



Baybrook Gateway  
Ashley HOMESTORE BARNES & NOBLE BOOKSELLERS  
Starbucks PLATO'S CLOSET

Baybrook Passage  
BEST BUY MIA'S TABLE DXL MENS APPAREL PERVEI  
MEMORIAL HERMANN WELLES PARKS TORCHYS

Baybrook Square  
NORDSTROM Marshalls FIVE GUYS BURGERS and FRIES  
ULTA HomeGoods OLD NAVY

LOWE'S

ROOMS TO GO

ETHAN ALLEN

Bay Area Blvd. I. 37,323\_VPD

45 127,235\_VPD

Baybrook Mall (#2 Mall in Houston - Placer Data)  
Dillard's The Container Store Apple  
macys Bassett DICK'S SPORTING GOODS

Former Sears at Baybrook Mall

12.99 ACRES / 165,768 GLA / FRIENDSWOOD, TX

# FORMER SEARS AT BAYBROOK MALL





# INVESTMENT HIGHLIGHTS



BAYBROOK CORRIDOR -  
9.3M SF OF INVENTORY  
ALONG THE PREMIER  
RETAIL NODE OF  
SOUTHEAST HOUSTON



ACTIVE DISPOSAL INCOME  
- \$125,000 AVERAGE  
HOUSEHOLD INCOME  
WITHIN A 5-MILE RADIUS



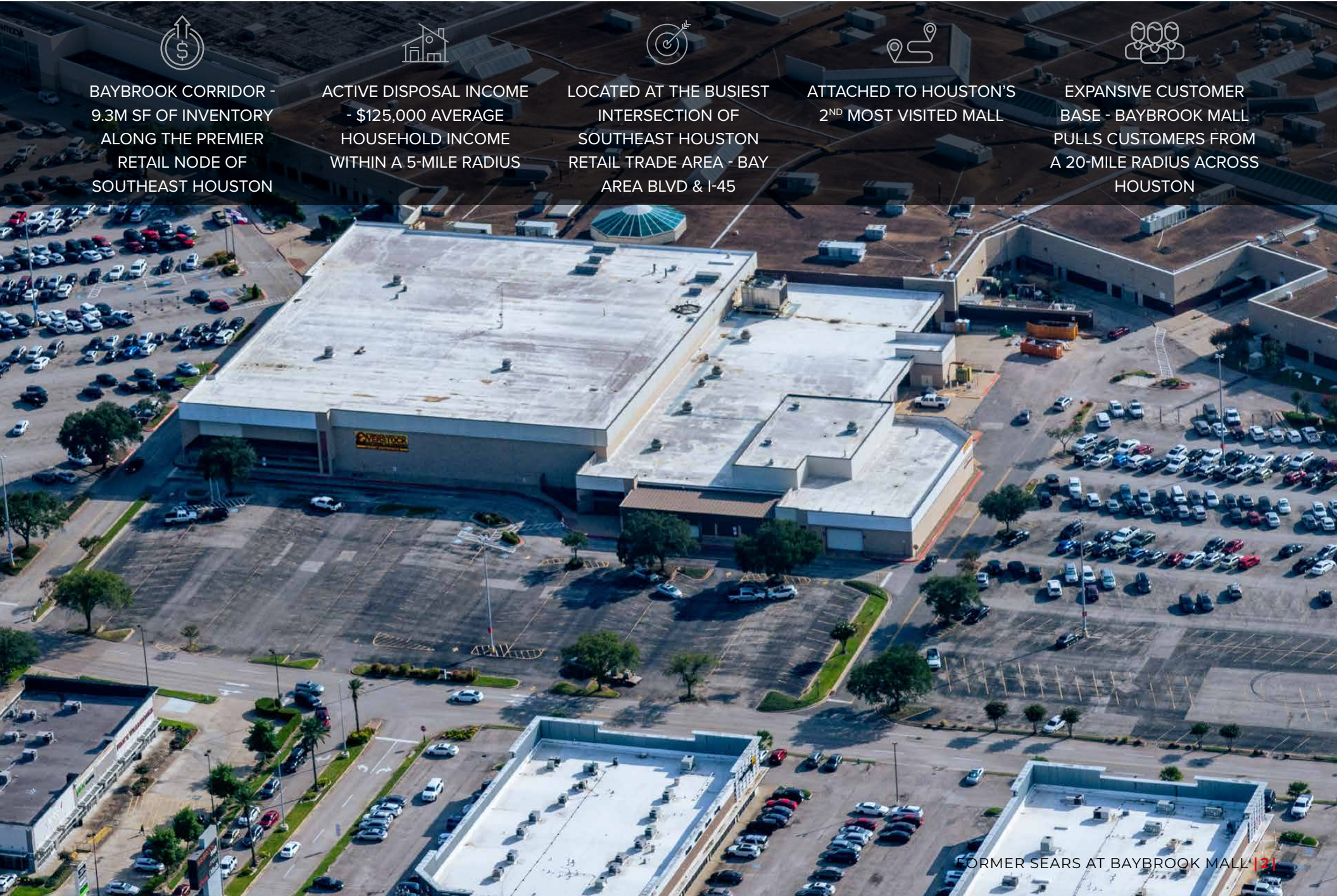
LOCATED AT THE BUSIEST  
INTERSECTION OF  
SOUTHEAST HOUSTON  
RETAIL TRADE AREA - BAY  
AREA BLVD & I-45



