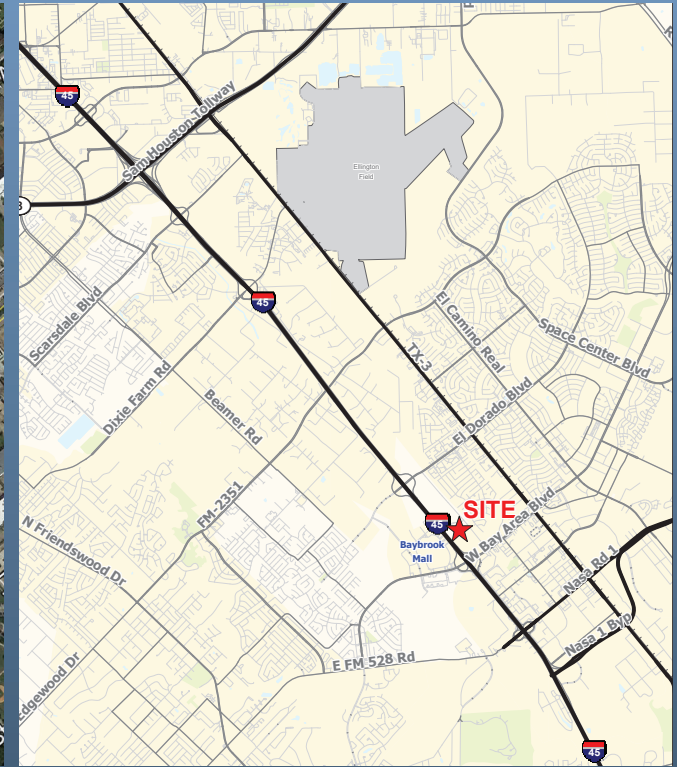
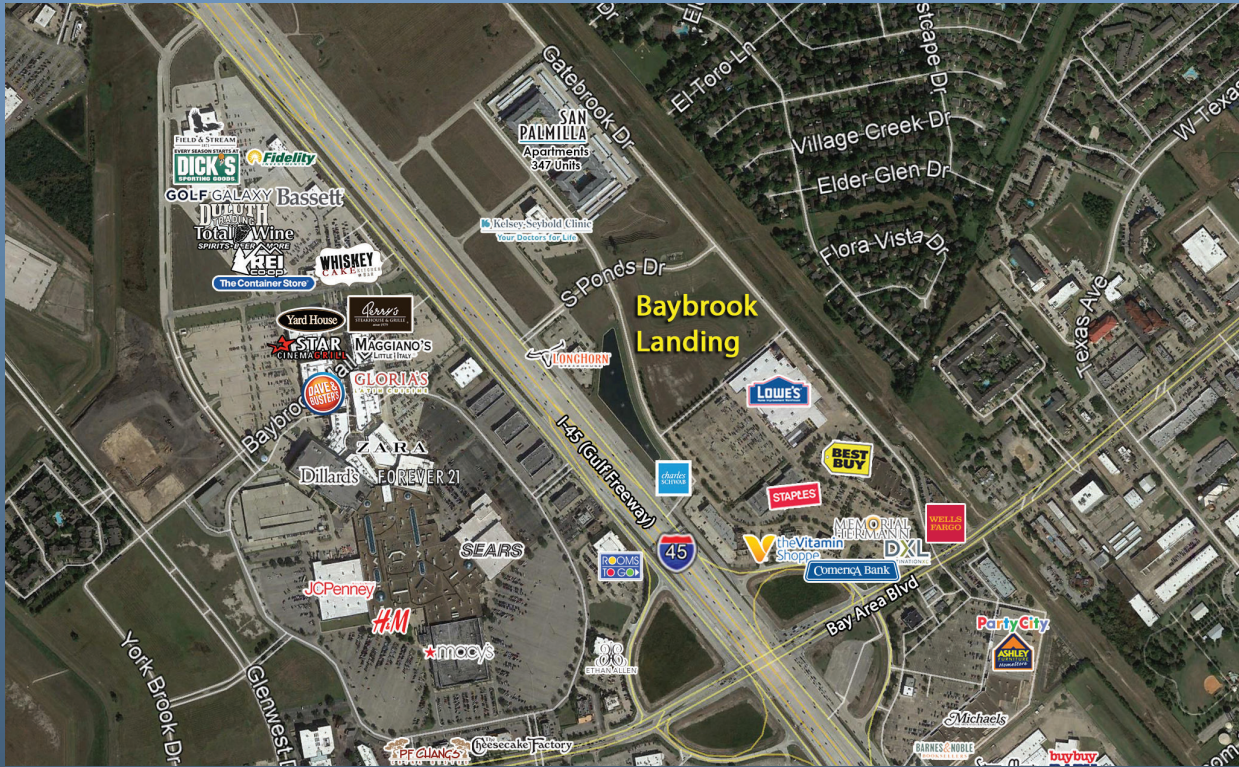


