

9.7 AC

WEBSTER, TX

HOUSTON, MSA - TX



COSTCO
WHOLESALE

BAYBROOK SQUARE

BAYBROOK VILLAGE

BAYBROOK MALL

#1 TRAFFICKED MALL
IN THE STATE OF TEXAS

BAYBROOK PASSAGE

BAYBROOK GATEWAY

CENTER AT BAYBROOK

**HOBBY
LOBBY**
MARDEL
CHRISTIAN & EDUCATION

9.7 AC

0.3 MILES FROM HCA HOUSTON
HEALTHCARE HOSPITAL AND
SUPPORTING MEDICAL FACILITIES

45 127,235 VPD

W. Bay Area Blvd. I- 37,323 VPD

W. Medical-Center Blvd. I- 8,720 VPD

Texas Ave

THE OFFERING

Jones Land LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase a ±9.7 acre development site (“the Property”) in Webster, TX (Houston, MSA). The Property is a premier development opportunity with great access and visibility along I-45, one of Texas’ most trafficked thoroughfares. The site is zoned C-3 Third Commercial District, which includes most retail, medical, office, and entertainment facilities as well as some industrial uses. Its irreplaceable location within a prominent retail corridor presents a truly unique development opportunity in one of the fastest growing micro-markets south of Houston.



INVESTMENT HIGHLIGHTS

- **Baybrook Mall:** Positioned in the center of gravity for southeast Houston's Primary Retail Destination
- **Excellent ingress / egress** with easy access to Interstate 45, Houston's major North/South freeway.
- **Rare opportunity** to acquire a development parcel in a prime suburban location with access to all of Southeast Houston's major employers.
- **Affluent demographics** - \$131,064 average household income in a 5-mile radius.
- **Hospital System:** Located 0.3 miles from the start of the Webster/Clear Lake hospital system.



PROPERTY DESCRIPTION



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SITE SIZE

9.70 AC

ADDRESS

908 W Medical Center Blvd, Webster, TX

SCHOOLS

Clear Creek Independent School District

- McWhirter Elementary
- Clear Creek Middle School
- Clear Creek High School

UTILITIES

City of Webster

ZONING & DENSITY

C-3: Third Commercial District

District intended for the retail and wholesale trade in larger goods and the heavier service industries

