

# Summary Report

Baybrook Gateway  
Bay Area Blvd & Gulf Frwy - Webster, TX

**WEINGARTEN REALTY**  
Real Estate for Everyday Retail

Longitude: -95.137636

Latitude: 29.539915

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,553	41,517	84,460	201,820
Average Household Income	\$77,532	\$71,926	\$82,663	\$103,790

Population				
2023 Population	7,847	43,128	87,411	212,284
2018 Population	7,553	41,517	84,460	201,820
2010 Population	6,671	37,542	77,103	177,867
2000 Population	5,947	32,335	68,042	143,129
Absolute Growth 2010 to 2018	13.22%	10.59%	9.54%	13.47%
Projected Growth 2018 to 2023	3.90%	3.88%	3.49%	5.18%

Race & Ethnicity				
% White	51.52%	48.33%	55.58%	62.38%
% Black	12.38%	11.85%	9.53%	7.11%
% Asian	6.40%	8.61%	8.68%	8.51%
% Other	2.37%	3.03%	2.92%	2.69%
% Hispanic	27.32%	28.18%	23.28%	19.31%

Income & Education				
Median Household Income	\$61,430	\$56,327	\$64,941	\$79,275
Average Household Income	\$77,532	\$71,926	\$82,663	\$103,790
% College Graduates	45.08%	40.89%	46.50%	53.02%

Age				
Median Age	35.3	34.5	36.1	37.5
% Age < 18	27.08%	27.83%	25.93%	24.68%
% Age 65 +	11.06%	9.56%	12.19%	13.10%

Households & Housing				
Households	3,286	18,008	35,192	77,824
Average Household Size	2.29	2.29	2.39	2.58
Median Housing Value	\$177,903	\$177,231	\$198,530	\$241,922
% Owner Occupied Housing	35.51%	34.25%	48.20%	60.33%
% Renter Occupied Housing	55.86%	56.79%	44.51%	33.60%
% Vacant Housing	8.63%	8.96%	7.29%	6.07%

Workplace & Workers				
Number of Businesses	746	2,183	3,158	5,950
Total Number of Employees (FTE)	13,447	43,925	64,906	106,032
% White Collar	66.48%	62.41%	68.04%	72.66%
% Blue Collar	33.52%	37.59%	31.96%	27.34%