

OFFERING MEMORANDUM

Capital One
1855 W. Bay Area Blvd., Webster, TX 77598



partners

1360 Post Oak Blvd, Suite 1900, Houston, TX 77056


EXCLUSIVELY LISTED BY:


PRIMARY CONTACT



Marc Peeler

Partner

 **832 746 0745**


 marc.peeler@partnersrealestate.com

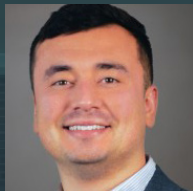


Joan Collum

Partner


 **713 405 7488**


 joan.collum@partnersrealestate.com



Cobo Fajardo

Associate

 **832 641 5279**


 cobo.fajardo@partnersrealestate.com



Taylor Hurd

Associate

 **713 660 0884**

 taylor.hurd@partnersrealestate.com

PROPERTY AT A GLANCE

ADDRESS	1855 W BAY AREA BLVD.,
CITY, STATE, ZIP CODE	WEBSTER, TX 77598
BUILDING SIZE	7,002 SF
LAND AREA	1.07 AC
CLASS	B
YEAR BUILT	2004
PARCEL #	0561210000007
COUNTY	WEBSTER

Property Overview



1855 W. Bay Area Blvd.,
Webster, TX 77598

ADDRESS

Baybrook Market Place
SHOPPING CENTER

7,002 SF
NET RENTABLE

1.07 AC
TOTAL LAND SIZE

B
CLASS

2004
YEAR BUILT

25
PARKING SPACES

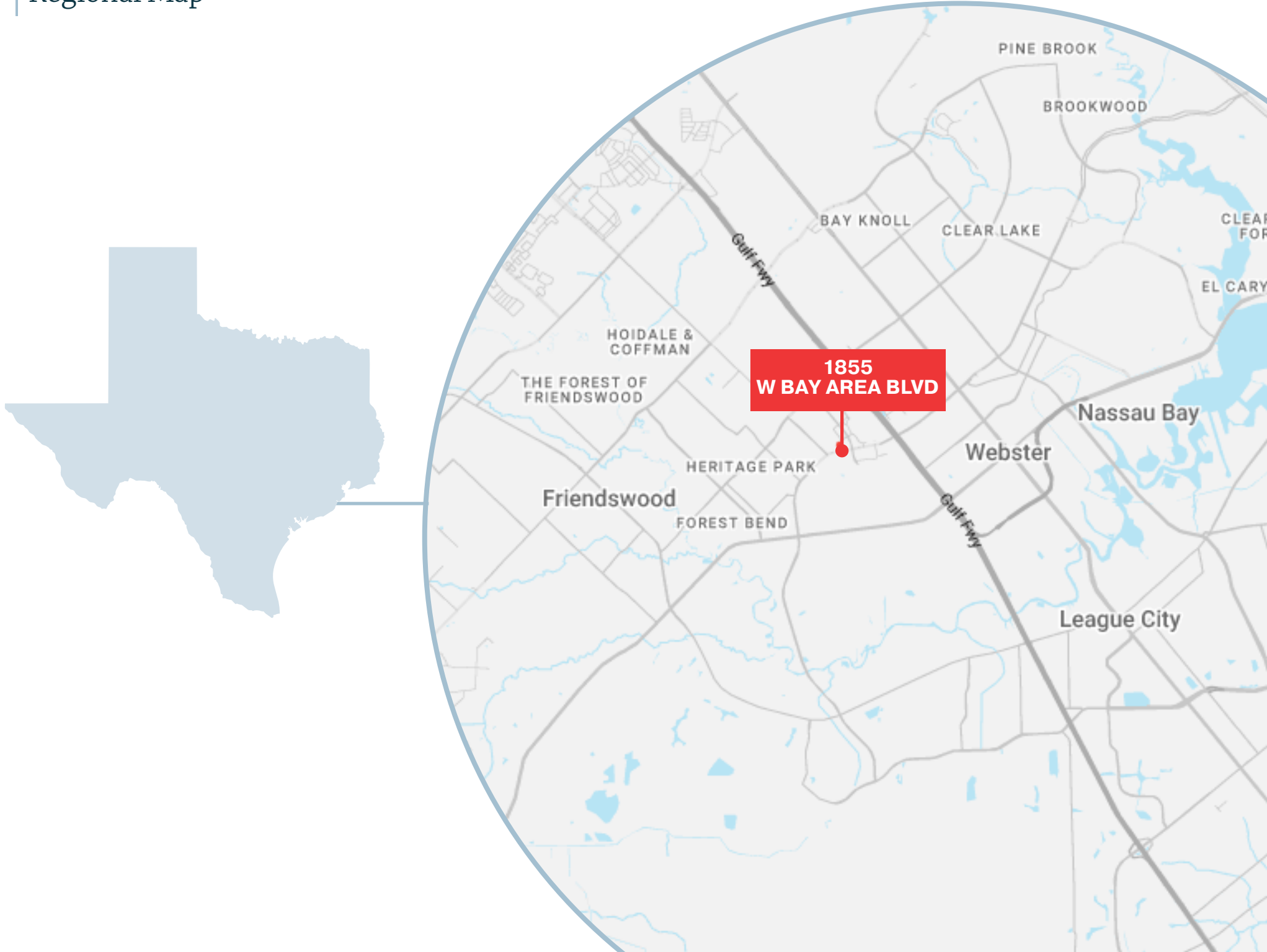
Bay Area Blvd
FRONTAGE

Masonry
CONSTRUCTION

Southeast Outlier
SUBMARKET

3.80%
SUBMARKET VACANCY RATE

Regional Map



Property Highlights



Address	1855 W Bay Area Blvd, Webster, TX
Tenant	Capital One
Building Size	7,002 SF
Land Acres	1.07 AC
Lease Type	Ground Lease
Lease Structure	Absolute NNN
LL Responsibilities	Zero
Current to March 31, 2025	\$133,000
April 1, 2025 to March 31, 2026	\$210,000
Cap Rate	4.83%
Price	\$2,750,000

