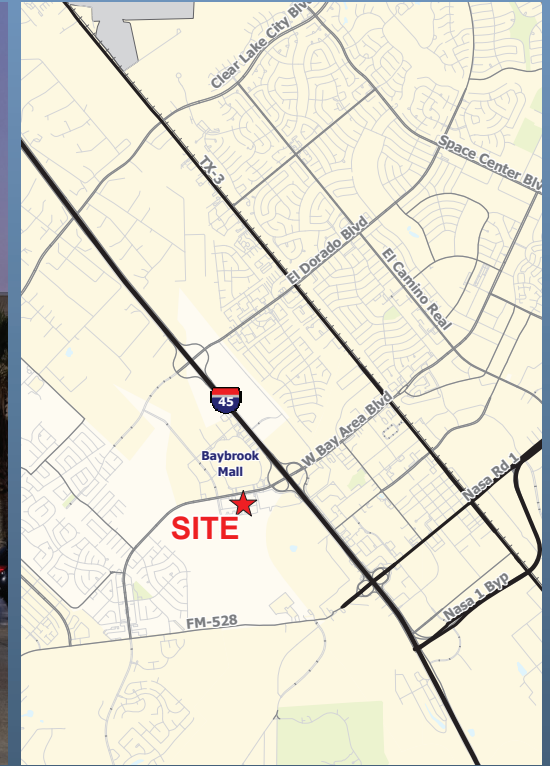




FOR LEASE

Baybrook Village Shopping Center



PROPERTY DATA

- 2,640 SF restaurant end cap available
- 2,957 SF former optical
- ATM drive thru available
- Directly across Bay Area Blvd from Baybrook Mall
- Tenants include Ross, Burlington, PetSmart, PGA Tour Superstore, Jo-Ann, pOpshelf, Hallmark, T-Mobile, CAVA, Outback Steakhouse, and Torrid

DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population			
2024 Estimate	78,605	201,153	339,700
Ave HH Income			
2024 Estimate	\$108,552	\$132,858	\$137,491
Traffic Counts			
Gulf Frwy	171,587 cars per day		
Bay Area Blvd	29,438 cars per day		

