

FOR LEASE

±1,110 – 5,350 SF AVAILABLE



David B. Dale, III
713.529.4244
ddale@direadvisors.com

BAY AREA SQUARE

100-160 WEST BAY AREA BLVD. | WEBSTER | TEXAS

PROPERTY HIGHLIGHTS

LOCATION

160 W. Bay Area Boulevard
Webster, TX 77598

AVAILABLE

± 1,110 SF – 5,350 SF

CO - TENANTS

Orange Theory • CSL
Cookshack • Dollar Tree •
Bedrock Comics • SAS Shoes •
Quest Diagnostics Sport Clips
• Balanced Body Nutrition •
Subway • TA Alterations • WW
• Remton • DaVita Dialysis

TRAFFIC COUNTS

Bay Area Blvd: 42,134 VPD

Highway 3: 23,000 VPD

Total: 65,134 VPD



SITE PLAN



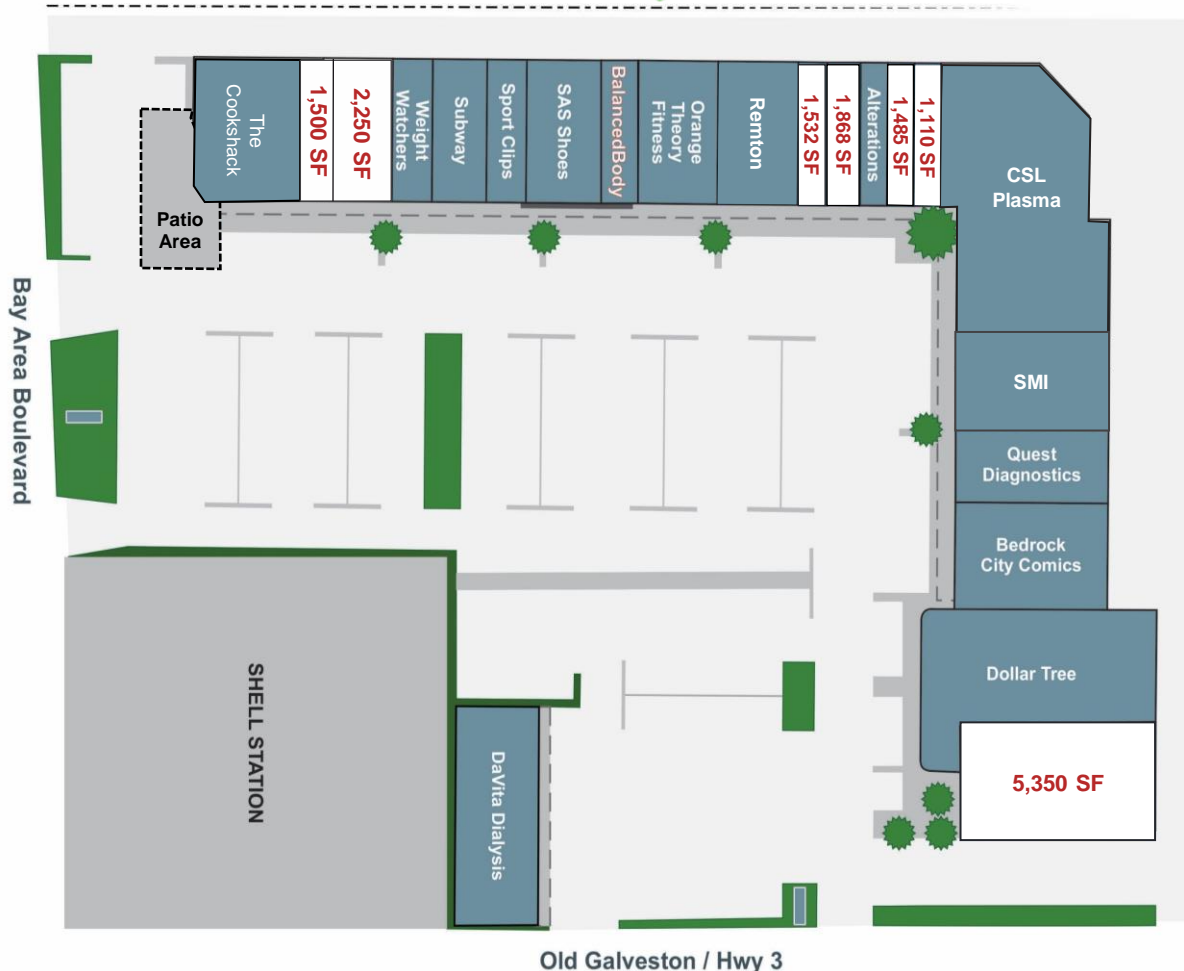
REMTON
VIETNAMESE CUISINE



COMING SOON:



SimonMed
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2019 Population	9,347	83,660	202,264
2010 Population	8,075	78,152	178,950
2024 Population Projection	9,946	88,069	216,847
Population Growth 2010 – 2019	15.75%	7.04%	13.03%
Est. Population Growth 2019 – 2024	6.41%	5.27%	7.21%
2019 Est. Average Household Income	\$67,197	\$87,089	\$108,956
Average Housing Unit Value	\$196,797	\$206,007	\$249,505
Median Age	33.7	35.3	36.7



EMPLOYMENT

NASA Johnson Space Center

- Home to the nation's astronaut corps, International Space Station, & the Orion Program
- Employs 13,500 & accounts for \$2.5 billion in personal income

Clear Lake Regional Medical Center

- 5,000+ in medical workforce with over 2,500 physicians accommodates more than 1.8 million patients annually
- More than 40 medical specialties

Ellington Airport

- Joint use facility for the U.S. Military, NASA, & general aviation
- Employs 10,000

AREA RETAILER MAP



BARNES & NOBLE **Ashley HOMESTORE**
WORLD MARKET ESCALANTE'S
Party City
Michaels

BEST BUY **MEMORIAL HERMANN** 24HR Emergency Care
Golfsmith **TORCHYS TACOS**
MUSIC & ARTS **snap** **Comerica**
DXL **WELLS FARGO**
Staples

Clear Lake Regional
MEDICAL CENTER

FIRST WATCH **ups** **MARBLE SLAB ICE CREAMERY**
NewSound HEARING CENTERS **Batteries Plus**
T-Mobile **Thai Cottage**
Tiff's Treats **GAME OVER**
fabrics Etcetera **ORECK**

hopdoddy BURGER BAR **MOD**
Snooze **Main Squeeze**
extended STAY AMERICA **atb**
barbazzar

FREEBIRDS **Hampton Inn**
SUBZERO **BUFFALO WILD WINGS**
GENGHIS GRILL
CARRABBA'S **GameStop**
KOLACHE FACTORY

CHIPOTLE **NOTHING BUTT' CAKES**
TUNE UP **Thai Spice**
Scottrade **JJ**
FIREHOUSE SUBS **InTown SUITERS**
Ameritrade **Lovett Dental**

BJ's **OUTBACK STEAKHOUSE**
LENNYS SUBS **AVENIDA BRAZIL**
Nutrisystem **Apart+**
Benjamin Moore **H&R BLOCK** **O'Reilly AUTO PARTS**

SITE