

Retail For Lease

Shops at Baybrook

1,500 SF + 1 AC Pad



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Owned & Operated By:





Shops at Baybrook

SEC Gulf Freeway (I-45) & Bay Area Boulevard
Webster, TX 77598

Property Highlights

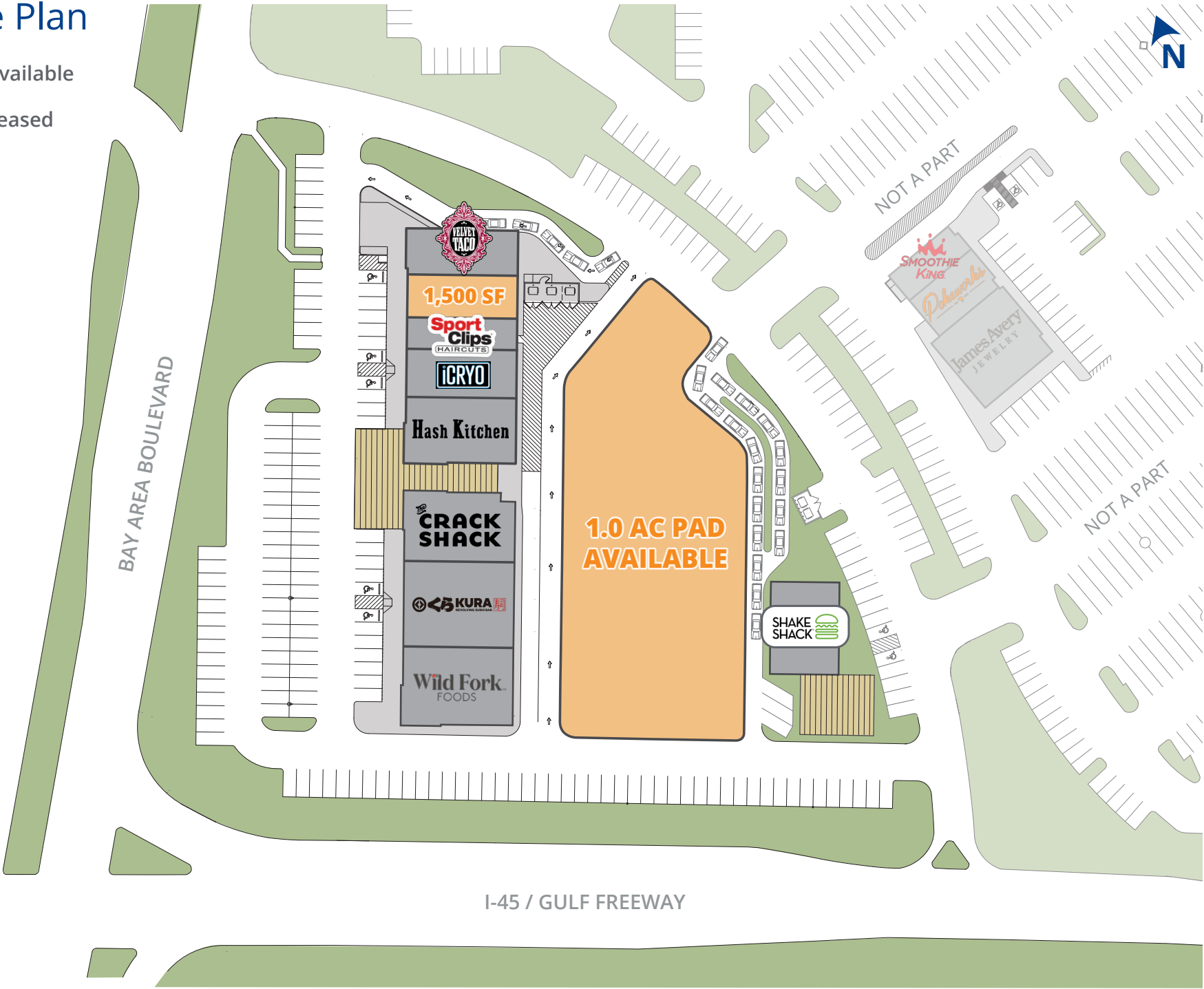
- New retail center located at I-45 & Bay Area Boulevard
- Approximately 170,861 VPD on I-45
- Over 3 million residents within 30 miles and strong demographics
- Conveniently located with easy access off I-45 and great visibility
- Adjacent to Baybrook Mall, which is one of the metropolitan area's top-performing malls and boasts over 18 million visitors annually

Basic Lease Rate

[Contact listing agent.](#)

Site Plan

- Available
- Leased



The Area

Baybrook Mall Ranked #3 in the Houston MSA



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Market Overview

Shops at Baybrook Shopping Center
5 mile radius

Household & population characteristics



\$91,539

Median household income



\$271,554

Median home value



62.3%

Owner occupied housing units



37.9

Median age



50.7%

Female population



55.6%

% Married (age 15 or older)

Annual lifestyle spending



\$3,494

Travel



\$82

Tickets to Movies



\$111

Theatre/Operas/Concerts



\$91

Admission to Sports Events



\$9

Online Gaming Services

Households & population



203,407

Current total population



208,748

5 Year total population



78,283

Current total households



80,542

5 year total households

Education

5%

No high school diploma



17%

High school graduate



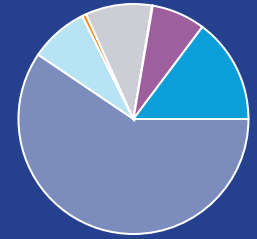
28%
Some college



49%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



8,513

Total businesses



89,074

Total employees

Annual household spending



\$2,914

Apparel & Services



\$235

Computers & Hardware



\$5,215

Eating Out



\$7,260

Groceries



\$8,154

Health Care

Employment



72%

White collar



16%

Blue collar



11%

Services

4.1%

Unemployment rate

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date