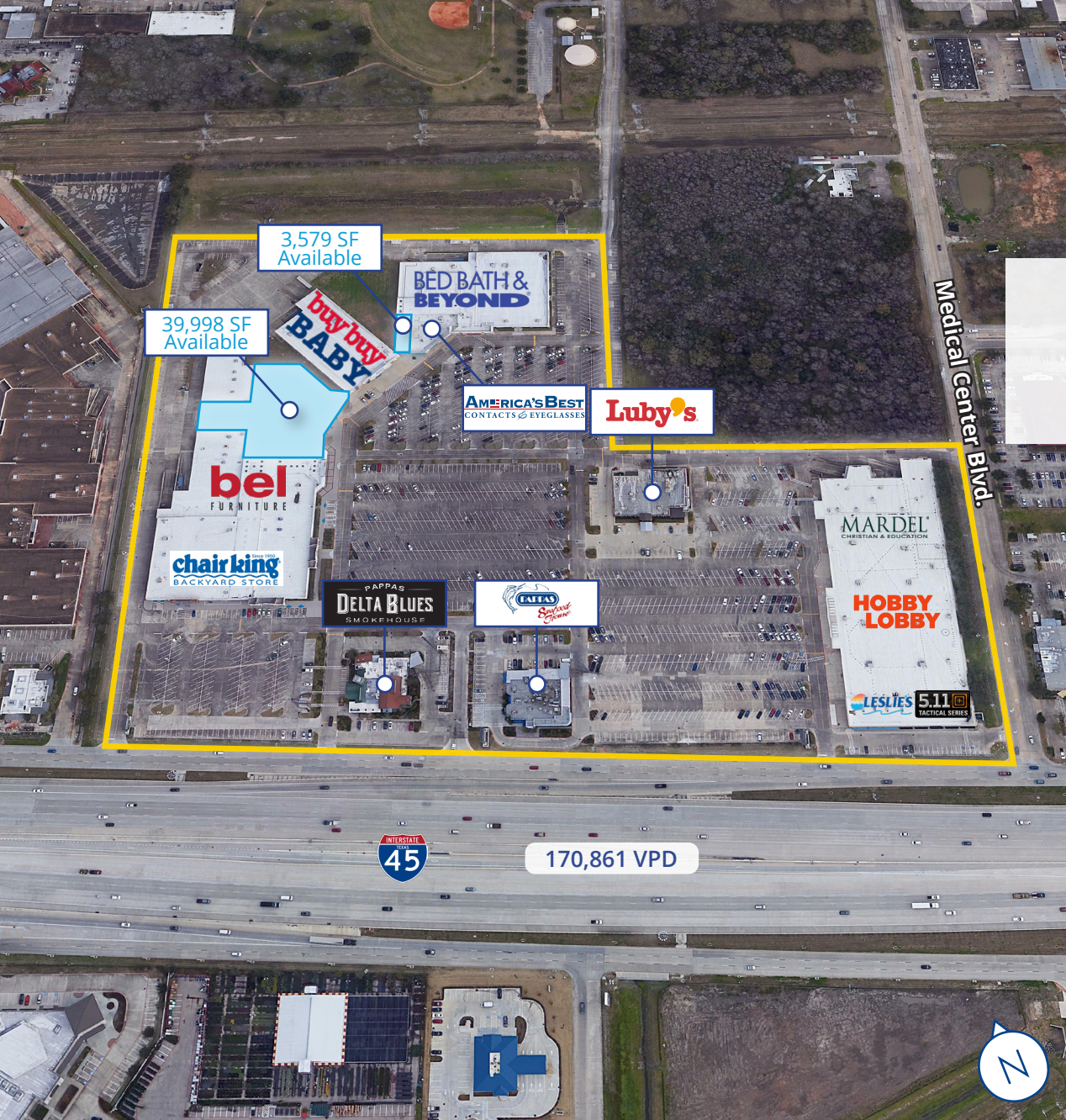


For Lease

Gulf Fwy. & Medical Center Blvd.
Webster, TX 77598

Center at Baybrook

- ***Two* suites adjacent to Buy Buy Baby currently available**
 - Suite #2 | 3,579 SF
 - Suite #5 | 39,998 SF
- 2,000 parking spaces (5.5/1,000)
- Over 3 million residents within 30 miles and strong demographics
- Conveniently located with easy access off I-45 and great visibility
- Nearby Baybrook Mall attracts over 18 million visitors annually



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Owned & Operated By:

Property Overview



Available Suites

1	Bed Bath & Beyond	53,829 SF
2	Available	3,579 SF
3	America's Best Contacts & Eye Glasses	3,364 SF
4	Buy Buy Baby	31,005 SF
5	Available	39,998 SF
6	BEL Furniture	58,842 SF
7	Chair King Casual Furniture	31,141 SF
8	Pappas Delta Blues Smokehouse	8,537 SF
9	Pappas Seafood	9,999 SF
10	Hobby Lobby/Mardel	100,086 SF
11	Luby's/Fuddrucker's	11,000 SF
12	Leslie's Pool Supplies	4,500 SF
13	5.11 Tactical	7,300 SF

Center at Baybrook | Nearby Retailers



Suite #5 - Available (39,998 SF)



