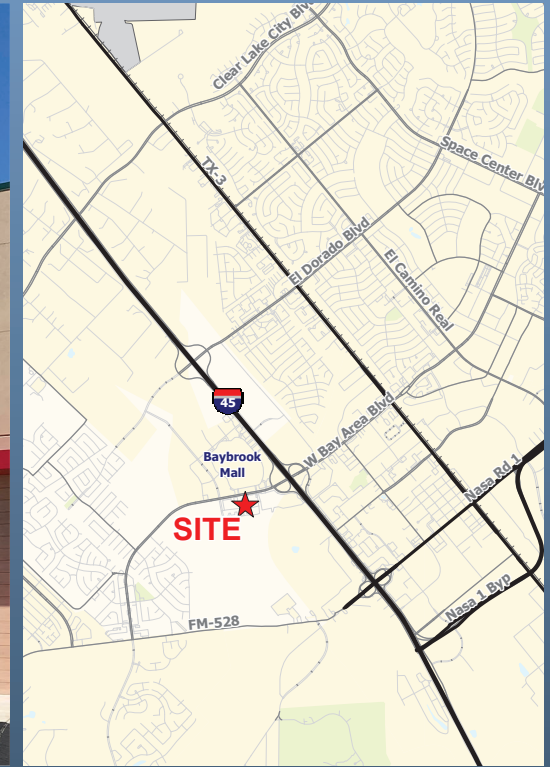


# FOR LEASE

## Baybrook Village Shopping Center



### PROPERTY DATA

- Burlington opening March 2020
- 35,604 SF former Sports Authority and 23,815 SF former Fresh Market available
- 2,640 SF former Wells Fargo with drive thru can be combined with adjacent 2,253 SF former medical space
- 2,100 SF former Crazy 8
- Located across Bay Area Blvd from the recently expanded Baybrook Mall
- Tenants include Ross Dress For Less, PetSmart, ULTA Beauty, Jo-Ann Fabrics, Hallmark, Sprint, Zoe's Kitchen, & Outback

### DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius	7 Mile Radius
<b>Population</b>			
2018 Estimate	79,936	200,083	333,008
<b>Ave HH Income</b>			
2018 Estimate	\$90,731	\$113,468	\$112,726
<b>Traffic Counts</b>			
Gulf Frwy	186,065 cars per day		
Bay Area Blvd	37,477 cars per day		

### CONTACT

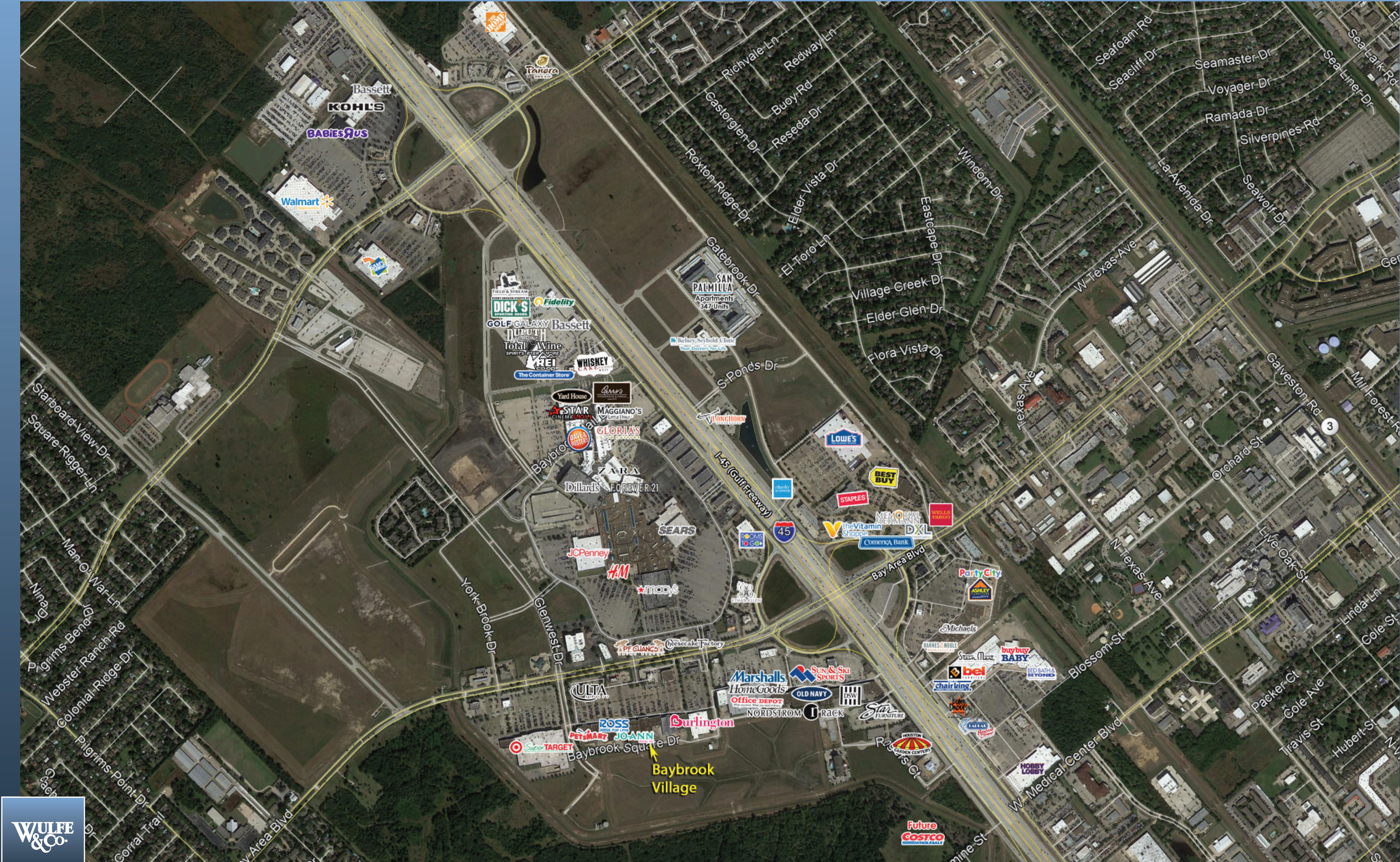
**Elise Weatherall**  
eweatherall@wulfe.com  
(713) 621-1700

