

FOR LEASE

Baybrook Passage Shopping Center - I-45 at Bay Area Blvd, Webster, TX



PROPERTY DATA

- 29,774 SF former Golfsmith (will divide)
- 1,532 SF, 2,354 SF and 6,143 SF former restaurant spaces
- 3,053 SF former Noodles end cap(sublease)
- 4,548 SF fronting I-45 adjacent to recently opened Mia's Table
- 5,044 SF restaurant pad
- 3,054 SF former nail salon
- 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, Pei Wei, and Mia's Table

DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population			
2019 Estimate	82,647	196,737	340,139
Ave HH Income			
2019 Estimate	\$86,992	\$108,236	\$108,815
Traffic Counts			
Gulf Freeway	186,065 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



AVAILABLE
2,354 SF



1,532 SF Available



3,053 SF
(sublease)



AVAILABLE
5,044 SF



AVAILABLE
29,774 SF
(will divide)



AVAILABLE
4,548 SF



AVAILABLE
2,359 SF



AVAILABLE
6,143 SF





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

SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.5438/-95.1398

RS1

19425 Gulf Fwy			3 mi radius	5 mi radius	7 mi radius
Webster, TX 77598					
POPULATION	2019 Estimated Population		82,647	196,737	340,139
	2024 Projected Population		85,203	206,505	358,177
	2010 Census Population		77,934	179,199	301,106
	2000 Census Population		70,161	146,318	234,051
	Projected Annual Growth 2019 to 2024		0.6%	1.0%	1.1%
	Historical Annual Growth 2000 to 2019		0.9%	1.8%	2.4%
	2019 Median Age		34.7	36.4	36.4
HOUSEHOLDS	2019 Estimated Households		35,776	78,792	132,408
	2024 Projected Households		38,213	83,960	141,011
	2010 Census Households		32,288	68,806	112,217
	2000 Census Households		28,858	55,923	87,387
	Projected Annual Growth 2019 to 2024		1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2019		1.3%	2.2%	2.7%
RACE AND ETHNICITY	2019 Estimated White		63.1%	69.9%	69.9%
	2019 Estimated Black or African American		11.6%	8.8%	9.5%
	2019 Estimated Asian or Pacific Islander		13.1%	11.4%	10.2%
	2019 Estimated American Indian or Native Alaskan		0.5%	0.5%	0.5%
	2019 Estimated Other Races		11.6%	9.4%	9.9%
	2019 Estimated Hispanic		27.1%	22.6%	25.1%
INCOME	2019 Estimated Average Household Income		\$86,992	\$108,236	\$108,815
	2019 Estimated Median Household Income		\$70,253	\$87,746	\$89,878
	2019 Estimated Per Capita Income		\$37,682	\$43,385	\$42,393
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		4.2%	3.3%	3.5%
	2019 Estimated Some High School (Grade Level 9 to 11)		4.9%	3.7%	4.1%
	2019 Estimated High School Graduate		18.1%	17.5%	18.7%
	2019 Estimated Some College		24.3%	21.5%	22.1%
	2019 Estimated Associates Degree Only		10.4%	9.9%	10.5%
	2019 Estimated Bachelors Degree Only		25.6%	28.6%	26.8%
	2019 Estimated Graduate Degree		12.5%	15.6%	14.3%
BUSINESS	2019 Estimated Total Businesses		4,753	9,143	13,110
	2019 Estimated Total Employees		48,168	99,364	134,895
	2019 Estimated Employee Population per Business		10.1	10.9	10.3
	2019 Estimated Residential Population per Business		17.4	21.5	25.9

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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
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