



Baybrook Gateway

Webster, TX

Houston-The Woodlands-Sugar Land (TX)

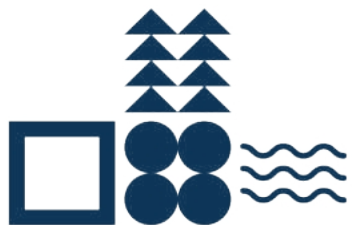


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AERIAL



GROSS LEASABLE AREA (GLA)	241,149 SF
PARKING SPACES	1,296
PARKING RATIO	5.37 per 1,000 SF

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DENSITY AERIAL

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Available



	TENANT	SQ FT
1	Jared, The Galleria of Jewelry	7,500
2	Escalante's Fine Tex-Mex	7,000
3	La Madeleine French Bakery	4,034
4	UrgentVet	2,400
5	Jersey Mike's	1,549
6	Available	2,000
7	Citrus Nail Spa	2,400
8	Scoop Craft Creamery	1,200
9	LA Crawfish	2,400
10	European Wax Center	1,600
11	Massage Envy Spa	3,120
12	Party City	18,643
13	Ashley Furniture Homestore	45,000
14	World Market	18,300
15	Painted Tree Boutiques	26,584
16	Salon Service Group	1,600
17	Salons by JC	11,436
18	Plato's Closet & Once [...]	10,000
20	Michael's	20,750
21	Scrubs & Beyond	2,738
22	Sushi Hibachi Grill	6,215
23	Barnes & Noble	32,000
24	BB's Cafe	6,180
25	James Avery	3,500
26	Pokeworks	1,800
27	Smoothie King	1,200

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.

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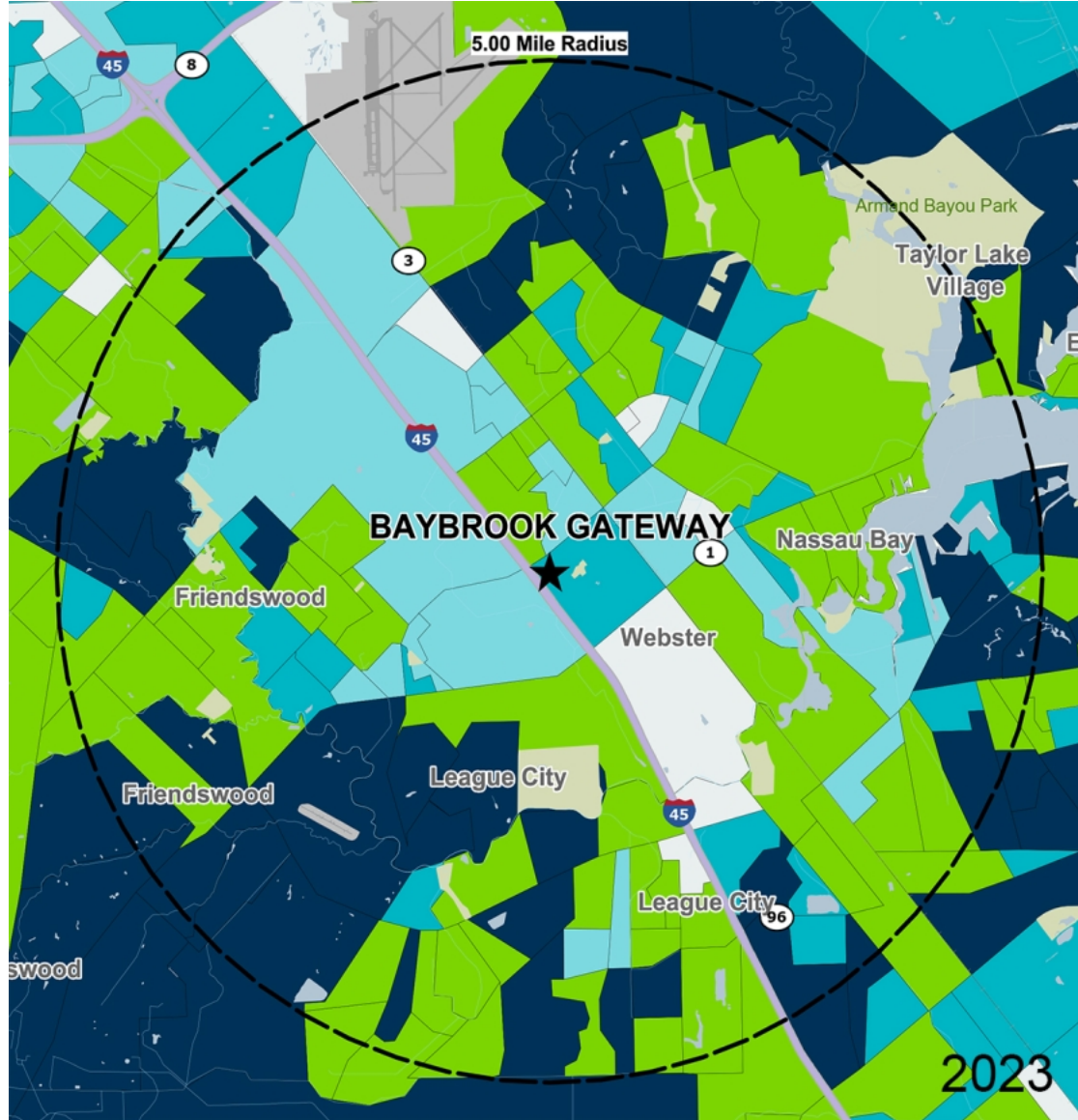




COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,630	83,005	203,680
Daytime Pop	16,457	113,626	231,783
Households	3,313	34,422	78,054
Average HH Income	\$85,122	\$90,398	\$115,187
Median HH Income	\$69,852	\$70,441	\$88,725
Per Capita Income	\$37,036	\$37,569	\$44,314

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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Bay Area Blvd. & Gulf Freeway, Webster, TX



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