

# FOR LEASE

## Baybrook Village Shopping Center



### PROPERTY DATA

- 2,957 SF former optical space available
- 29,885 SF Jo-Ann space
- ATM drive thru available
- Directly across Bay Area Blvd from Baybrook Mall
- Tenants include Ross, Burlington, PetSmart, PGA Tour Superstore, pOpshelf, Hallmark, T-Mobile, CAVA, Outback Steakhouse, and Torrid

### DEMOGRAPHICS

|                       | 3 Mile Radius        | 5 Mile Radius | 7 Mile Radius |
|-----------------------|----------------------|---------------|---------------|
| <b>Population</b>     |                      |               |               |
| 2025 Estimate         | 81,381               | 204,976       | 346,172       |
| <b>Ave HH Income</b>  |                      |               |               |
| 2025 Estimate         | \$108,080            | \$131,149     | \$134,569     |
| <b>Traffic Counts</b> |                      |               |               |
| Gulf Frwy (IH-45)     | 174,874 cars per day |               |               |
| W Bay Area Blvd       | 31,915 cars per day  |               |               |

### CONTACT

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(713) 621-1700

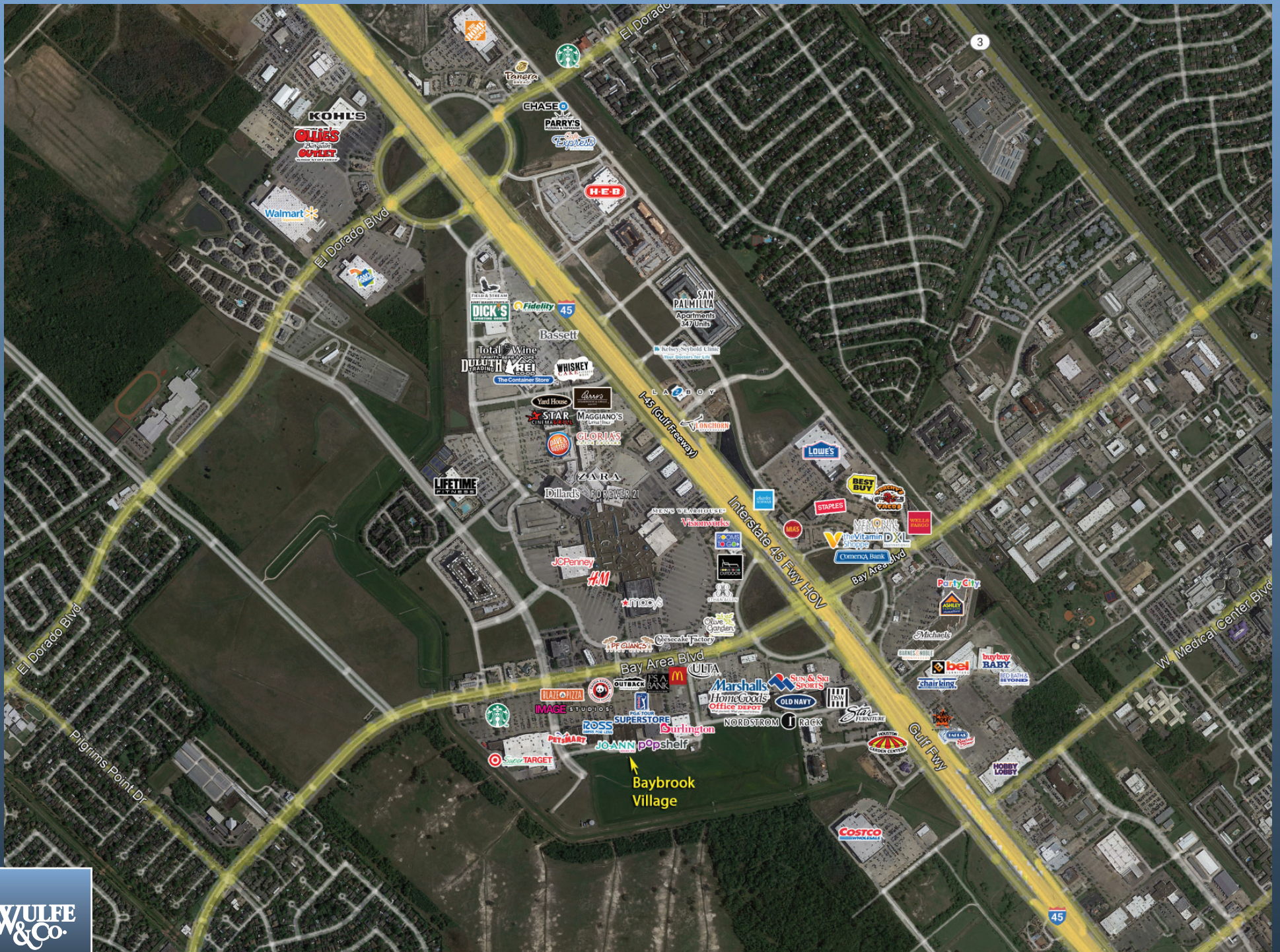
**Wulfe & Co.**  
1800 Post Oak Blvd., Suite 400  
Houston, Texas 77056  
(713) 621-1700



