

3,000 SF  
AVAILABLE



# THE SHOPS AT WEBSTER 528

1416 FM 528 Rd, Webster, TX 77598



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FOR LEASE**

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**GT CAPITAL**

# PROPERTY INFORMATION

## LOCATION

**1416 FM 528 Rd  
Webster, TX 77598**

## SIZE

Lot Size	Gross Leasable Area
<b>1.232 Acres</b>	<b>10,176 SF</b>

## LEASE RATE

**Call Broker**

## NNN RATE

**Call Broker**

## AVAILABLE SPACE

**Suite A**

## AVAILABLE SIZE

**3,000 SF**

## DELIVERY

Year Built

**2018**

Status

**Available in Q4 2026**

## TRAFFIC COUNTS

<b>W NASA Parkway</b> .....	<b>39,546 VPD</b>
<b>Interstate 45</b> .....	<b>127,235 VPD</b>

## PARKING SPACES

**± 70 (6.88 : 1,000 SF)**



## PROPERTY HIGHLIGHTS

- ★ **Prime Corridor with Strong Traffic Exposure** – The property fronts W NASA Parkway, a primary Webster thoroughfare and one of the city’s busiest routes, with traffic counts exceeding ±39,000 vehicles per day.
- ★ **Dense Trade Area with Continued Growth** – Approximately 187,000 residents live within a 5-mile radius, with projected population growth of about 0.5% over the next five years.
- ★ **Active Development Pipeline Nearby** – Multiple redevelopment projects are underway or planned within a 5-mile radius (additional details on the next page).
- ★ **Proximity to Established National Retailers** – The site is located near well-known tenants including Dutch Bros, Pluckers, Harbor Freight, Costco, Hobby Lobby, Michaels, and Ashley Furniture.

## AREA HIGHLIGHTS



## ACTIVE DEVELOPMENT PIPELINE NEARBY

### **Edgewater Master-Planned Community**

*Encompassing approximately 538 acres, Edgewater is a large-scale mixed-use development led by Cherokee Investment Partners in partnership with Johnson Development Corporation. The project features a marina, hotel, specialty retail, and a blend of single-family and multifamily residential components. Located along NASA Parkway between the Highland neighborhood and Clear Creek, the community is expected to introduce more than 2,600 new residents to the Webster market.*

### **Midline Residential Development (Adjacent Area)**

*Situated north of FM 528 between Beamer Road and Challenger 7 Memorial Park, extending into Houston's extraterritorial jurisdiction, the Midline community is currently under development. Spearheaded by Brookfield Residential and CDC Houston, Phase I includes 271 homes ranging from approximately 1,400 to over 4,000 square feet on 40–70 foot lots. Model homes are anticipated to debut in early to mid-2026, with community amenities—including parks, trails, pools, and a clubhouse—scheduled for completion by summer 2027.*

### **Flyway Mixed-Use Destination**

*Flyway is an 80+ acre mixed-use development positioned along I-45 between Houston and Galveston, designed to integrate entertainment, dining, and outdoor recreation. The project is anchored by the newly opened Great Wolf Lodge, which includes an approximately 92,000 SF indoor waterpark, a 61,000 SF entertainment center, and a 13,000 SF conference facility. Additional tenants such as Chicken N Pickle, Vida Mariscos, Ale & Ivy, and Ambriza contribute to a walkable, boardwalk-style environment. Planned enhancements—including Flyway Boardwalk and Flyway Park, targeted for completion in fall 2025—will introduce outdoor pavilions, illuminated trails, fountains, and waterfront viewing areas along Clear Creek, further establishing the development as a regional destination.*

