



RETAIL CENTER NEAR BAYBROOK MALL AVAILABLE FOR LEASE



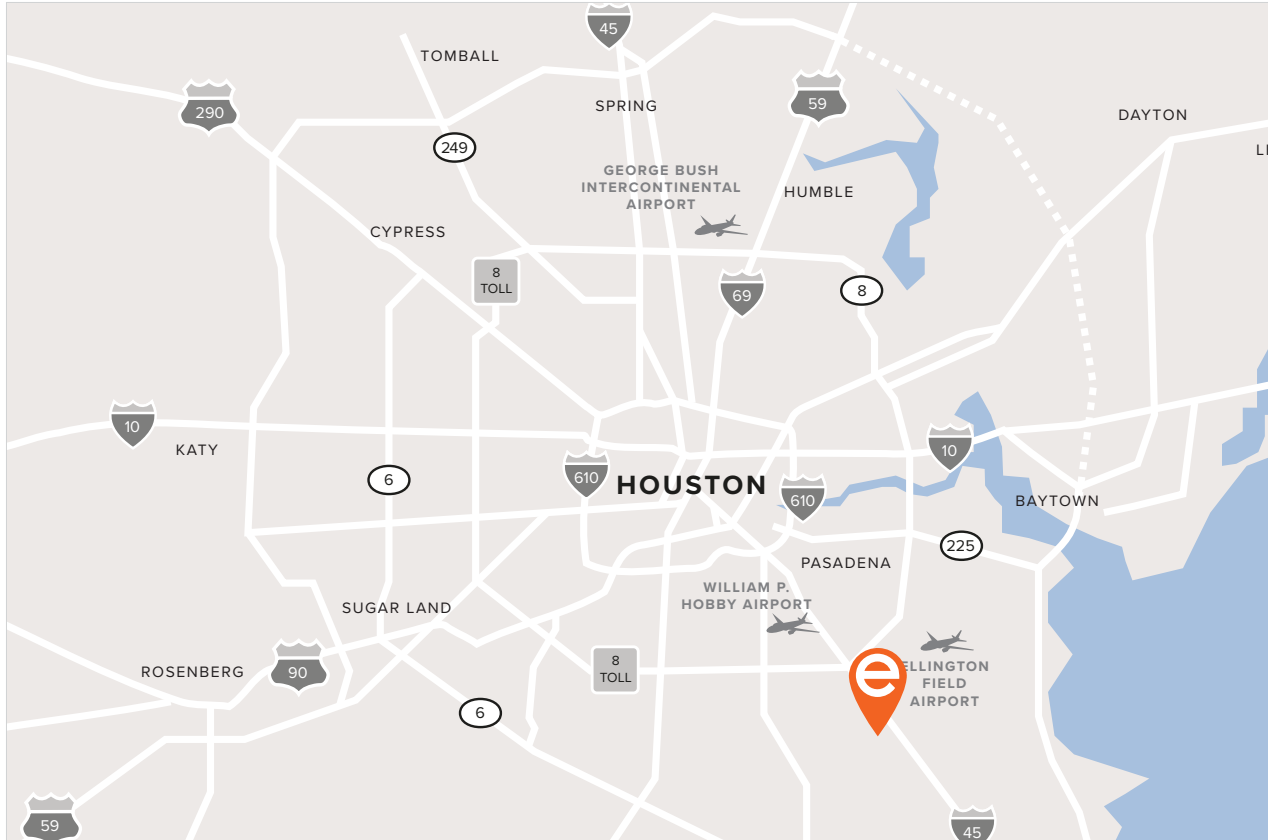
# Bayway Village II

20801 Gulf Fwy, Webster, Texas 77598

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**LOCATION**

20801 Gulf Fwy  
Webster, Texas 77598



**AVAILABLE**

See Site Plan for Availability



**RATE**

Please call for pricing



**PARKING**

Ample parking in the center



**TRAFFIC COUNTS (KALIBRATE 2023)**

21,778 CPD

W NASA Pkwy

156,880 CPD

Gulf Fwy (I-45)



