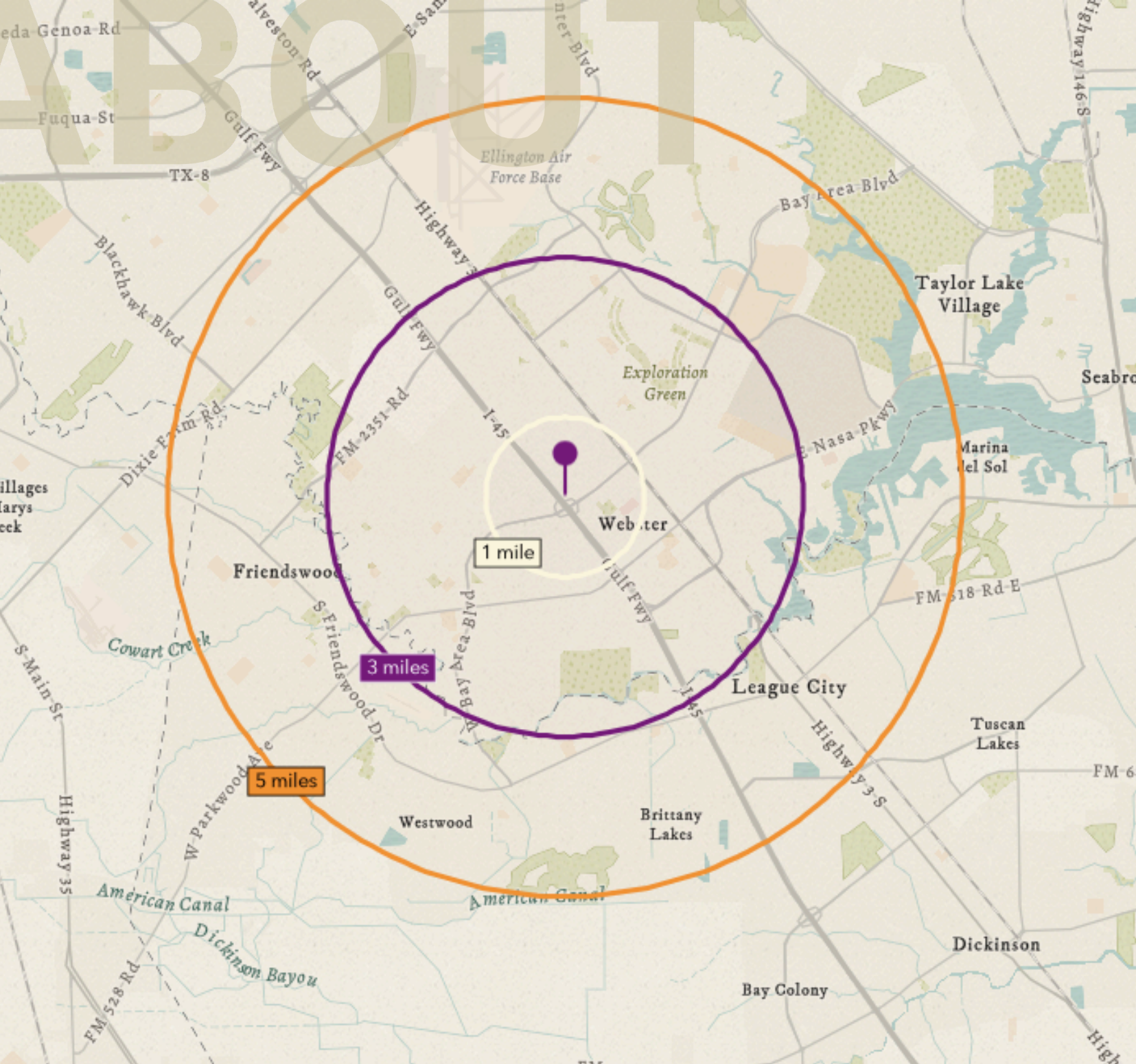




Baybrook Passage



PROJECT INFORMATION

Prime retail opportunity at the NEC of I-45 and Bay Area Blvd. — east of Baybrook Mall, Houston's #2 mall with sales over \$700/SF, and north of both Baybrook Gateway and Baybrook Square, a bustling retail hub.

Baybrook Passage is a 199,000 SF anchored shopping center featuring top brands, with easy access via seven signalized intersections along Bay Area Blvd. and the I-45 feeder road.

