

FOR LEASE

Bay Pointe Shopping Center

2323 Clear Lake City Boulevard, Houston, TX 77062

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BEAUTIFULLY REDEVELOPED RETAIL SPACE IN ESTABLISHED CLEAR LAKE CITY RETAIL CENTER

LEASING TEAM

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Property Features

PROPERTY HIGHLIGHTS

- Well established Clear Lake City submarket is highly affluent, with an average household income of \$182,000 contributing to \$446 million in annual consumer spending within two miles.
- Conveniently located within a 15-minute drive of top area employers, including Axiom Space, UTMB Health, Boeing, Jacobs, IBM, and more.
- Located at signalized intersection with seven curb cuts: four on Space Center Blvd. (29,500 vpd) and three on Clear Lake City Blvd. (35,400 vpd)
- 3,747 daytime employees in 1-mile radius; 11,401 daytime employees in 2-mile radius

REDEVELOPMENT COMPLETE

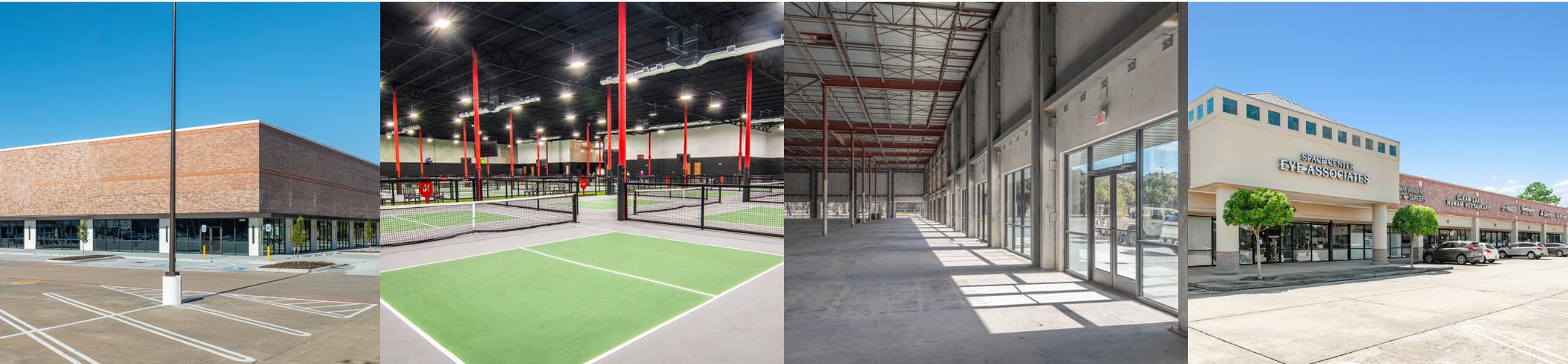
- Former grocery store has undergone a stunning redevelopment.
- Its facade has been completely revitalized, breathing new life into the center.
- Extra parking spaces have been seamlessly integrated, enhancing convenience for visitors and locals alike.

PREMISES

- Parking: 4.37/1,000 SF
- RSF Available: 1,400 SF to 15,300 SF max contiguous
- Renovations Completed 2024
- Rent: Call for pricing

