

LEASING INFORMATION Kate Davis

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

MAJOR RENOVATION COMPLETE!



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 highenergy restaurants to capitalize on Baybrook Mall's popular restaurant scene.

SIZE

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





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DEMOGRAPHICS

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	RADIUS	1 MILE		2 MILE		5 MILE			
ŤŤ	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%			
ŤŤ	2020 Population by Age								
ΠD	Median Age	35.50		34.10		36.70			
	Average Age	36.20		34.90		37.10			
e ê a	2020 Population by Occupation								
Č\$	Civilian Employed	4,845	74.44%	22,350	70.19%	105,461	66.98%		
	Civilian Unemployed	96	1.47%	751	2.36%	3,656 2	.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 Equivaler	ncy) 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%		
谷	2020 Average Household Size	2.10		2.40		2.60			
渝	Households								
	2025 Projection	4,092		17,098		79,045			
	2020 Estimate	3,949		16,665		75,756			
٦	Income								
	2020 Avg Household Income	\$77,470		\$80,634		\$106,962			
	2020 Med Household Income	\$59,789		\$63,212		\$82,738			

TRADE AREA BY BLOCK GROUPS











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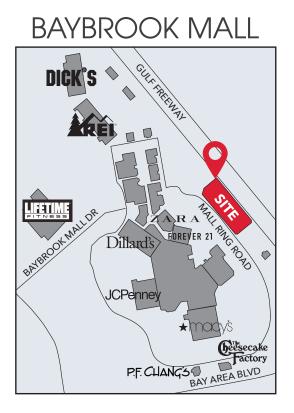
GULF FREEWAY

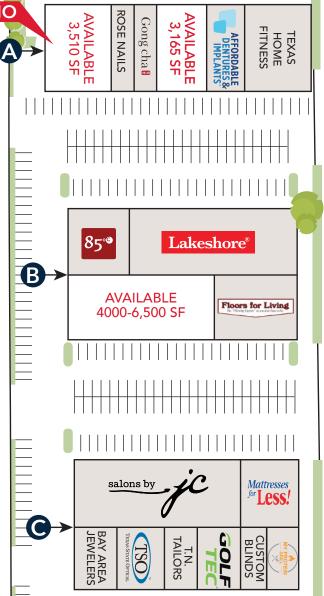
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BAYBROOK MALL RING ROAD

FUTURE RESTAURANT WITH PATIO

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





0 713.659.3131, ext. 111 SITE PLAN AVAILABLE ■ LEASE PENDING ■ EXECUTED **TENANT / SQ FT** Affordable Dentures 1. 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

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.



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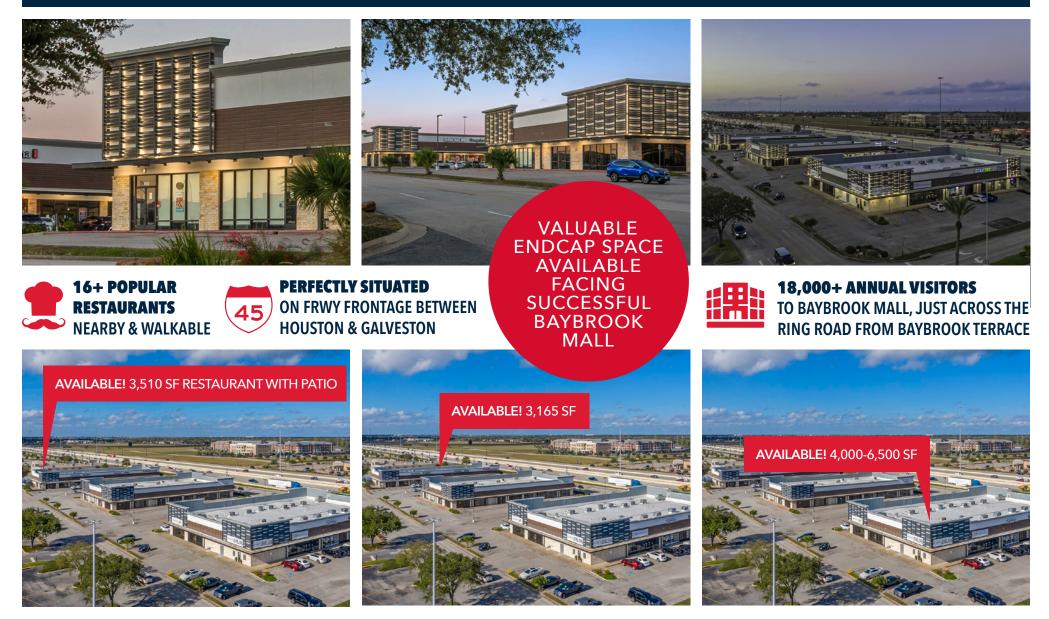




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