FOR LEASE

Baybrook Landing



PROPERTY DATA

- New development opportunity fronting I-45 across from Baybrook Mall
- Pad sites, anchor and junior anchor options
- Adjacent to Lowe's Home Improvement and Baybrook Passage whose anchors are Best Buy, Staples and Memorial Hermann

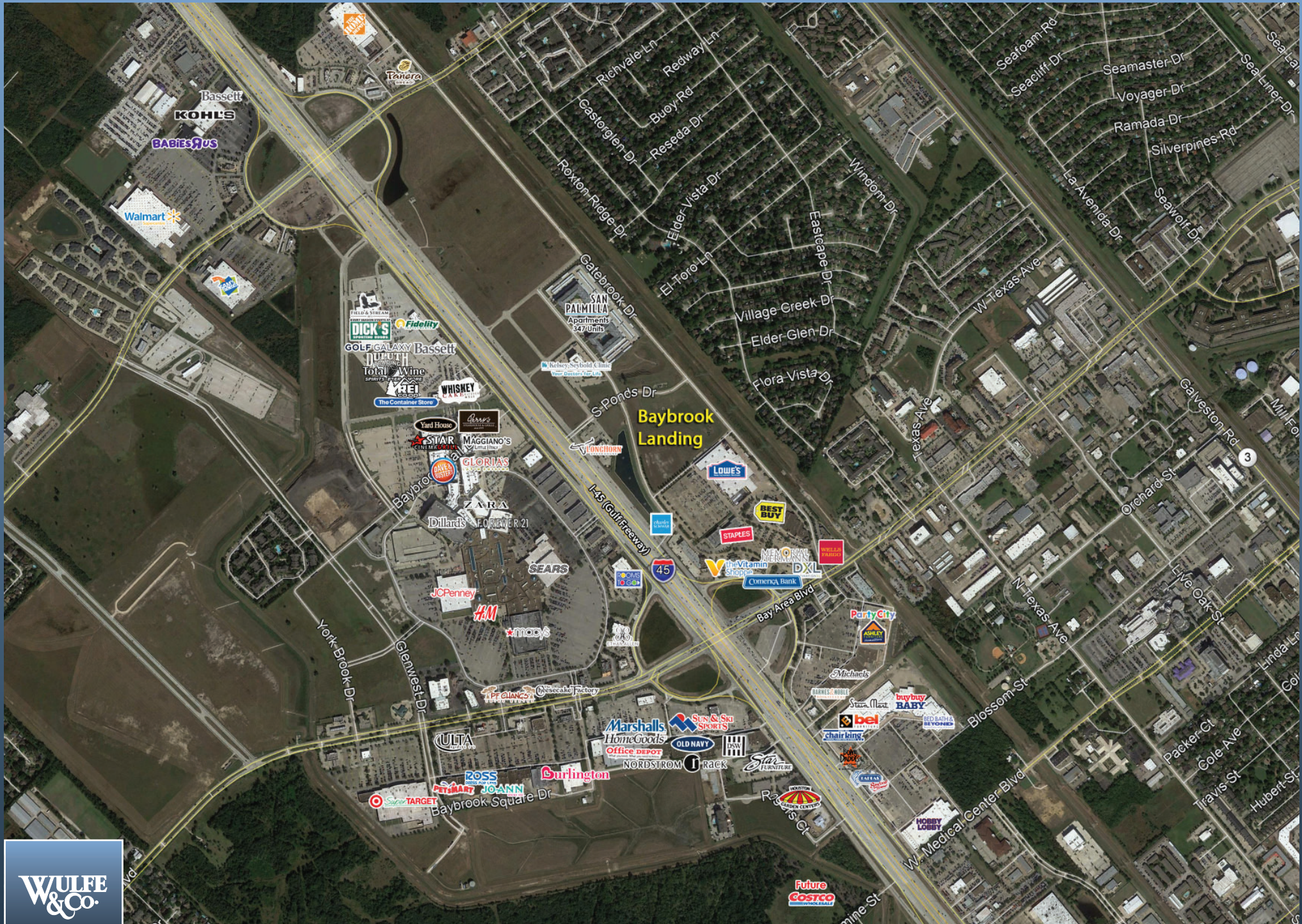
