffic Counts			
I-45	148,000 cars per day		
Bay Area Blvd	37,477 cars per day		

CONTACT

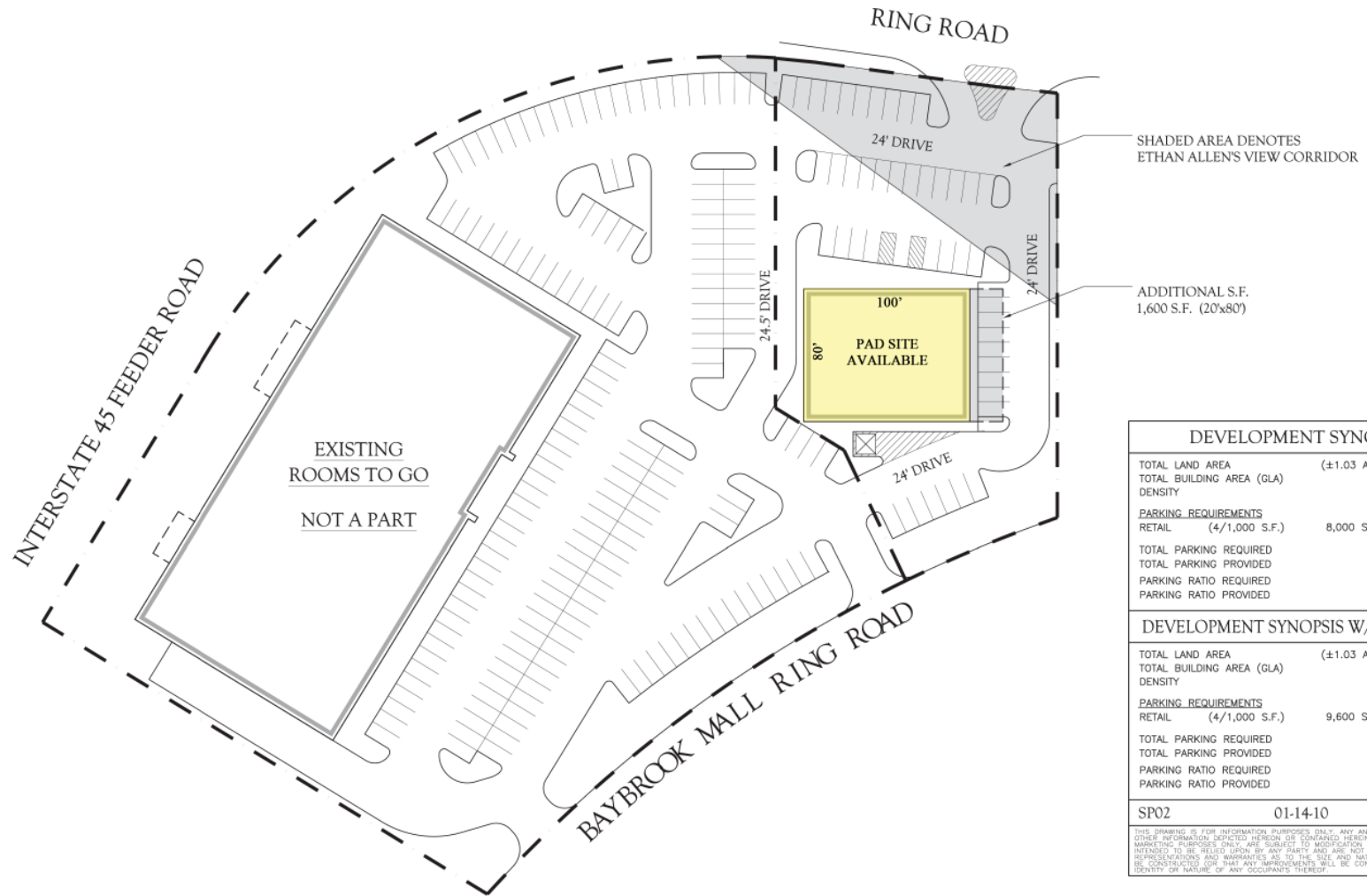
Elise Weatherall
 eweatherall@wulfe.com
 (713) 621-1700

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









DEVELOPMENT SYNOPSIS		
TOTAL LAND AREA	(±1.03 AC.)	44,664 S.F.
TOTAL BUILDING AREA (GLA)		8,000 S.F.
DENSITY		17.9 %
PARKING REQUIREMENTS		
RETAIL (4/1,000 S.F.)	8,000 S.F.	32 SPACES
TOTAL PARKING REQUIRED		32 SPACES
TOTAL PARKING PROVIDED		47 SPACES
PARKING RATIO REQUIRED		4.0 /1000
PARKING RATIO PROVIDED		5.9 /1000
DEVELOPMENT SYNOPSIS W/ADDTL S.F.		
TOTAL LAND AREA	(±1.03 AC.)	44,664 S.F.
TOTAL BUILDING AREA (GLA)		9,600 S.F.
DENSITY		21.5 %
PARKING REQUIREMENTS		
RETAIL (4/1,000 S.F.)	9,600 S.F.	38 SPACES
TOTAL PARKING REQUIRED		38 SPACES
TOTAL PARKING PROVIDED		38 SPACES
PARKING RATIO REQUIRED		4.0 /1000
PARKING RATIO PROVIDED		4.0 /1000
SPO2	01-14-10	2010101.001
<small>THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS OR OTHER INFORMATION EXPICITLY HEREON OR OTHERWISE, HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION WITHOUT NOTICE. THEY ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE WARRANTIES AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.</small>		

SITE PLAN

0 30' 60' 90'

GULFWOOD RETAIL

PRELIMINARY STUDY

RING ROAD NEAR I45 SOUTH

HOUSTON, TEXAS

LEVINSON • ALCOSER ASSOCIATES, L.P.

