



Center at Baybrook

Webster, TX

Houston-The Woodlands-Sugar Land (TX)



Christi Vinzant
Leasing Representative
(713) 866-6914
cvinzant@kimcorealty.com





AERIAL



GROSS LEASABLE AREA (GLA)	363,830 SF
PARKING SPACES	2,000
PARKING RATIO	5.50 per 1,000 SF

Christi Vinzant

Leasing Representative | (713) 866-6914 | cvinzant@kimcorealty.com



DENSITY AERIAL

Christi Vinzant

Leasing Representative | (713) 866-6914 | cvinzant@kimcorealty.com

Available



	TENANT	SQ FT
1	EOS Fitness	53,829
2	Available	3,579
3	America's Best Contacts & [...]	3,364
4	Cosmic Air Adventure Park	31,005
5	Dick's Sporting Goods [...]	39,998
6	BEL Furniture	58,842
7	Available	31,141
8	Pappas Delta Blues Smokehouse	8,537
9	Pappas Seafood	9,999
10	Hobby Lobby / Mardels	100,086
11	Luby's / Fuddruckers	11,000
12	Leslie's Swimming Pool	4,500
13	5.11 Tactical	7,300

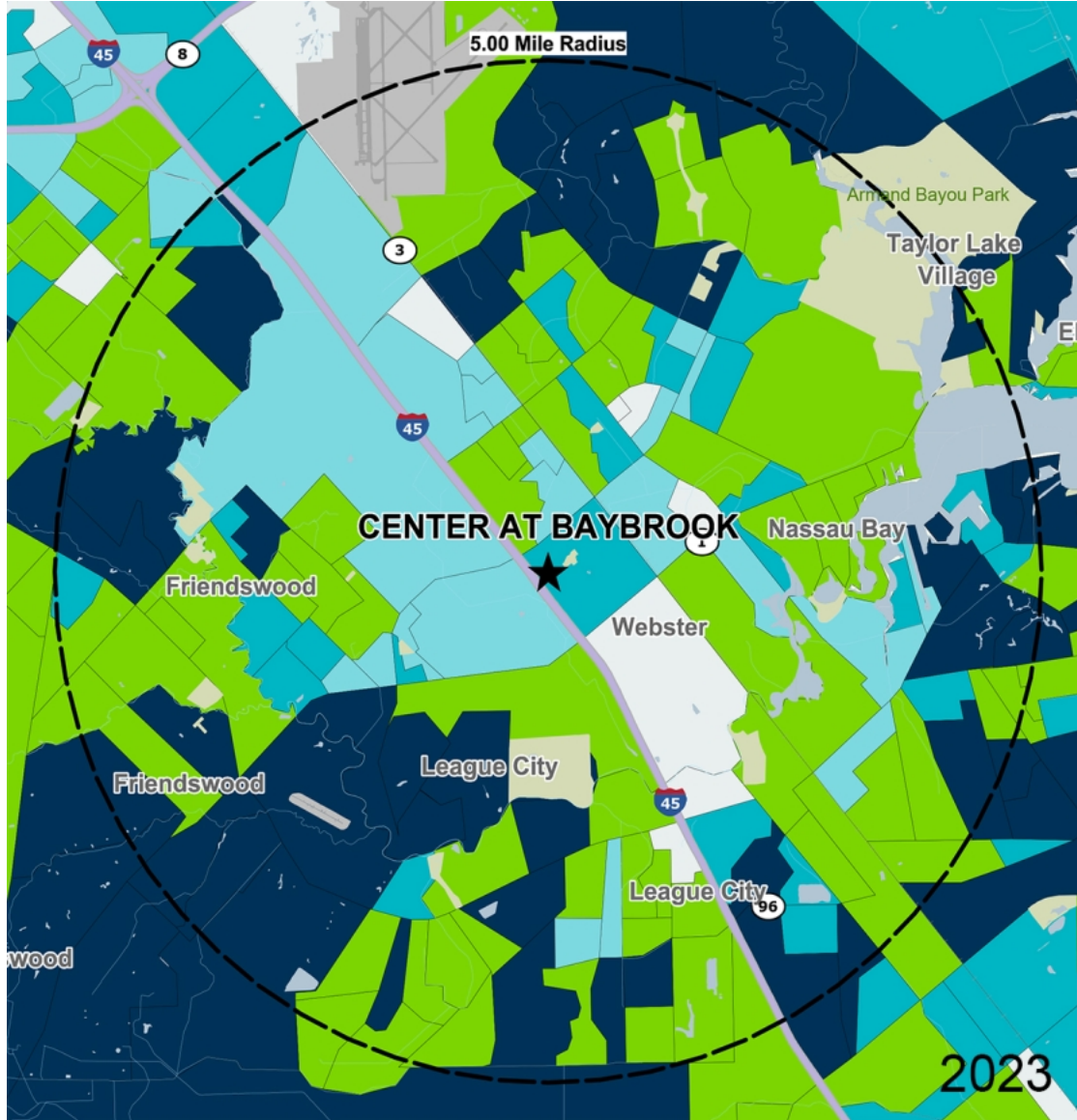
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Christi Vinzant

Leasing Representative | (713) 866-6914 | cvinzant@kimcorealty.com



COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,788	83,637	204,743
Daytime Pop	16,202	119,661	230,778
Households	3,299	34,601	78,561
Average HH Income	\$85,823	\$90,109	\$115,373
Median HH Income	\$69,515	\$70,256	\$89,063
Per Capita Income	\$36,475	\$37,371	\$44,443

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



Center at Baybrook

Gulf Frwy. I-45 & Medical Center Blvd., Webster, TX



Christi Vinzant

Leasing Representative

(713) 866-6914

cvinzant@kimcorealty.com