ATTACHED TO HOUSTON'S  
2<sup>ND</sup> MOST VISITED MALL

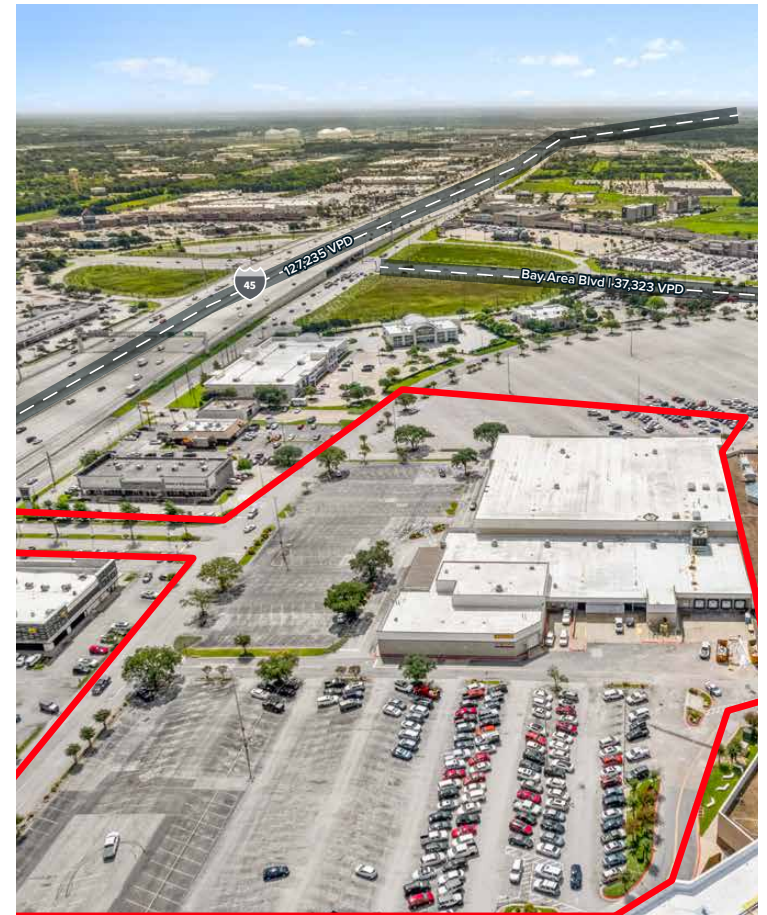
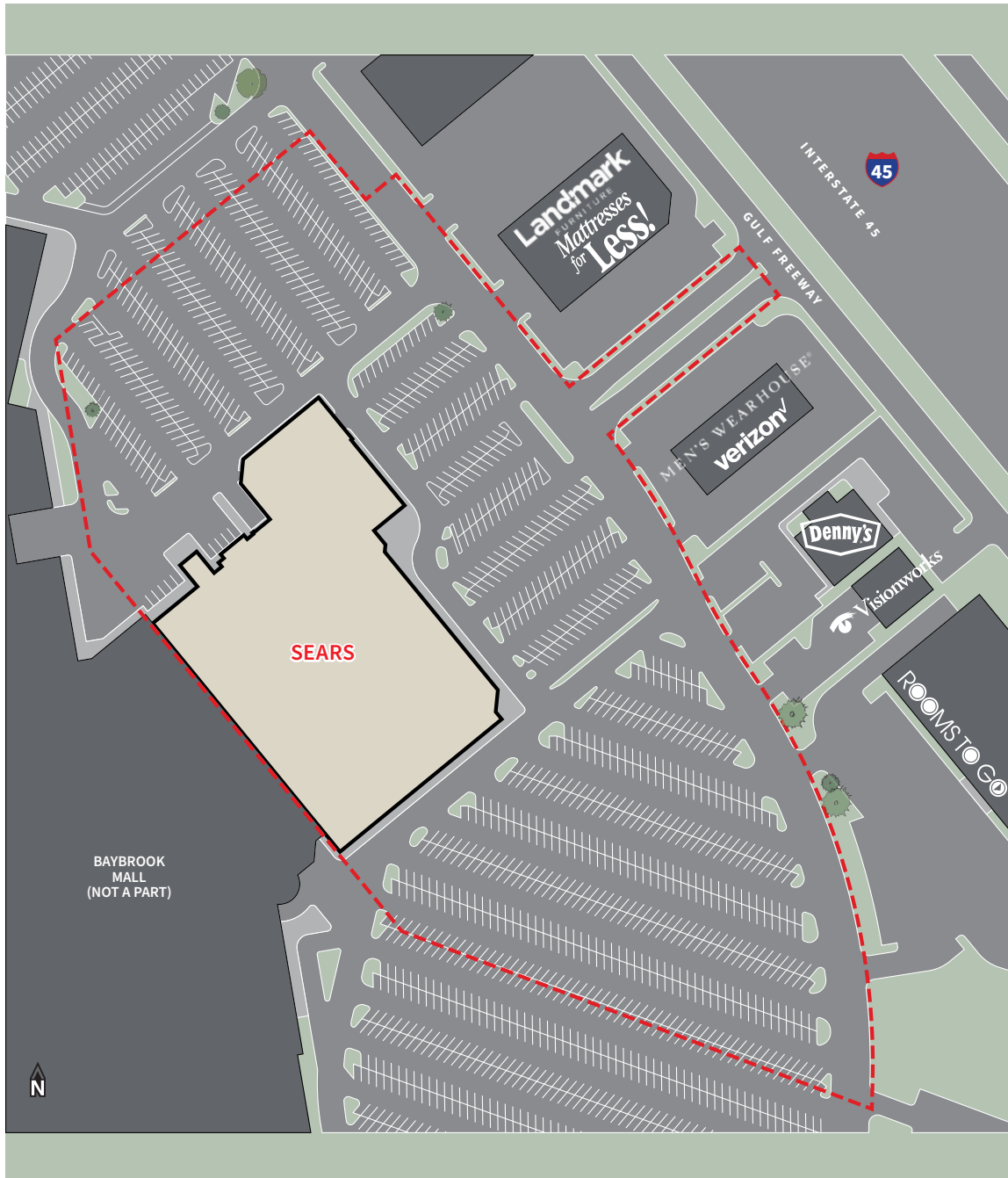


