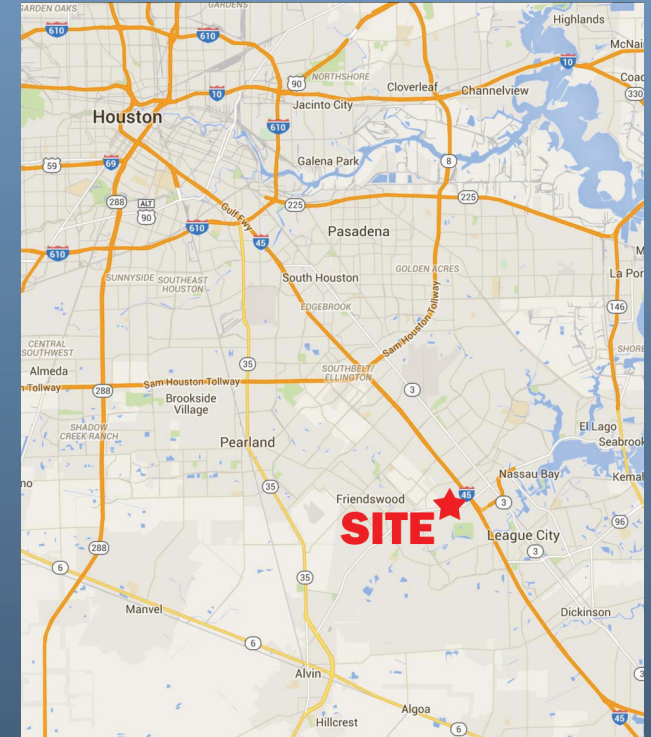


FOR LEASE

1520 Bay Area Blvd, Webster, TX 77598



PROPERTY DATA

- 3,298 SF end cap with excellent visibility facing Bay Area Blvd
- Space currently built out as a cryotherapy use
- Prefer a medical use tenant
- Monument sign with top panel
- Adjacent to the highly successful Baybrook Mall

