

BAYBROOK PASSAGE



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SLS PROPERTIES

PROPERTY FEATURES

Baybrook Passage

- 199K SF power center, adjacent to Baybrook Mall (#2 in Houston with sales of over \$700/SF) and in the core of the regional retail market.
- The Center services a dense, affluent trade area with more than 205,000 residents with earnings on average \$129,102/year. within a five-mile radius.
- Bay Area Blvd. and Interstate 45 carry a combined 213,000 cars each day.
- Center is bounded by three public roads, creating entry points via seven driveways, with full signalized access to and from Bay Area Blvd. and I-45 feeder road.
- The Clear Lake, Webster, and Friendswood communities are a hub of dense single-family housing for employees that work in the area or commute to Downtown and the Medical Center.
- Located on the east side of I-45 where 70% of the daytime employment and population resides.



PROPERTY OVERVIEW

Baybrook Passage

LOCATION

NEC of I-45 & Bay Area Blvd
Webster, TX

TRAFFIC COUNTS

I-45: 189,654 VPD

Bay Area Blvd: 45,583 VPD

DEMOGRAPHICS

TOTAL POPULATION

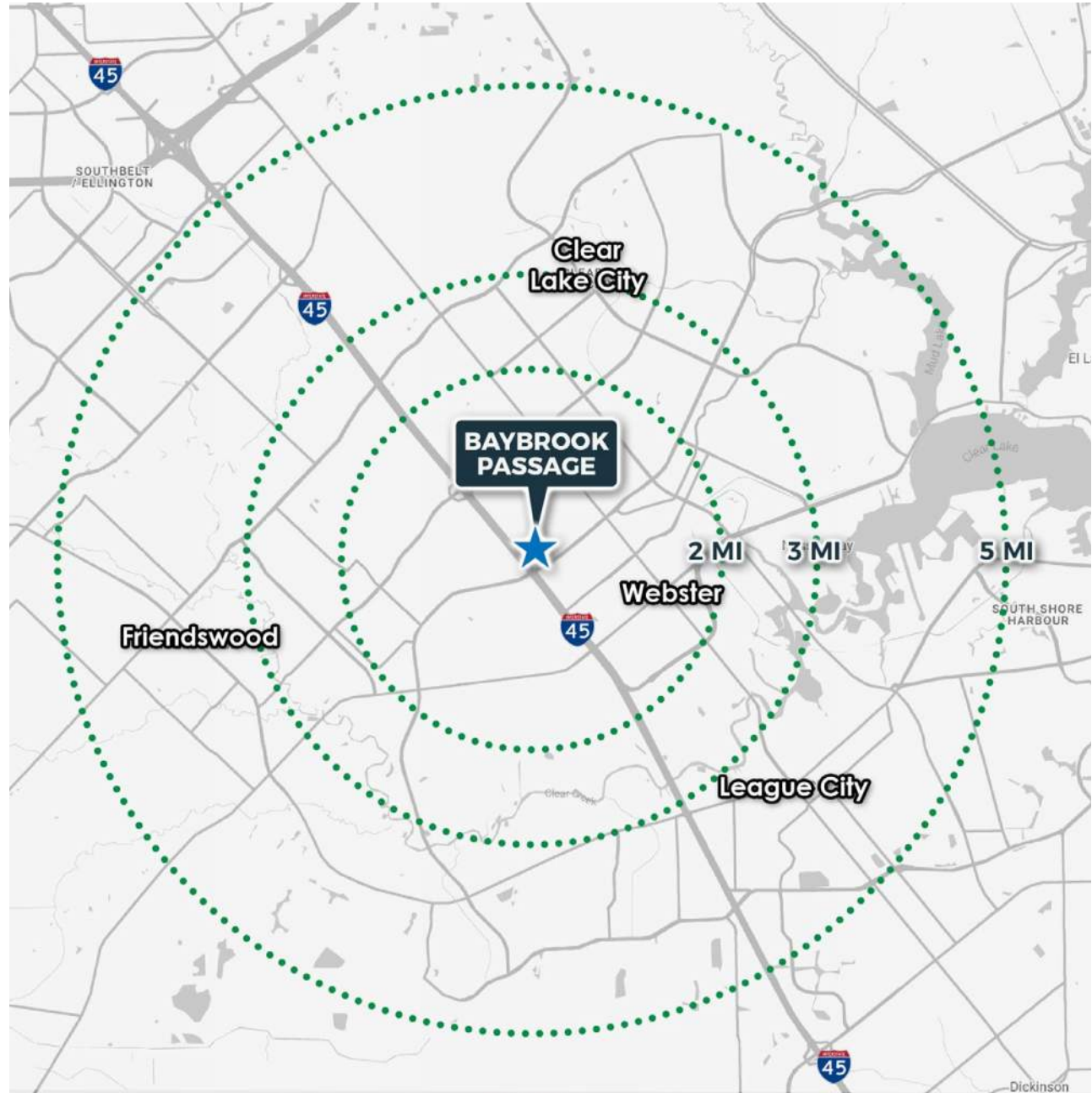
2 MILES	3 MILES	5 MILES
39,715	85,142	208,298