EXPANSIVE CUSTOMER  
BASE - BAYBROOK MALL  
PULLS CUSTOMERS FROM  
A 20-MILE RADIUS ACROSS  
HOUSTON



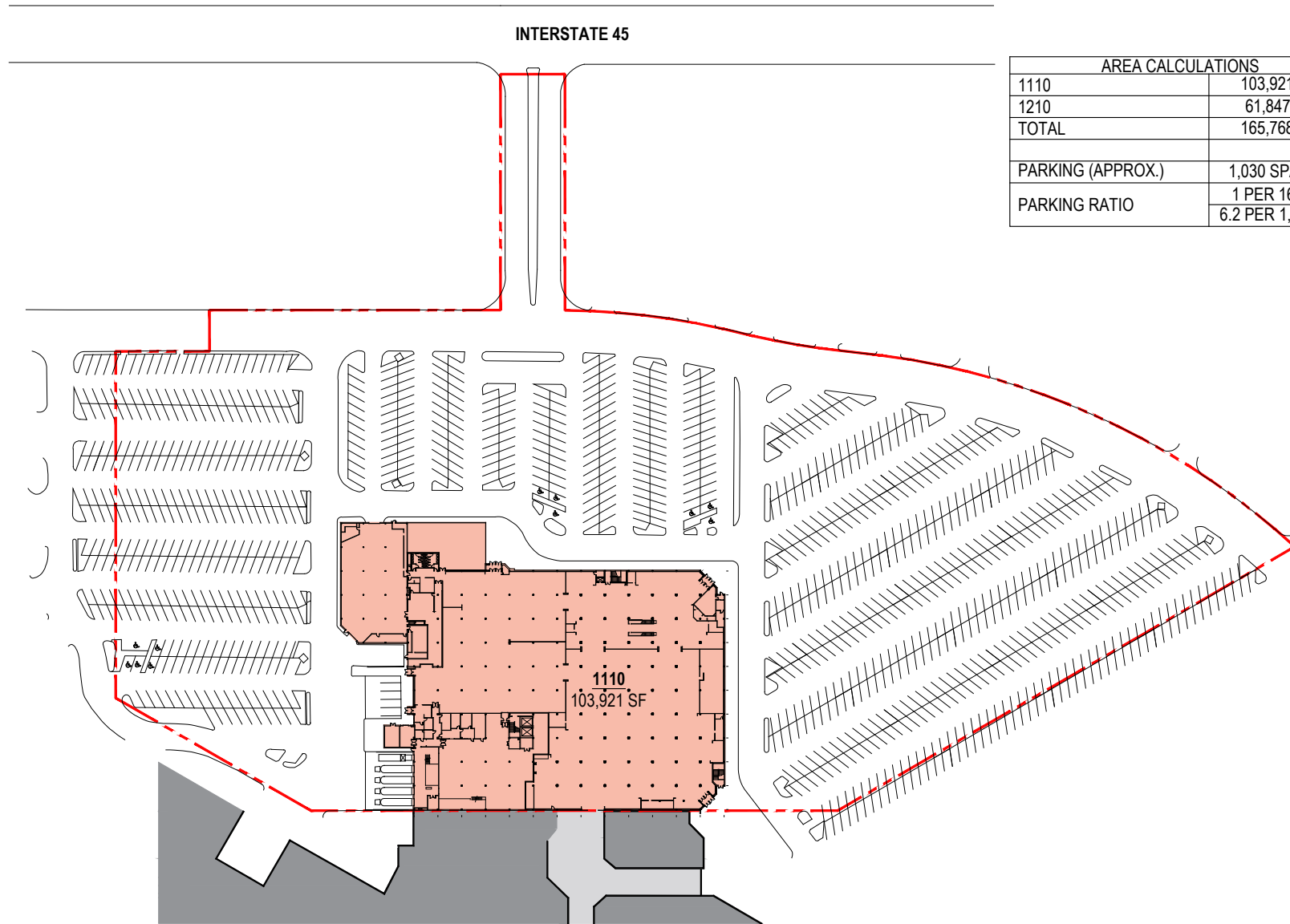


# SITE PLAN



Demographics	1 mile	3 miles	5 miles
2000 Population	4,929	68,821	148,839
2010 Population	4,707	77,103	182,399
2022 Population	5,819	84,769	209,963
2022 Median Age	37.1	35.8	37.7
2022 Average Household Income	\$96,797	\$99,922	\$125,827
Educational Attainment - College Degree or Higher	31.0%	27.7%	30.9%

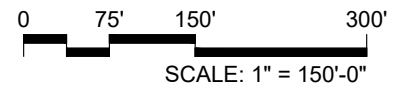
# SITE PLAN



AREA CALCULATIONS	
1110	103,921 SF
1210	61,847 SF
TOTAL	165,768 SF
PARKING (APPROX.)	1,030 SPACES
PARKING RATIO	1 PER 161 SF
	6.2 PER 1,000 SF