**2023 DEMOGRAPHIC SNAPSHOT**

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	2,880	83,990	207,277
<b>DAYTIME POPULATION</b>	10,862	87,783	181,803
<b>AVG HH INCOME</b>	\$62,572	\$85,197	\$101,390

**AREA RETAILERS**

Main Event, Top Golf, Great Wolf Lodge (Coming Soon), Chicken n Pickle (Coming Soon), Cinemark 18, Cavender's, Floor & Decor, At Home, Big Lots, Leslie's, Goodwill Select, Academy, Pump it Up, Twin Peaks, Pluckers Wing Bar, Cheddar's, Saloon Door Brewing, Buck Wild Country Dance Club

**PROPERTY INFORMATION**

- Bayway Village II Shopping Center gets over 1.1 million visits annually\*
- Located adjacent to entertainment users such as Cinemark, Main Event, Top Golf, Great Wolf Lodge and Chicken n Pickle
- Located near Baybrook Mall with 13.5 million visits annually\*
- Big box, and 2nd gen spaces available

*Visitor data from Placer.ai\**



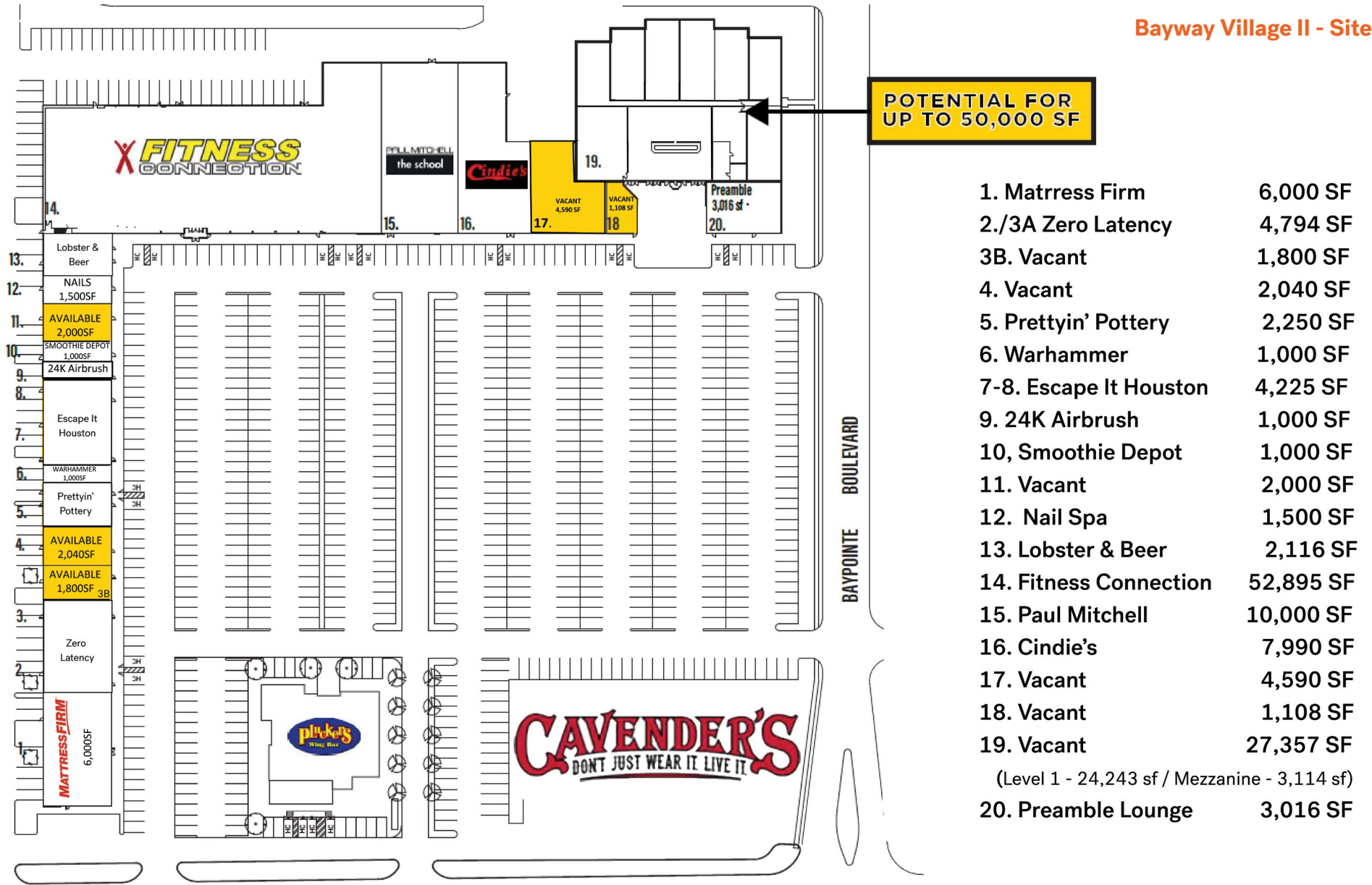








Bayway Village II - Site Plan



1. Mattress Firm	6,000 SF
2./3A Zero Latency	4,794 SF
3B. Vacant	1,800 SF
4. Vacant	2,040 SF
5. Prettyin' Pottery	2,250 SF
6. Warhammer	1,000 SF
7-8. Escape It Houston	4,225 SF
9. 24K Airbrush	1,000 SF
10, Smoothie Depot	1,000 SF
11. Vacant	2,000 SF
12. Nail Spa	1,500 SF
13. Lobster & Beer	2,116 SF
14. Fitness Connection	52,895 SF
15. Paul Mitchell	10,000 SF
16. Cindie's	7,990 SF
17. Vacant	4,590 SF
