



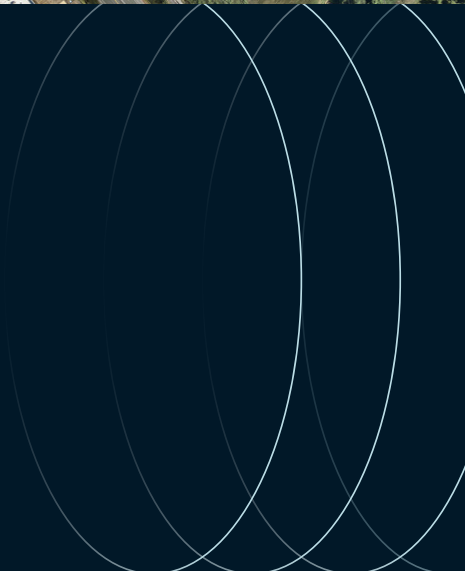
Pad A
+/- 3.95 AC

Pad B
+/- 3.94 AC

For sale

2 Pad sites totaling 7.89 Ac Available

Highway 3, Near Bay Area Blvd | Webster, TX



Site Details

Location

Located along HWY 3 with great visibility between El Dorado and Bay Area Blvd

Size

2 Pads totaling 7.89 Acres

- Pad A: 3.95 Acres
- Pad B: 3.94 Acres

Site Details

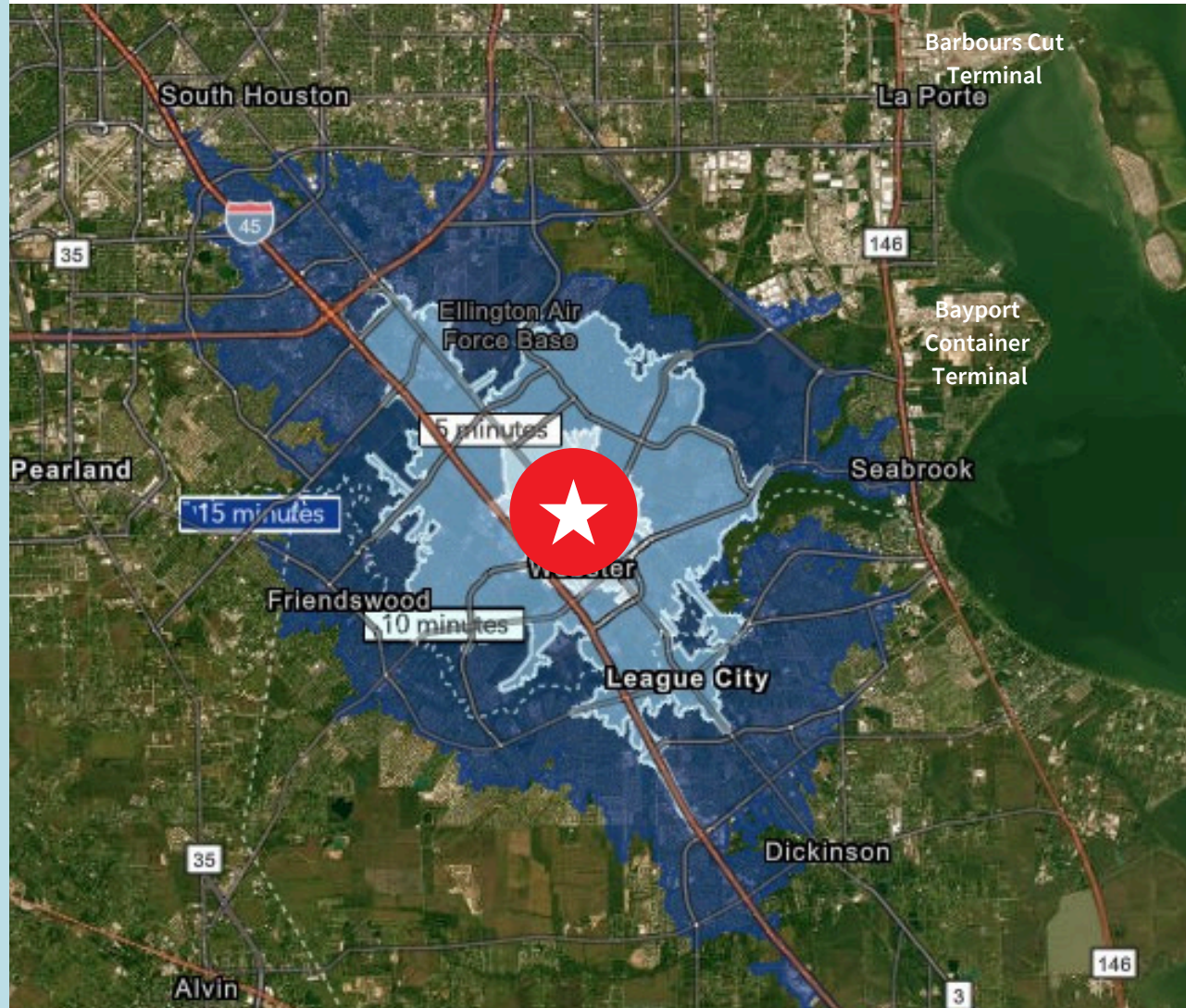
- Utilities Available to site
- On-site detention will be required
- Not located in floodplain
- Dense residential surrounds the tract
- Excellent access along Highway 3