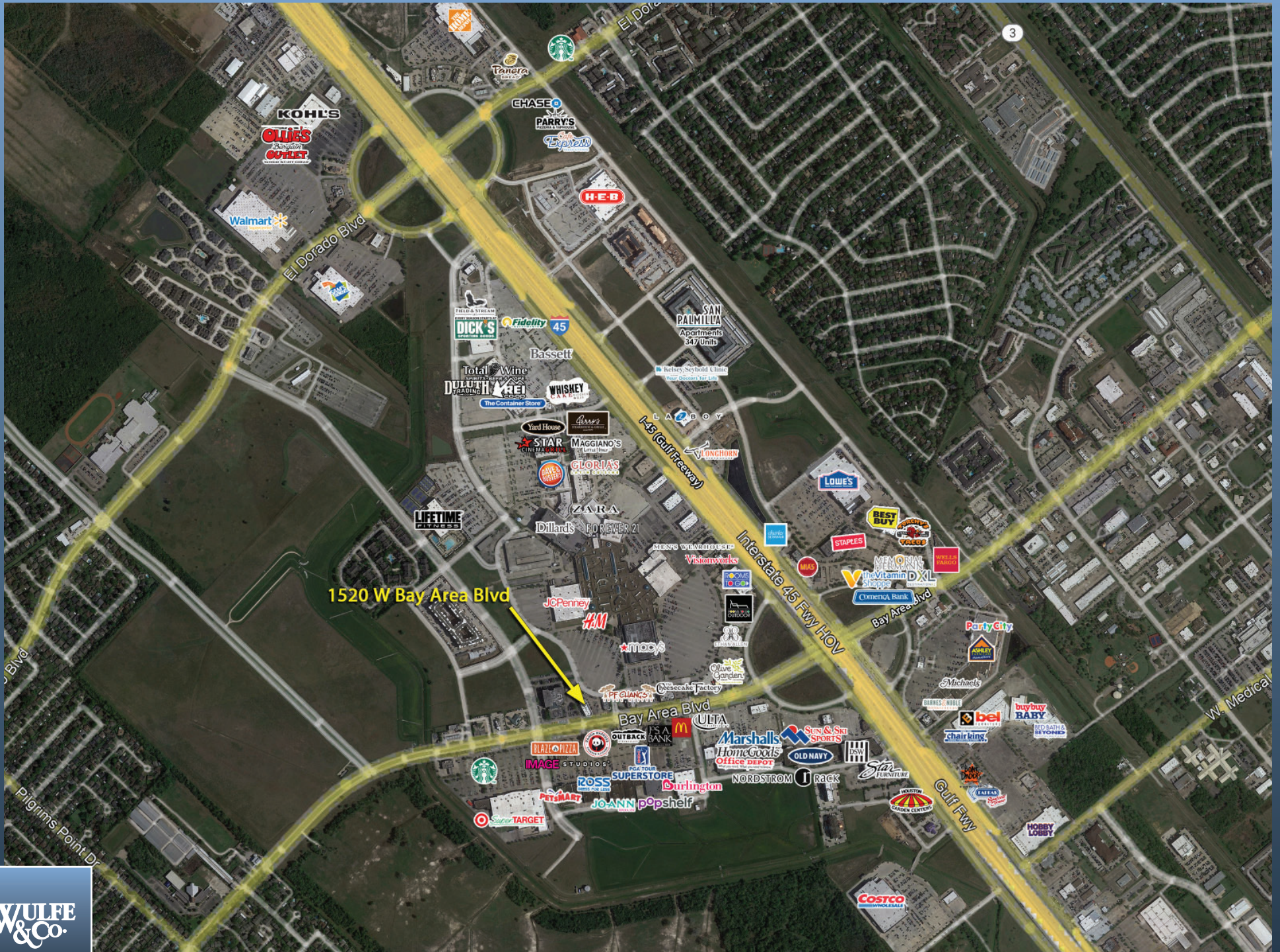
DEMOGRAPHICS

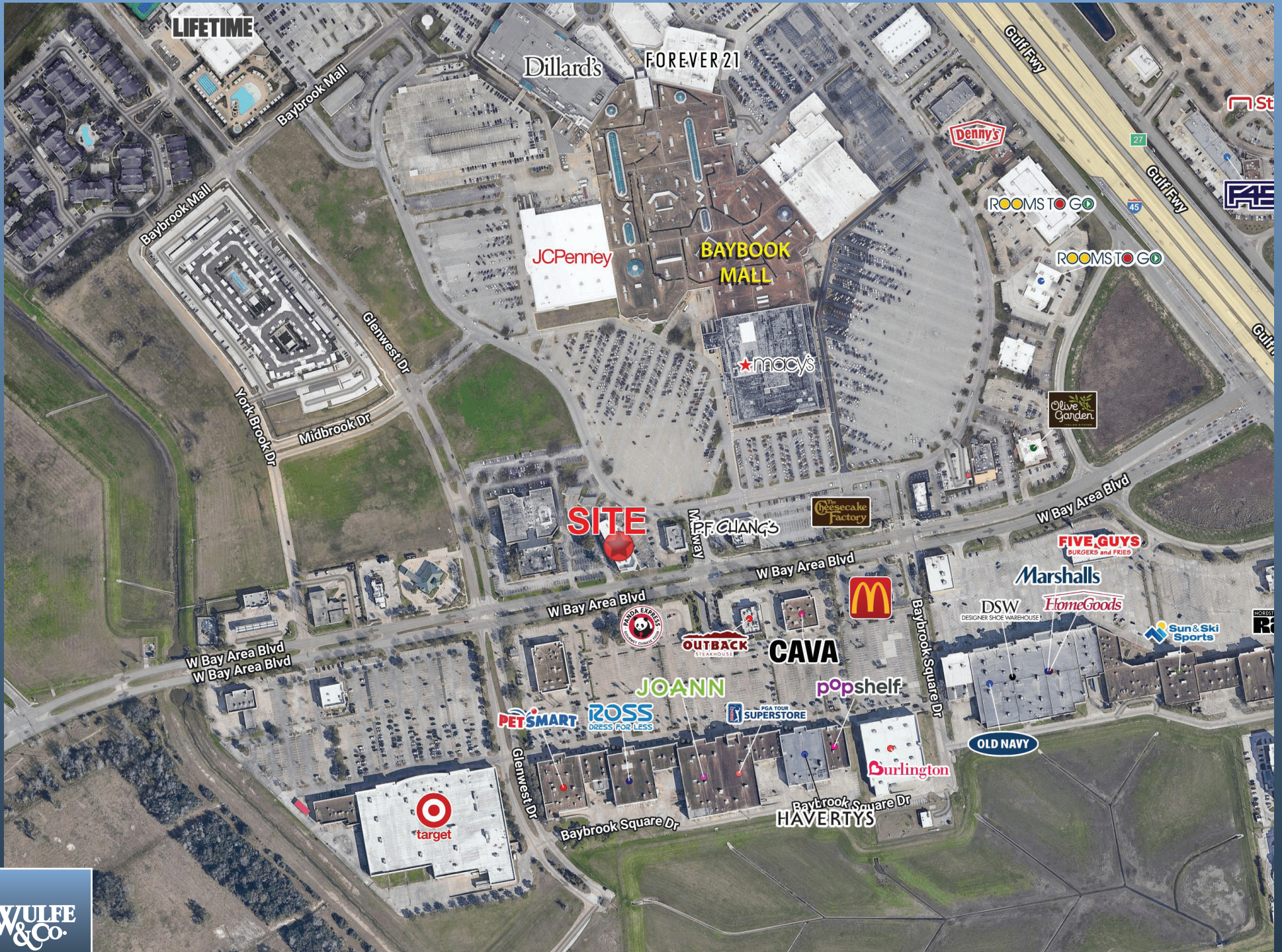
	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population			
2024 Estimate	77,937	202,532	340,208
Avg HH Income			
2024 Estimate	\$108,613	\$131,875	\$137,823
Traffic Counts			
Bay Area Blvd	29,438 cars per day		
I-45		222,236 cars per day	