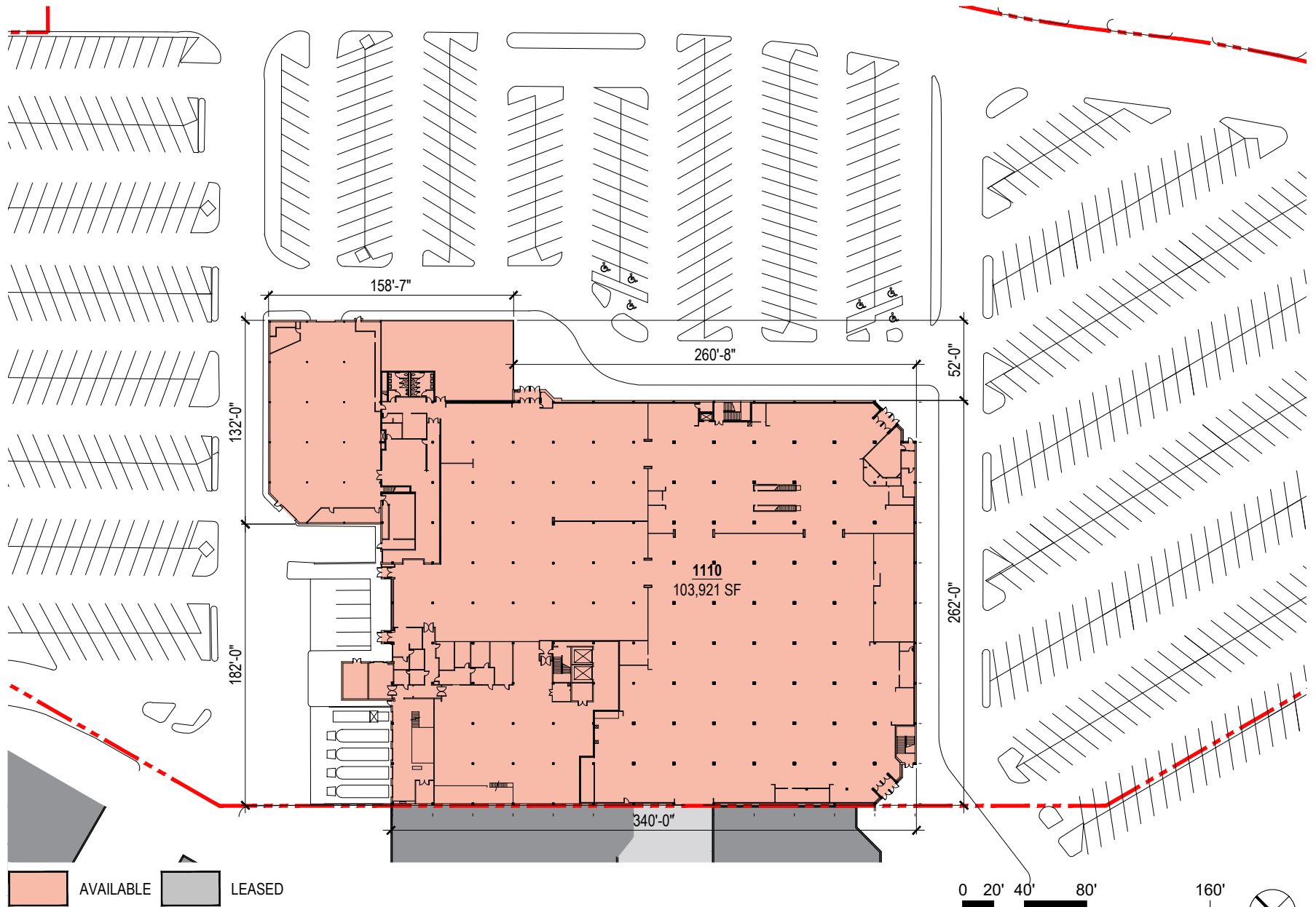
AVAILABLE
  LEASED

NOTE: THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE AND EGRESS REQUIREMENTS MUST BE VERIFIED BY ZONING ATTORNEY AND CODE CONSULTANT. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.



