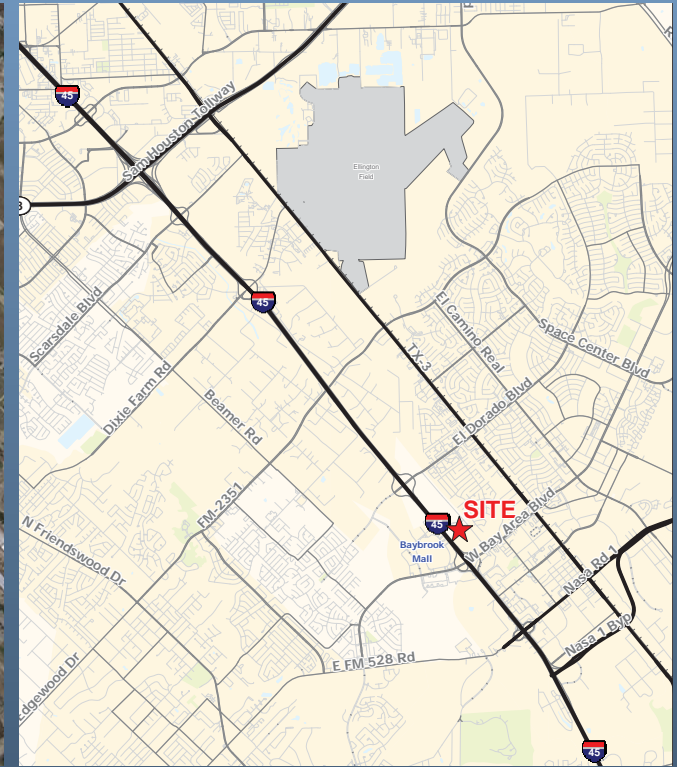


FOR LEASE

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 Borders Books

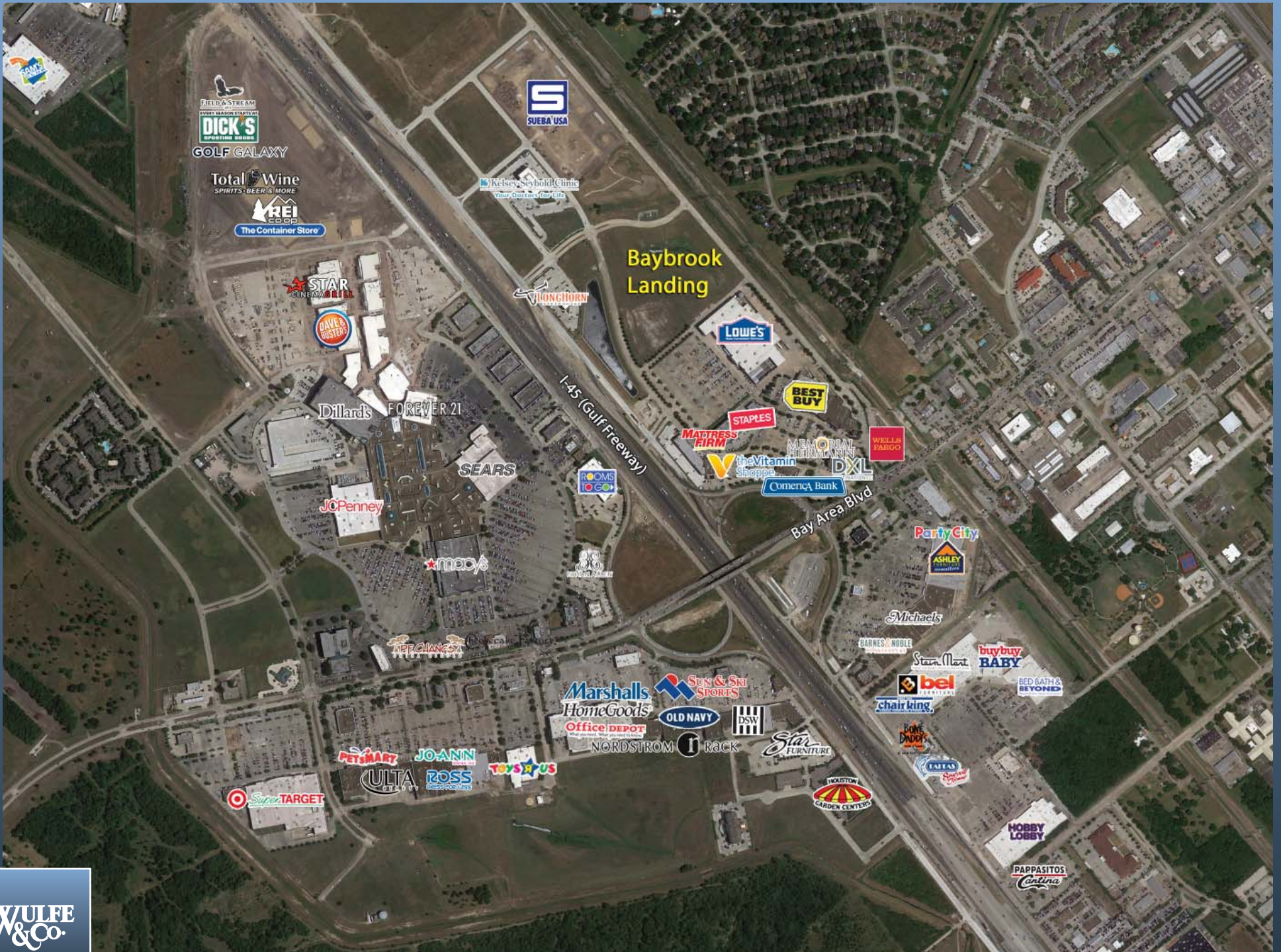
DEMOGRAPHICS

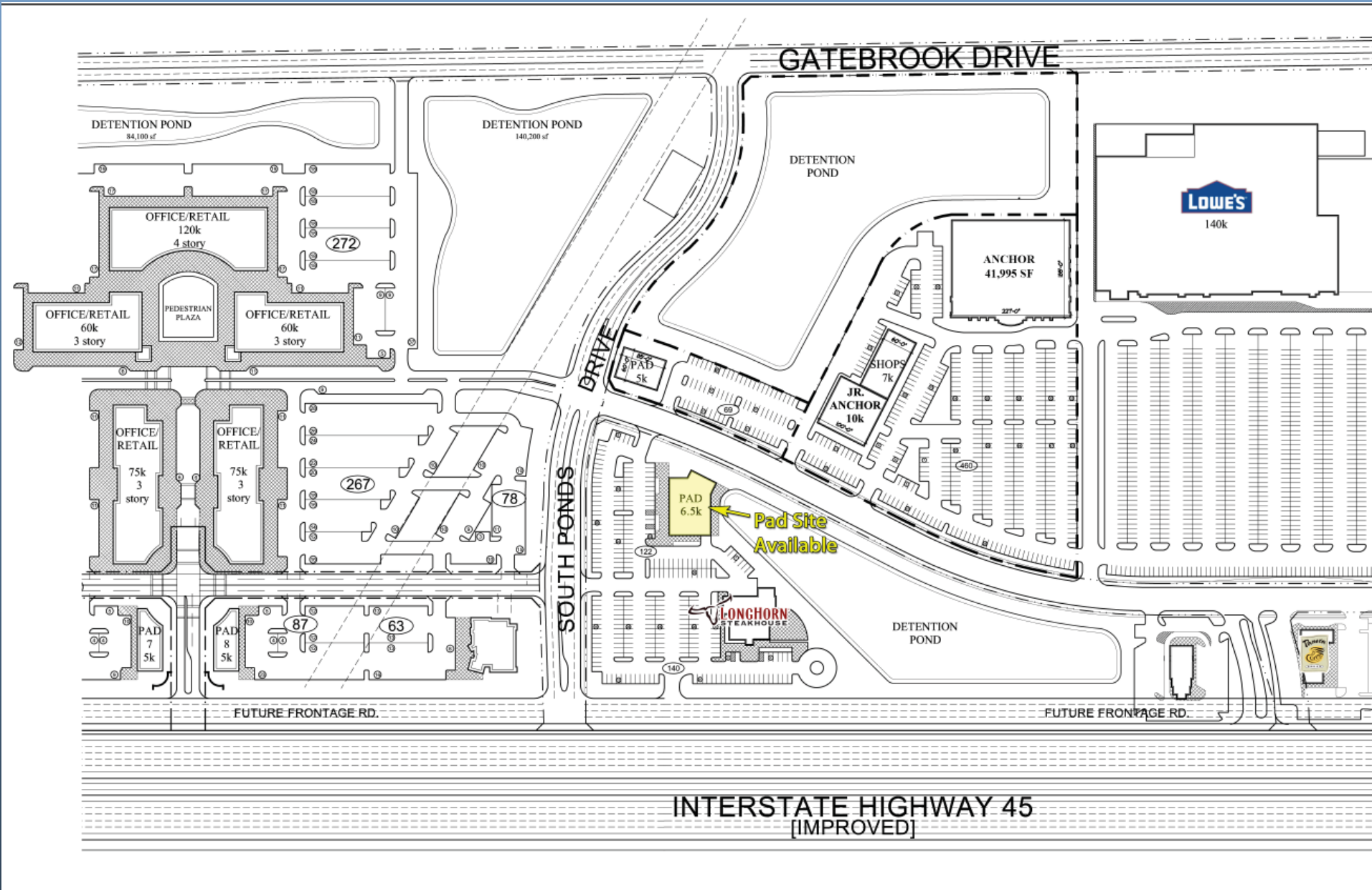
	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population			
2016 Estimate	83,641	198,326	334,114
Ave HH Income			
2016 Estimate	\$85,666	\$103,851	\$104,513
Traffic Counts			
Gulf Frwy	186,065 cars per day		
Bay Area Blvd	37,477 cars per day		