CONTACT

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1520 W Bay area Blvd,
Friends wood , TX- 77598



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5388/-95.1491

1520 W Bay Area Blvd Webster, TX 77598	3 mi radius	5 mi radius	7 mi radius
Population			
2024 Estimated Population	77,937	202,532	340,208
2029 Projected Population	80,225	209,827	350,739
2020 Census Population	79,017	206,996	348,492
2010 Census Population	73,172	182,139	296,709
Projected Annual Growth 2024 to 2029	0.6%	0.7%	0.6%
Historical Annual Growth 2010 to 2024	0.5%	0.8%	1.0%
2024 Median Age	36.3	37.9	37.9
Households			
2024 Estimated Households	32,518	78,135	128,696
2029 Projected Households	33,637	81,150	132,930
2020 Census Households	32,483	78,928	130,356
2010 Census Households	29,839	69,370	110,142
Projected Annual Growth 2024 to 2029	0.7%	0.8%	0.7%
Historical Annual Growth 2010 to 2024	0.6%	0.9%	1.2%
Race and Ethnicity			
2024 Estimated White	53.8%	58.7%	56.9%
2024 Estimated Black or African American	13.7%	10.8%	11.3%
2024 Estimated Asian or Pacific Islander	8.9%	9.7%	9.3%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2024 Estimated Other Races	22.9%	20.2%	21.9%
2024 Estimated Hispanic	31.2%	27.4%	29.8%
Income			
2024 Estimated Average Household Income	\$108,613	\$131,875	\$137,823
2024 Estimated Median Household Income	\$81,339	\$99,375	\$104,821
2024 Estimated Per Capita Income	\$45,345	\$50,914	\$52,164
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	6.8%	5.1%	5.0%
2024 Estimated Some High School (Grade Level 9 to 11)	3.6%	3.4%	3.7%
2024 Estimated High School Graduate	21.0%	19.5%	19.9%
2024 Estimated Some College	22.0%	20.6%	20.9%
2024 Estimated Associates Degree Only	10.3%	9.9%	9.9%
2024 Estimated Bachelors Degree Only	23.0%	26.0%	26.1%
2024 Estimated Graduate Degree	13.3%	15.4%	14.6%
Business			
2024 Estimated Total Businesses	5,050	11,080	16,217
2024 Estimated Total Employees	45,117	100,436	136,495
2024 Estimated Employee Population per Business	8.9	9.1	8.4
2024 Estimated Residential Population per Business	15.4	18.3	21.0

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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.

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.

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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