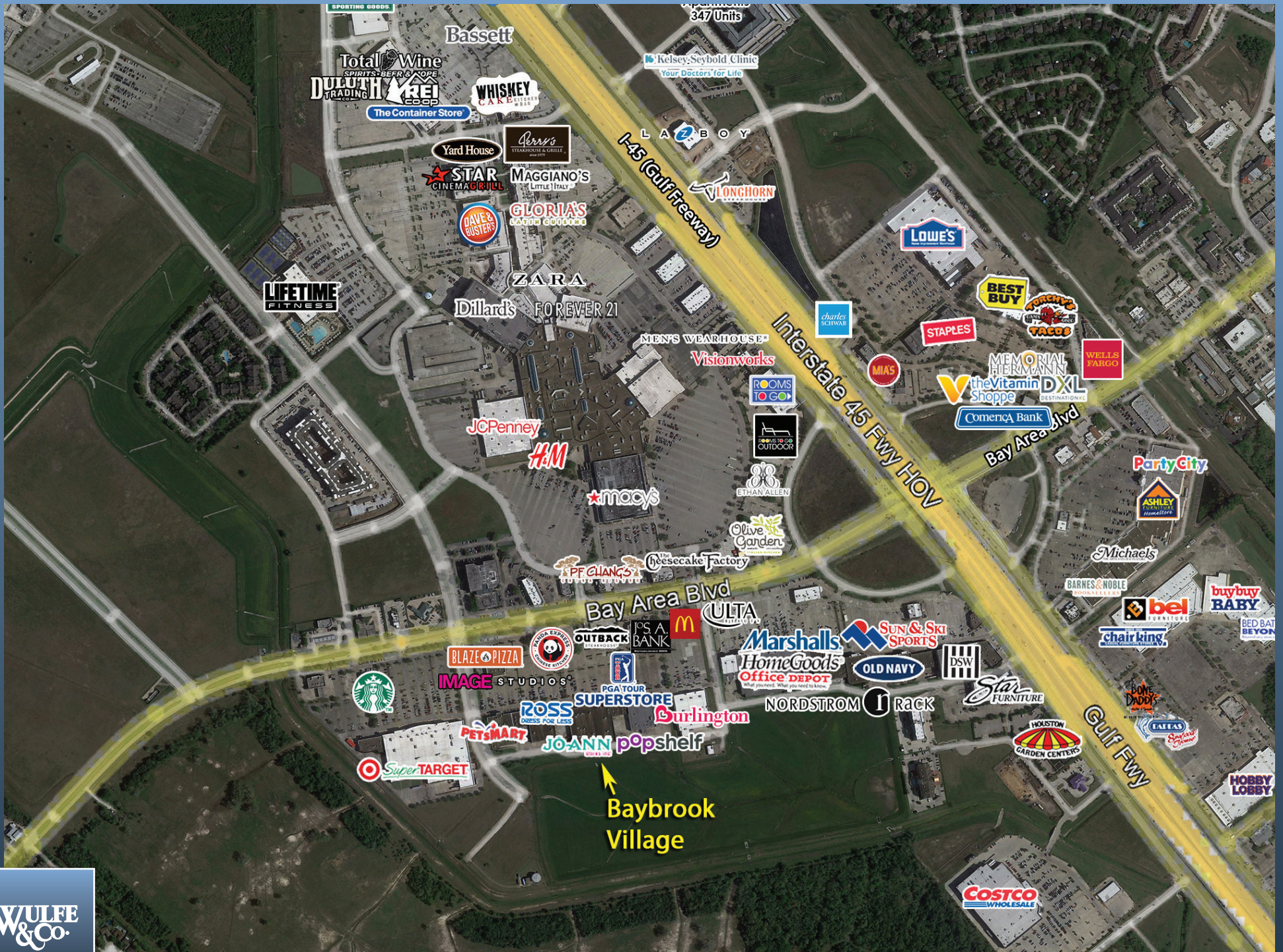
















**BAYBROOK VILLAGE**  
 1507 WEST BAY AREA BLVD. & GLENWEST DR.  
 WEBSTER, TEXAS





## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5381/-95.1476

| 1503 W Bay Area Blvd<br>Webster, TX 77598             | 3 mi<br>radius | 5 mi<br>radius | 7 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2025 Estimated Population                             | 81,381         | 204,976        | 346,172        |
| 2030 Projected Population                             | 79,355         | 203,295        | 342,980        |
| 2020 Census Population                                | 79,620         | 205,568        | 347,979        |
| 2010 Census Population                                | 73,761         | 180,183        | 296,751        |
| Projected Annual Growth 2025 to 2030                  | -0.5%          | -0.2%          | -0.2%          |
| Historical Annual Growth 2010 to 2025                 | 0.7%           | 0.9%           | 1.1%           |
| 2025 Median Age                                       | 36.2           | 38.0           | 38.0           |
| <b>Households</b>                                     |                |                |                |
| 2025 Estimated Households                             | 33,456         | 78,554         | 130,546        |
| 2030 Projected Households                             | 33,368         | 79,516         | 131,940        |
| 2020 Census Households                                | 32,737         | 78,456         | 130,458        |
| 2010 Census Households                                | 30,092         | 68,750         | 110,452        |
| Projected Annual Growth 2025 to 2030                  | -              | 0.2%           | 0.2%           |
| Historical Annual Growth 2010 to 2025                 | 0.7%           | 1.0%           | 1.2%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2025 Estimated White                                  | 52.7%          | 58.3%          | 56.5%          |
| 2025 Estimated Black or African American              | 14.4%          | 11.1%          | 11.8%          |
| 2025 Estimated Asian or Pacific Islander              | 9.0%           | 9.8%           | 9.4%           |
| 2025 Estimated American Indian or Native Alaskan      | 0.8%           | 0.6%           | 0.6%           |
| 2025 Estimated Other Races                            | 23.2%          | 20.3%          | 21.8%          |
| 2025 Estimated Hispanic                               | 31.6%          | 27.5%          | 29.6%          |
| <b>Income</b>   |                |                |                |