Suite #2 - Available (3,579 SF)







Market Overview

Center at Baybrook
5 mile radius

Household & population characteristics



\$84,189

Median household income



\$260,339

Median home value



62.6%

Owner occupied housing units



37.7

Median age



50.8%

Female population



55.1%

% Married (age 15 or older)

Annual lifestyle spending



\$3,159

Travel



\$100

Theatre/operas/concerts



\$117

Movies/museums/parks



\$82

Sports events



\$8

Online games

Households & population



197,564

Current total population



209,380

5 Year total population



75,375

Current total households



79,577

5 year total households

Education



No high school diploma



17%

High school graduate



30%

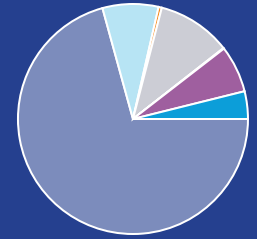
Some college



48%

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



7,953

Total businesses



87,755

Total employees

Employment



75%

White collar



15%

Blue collar



10%

Services

5.4%

Unemployment rate

Annual household spending



\$2,635

Apparel & services



\$212

Computers & hardware



\$4,714

Eating out



\$6,559

Groceries



\$7,371

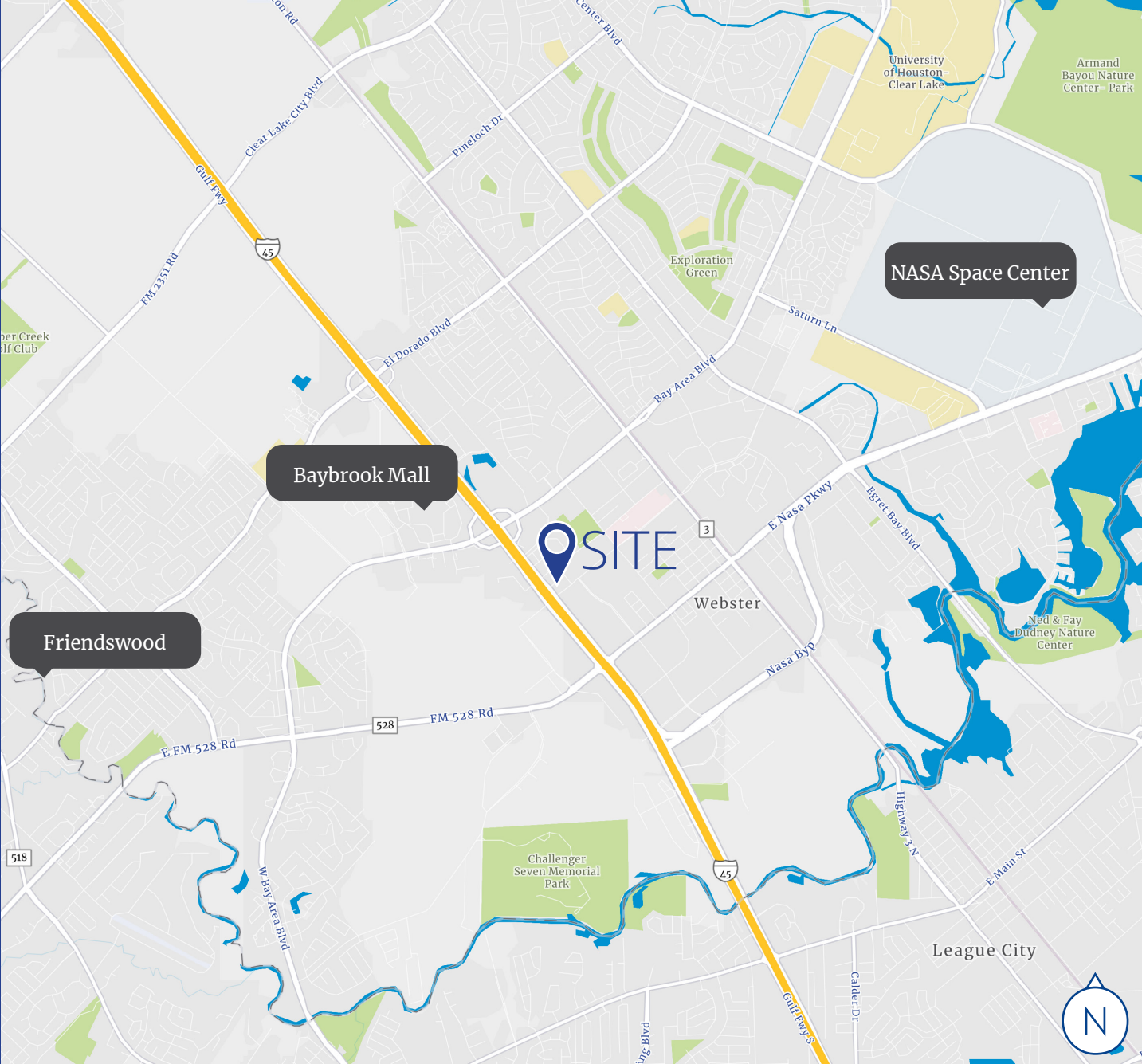
Health care



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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 purposes. 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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Buyer/Tenant/Seller/Landlord Initials

Date