



# Shops at Baybrook

Webster, TX

Houston-The Woodlands-Sugar Land (TX)



**Christi Vinzant**  
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Webster, TX

[www.kimcorealty.com/118101](http://www.kimcorealty.com/118101)



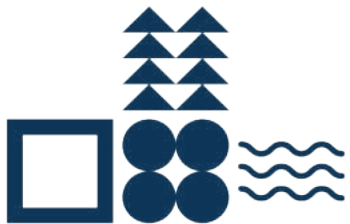
AERIAL

GROSS LEASABLE AREA (GLA)

26,853 SF

PARKING SPACES

130



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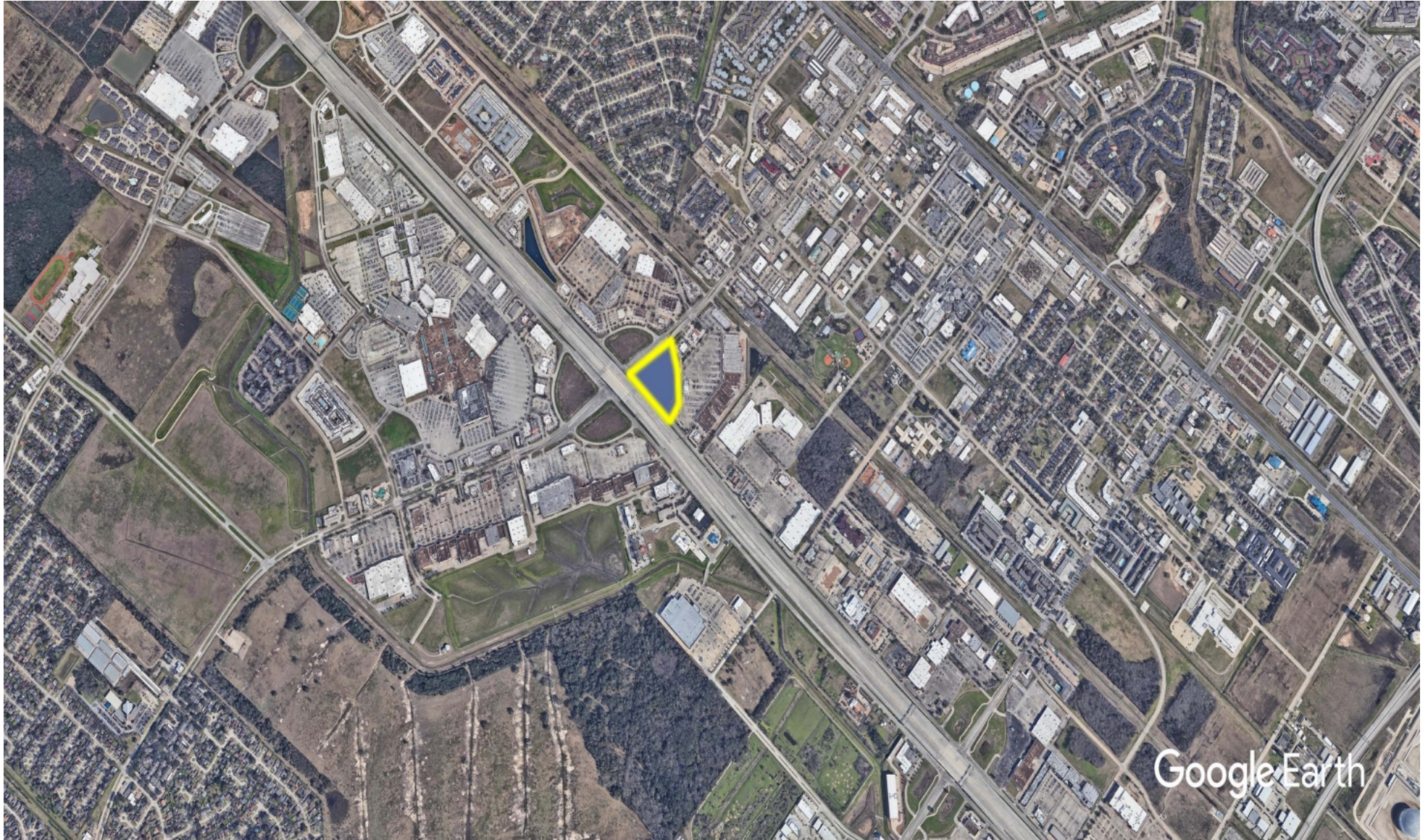
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Google Earth

DENSITY AERIAL

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■ Available



TENANT	SQ FT
28 Shake Shack	3,000
30 Velvet Taco	2,500
31 Available (Former Restaurant)	1,500
32 Sport Clips	1,275
33 iCRYO Recovery & Wellness	3,055
34 Hash Kitchen	3,600
35 Via 313 Pizzeria	3,375
36 Kura Revolving Sushi Bar	3,848
37 Wild Fork Foods	4,700
k1 Available	0.89 ac

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, curbs-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, curbs-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.