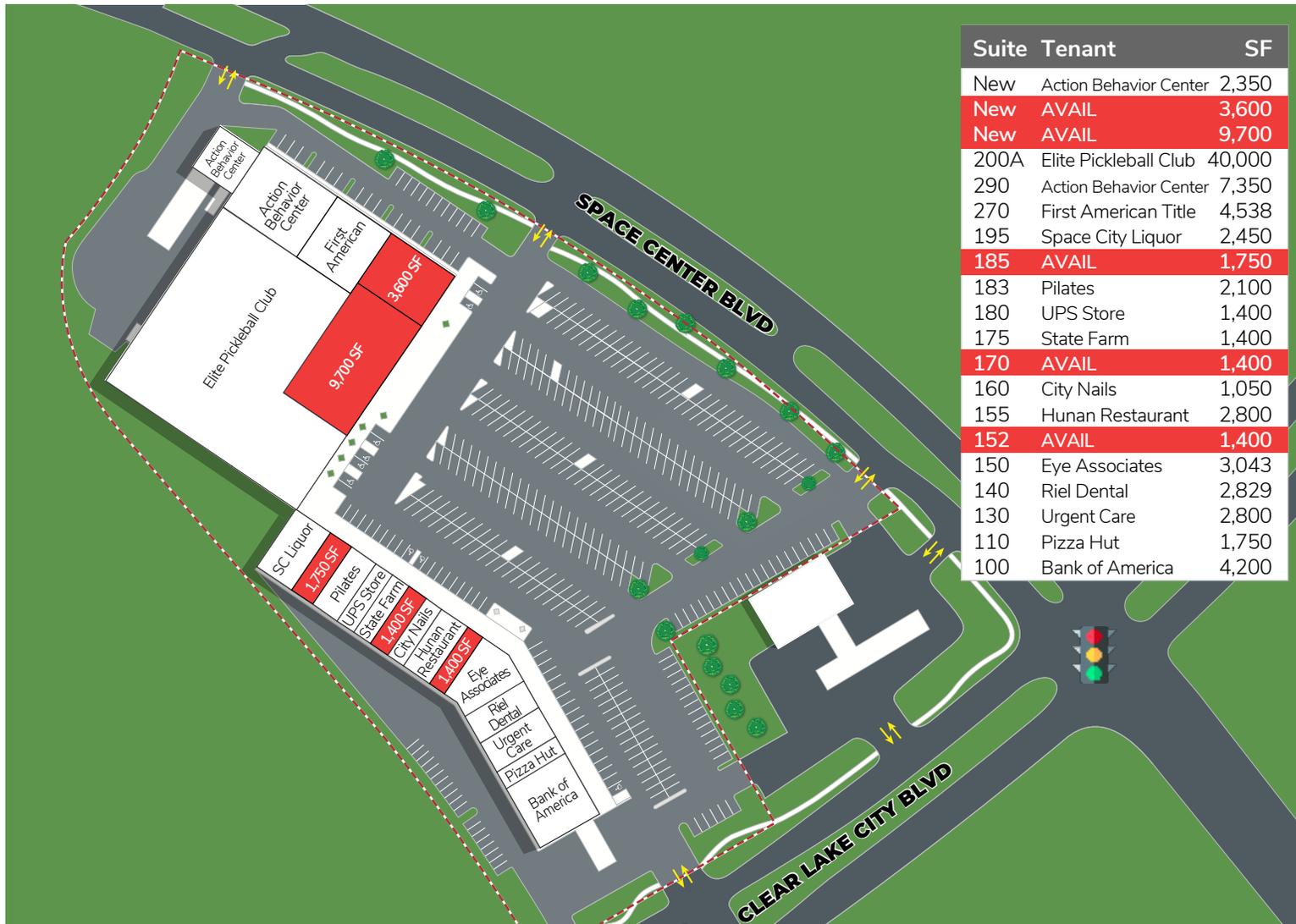
LEASING HIGHLIGHTS

- Bay Pointe Shopping Center presents the opportunity to lease one of its newly demised spaces as part of the retail hubs' macro redevelopment.
- Spaces are in shell condition and will come with tenant improvement packages and flexible sizing options from 1,400 up to 15,300. Potential demise options shown on site plan.
- Seeking tenants like a boutique fitness, a coffee shop, light medical, or a high-end restaurant to cater to upscale suburbanites.