Four 5-Year Options	
2nd 5-Year Option	\$146,410
3rd 5-Year Option	\$161,051
4th 5-Year Option	\$177,156
5th 5-Year Option	\$194,871

» New Developing Residential Areas: The surrounding neighborhoods offer a mix of housing options, from established communities to newer developments. The area is known for its family-friendly environment and well-maintained properties. Additionally, the Waller neighborhood is a part of the broader Clear Lake area, which is a significant economic hub with a variety of businesses.

» Prime Location off of West Bay Area Blvd & I-45: Located near major roadways like Interstate 45 (the Gulf Freeway) and Highway 3, providing easy access to other parts of the Houston area and beyond. These major thoroughfares offer easy ingress and egress to Downtown/ Houston CBD which is located +/- 23 miles from the subject.

» Strong Surrounding Restaurants & Retailers: The vicinity offers a variety of shopping options, including nearby malls and retail centers such as Baybrook Mall. There are numerous dining options, ranging from casual to upscale. The vicinity offers a variety of shopping options, including nearby malls and retail centers such as Baybrook Mall. There are numerous dining options, ranging from casual to upscale. Other strong retailers/restaurants include Baybrook Square, Baybrook Gateway, Staples, Best Buy, Target, Mcdonalds, Exxon, Raising Canes, Outback Steakhouse, Olive Garden, and many others.