CONTACT

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

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






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






GENERAL NOTES:

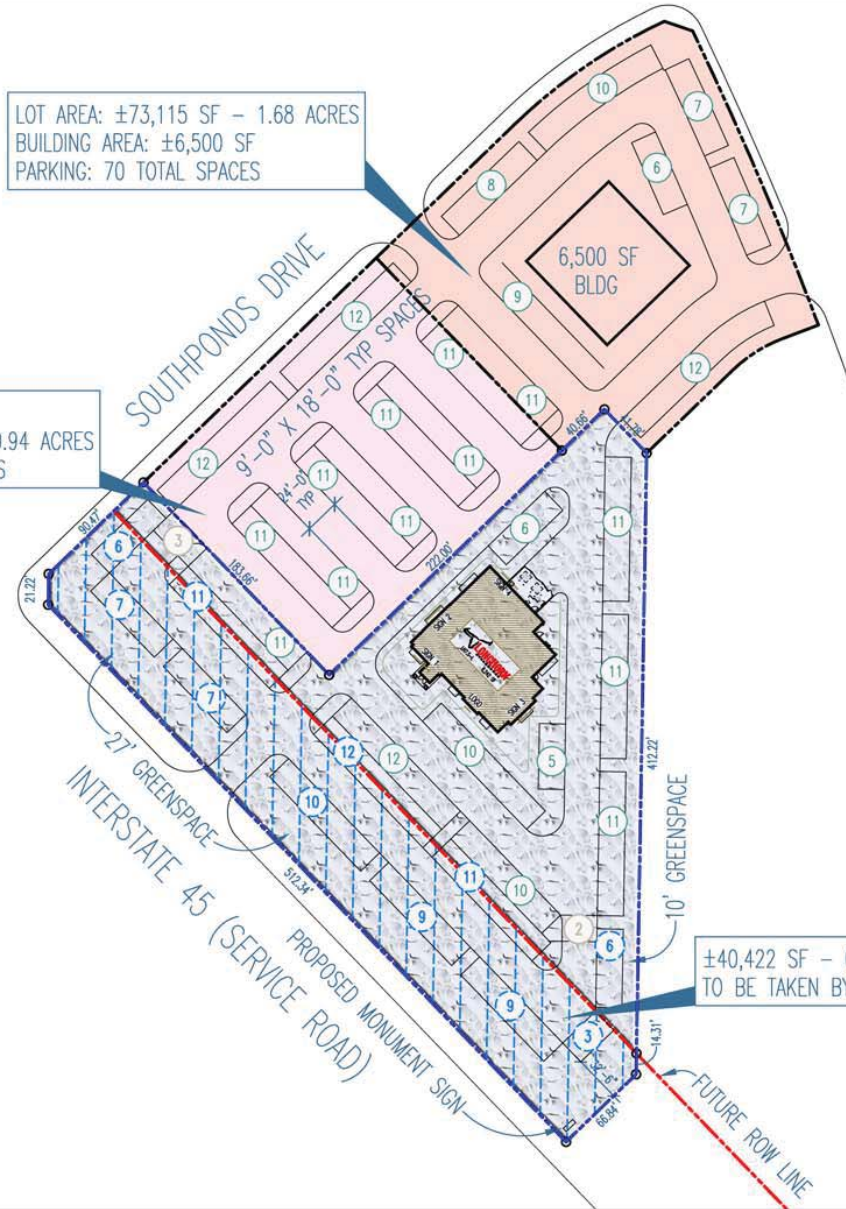
1. PROPERTY AREA: ±100,297 SF - 2.30 ACRES
 ±40,422 SF - 0.92 ACRES TO BE REMOVED*
 ±59,875 SF - 1.37 ACRES TO REMAIN
2. BUILDING AREA: 6,242 SF - LH7.5-L PROTO
3. PARKING: 178 SPACES
 86 SPACES TO BE REMOVED*
 92 SPACES TO REMAIN
4. SIGNAGE PROPOSED: 1 LOGO + 4 BUILDING SIGNS
 1 MONUMENT SIGN
5. OFF-SITE 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





**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.

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.

_____ 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