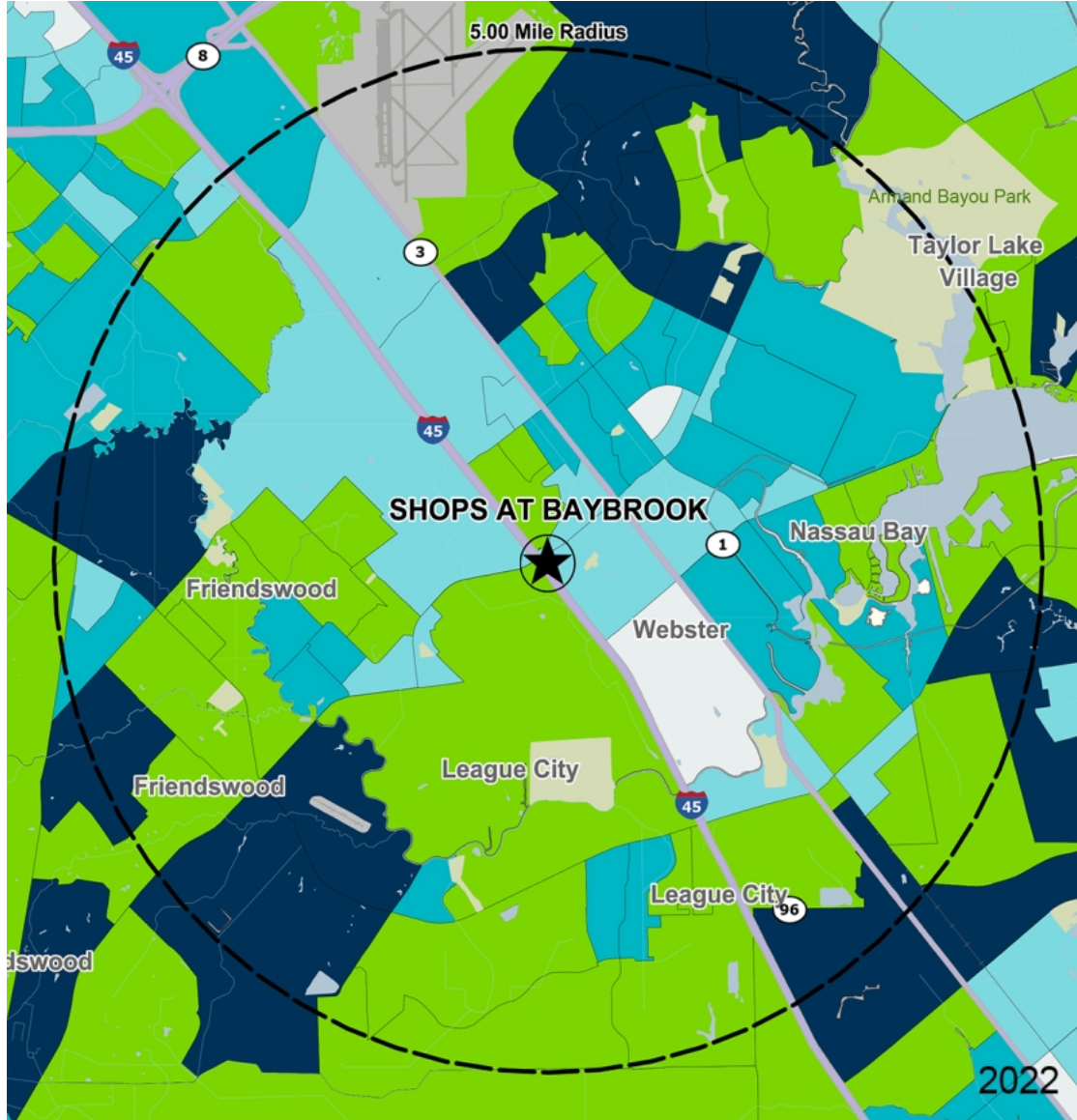
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COMPETITION MAP



by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	6,798	82,843	202,776
Daytime Pop	15,251	107,259	230,150
Households	3,028	34,342	77,562
Average HH Income	\$85,335	\$90,295	\$114,726
Median HH Income	\$70,640	\$70,506	\$88,277
Per Capita Income	\$38,034	\$37,506	\$44,044

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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Tract 6, Webster, TX



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