



WEBSTER, TEXAS - TEXAS' PRIME MARKET



MIDWAY BETWEEN DOWNTOWN HOUSTON AND GALVESTON

Webster is positioned midway between downtown Houston and Galveston along Interstate 45 (Gulf Freeway) that accommodates 250,000 vehicles daily.



HIGH GROWTH REGION FOR STRATEGIC CONSUMER BUYING POWER

Webster is located in a high growth area for strategic consumer buying power, as this super-regional city is positioned just north of League City, Galveston County's largest city with a population of 104,000 (and median household income of \$93,675) and north of Texas City with a population of over 48,000 where 4,500 new homes are underway in the Lago Mar subdivision. To the west, Friendswood's population is 40,254 with a \$137,732 average household income and average net worth of \$1,273,704. And to the north, Houston is the nation's fourth largest city with strong growth projections.



POISED TO ATTRACT A CONSIDERABLE VISITOR POPULATION

Webster is poised to attract a considerable visitor population based on its proximity to Hobby International Airport that's just 15 minutes north, as well as 6,000,000 visitors to Galveston beaches annually and 1,000,000 visitors to Space Center Houston annually. An increasing number of business and leisure travelers to the region has resulted in 20 hotels for Webster.



BAYBROOK GATEWAY

Baybrook Gateway, perfectly positioned at the southeast corner of I-45 and Bay Area Boulevard, features the top performing James Avery in Texas, the number one La Madeleine in the entire nation, and one of the best performing Ashley Furniture Stores in the state. This vibrant center is home to Barnes and Noble, Party City, World Market, Michaels, and many popular concepts, like BB's Café, Poke Works, Smoothie King, and LA Crawfish.



WEBSTER'S COMPELLING LOCAL STATISTICS

Compelling local statistics that attest to the strength of Webster include:



- **American Furniture Warehouse** will open its premier mega showroom and warehouse (350,000 square feet) next to Topgolf inside SpaceWalk in May 2019. American Furniture Warehouse attracts 1,000,000 visitors annually.



- **Topgolf Webster**, with its 65,000 square foot, \$22M facility, attracts over 500,000 visitors annually for the ultimate experience in golf, games, food, and fun.



- **Academy Sports + Outdoors** continually touts its Webster location as the number one performer in sales in the entire chain, which includes 290 stores in 16 states. Webster continues to dominate as this successful, Houston-based company expands into new markets.



- **Pappas Restaurants**, a premier restaurant company features Pappas Delta Blues Smokehouse, Pappas Seafood House, Pappasito's, and Pappas BBQ in Webster and plans to build Pappadeaux in front of Academy Sports+Outdoors.



- **Cinemark Webster**, located north of Academy Sports+Outdoors, is ranked among the top ten movie theaters in the nation based on ticket sales and number of screens.



- **Chuy's Webster** is among the top ten in the US, which includes 98 restaurants in 19 states.

- **Twin Peaks Webster** is the number one performer in the world, which includes 81 locations in 25 states and Russia.



- **Main Event Webster**, a 65,000 square foot entertainment venue is consistently number one or two among 16 Texas locations, since its opening in 2007 and holds the record among all locations for reaching the highest sales number, to date.



- **Baybrook Mall**, located at I-45 and Bay Area Boulevard, is the top suburban mall in the entire Houston MSA, based on visitor counts and sales per square foot.

- **Costco Webster** opened in October 2018 and reports strongest sales among three previous store openings.