DEMOGRAPHICS

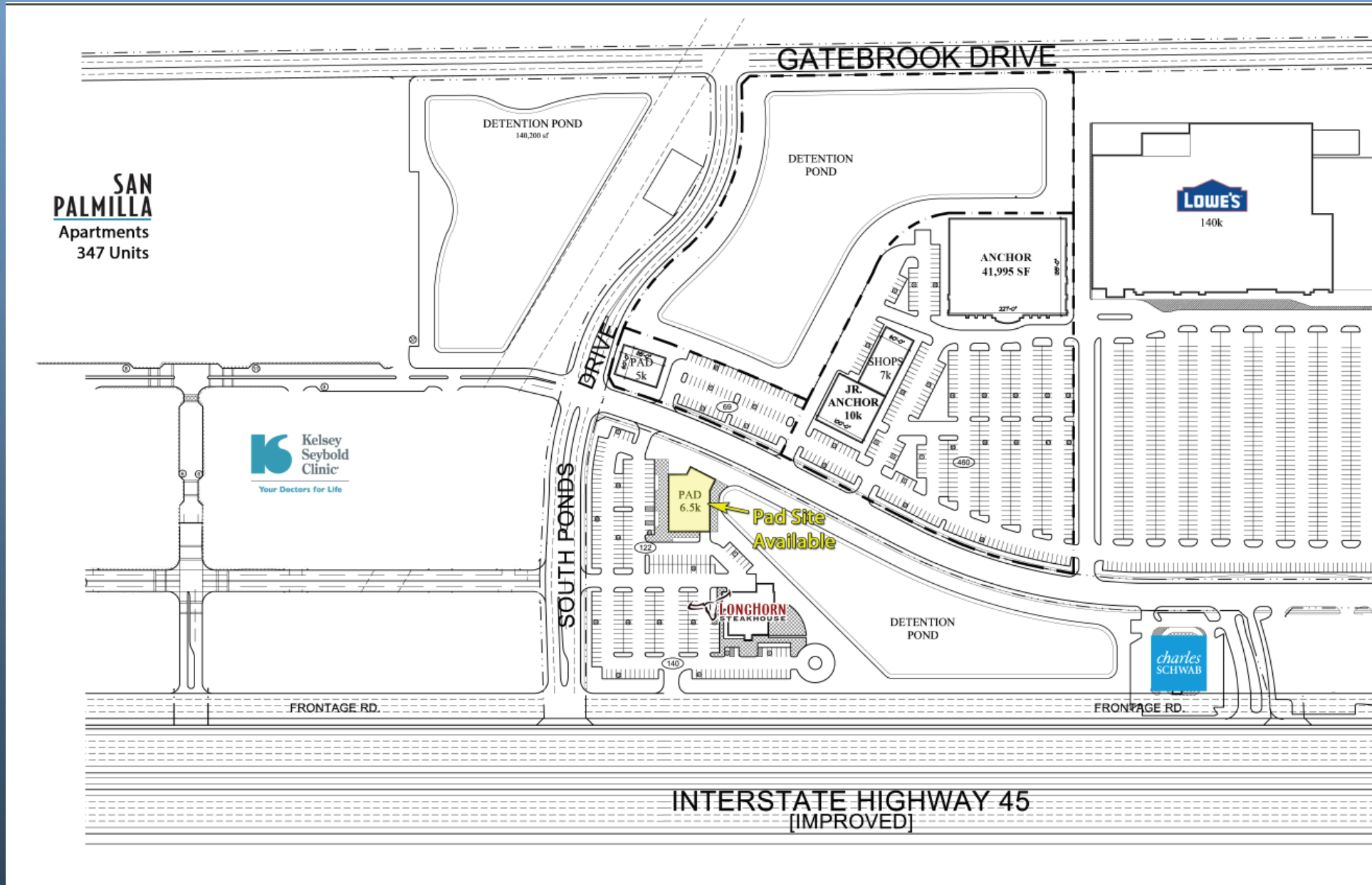
	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population 2018 Estimate	83,022	195,867	345,945
Ave HH Income 2018 Estimate	\$92,171	\$113,749	\$113,714
Traffic Counts Gulf Frwy	186,065 cars per day		
Bay Area Blvd	49,000 cars per day		