CONTACT

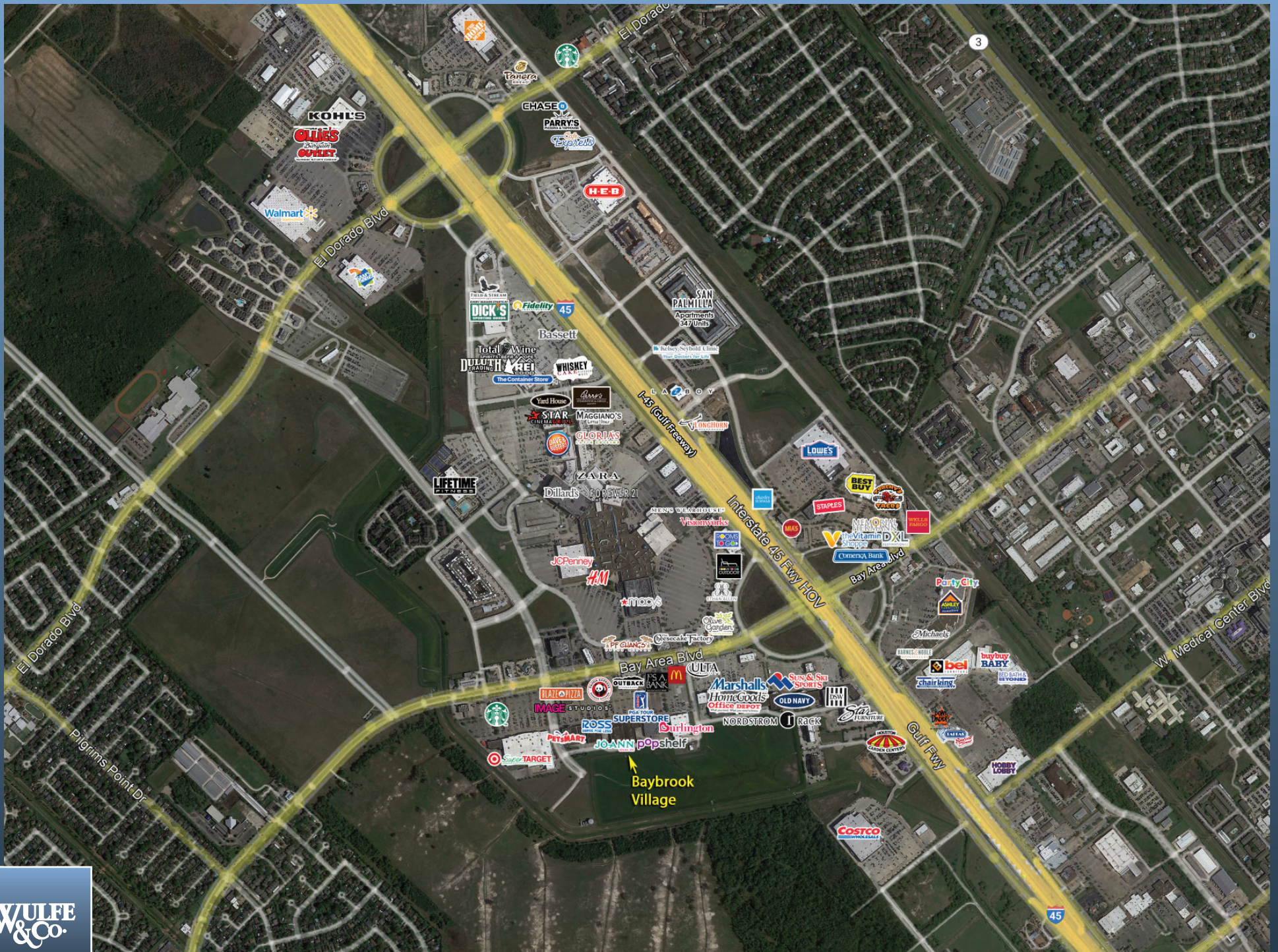
Elise Weatherall
 eweatherall@wulfe.com
 (713) 621-1700

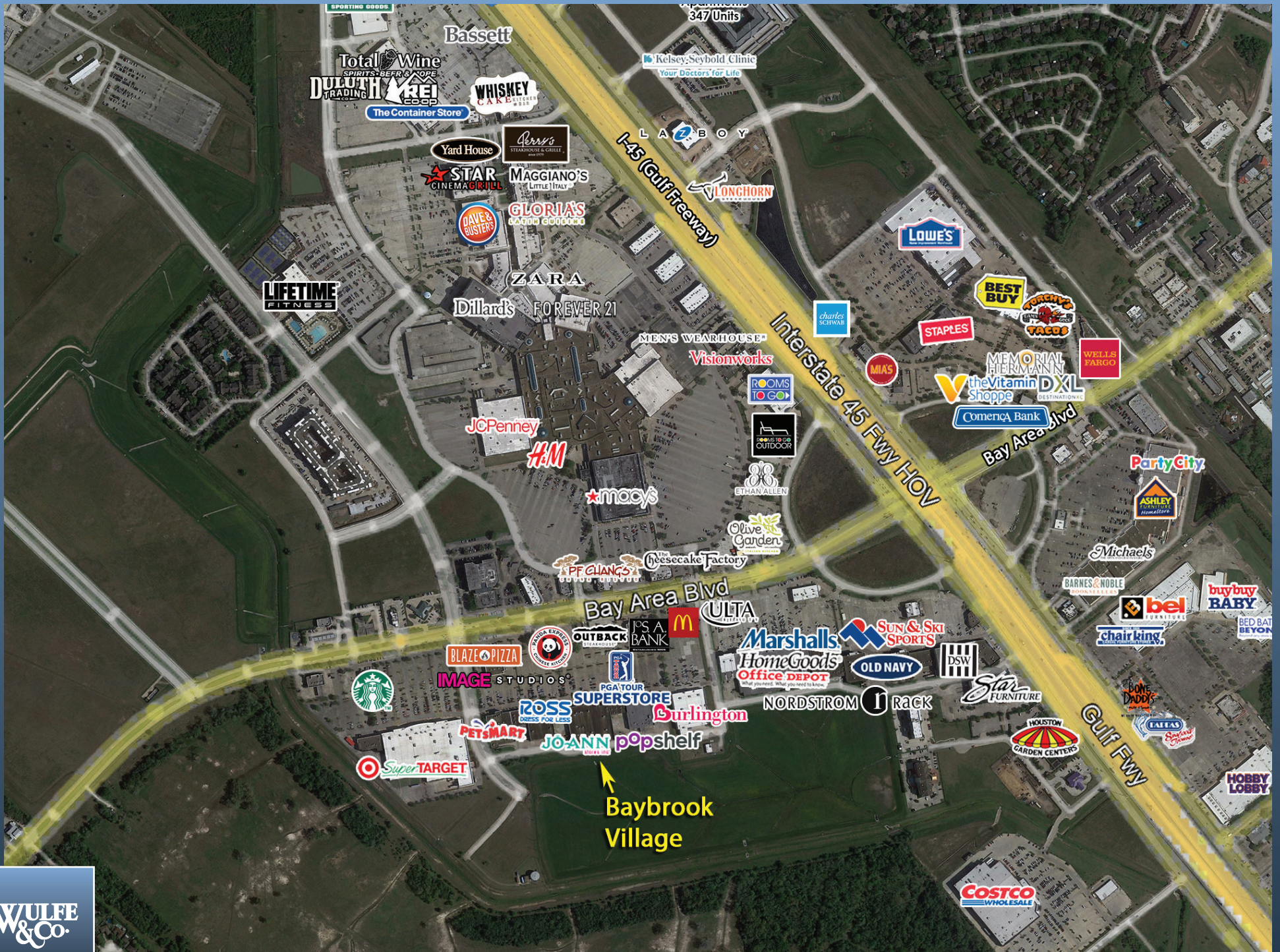
Wulfe & Co.
 1800 Post Oak Blvd., Suite 400
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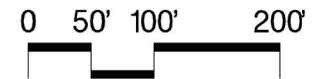








