

BAYBROOK PASSAGE



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PROPERTY FEATURES

Baybrook Passage

- 190K 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 within a five-mile radius, earning on average \$112,000/year.
- 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: 170,850 VPD

Bay Area Blvd: 42,150 VPD

DEMOGRAPHICS

TOTAL POPULATION

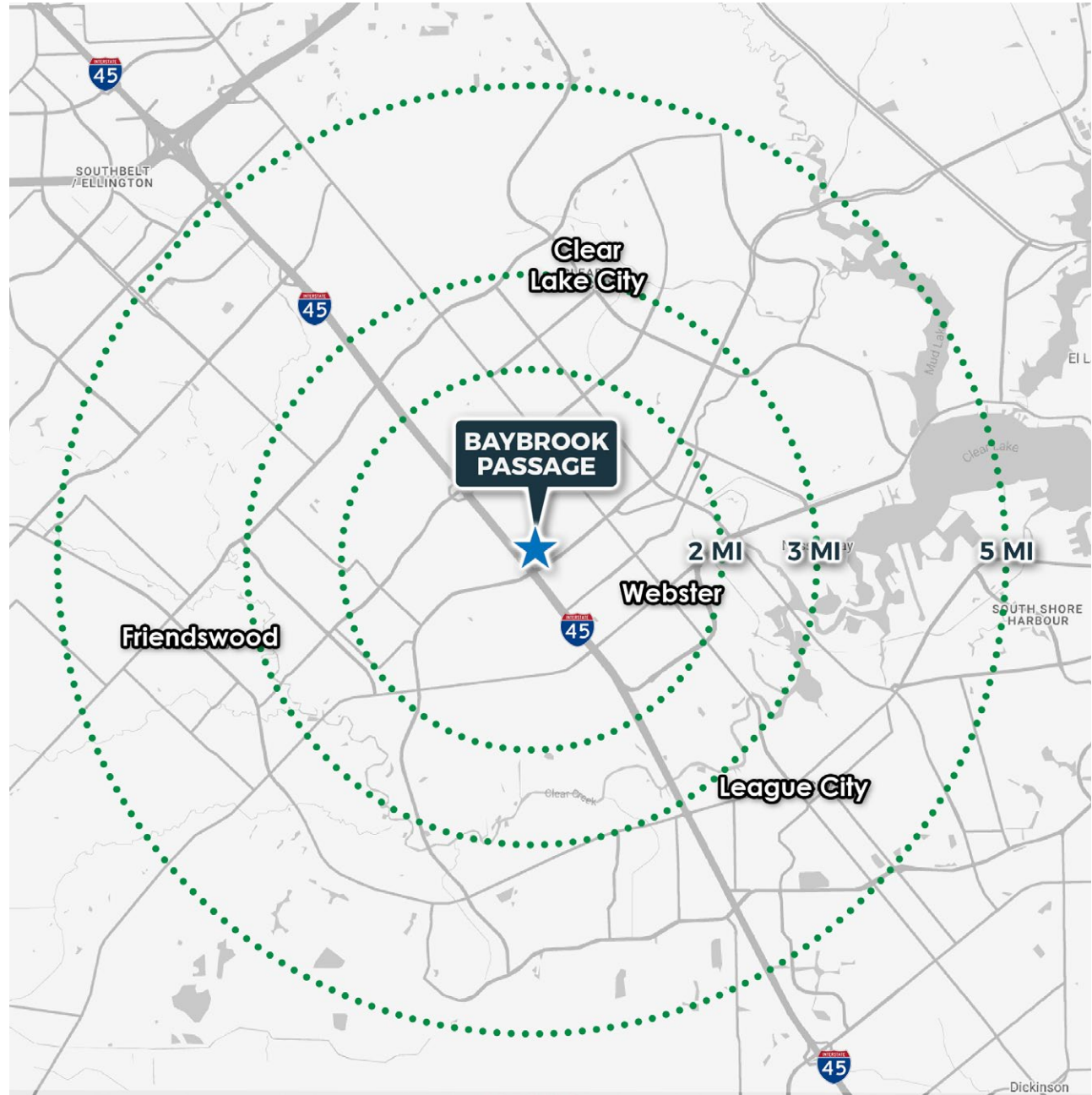
| 2 MILES | 3 MILES | 5 MILES |
|---------|---------|---------|
| 39,715 | 84,413 | 210,719 |

