

Center Highlights

View the **Drone Property Tour** [here](#).

Baybrook Gateway is one of the Bay Area's premier shopping centers, located at the dominant retail intersection of the region. The center is home to some of the region's top-performing retailers in their chains. This regional power center sits in a leading retail submarket of Houston and is adjacent to one of the metropolitan area's top performing malls, Baybrook Mall, which recently added 555,000 SF to serve the expansive trade area.

Center Address: Bay Area Blvd at I-45

City/State: Webster, TX

Property Size: 241,149 sq. ft.

Latitude/Longitude: 29.53992 N, -95.13764 W

Demographics



Population:
3-mile radius

84,460



Traffic Counts:
Bay Area Blvd &
I-45



**Average
Household
Income:**

\$82,663

197,828

Contact Us

Carrie Murray

Leasing Agent

Phone: 713.866.6959

Email: cmurray@weingarten.com

Kari Bean

Property Manager, Short-Term Leasing

Phone: 713.880.6194

Email: kbean@weingarten.com

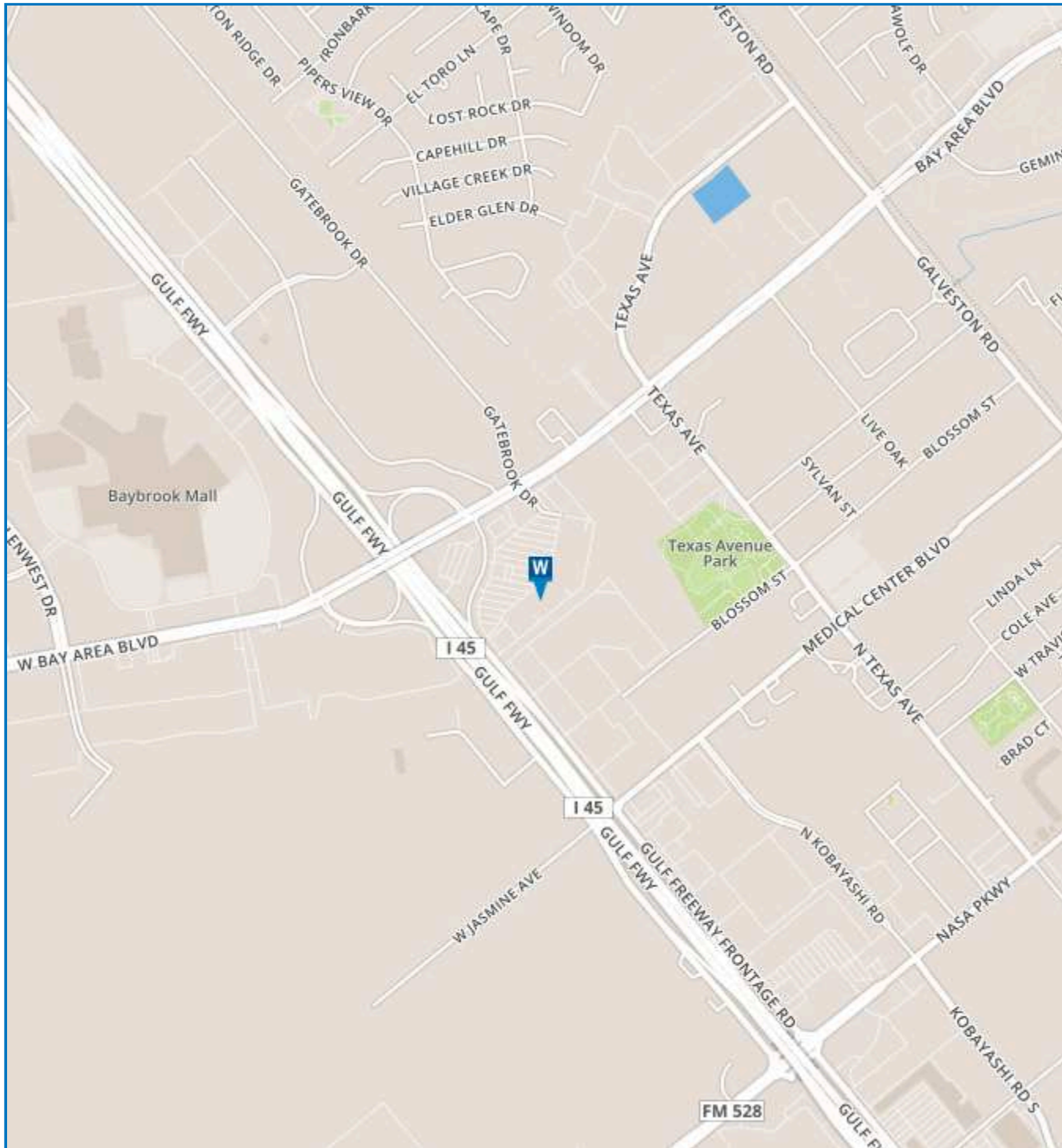
Weingarten Realty Investors

2600 Citadel Plaza Drive, Ste.125 • Houston, TX 77008 • 1.800.688.8865



TENANT LIST

A0A	La Madeleine	4,034 SF
A0C	Available	2,400 SF
A0D	Jersey Mike's	1,549 SF
A0E	Jenny Craig	2,000 SF
A0F	Citrus Nail Spa	2,400 SF
A0G	Omaha Steaks	1,200 SF
A0H	LA Crawfish	2,400 SF
A0J	European Wax Center	1,600 SF
A0K	Massage Envy	3,120 SF
B0A	Party City	18,643 SF
B0H	Ashley Furniture	45,000 SF
B0K	Cost Plus World Market	18,300 SF
B0R	Available	26,584 SF
C0A	Salon Service Group	1,600 SF
C0D	Blue Lion Salon Studios	11,436 SF
C0G	Plato's Closet	10,000 SF
C0K	Michaels	20,750 SF
C0P	Scrubs & Beyond	2,738 SF
C0R	Available	6,215 SF
C0T	Barnes & Noble	32,000 SF
R0A	Escalante's Cantina	7,000 SF
R0B	Jared	7,500 SF
R0C	Smoothie King	1,200 SF
R0D	BB's Cafe	6,180 SF
R0E	James Avery Jewelry	3,500 SF
R0F	Pokeworks	1,800 SF



Demographics



Population:

1-Mile **7,553**
 3-Mile **84,460**
 5-Mile **201,820**



Number of Households:

1-Mile **3,286**
 3-Mile **35,192**
 5-Mile **77,824**



Average Household Income:

1-Mile **77,532**
 3-Mile **82,663**
 5-Mile **103,790**



Total Number of Employees:

1-Mile **13,447**
 3-Mile **64,906**
 5-Mile **106,032**



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.

11-2-2015



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 others, including the broker's own interests;
- 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 buyer/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 opinions 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 ESTABLISH:

- 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.

Weingarten Realty Investors	9006271		713-866-6000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Manchi	338804	pmanchi@weingarten.com	713-866-6907
Designated Broker of Firm	License No.	Email	Phone
Patrick Manchi	338804	pmanchi@weingarten.com	713-866-6907
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date