# AERIAL



# PROPERTY PHOTOS



# PROPERTY PHOTOS



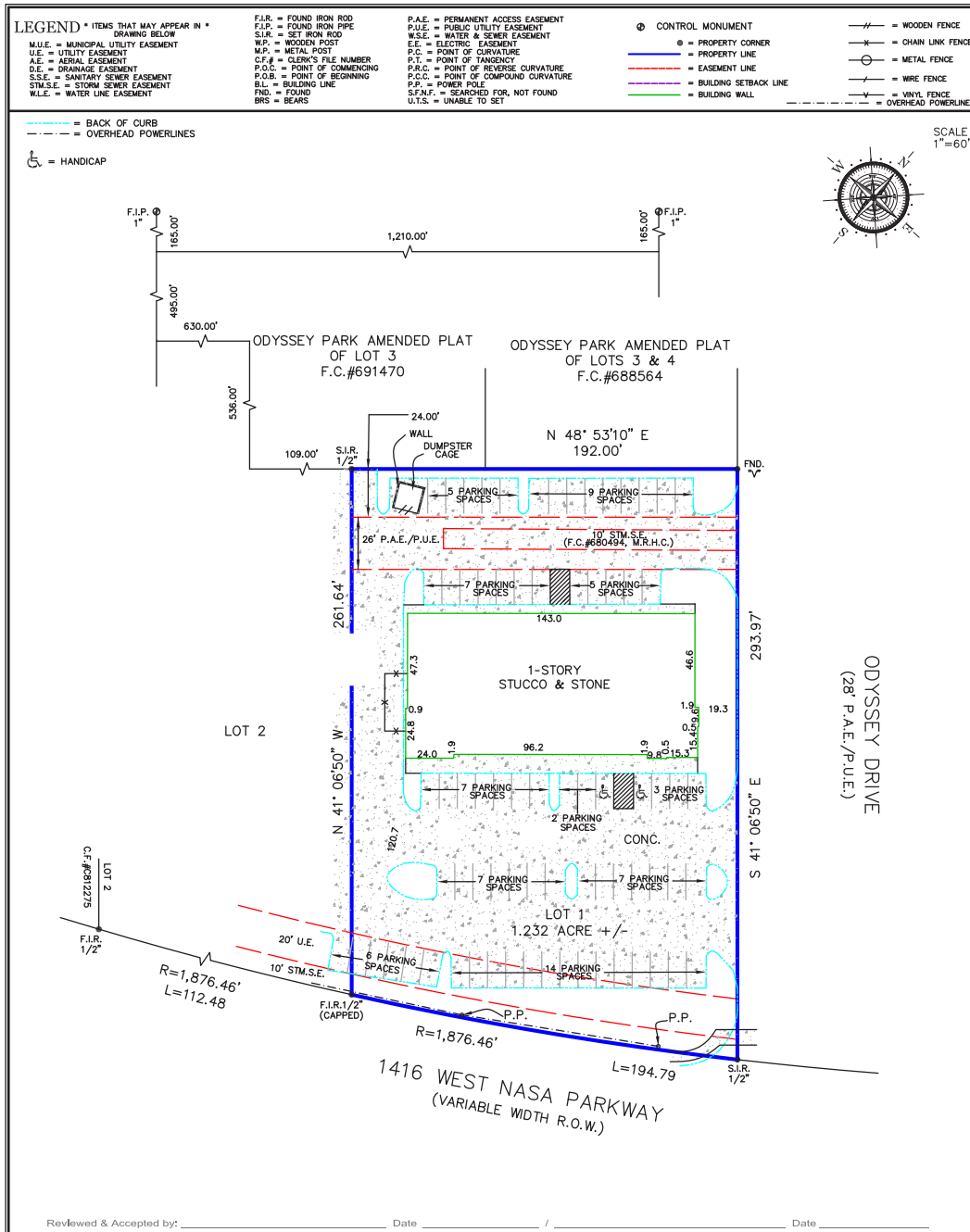
# PROPERTY PHOTOS



# SITE PLAN



# SURVEY



# DEMOGRAPHICS - 1 MILE

1 mile

3 miles

5 miles

## Population

**12.4k**

↓ 5%

Compared to 13.2k in 2022

↓ 25%

Compared to 16.6k in 2019



## Household Income

**\$66k**

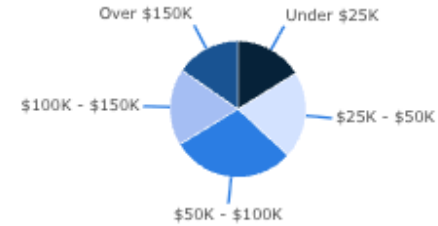
Median Income

**\$73.5k**

2028 Estimate

↑ 11%

Growth Rate



## Age Demographics

**36**

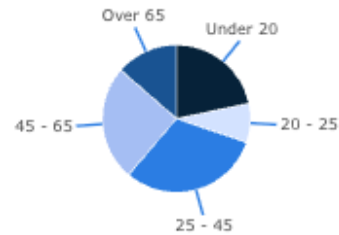
Median Age

**34**

2028 Estimate

↓ 6%

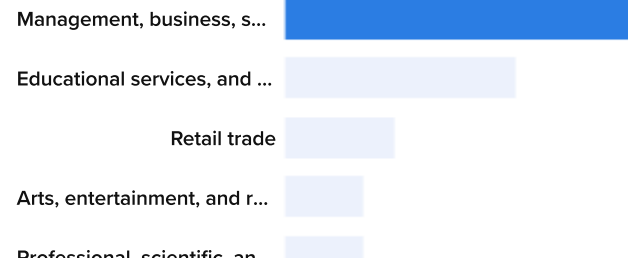
Growth Rate



## Number of Employees

**10.1k**

Top Employment Categories



## Housing Occupancy Ratio

**20:1**

19:1 predicted by 2028

Occupied



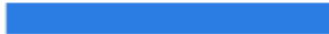
Vacant

## Renter to Homeowner Ratio

**3:1**

3:1 predicted by 2028

Renters



Homeowner

# DEMOGRAPHICS - 3 MILES

1 mile

3 miles

5 miles

## Population

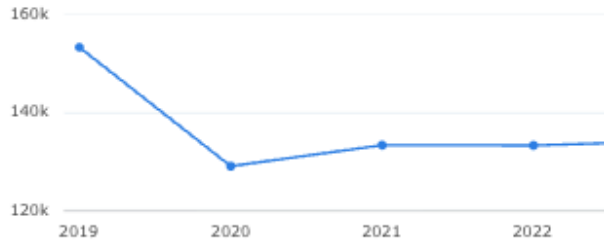
**134.2k**

0%

Compared to 133.3k in 2022

↓ 12%

Compared to 153.2k in 2019



## Household Income

**\$89.4k**

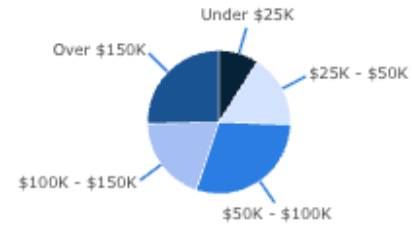
Median Income

\$87.6k

2028 Estimate

↓ 2%

Growth Rate



## Age Demographics

**38**

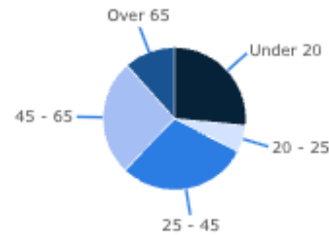
Median Age

38

2028 Estimate

↓ 0%

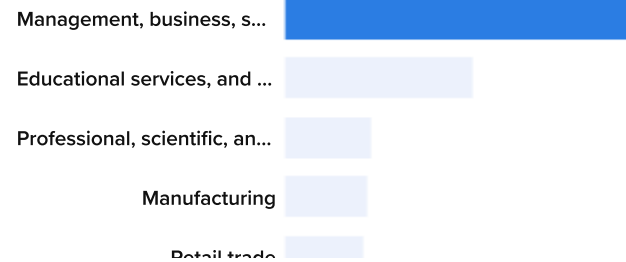
Growth Rate



## Number of Employees

**105.1k**

Top Employment Categories



## Housing Occupancy Ratio

**18:1**

15:1 predicted by 2028