DAYTIME POPULATION

| 2 MILES | 3 MILES | 5 MILES |
|---------|---------|---------|
| 48,824 | 78,472 | 171,864 |

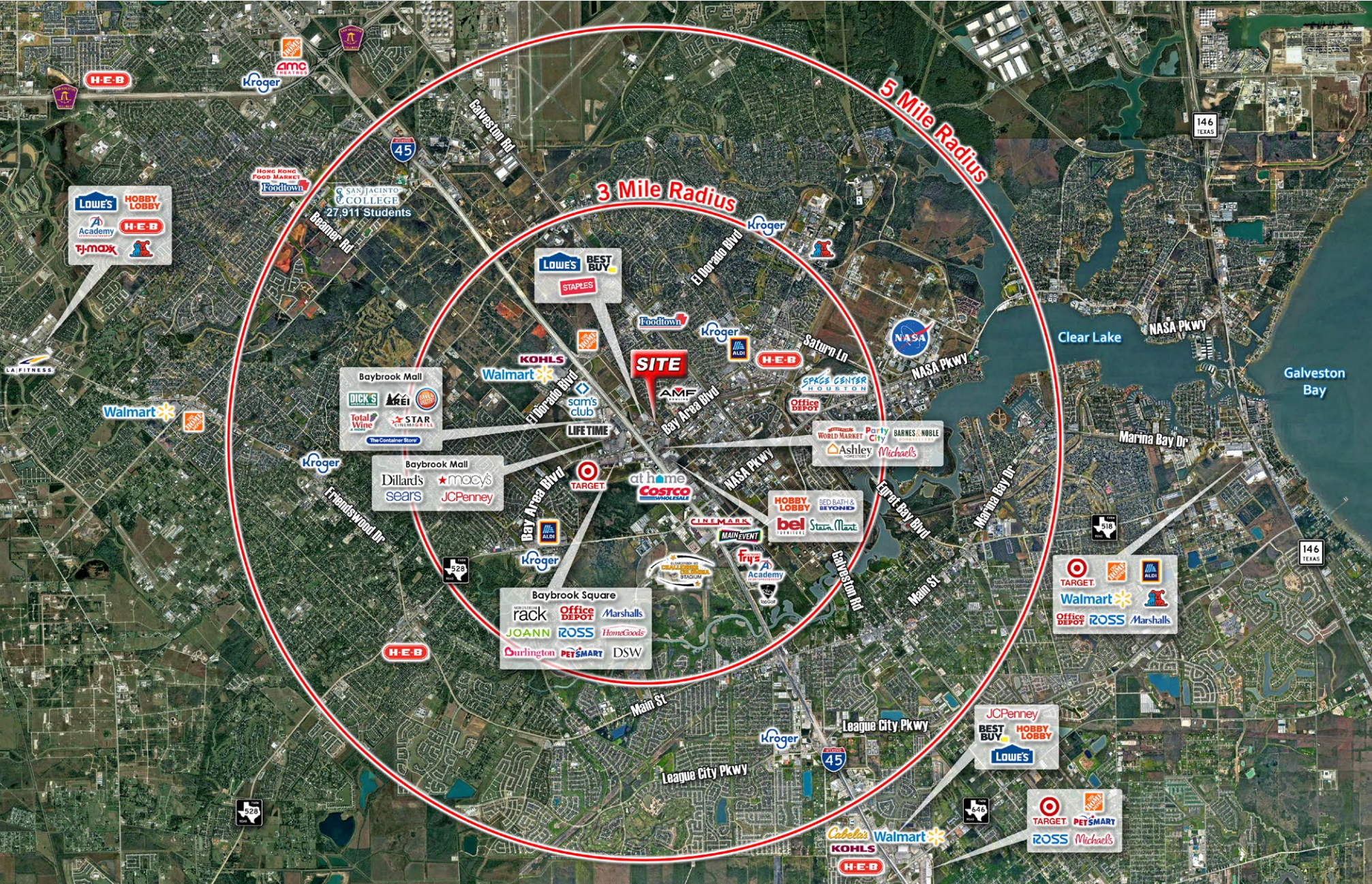
AVERAGE HOUSEHOLD INCOME

| 2 MILES | 3 MILES | 5 MILES |
|----------|----------|-----------|
| \$80,881 | \$90,990 | \$112,087 |



TRADE AREA AERIAL

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OBLIQUE AERIAL

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GULF COAST
Commercial Group, Inc.

SITE AERIAL

Baybrook Passage



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GULF COAST
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SITE PLAN

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services.

Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|----------------------|----------------|----------------|
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ Phone |
| _____ Licensed Supervisor of Sales Agent/ Associate | _____ License No. | _____ Email | _____ Phone |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |
| _____ Buyer/Tenant/Seller/Landlord Initials | _____ Date | | |

Regulated by the
Texas Real Estate Commission
Information available at www.trec.texas.gov
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