SITE PLAN

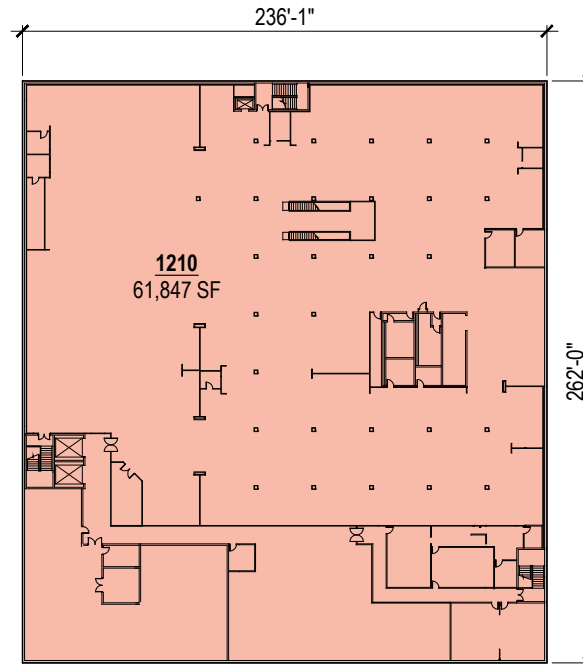
# SITE PLAN | GROUND FLOOR



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GROUND FLOOR PLAN

# SITE PLAN | SECOND FLOOR



 AVAILABLE  LEASED

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SECOND FLOOR PLAN



# BAYBROOK RETAIL CORRIDOR



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Starbucks PLATO'S CLOSET

**Baybrook Square**  
NORDSTROM Marshalls FIVE GUYS BURGERS and FRIES  
ULTA HomeGoods OLD NAVY

**Baybrook Village**  
PETSMART JO-ANN fabric BURLINGTON ROSS DRESS FOR LESS MCDONALD'S

**Baybrook Passage**  
BEST BUY MIAS TABLE DXL MENS APPAREL PERWEI  
MEMORIAL HERMANN WHEELS & FARGO TORCHYS

**Former Sears at Baybrook Mall**

**Baybrook Mall**  
Dillard's The Container Store Apple  
macys Bassett DICK'S SPORTING GOODS

**Reserve at Baybrook - Apartments**

**LIFE TIME**



# DEMAND DRIVERS - SPUR ECONOMIC AND POPULATION GROWTH IN SOUTHEAST REGION



## PROXIMATE ATTRACTIONS

### Medical Center of the South

- Approximately 10% of Houston's GDP (\$50 billion) is healthcare related
- Highest concentration of healthcare professionals in League City due to ease of access to Texas Medical Center
- Significant portion (10-15%) of local population in medical field
- Texas Medical Center encompasses 45 million square feet and would be the 7th largest US business district
  - \$15 billion annual operating budget
  - 106,000 employees

### Port of Houston

- 1<sup>st</sup> in the U.S. in foreign waterborne tonnage
- 1<sup>st</sup> in U.S. imports/exports
- 2<sup>nd</sup> in total tonnage
- Busiest container port on the Gulf Coast (the fastest-growing region in the U.S.)
- Panama Canal and investment of \$10 billion over the next 10 years will allow the Port of Houston to maintain its status

### NASA

- South East Houston is home to the nation's space exploration program
- \$1.5 billion, 1,620 acre that serves as mission control, research and astronaut training for NASA that is home to Houston's Smithsonian Affiliate Museum
- NASA has an \$18 billion annual budget
- Johnson Space Center employs 14,000



PORT OF HOUSTON

NASA



# DEMAND DRIVERS - SPUR ECONOMIC AND POPULATION GROWTH IN SOUTHEAST REGION



PETROCHEMICAL

## PROXIMATE ATTRACTIONS

### Petrochemical

- Significant global demand for petrochemical products is feeding billions in construction boom at east-side refineries and chemical plants
- Houston Area Impact
  - +\$100 billion capital investment
  - 30,000 construction jobs
  - 2,500 permanent jobs

### Kemah Boardwalk

- 35-acre family-friendly boardwalk on Galveston Bay offering upscale dining, an aquarium, and carnival rides that serves an estimated 3+ million visitors annually



KEMAH BOARDWALK



GALVESTON

### Galveston

- 27 Mile long, 3 Mile wide island that is a popular vacation destination for Houstonians and Texans alike due to beaches, Moody Gardens, dining and shopping options



# CONTACTS

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