



# Shops at Baybrook

Webster, TX

Houston-The Woodlands-Sugar Land (TX)



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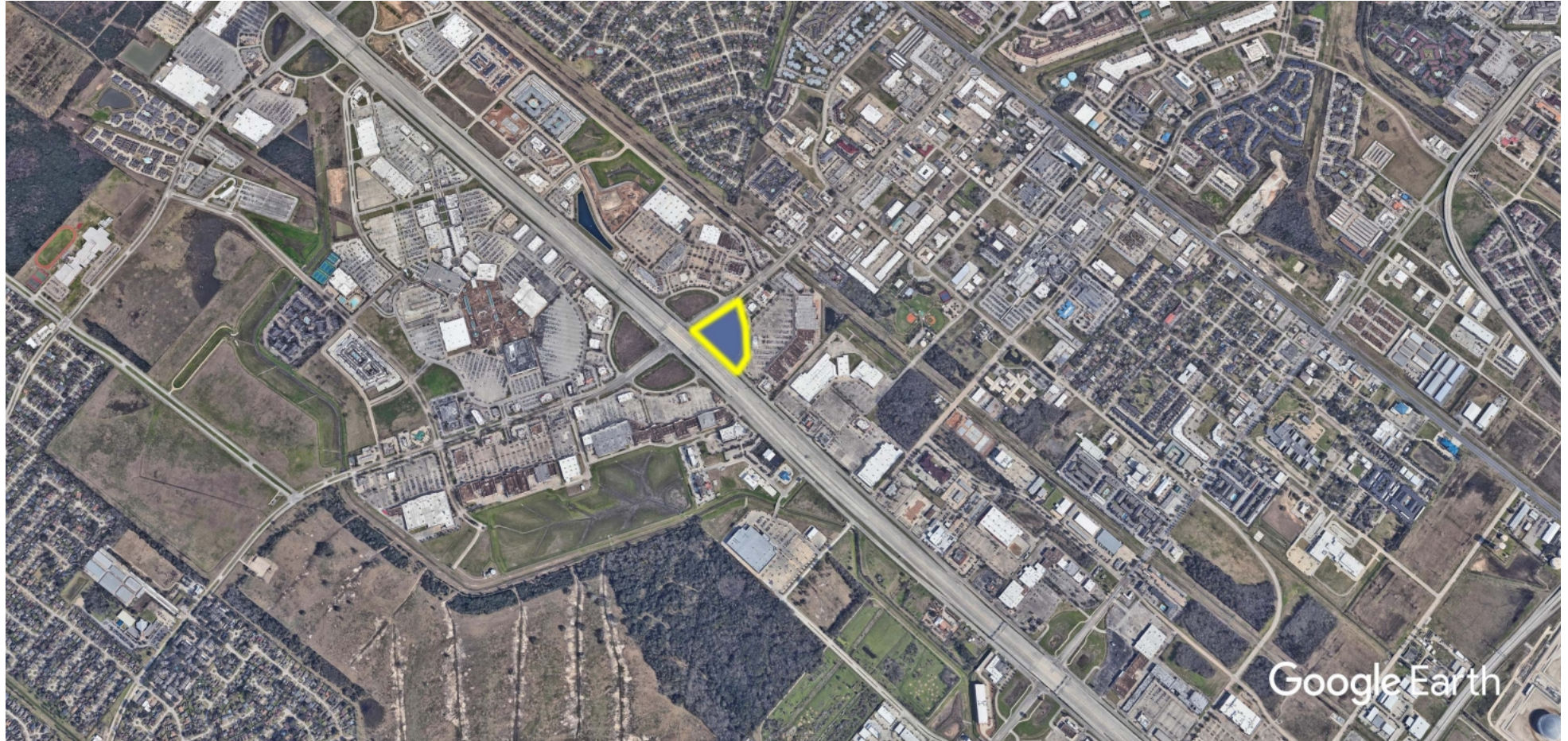


AERIAL



GROSS LEASABLE AREA (GLA)	26,853 SF
PARKING SPACES	130





DENSITY AERIAL



## Property Overview

Baybrook Gateway II in Webster is the latest addition to this dominant retail intersection of the Houston's Bay Area region, is adjacent to Baybrook Gateway I and Center at Baybrook. This new construction features multiple restaurants, serving this leading retail submarket of Houston.