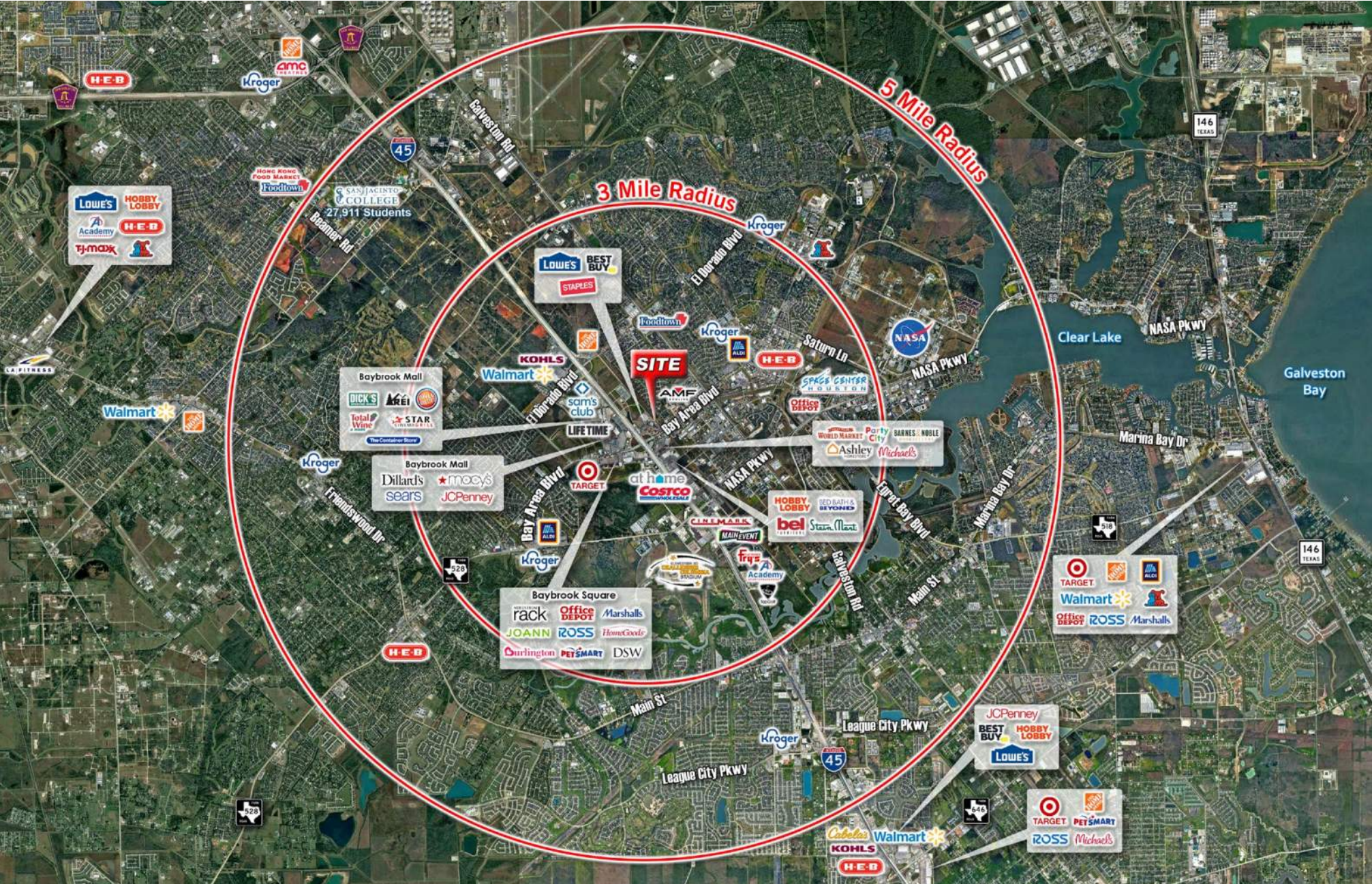
DAYTIME POPULATION

2 MILES	3 MILES	5 MILES
56,477	93,736	210,158

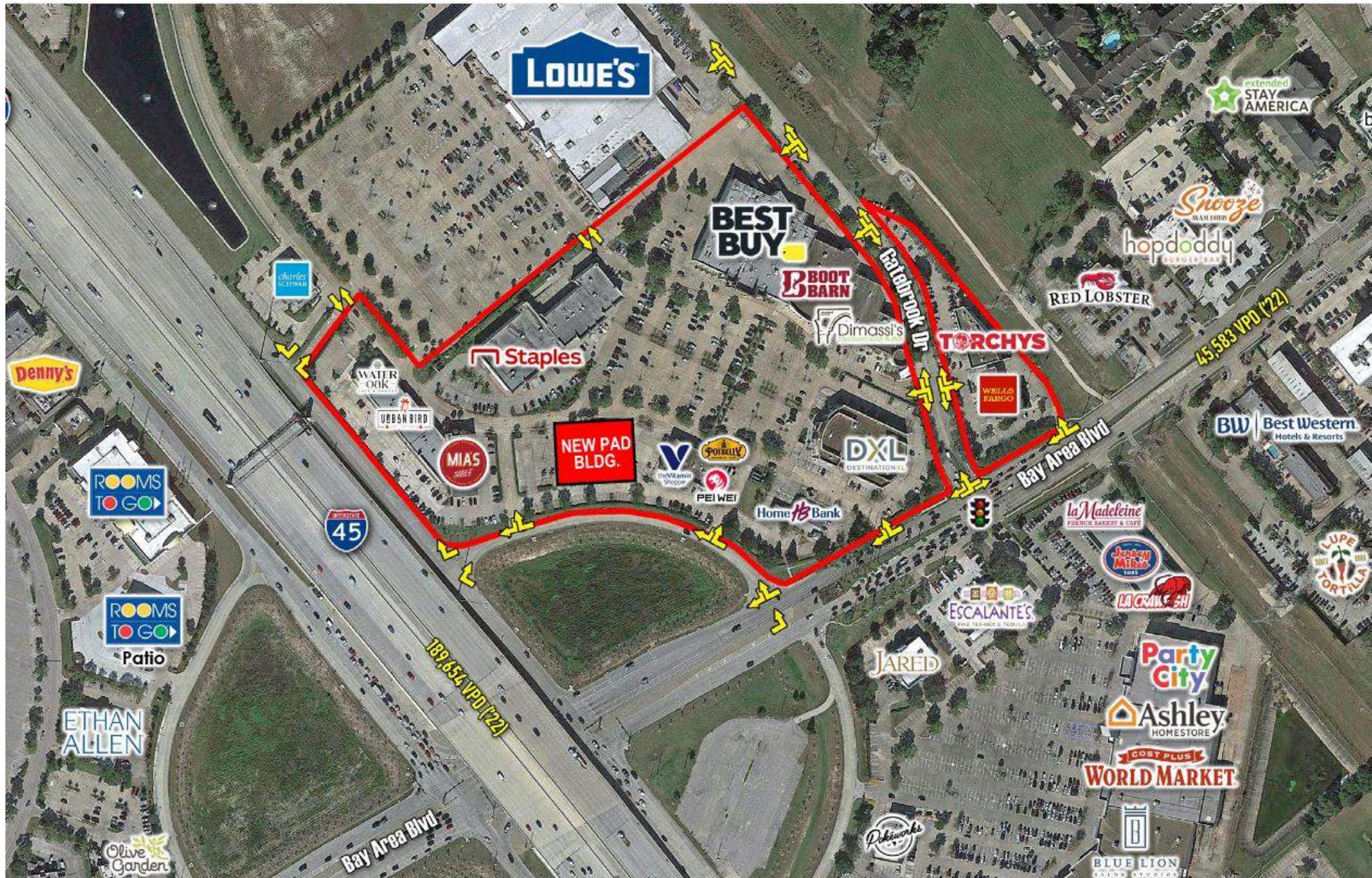
AVERAGE HOUSEHOLD INCOME

2 MILES	3 MILES	5 MILES
\$89,668	\$105,099	\$129,102









SITE PLAN

Baybrook Passage