**Wulfe & Co.**  
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(713) 621-1700

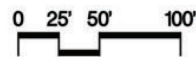












**BAYBROOK VILLAGE**  
1507 WEST BAY AREA BLVD. & GLENWEST DR.  
WEBSTER, TEXAS

**TENANT LEGEND**

- RETAIL
- AVAILABLE
- RESTAURANT
- BANK

# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5380/-95.1476

RS1

1503 Bay Area Blvd		3 mi radius	5 mi radius	7 mi radius
Webster, TX 77598				
POPULATION	2018 Estimated Population	79,936	200,083	333,008
	2023 Projected Population	84,821	215,677	359,614
	2010 Census Population	74,658	181,497	294,616
	2000 Census Population	65,416	146,003	228,312
	Projected Annual Growth 2018 to 2023	1.2%	1.6%	1.6%
	Historical Annual Growth 2000 to 2018	1.2%	2.1%	2.5%
	2018 Median Age	34.7	36.4	36.3
HOUSEHOLDS	2018 Estimated Households	33,762	78,629	128,136
	2023 Projected Households	36,471	84,868	138,093
	2010 Census Households	30,456	69,144	109,644
	2000 Census Households	26,634	55,713	85,262
	Projected Annual Growth 2018 to 2023	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2018	1.5%	2.3%	2.8%
RACE AND ETHNICITY	2018 Estimated White	65.4%	70.7%	70.3%
	2018 Estimated Black or African American	11.3%	8.6%	9.6%
	2018 Estimated Asian or Pacific Islander	11.4%	10.9%	10.0%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2018 Estimated Other Races	11.4%	9.3%	9.7%
	2018 Estimated Hispanic	26.2%	22.2%	24.3%
INCOME	2018 Estimated Average Household Income	\$90,731	\$113,468	\$112,726
	2018 Estimated Median Household Income	\$70,943	\$90,873	\$91,871
	2018 Estimated Per Capita Income	\$38,349	\$44,621	\$43,408
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.9%	3.2%	3.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.2%	4.1%	4.2%
	2018 Estimated High School Graduate	19.6%	17.8%	18.9%
	2018 Estimated Some College	24.2%	22.0%	22.8%
	2018 Estimated Associates Degree Only	10.9%	9.8%	10.0%
	2018 Estimated Bachelors Degree Only	24.6%	28.0%	26.6%
	2018 Estimated Graduate Degree	11.6%	15.1%	14.0%
BUSINESS	2018 Estimated Total Businesses	4,193	8,461	12,010
	2018 Estimated Total Employees	43,925	89,038	122,429
	2018 Estimated Employee Population per Business	10.5	10.5	10.2
	2018 Estimated Residential Population per Business	19.1	23.6	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
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
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