Occupied



Vacant

## Renter to Homeowner Ratio

**1:1**

1:1 predicted by 2028

Renters



Homeowner

# DEMOGRAPHICS - 5 MILES

1 mile

3 miles

5 miles

## Population

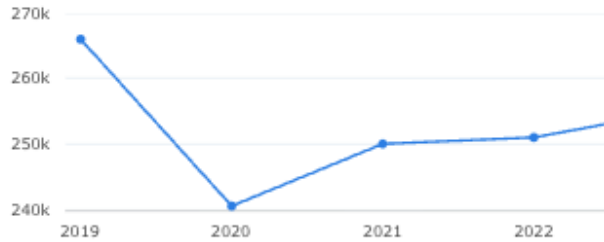
**255.4k**

↑ 1%

Compared to 251.2k in 2022

↓ 4%

Compared to 266.1k in 2019



## Household Income

**\$102.9k**

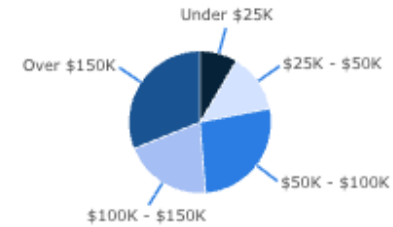
Median Income

**\$108.8k**

2028 Estimate

↑ 6%

Growth Rate



## Age Demographics

**39**

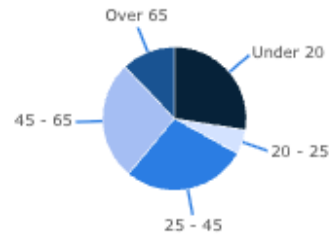
Median Age

**39**

2028 Estimate

↑ 2%

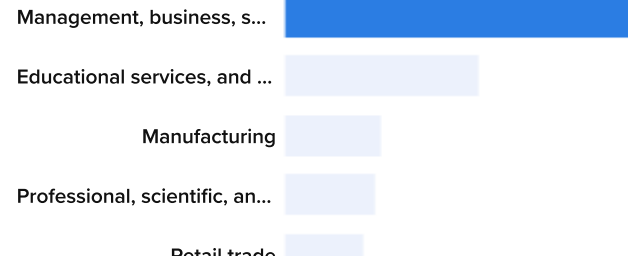
Growth Rate



## Number of Employees

**200k**

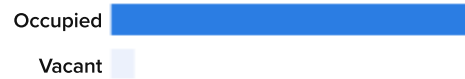
Top Employment Categories



## Housing Occupancy Ratio

**19:1**

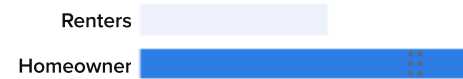
17:1 predicted by 2028



## Renter to Homeowner Ratio

**1:2**

1:2 predicted by 2028



# INFORMATION ABOUT BROKERAGE SERVICES

2/10/2025

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:
  - o That the owner will accept a price less than the written asking price;
  - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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<u>Logan Zhou</u> Sales Agent / Associate's Name	<u>0639394</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 495-8855</u> Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

GT Capital, 7324 Southwest Fwy #600 Houston TX 77074

Logan Zhou

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Purchase. 3