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Webster, TX

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

Available



	TENANT	SQ FT
28	Shake Shack	3,000
30	Velvet Taco	2,500
31	My Fit Foods	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	Ethan Allen	3,200
37A	Tifa Chocolates and Gelato	1,500
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, 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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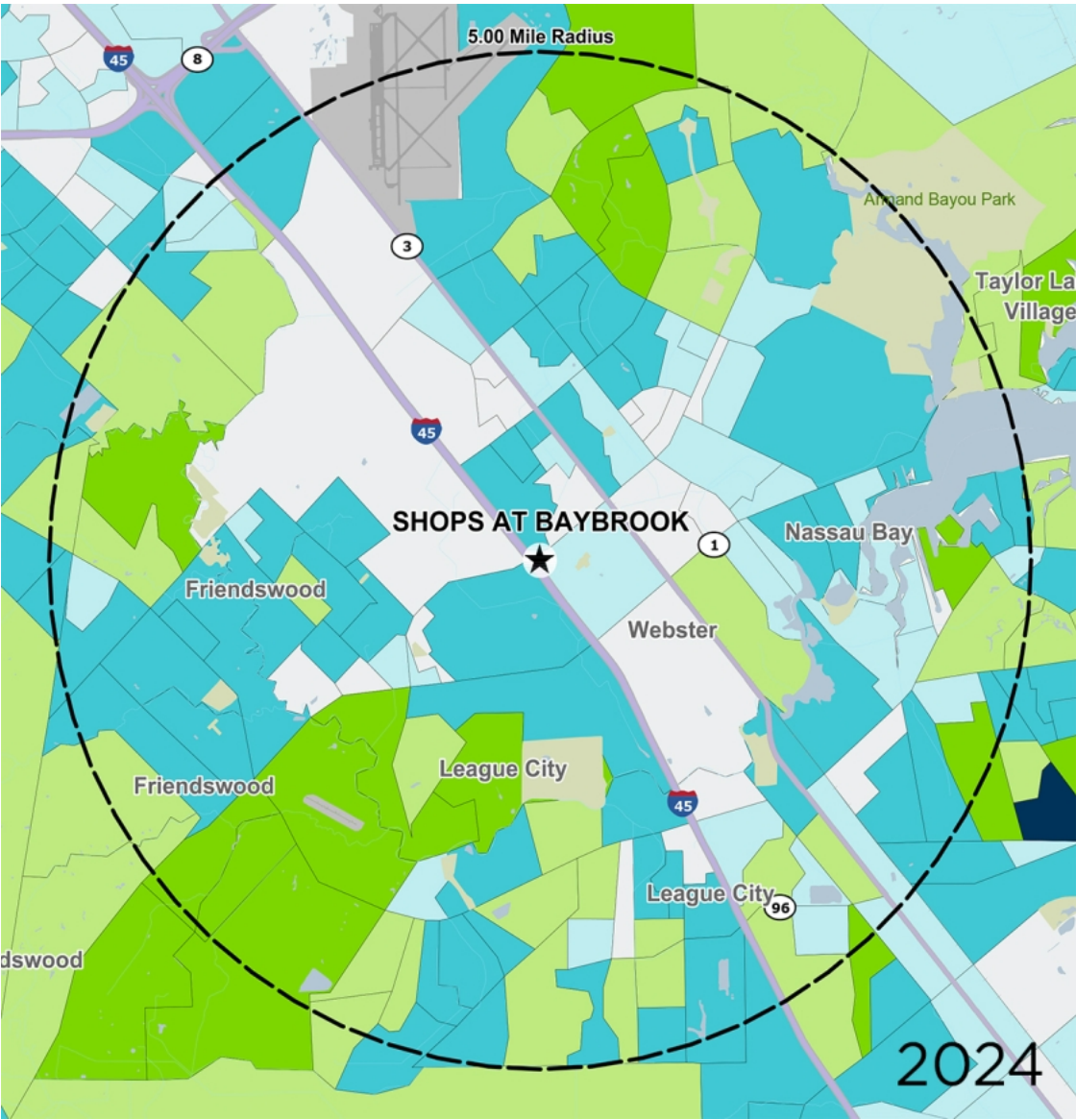






COMPETITION MAP





by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,107	84,581	209,088
Daytime Pop	17,341	93,039	209,501
Households	3,268	34,834	80,059
Average HH Income	\$88,988	\$102,272	\$126,445
Median HH Income	\$69,636	\$77,616	\$98,887
Per Capita Income	\$40,938	\$42,216	\$48,584

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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Tract 6, Webster, TX



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