| 2025 Estimated Average Household Income               | \$108,080      | \$131,149      | \$134,569      |
| 2025 Estimated Median Household Income                | \$85,938       | \$107,837      | \$111,177      |
| 2025 Estimated Per Capita Income                      | \$44,462       | \$50,302       | \$50,779       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 5.2%           | 4.3%           | 4.6%           |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 3.1%           | 3.1%           | 3.5%           |
| 2025 Estimated High School Graduate                   | 19.6%          | 18.4%          | 18.7%          |
| 2025 Estimated Some College                           | 21.7%          | 20.0%          | 20.2%          |
| 2025 Estimated Associates Degree Only                 | 12.3%          | 11.0%          | 11.0%          |
| 2025 Estimated Bachelors Degree Only                  | 24.2%          | 26.7%          | 26.5%          |
| 2025 Estimated Graduate Degree                        | 14.0%          | 16.5%          | 15.5%          |
| <b>Business</b>                                       |                |                |                |
| 2025 Estimated Total Businesses                       | 4,886          | 11,140         | 16,163         |
| 2025 Estimated Total Employees                        | 43,832         | 99,074         | 131,045        |
| 2025 Estimated Employee Population per Business       | 9.0            | 8.9            | 8.1            |
| 2025 Estimated Residential Population per Business    | 16.7           | 18.4           | 21.4           |

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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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

|   |               |                               |                     |
|---|---------------|-------------------------------|---------------------|
| <u>Wulfe &amp; Co.</u>  | <u>478511</u> | <u>info@wulfe.com</u>         | <u>713-621-1700</u> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                         | Phone               |
| <u>Robert D. Sellingsloh</u>  | <u>291801</u> | <u>bsellingsloh@wulfe.com</u> | <u>713-621-1700</u> |
| Designated Broker of Firm   | License No.   | Email                         | Phone               |
| <u>Elise Weatherall</u>   | <u>289099</u> | <u>eweatherall@wulfe.com</u>  | <u>713-621-1700</u> |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.   | Email                         | Phone               |
| Sales Agent/Associate's Name  | License No.   | Email                         | Phone               |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date