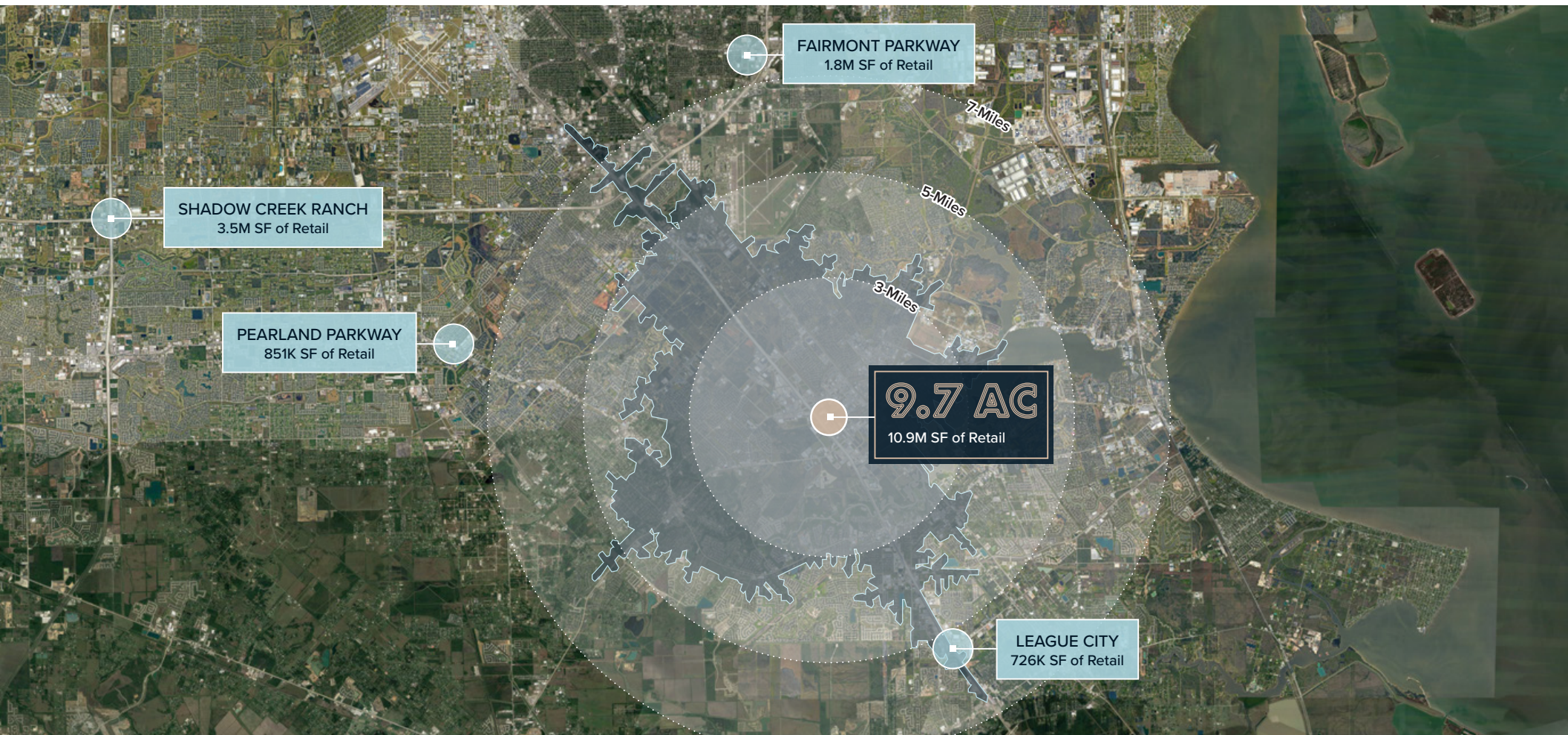
VEHICLES PER DAY

- Interstate 45 - 127,235
- W Medical Center Blvd - 8,720

FLOOD PLAIN

Outside of 100-YR & 500-YR Flood Plain

SOUTHEAST HOUSTON'S PRIMARY RETAIL DESTINATION



WITHIN A 3-MILE RADIUS

31,506 Households
77,981 Residents
\$116,039 Average Household Income

WITHIN A 5-MILE RADIUS

79,527 Households
211,300 Residents
\$125,902 Average Household Income

WITHIN A 7-MILE RADIUS

132,327 Households
355,581 Residents
\$127,156 Average Household Income

COMMERCE CENTER OF SOUTHEAST HOUSTON

The Property serves an optimal combination of population density and spending power with 211,000 residents and a 2027 projected household income of \$142,975.

The prominent retail corridor holds the region's premier retailers, including Apple, Dillards, Macy's, H-E-B, Dick's and many more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	3,739	77,629	176,733
2024 Population	3,963	86,992	208,835
2029 Projected Population	4,085	88,433	210,364
2024 Median Age	33.6	36.0	38.4
2024 Average Household Income	\$79,772	\$103,084	\$131,064



9.7 AC

THE BAYBROOK MALL STORY

#32

in the U.S.

#2

in Texas

#1

Mall out of 10
(50-Mile Radius)

Source:



#4

THE WOODLANDS MALL
9.06M Visits | I-10: 235,700 VPD
53.2 Miles Away From Subject

#7

DEERBROOK MALL
5.42M Visits | I-59: 118,500 VPD
41.6 Miles Away From Subject

#6

KATY MILLS MALL
6.34M Visits | I-10: 58,000 VPD
52.3 Miles Away From Subject

#2

MEMORIAL CITY MALL
11.13M Visits | I-10: 293,600 VPD
38.4 Miles Away From Subject

#3

THE GALLERIA
11.01M Visits
610: 208,520 VPD
Westheimer: 59,600 VPD
29.7 Miles Away From Subject

#5

FIRST COLONY MALL
6.55M Visits
59: 114,800 VPD
Highway 6: 65,900 VPD
34.6 Miles Away From Subject

#1

BAYBROOK MALL
13.40M Visits
I-45: 127,200 VPD

AFFLUENT SURROUNDING COMMUNITIES



FRIENDSWOOD

\$437,818

Avg. Home Value

41,004

Residents

\$114,516

Avg. Income



PEARLAND

\$371,725

Avg. Home Value

122,609

Residents

\$114,516

Avg. Income

LEAGUE CITY

\$368,238

Avg. Home Value

115,595

Residents

\$115,072

Avg. Income

NASSUA BAY

\$358,842

Avg. Home Value

5,749

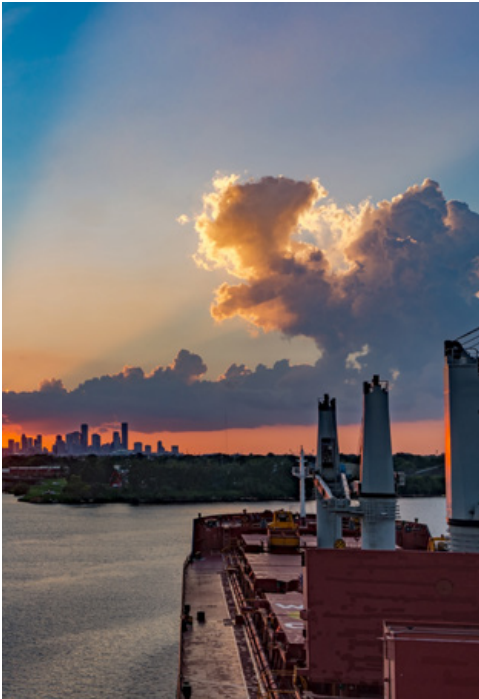
Residents

\$110,000

Avg. Income



DEMAND DRIVERS - SOUTHEAST HOUSTON



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

- 1st in the U.S. in foreign waterborne tonnage
- 1st in U.S. imports/exports
- 2nd 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

THE HOUSTON STORY

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 95K people from 2023 to 2024

FAVORABLE TAX CLIMATE

0% State & Local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms

CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarters relocations since 2017

MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25B in local GDP | 8th largest business district in the U.S. | 10M patient encounters/year



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