About the Area

Strategically positioned near Highway 3 via Bay Area Boulevard, this location offers excellent access to multiple major thoroughfares. Additionally, these pad sites are less than three miles east of the recently remodeled and expanded Baybrook Shopping Mall, now Houston's second-largest shopping center.

Price

\$15/psf



| | 1 mile | 3 miles | 5 miles |
|------------------------------|-----------|-----------|-----------|
| 2024 Total Population | 16,950 | 83,374 | 188,702 |
| 2024 Median Age | 34.8 | 36.5 | 38.5 |
| Average HH Income | \$95,972 | \$107,386 | \$126,641 |
| Average Home Value | \$241,924 | \$315,687 | \$364,844 |

Trade Area Aerial



LEGEND
 **SITE**

UNIVERSITY PLAZA
 1.5M Annual Visits

CVS pharmacy, DOLLAR TREE, UPS, Arby's, CAFE, SMOOTHIE KING, Goodwill

BAYBROOK PASSAGE
 1.9M Annual Visits

LOWE'S, BEST BUY, MEMORIAL MERCHANTS, DXL, Bath & Body Works, Swooze, Staples, Pottery Barn Kids, MIA'S, TORCHY'S & TACOS

STAR PLAZA
 558.6K Annual Visits

PETCO, ANYTIME FITNESS, Jack in the Box, LESLIE'S

EL DORADO MARKET PLACE
 2.3M Annual Visits

KOHL'S, OLLIE'S, DAVID'S BRIDAL, Sams Club, MATTRESS FIRM, T-Mobile, WOODFOREST NATIONAL BANK, TEXAS

BAYBROOK MALL / BAYBROOK SQUARE
 10.6M Annual Visits

LIFETIME, PETSMART, Burlington, Target, RACK, HomeGoods, KIRKLAND'S, ULTA, five BELOW, JOANN, Marshalls, FIVE GUYS, BURGERS and FRIES, DSW, The Cheesecake Factory, Starbucks, REP ROBIN, Olive Garden, WHISKEY, OUTBACK, ROBINS BROTHERS, Cane, P.F. FLANG'S

BAYBROOK GATEWAY
 2.7M Annual Visits

BARNES & NOBLE, WORLD MARKET, Ashley HOME STORE, Party City, Pekeworks, Michaels, JASON MIKE'S, JAMES AVERY, La Madeleine, FRENCH BAKERY & CAFE, ESCALANTE'S, SMOOTHIE KING

HARBOR FREIGHT
 QUALITY TOOLS • LOWEST PRICES

Conn's HomePlus, El Tiempo Cantina, SALT GRASS, PAPPASITOS Cantina

BAYWAY VILLAGE
 1.3M Annual Visits

CINEMARK, CAVENDERS, Chuggs, MAIN EVENT, McALISTER'S, TWIN PEAKS, Cheddar's, PHILLY'S

FLOOR DECOR, athome, utmb Health, HOOTERS, SUBWAY, 9

Academy SPORTS+OUTDOORS, TOPGOLF SWING SUITE

RED RIVER, BEER RIVER



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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 Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

| | |
|---------------------------------------|------|
| Buyer/Tenant/Seller/Landlord Initials | Date |
|---------------------------------------|------|