

# DAVIS

## HOLDINGS

# BAYBROOK TERRACE

19010 Gulf Fwy  
Friendswood, TX 77546  
NWQ of I-45 & Bay Area Blvd

## LEASING INFORMATION

Kate Davis

✉ [kdavis@davisholdingslp.com](mailto:kdavis@davisholdingslp.com) 🌐 [davisholdingslp.com](http://davisholdingslp.com)

📞 **713.659.3131, ext. 111**

## MAJOR RENOVATION COMPLETE!



### AVAILABLE

3,510 SF END CAP RESTAURANT WITH PATIO (FACING MALL)

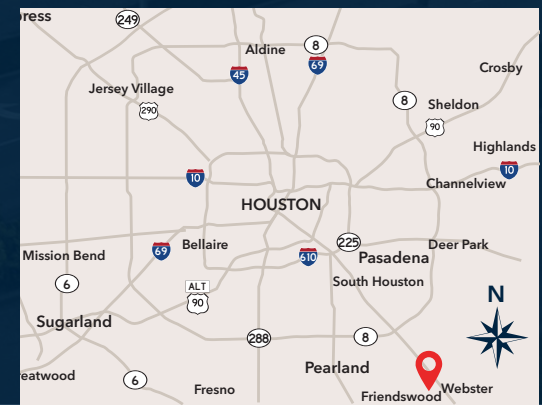
4,000-6,500 SF END CAP (FACING MALL) | 3,165 SF

## HIGHLIGHTS

- Located at the entrance to Baybrook Mall, Houston's 2nd largest mall after the Galleria
- Directly across from major mall retailers and outdoor restaurants including The Cheesecake Factory, Maggiano's, Perry's Steakhouse, Yard House, & Star Cinema Grill
- Freeway Frontage on I-45 with over 150,000 VPD
- Strategic location between Galveston & Houston
- A spectacular modernization makes this center ideal for superior tenants and high-energy restaurants to capitalize on Baybrook Mall's popular restaurant scene.

## SIZE

- Building: 57,174 SF
- Land: 4.2 Acres





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## DEMOGRAPHICS

### TRADE AREA BY BLOCK GROUPS



### RADIUS

### 1 MILE

### 2 MILE

### 5 MILE



#### Population

2025 Projection	8,614	42,416	209,631
2020 Estimate	8,286	41,289	200,537
2010 Census	7,214	38,952	181,504
Growth 2020 - 2025	3.96%	2.73%	4.53%
Growth 2010 - 2020	14.86%	6.00%	10.49%



#### 2020 Population by Age

Median Age	35.50	34.10	36.70
Average Age	36.20	34.90	37.10



#### 2020 Population by Occupation

Civilian Employed	4,845	74.44%	22,350	70.19%	105,461	66.98%
Civilian Unemployed	96	1.47%	751	2.36%	3,656	.32%
Civilian Non-Labor Force	1,510	23.20%	8,646	27.15%	48,065	30.53%
Armed Forces	58	0.89%	93	0.29%	264	0.17%



#### 2020 Population by Education

Some High School, No Diploma	397	6.31%	2,642	8.69%	9,651	6.71%
High School Grad (Incl Equivalency)	1,297	20.62%	5,517	18.16%	23,485	16.34%
Some College, No Degree	2,158	34.31%	10,139	33.37%	43,090	29.97%
Associate Degree	570	9.06%	3,140	10.33%	9,863	6.86%
Bachelor Degree	1,374	21.84%	6,285	20.68%	38,616	26.86%
Advanced Degree	494	7.85%	2,664	8.77%	19,066	13.26%



#### 2020 Average Household Size

2.10	2.40	2.60
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#### Households

2025 Projection	4,092	17,098	79,045
2020 Estimate	3,949	16,665	75,756



#### Income

2020 Avg Household Income	\$77,470	\$80,634	\$106,962
2020 Med Household Income	\$59,789	\$63,212	\$82,738

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### FUTURE RESTAURANT WITH PATIO

RIGHT: BAYBROOK TERRACE SITE  
ENLARGED FROM INSET BELOW >>>

### BAYBROOK MALL



BAYBROOK MALL RING ROAD

GULF FREEWAY



### SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

### TENANT / SQ FT

1. Affordable Dentures
2. Bay Area Jewelers
3. Custom Blinds
4. 85C Bakery Cafe
5. Floors for Living
6. Golf Tec
7. Gong cha
8. Lakeshore Learning Materials
9. Mattresses For Less
10. My Protein Grill
11. Rose Nails
12. Salons by JC
13. Texas Home Fitness
14. T.N. Tailors
15. TSO

### TOTAL GLA

- Building: 57,174 SF
- Land: 4.2 Acres



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Total Wine & MORE

AVAILABLE! 3,510 SF RESTAURANT WITH PATIO

AVAILABLE! 3,165 SF

AVAILABLE! 4,000-6,500 SF

PREMIER  
ENDCAP SPACES  
AVAILABLE  
FACING  
BAYBROOK MALL WITH  
**18+ MILLION  
ANNUAL  
VISITORS**

CROSS PARKING EASEMENT

GULF FREEWAY 162,000 VPD

BAYBROOK MALL RING ROAD

BAYBROOK MALL ENTRANCE

RESTAURANTS ALONG  
BAYBROOK MALL'S RING ROAD



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VALUABLE  
ENDCAP SPACE  
AVAILABLE  
FACING  
SUCCESSFUL  
BAYBROOK  
MALL



**16+ POPULAR  
RESTAURANTS**  
NEARBY & WALKABLE



**PERFECTLY SITUATED**  
ON FRWY FRONTAGE BETWEEN  
HOUSTON & GALVESTON



**18,000+ ANNUAL VISITORS**  
TO BAYBROOK MALL, JUST ACROSS THE  
RING ROAD FROM BAYBROOK TERRACE



AVAILABLE! 3,510 SF RESTAURANT WITH PATIO



AVAILABLE! 3,165 SF



AVAILABLE! 4,000-6,500 SF

This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.