CONTACT

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(713) 621-1700

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






 TRUE NORTH
 SCALE: 1"=100'-0"






GENERAL NOTES:

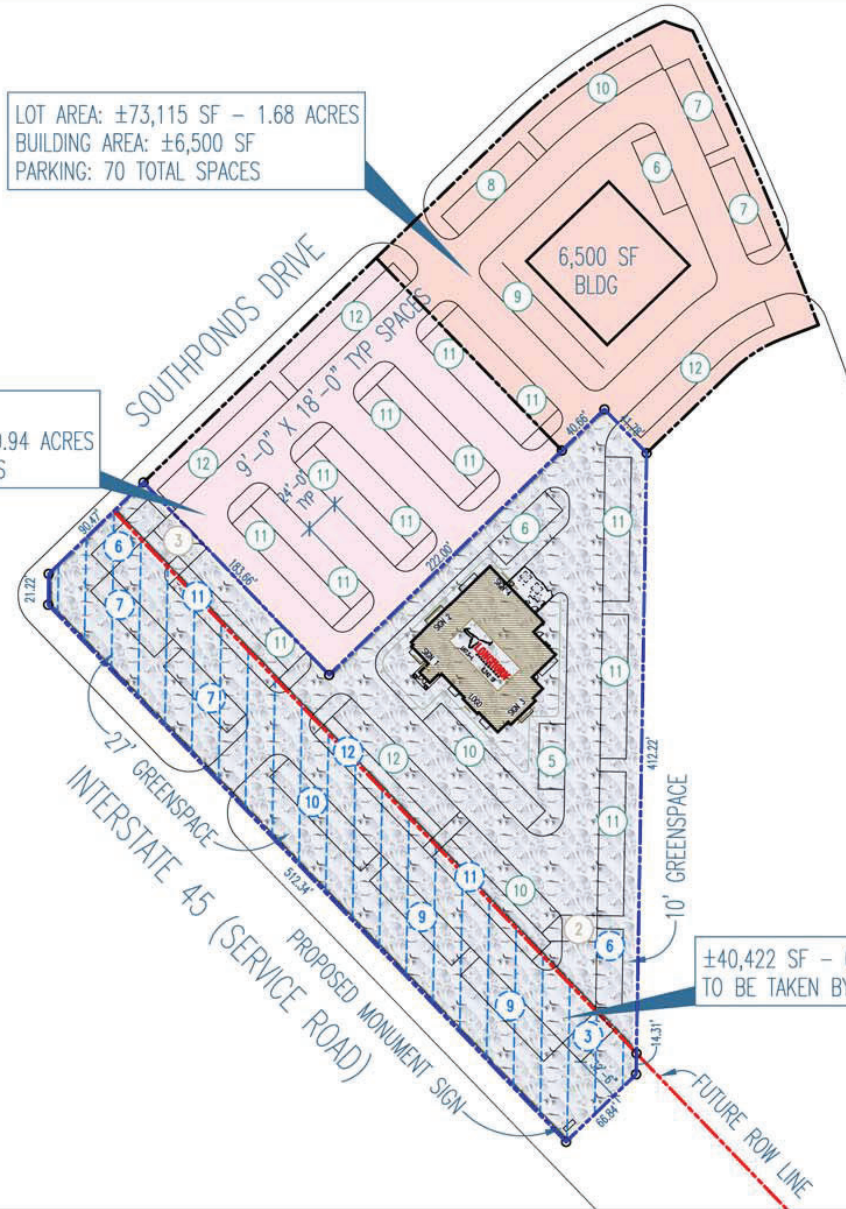
1. PROPERTY AREA: ±100,297 SF - 2.30 ACRES
 ±40,422 SF - 0.92 ACRES TO BE REMOVED*
 ±59,875 SF - 1.37 ACRES TO REMAIN
2. BUILDING AREA: 6,242 SF - LH7.5-L PROTO
3. PARKING: 178 SPACES
 86 SPACES TO BE REMOVED*
 92 SPACES TO REMAIN
4. SIGNAGE PROPOSED: 1 LOGO + 4 BUILDING SIGNS
 1 MONUMENT SIGN
5. OFF-SITE SIGNAGE: UNKNOWN AT THIS TIME
6. NO PUBLIC WALKS PROVIDED IN BASE FILE

