

DAVIS

HOLDINGS

BAYBROOK TERRACE

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

LEASING INFORMATION

Kate Davis

✉ kdavis@davisholdingslp.com 🌐 davisholdingslp.com

☎ 713.659.3131, ext. 111



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

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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.