18. Vacant	1,108 SF
19. Vacant	27,357 SF
(Level 1 - 24,243 sf / Mezzanine - 3,114 sf)	
20. Preamble Lounge	3,016 SF









	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
TOTAL POPULATION	2,880	83,990	207,277
TOTAL DAYTIME POPULATION	10,862	87,783	181,803
PROJECTED POPULATION GROWTH 2021 TO 2026	-3.28%	0.74%	1.55%
2026 PROJECTED POPULATION	2,785	84,610	210,487
% FEMALE POPULATION	51%	51%	51%
% MALE POPULATION	48%	49%	49%
MEDIAN AGE	30.7	36.6	38.6
<b>BUSINESS</b>			
TOTAL EMPLOYEES	9,083	45,033	70,484
TOTAL BUSINESSES	589	3,369	5,613
<b>HOUSEHOLD INCOME</b>			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$62,572	\$85,197	\$101,390
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$55,160	\$70,177	\$90,811
ESTIMATED PER CAPITA INCOME	\$20,628	\$37,435	\$45,166
<b>HOUSEHOLD</b>			
TOTAL OCCUPIED HOUSING UNITS	1,107	36,557	84,939
% HOUSING UNITS OWNER-OCCUPIED	21.00%	46.00%	59.00%
% HOUSING UNITS RENTER-OCCUPIED	71.00%	47.00%	36.00%
<b>RACE &amp; ETHNICITY</b>			
% WHITE	35.31%	56.05%	62.83%
% BLACK OR AFRICAN AMERICAN	18.96%	10.65%	8.00%
% ASIAN	3.68%	7.85%	7.88%
% OTHER	42.05%	25.44%	21.29%
% HISPANIC	46.94%	27.73%	22.40%
% NON-HISPANIC	53.06%	72.27%	77.60%



## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

#### 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.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809