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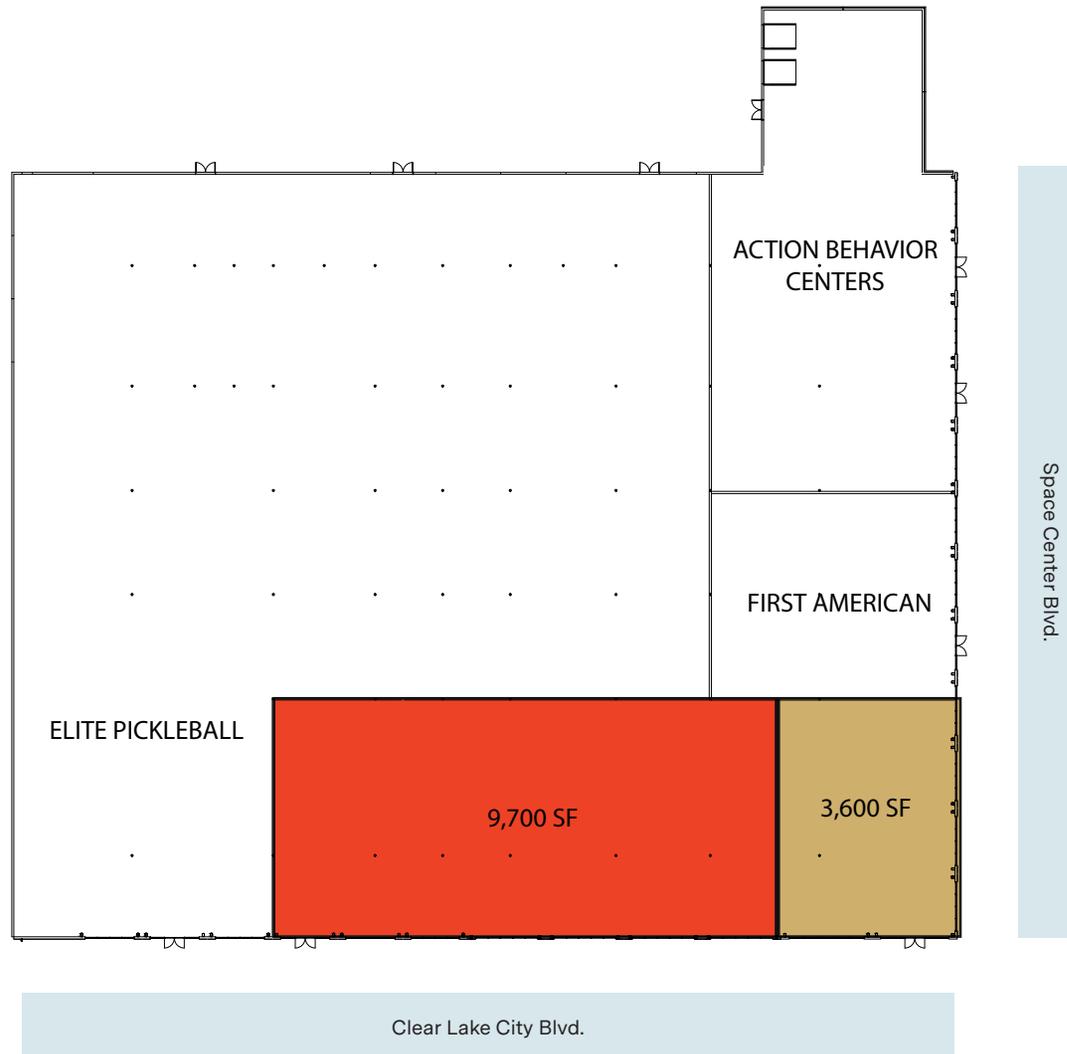
Site Plan



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For Lease: 2,000 to 13,200 SF