1177 W. Loop South, Suite 900 Houston, Texas 77027
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**Demographic Report
IH-45 at Bay Area Blvd, Webster, TX**

Pop Facts: Demographic Quick Facts

Pop Facts: Demographic Quick Facts	I-45 @ Bay Area 3 mile ring		I-45 @ Bay Area 5 mile ring		I-45 @ Bay Area 7 mile ring	
Population						
2021 Projection	89,884		214,957		363,874	
2016 Estimate	83,641		198,326		334,114	
2010 Census	76,303		177,457		295,835	
2000 Census	67,306		145,679		229,934	
Growth 2016-2021	7.46%		8.39%		8.91%	
Growth 2010-2016	9.62%		11.76%		12.94%	
Growth 2000-2010	13.37%		21.81%		28.66%	
Households						
2021 Projection	37,035		81,883		134,067	
2016 Estimate	34,451		75,681		123,419	
2010 Census	31,525		68,247		110,392	
2000 Census	27,855		55,655		85,920	
Growth 2016-2021	7.50%		8.20%		8.63%	
Growth 2010-2016	9.28%		10.89%		11.80%	
Growth 2000-2010	13.17%		22.62%		28.48%	
2016 Estimated Population by Single-Classification Race	83,641		198,326		334,114	
White Alone	57,004	68.15%	145,576	73.40%	241,260	72.21%
Black or African American Alone	8,328	9.96%	14,614	7.37%	27,854	8.34%
American Indian and Alaska Native Alone	410	0.49%	933	0.47%	1,509	0.45%
Asian Alone	8,368	10.00%	18,846	9.50%	30,720	9.19%
Native Hawaiian and Other Pacific Islander Alone	80	0.10%	156	0.08%	295	0.09%
Some Other Race Alone	6,110	7.30%	11,336	5.72%	21,723	6.50%
Two or More Races	3,341	3.99%	6,866	3.46%	10,755	3.22%
2016 Estimated Population by Ethnicity (Hispanic or Latino)	83,641		198,326		334,114	
Hispanic or Latino	19,961	23.87%	39,642	19.99%	76,763	22.98%
Not Hispanic or Latino	63,680	76.13%	158,684	80.01%	257,351	77.02%
2016 Occupied Housing Units by Tenure	34,451		75,681		123,419	
Owner-Occupied	17,309	50.24%	48,533	64.13%	84,220	68.24%
Renter-Occupied	17,142	49.76%	27,148	35.87%	39,199	31.76%
2016 Average Household Size	2.42		2.61		2.70	



Demographic Report
IH-45 at Bay Area Blvd, Webster, TX

Pop Facts: Demographic Quick Facts	I-45 @ Bay Area 3 mile ring		I-45 @ Bay Area 5 mile ring		I-45 @ Bay Area 7 mile ring	
2016 Est. Households by Household Income	34,451		75,681		123,419	
Income Less than \$15,000	2,833	8.22%	5,029	6.65%	7,411	6.00%
Income \$15,000 to \$24,999	2,388	6.93%	4,470	5.91%	7,336	5.94%
Income \$25,000 to \$34,999	3,371	9.79%	5,839	7.72%	9,012	7.30%
Income \$35,000 to \$49,999	4,728	13.72%	8,603	11.37%	13,674	11.08%
Income \$50,000 to \$74,999	6,468	18.78%	12,373	16.35%	19,995	16.20%
Income \$75,000 to \$99,999	4,463	12.95%	9,715	12.84%	16,988	13.76%
Income \$100,000 to \$124,999	3,374	9.79%	8,046	10.63%	13,606	11.02%
Income \$125,000 to \$149,999	2,110	6.13%	5,920	7.82%	10,174	8.24%
Income \$150,000 to \$199,999	2,449	7.11%	7,727	10.21%	12,465	10.10%
Income \$200,000 to \$249,999	1,015	2.94%	3,183	4.21%	5,116	4.15%
Income \$250,000 to \$499,999	992	2.88%	3,648	4.82%	5,842	4.73%
Income \$500,000 or more	260	0.75%	1,130	1.49%	1,801	1.46%
2016 Est. Average Household Income	\$85,666		\$103,851		\$104,513	
2016 Est. Median Household Income	\$65,093		\$78,930		\$81,302	
2016 Median HH Inc. by Single-Classification Race						
White Alone	\$69,027		\$84,488		\$86,814	
Black or African American Alone	\$56,439		\$60,488		\$58,958	
American Indian and Alaska Native Alone	\$49,629		\$53,605		\$51,615	
Asian Alone	\$59,007		\$71,326		\$73,995	
Native Hawaiian and Other Pacific Islander Alone	\$37,090		\$40,304		\$35,260	
Some Other Race Alone	\$46,014		\$52,761		\$62,234	
Two or More Races	\$62,102		\$66,585		\$70,462	
Hispanic or Latino	\$49,942		\$58,919		\$64,222	
Not Hispanic or Latino	\$69,098		\$84,659		\$86,260	



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.

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Buyer/Tenant/Seller/Landlord Initials

Date