DETAILS

- Second Generation:
 - 2,359 SF
 - 2,800 SF

TRAFFIC COUNTS

- I-45189,654 VPD
- Bay Area Blvd.46,943 VPD

NEC of I-45 & Bay Area Blvd. Webster, TX

DEMOGRAPHICS

2025 Total Populations
2025 Total Daytime Population
Workers
Residents
Average Household Income

1 MILE RADIUS

8,175
21,460
17,707
3,753
\$96,701

3 MILE RADIUS

84,702
93,224
55,811
37,413
\$106,685

5 MILE RADIUS

206,542
208,721
112,148
96,573
\$129,627

SURROUNDING NEIGHBORS

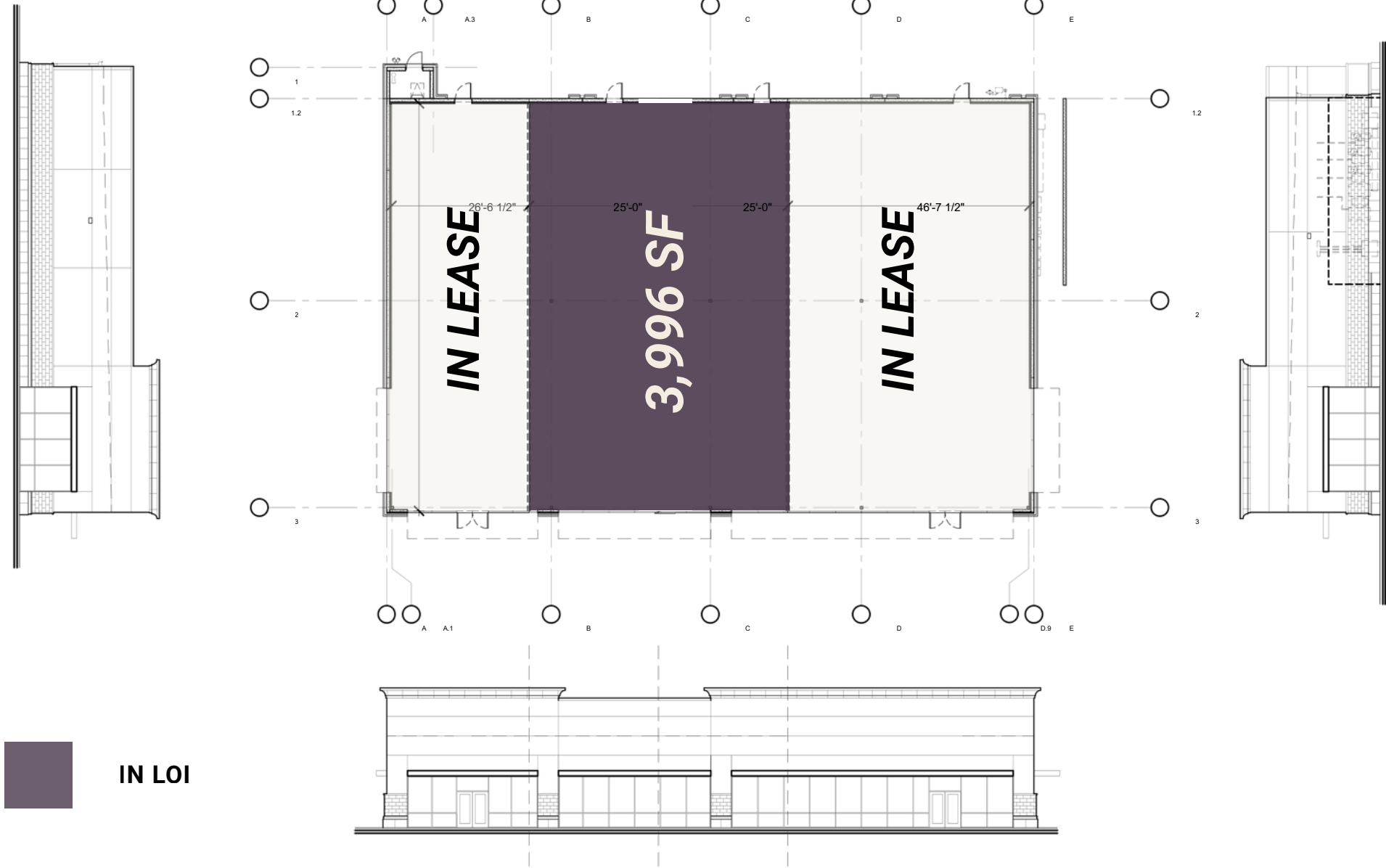


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