Corner restaurant space available



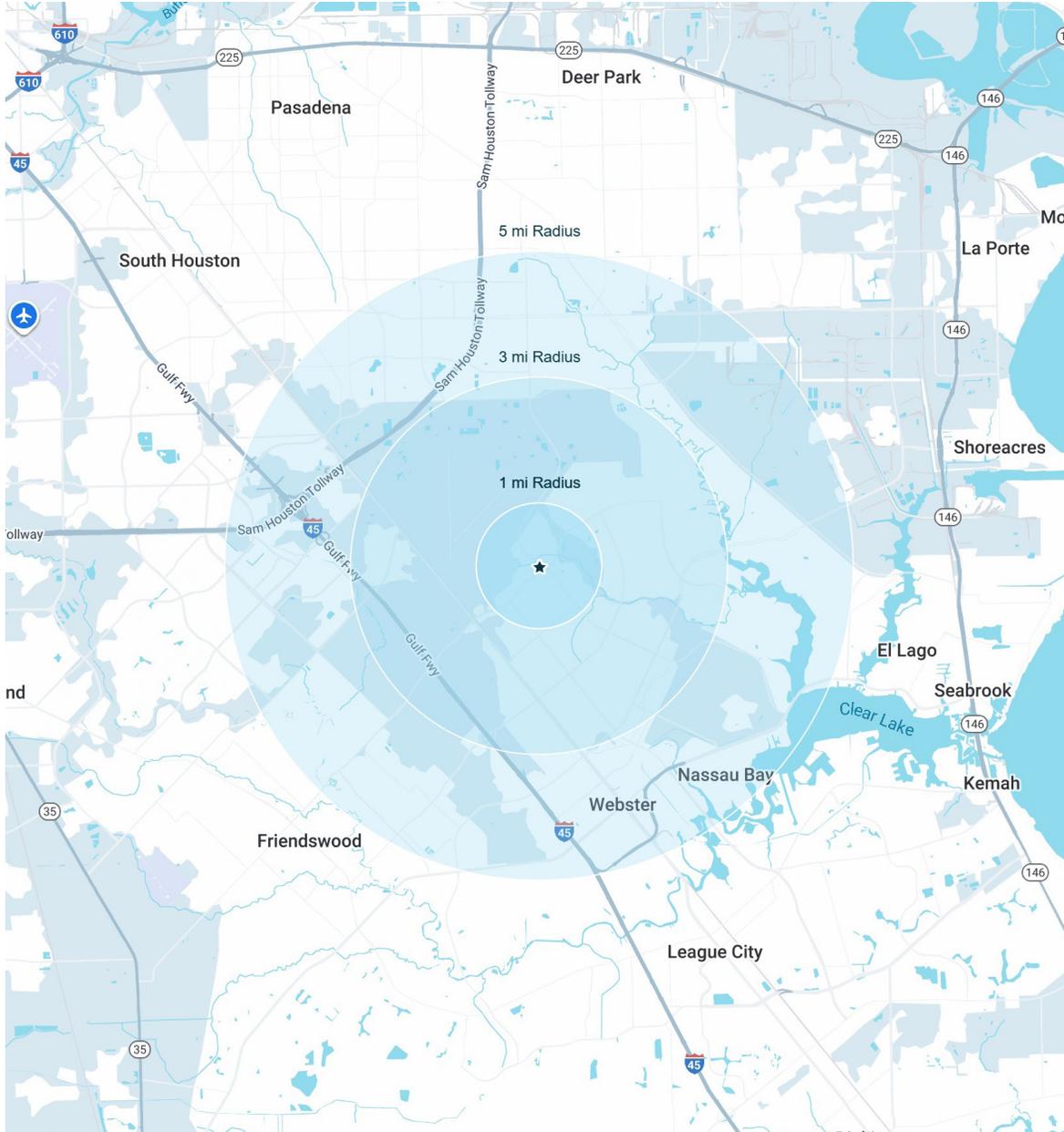
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Aerial Map



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Demographics



POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	9,676	67,375	181,354
2025 Population	9,365	67,179	184,237
2030 Projected Population	8,826	64,871	179,345
Annual Growth 2020-2025	-	-	0.3%
Annual Growth 2025-2030	-1.2%	-0.7%	-0.5%
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Households	3,506	27,688	70,595
2025 Households	3,398	27,521	71,502
2030 Projected Households	3,286	27,320	71,209
Annual Growth 2010-2025	-0.2%	0.6%	0.8%
Annual Growth 2025-2030	0.7%	0.1%	-
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$175,826	\$133,137	\$118,795
Median Home Value	\$344,184	\$321,357	\$298,743
DAYTIME EMPLOYMENT	1 Mile	3 Miles	5 Miles
Total Employees	1,917	34,266	101,499
Total Businesses	362	3,231	9,737

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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. **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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date