

BAYBROOK TERRACE

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

LEASING INFORMATION

Kate Davis

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MAJOR RENOVATION COMPLETE!



AVAILABLE

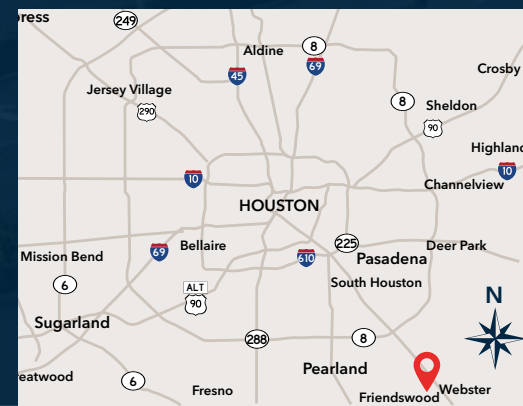
- 2,584 SF
- 1,520 SF END CAP 2ND GEN PREPACKAGED FOOD/NEW CONSTRUCTION!

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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SITE PLAN

■ AVAILABLE

■ LEASE PENDING

■ EXECUTED

TENANT / SQ FT

1. Affordable Dentures
2. Bay Area Jewelers
3. Custom Blinds
4. Floors for Living
5. Golf Tec
6. Gong cha
7. House of Goth
8. Juicy Seafood
9. Lakeshore Learning Materials
10. Mattresses For Less
11. Removery
12. Rose Nails
13. Salons by JC
14. Texas Home Fitness
15. T.N. Tailors
16. TSO
17. Wonder Waffel
18. Yummy Pho

TOTAL GLA

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

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

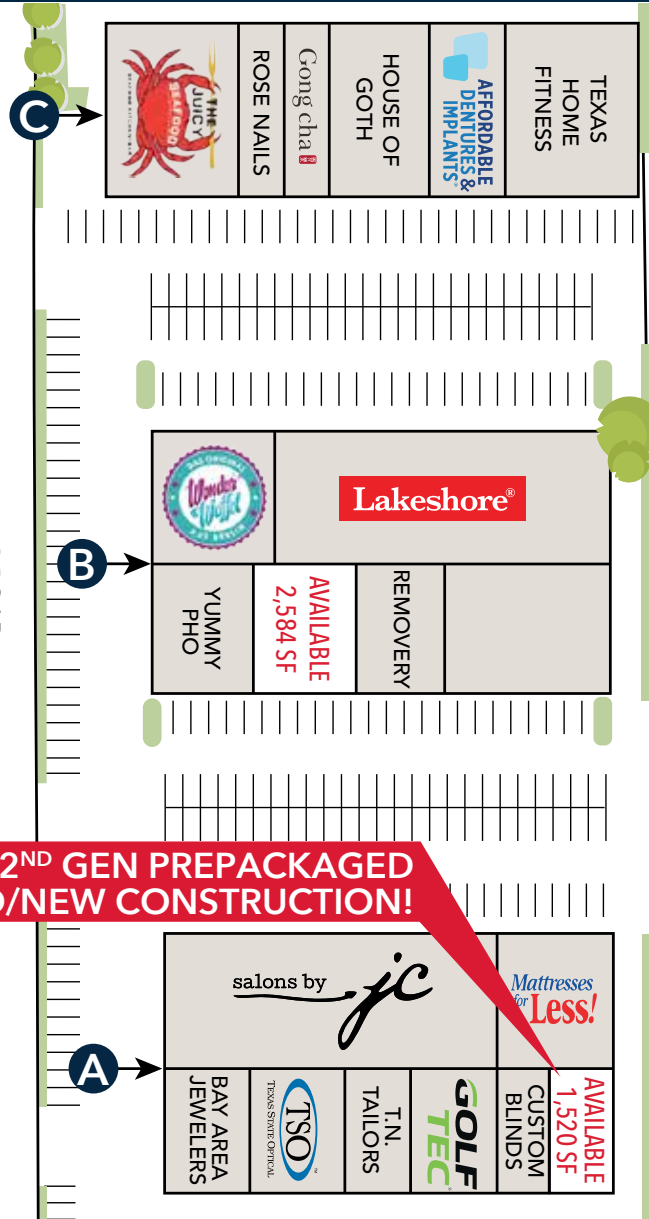
BAYBROOK MALL



**1,520 SF 2ND GEN PREPACKAGED
FOOD/NEW CONSTRUCTION!**

BAYBROOK MALL RING ROAD

GULF FREEWAY



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DICK'S
SPORTING GOODS

Total Wine
& MORE

C

B

BLDG B: 2,584 SF

CROSS PARKING EASEMENT

A

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

GULF FRWY 162,000 VPD



BLDG A: AVAILABLE! 1,520 END CAP 2ND GEN
PREPACKAGED FOOD/NEW CONSTRUCTION

RESTAURANTS ALONG
BAYBROOK MALL'S RING ROAD

The
Cheesecake
Factory

MAGGIANO'S
LITTLE ITALY

Yard House

WHISKEY
CAKE

Perry's
STEAKHOUSE & GRILLE
RARE & WELL DONE®

salata
salad kitchen

BAYBROOK MALL RING ROAD

BAYBROOK MALL ENTRANCE