Property Aerial



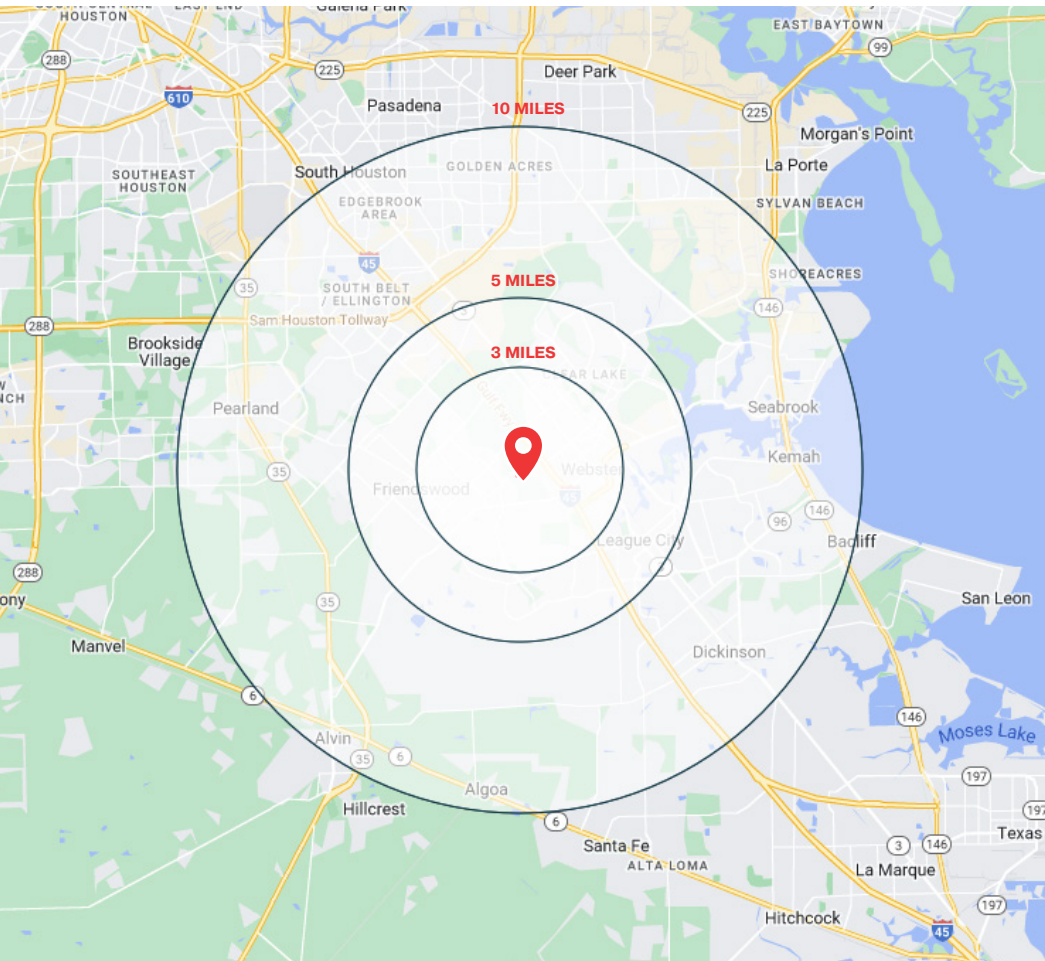
Pricing Details

LIST PRICE

Price	\$2,750,000
Cap Rate	4.83%
Price/SF	\$392.00
NOI - Thru March 31, 2025	\$133,000
NOI - April 1, 2025 to March 31, 2026	\$210,000



Demographics



Population

	3 MILES	5 MILES	10 MILES
2010 Population	69,820	181,281	560,160
2023 Population	71,505	201,376	628,117
2028 Population Projection	71,123	204,442	637,269
Annual Growth 2010-2023	0.2%	0.9%	0.9%

Households

2010 Households	27,927	68,773	198,608
2023 Households	28,581	76,643	224,541
2028 Household Projection	28,420	77,828	228,183
Annual Growth 2010-2023	0.7%	1.3%	1.3%
Median Home Value	\$199,407	\$250,118	\$222,417

Household Income

Avg Household Income	\$91,084	\$113,938	\$103,211
Median Household Income	\$68,622	\$88,833	\$80,786

Daytime Employment

Total Employees	40,345	90,580	222,896
Total Businesses	5,419	10,673	25,383





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joan Collum	373465	joan.collum@partnersrealestate.com	713 405 7488
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Joan Collum
Partner

713.405.7488

joan.collum@partnersrealestate.com

Marc Peeler
Partner

832.746.0745

marc.peeler@partnersrealestate.com

Cobo Fajardo
Associate

713.275.9614

cobo.fajardo@partnersrealestate.com

Taylor Hurd
Associate

713.660.0884

taylor.hurd@partnersrealestate.com

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