LOT AREA: ±73,115 SF - 1.68 ACRES
 BUILDING AREA: ±6,500 SF
 PARKING: 70 TOTAL SPACES

CROSS PARKING AREA:
 LOT AREA: ±40,772 SF - 0.94 ACRES
 PARKING: 101 TOTAL SPACES

* LAND TO BE TAKEN BY TXDOT FOR THE WIDENING
 OF INTERSTATE 45 AND ITS SERVICE ROADS.
 APPROX. 77' TO BE REMOVED ALONG FRONTAGE

-  PARKING EXCLUSIVE TO LONGHORN
-  CROSS PARKING AREA
-  PARKING EXCLUSIVE TO OTHERS
-  LONGHORN PROPERTY AREA
-  OTHER PROPERTY AREA



±40,422 SF - 0.92 ACRES TO BE TAKEN BY TXDOT

SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.5459/-95.1431

RS1

Baybrook Landing		3 mi radius	5 mi radius	7 mi radius
Webster, TX 77598				
POPULATION	2018 Estimated Population	83,022	195,867	345,945
	2023 Projected Population	85,631	205,447	363,926
	2010 Census Population	78,516	182,004	309,155
	2000 Census Population	71,390	148,965	240,672
	Projected Annual Growth 2018 to 2023	0.6%	1.0%	1.0%
	Historical Annual Growth 2000 to 2018	0.9%	1.7%	2.4%
	2018 Median Age	34.8	36.5	36.2
HOUSEHOLDS	2018 Estimated Households	35,553	78,062	133,550
	2023 Projected Households	37,972	83,200	142,202
	2010 Census Households	32,326	69,615	114,658
	2000 Census Households	29,075	56,743	89,645
	Projected Annual Growth 2018 to 2023	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	1.2%	2.1%	2.7%
RACE AND ETHNICITY	2018 Estimated White	63.1%	69.5%	69.7%
	2018 Estimated Black or African American	11.8%	9.0%	9.6%
	2018 Estimated Asian or Pacific Islander	12.8%	11.4%	10.1%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2018 Estimated Other Races	11.7%	9.6%	10.2%
	2018 Estimated Hispanic	27.3%	23.3%	25.9%
INCOME	2018 Estimated Average Household Income	\$92,171	\$113,749	\$113,714
	2018 Estimated Median Household Income	\$71,378	\$88,012	\$90,126
	2018 Estimated Per Capita Income	\$39,489	\$45,370	\$43,931
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.7%	3.3%	3.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.2%	4.2%	4.5%
	2018 Estimated High School Graduate	18.4%	17.3%	18.5%
	2018 Estimated Some College	24.1%	22.0%	22.9%
	2018 Estimated Associates Degree Only	10.4%	10.0%	10.2%
	2018 Estimated Bachelors Degree Only	25.6%	28.0%	26.3%
	2018 Estimated Graduate Degree	12.6%	15.2%	14.0%
BUSINESS	2018 Estimated Total Businesses	4,388	8,702	12,321
	2018 Estimated Total Employees	47,170	90,723	126,077
	2018 Estimated Employee Population per Business	10.8	10.4	10.2
	2018 Estimated Residential Population per Business	18.9	22.5	28.1

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.

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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Designated Broker of Firm	License No.	Email	Phone
Ed Wulfe	100714	ewulfe@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