BAYBROOK VILLAGE
 1507 WEST BAY AREA BLVD. & GLENWEST DR.
 WEBSTER, TEXAS



Summary Profile

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



Lat/Lon: 29.5381/-95.1476

1503 W Bay Area Blvd Webster, TX 77598	3 mi radius	5 mi radius	7 mi radius
Population			
2024 Estimated Population	78,605	201,153	339,700
2029 Projected Population	80,907	208,372	350,254
2020 Census Population	79,652	205,531	347,640
2010 Census Population	73,791	180,167	296,382
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	38.0	37.9
Households			
2024 Estimated Households	32,779	77,648	128,741
2029 Projected Households	33,901	80,623	132,975
2020 Census Households	32,757	78,444	130,333
2010 Census Households	30,110	68,745	110,324
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	53.9%	59.1%	57.2%
2024 Estimated Black or African American	13.6%	10.6%	11.3%
2024 Estimated Asian or Pacific Islander	8.8%	9.6%	9.2%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2024 Estimated Other Races	22.9%	20.1%	21.7%
2024 Estimated Hispanic	31.2%	27.2%	29.6%
Income			
2024 Estimated Average Household Income	\$108,552	\$132,858	\$137,491
2024 Estimated Median Household Income	\$81,205	\$100,308	\$104,672
2024 Estimated Per Capita Income	\$45,294	\$51,322	\$52,134
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	6.8%	5.0%	5.0%
2024 Estimated Some High School (Grade Level 9 to 11)	3.6%	3.4%	3.7%
2024 Estimated High School Graduate	21.1%	19.4%	19.8%
2024 Estimated Some College	22.0%	20.7%	20.9%
2024 Estimated Associates Degree Only	10.3%	9.9%	9.9%
2024 Estimated Bachelors Degree Only	22.9%	26.1%	26.1%
2024 Estimated Graduate Degree	13.4%	15.5%	14.6%
Business			
2024 Estimated Total Businesses	4,905	11,210	16,162
2024 Estimated Total Employees	44,411	102,295	135,848
2024 Estimated Employee Population per Business	9.1	9.1	8.4
2024 Estimated Residential Population per Business	16.0	17.9	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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.		
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