



**SUBJECT
PROPERTY**

El Dorado Blvd.

Old Galveston Rd. (SH-3)

Bay Area Blvd.

El Camino Real (FM-270)

INTERSTATE
TEXAS
45

Baybrook
Mall

Medical Center
of the South

+/- 1.00 Miles

Dillard's

FOREVER 21

JCPenney

Sears

ROOMS
TO GO

P.F. CHANG'S

macy's

Cheesecake Factory

Bay Area Blvd.

Gulf Freeway

Medical Center Blvd.

Texas Ave.

NASA 1 PKWY

Super
TARGET

PETSMART LifeWay
ROSS DRESS FOR LESS THE FRESH MARKET CHUCK E. CHEESE'S
SPORTS AUTHORITY JOANN Toys "R" Us

Office DEPOT Marshalls
DSW KIRKLAND'S
SUN & SKI SPORTS OLD NAVY
LA Z BOY Party City

MARDEL Stain Mart
chair king Warehouse POOL SUPPLY
FITNESS UNLIMITED BED BATH & BEYOND
BEL FURNITURE HOBBY LOBBY

BEST BUY LOWE'S
Golfsmith STAPLES
FRIDAYS Cafe Express
PEI WEI TODAY'S VISION

Buffalo Wild Wings
Jamba Juice
GENGHIS GRILL
FREEBIRDS
BEN & JERRY'S

Scottrade RadioShack
Clippette

CARRABBA'S
AMF

WELLS FARGO
BERRYHILL
SWEETIE KING

The EGG & I beauty brands
T-Mobile BatteriesPlus
ORECK

WORLD MARKET
BARNES & NOBLE
Michaels
aaron brothers
Ashley JARED

SAMURAI Lymphedema Wound Care
Edward Jones INVESTMENTS
Enterprise
H&R BLOCK DOS MAS

FedEx Office
Perry's STEAKHOUSE & GRILLE
Starbucks

WELLS FARGO

CVS pharmacy

Kroger

24 FITNESS
SPEC'S

H-E-B

MEMORIAL
HERMANN



Retail Capital of Bay Area Houston



Webster/Baybrook Trade Area Demographics

2010 Population	3,342,090
2010 Households	1,179,092
2015 Projected Households	1,289,432
2005 Median Age	33.2
2010 Average Household Income	\$79,984

Daily Traffic Count for Central Corridors

Interstate 45	250,000 vehicles
Bay Area Boulevard	100,000 vehicles
NASA Parkway	75,000 vehicles



Map created 08/17/2011
 Aerial data: Feb 2010
 City of Webster, GIS Div.
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Webster Retail Capital of Bay Area Houston

Webster features top retailers within Houston MSA

- Academy Sports + Outdoors
- Fry's Electronics
- Bed Bath & Beyond
- Barnes & Noble
- World Market
- Stein Mart
- RoomStore
- Hobby Lobby
- Office Depot
- Mattress Giant
- Burlington
- Discount Tires
- Guitar Center
- Mardel
- Ashley Furniture
- Star Furniture

- ### Webster's Super-Regional Market
- These Webster Retailers Perform at the Top
- Academy Sports & Outdoors: number two in the company's system, which includes over 112 stores in 12 states
 - Ashley Furniture HomeStore: number one in State
 - Barnes & Noble: second best location
 - Bed Bath & Beyond: second highest location in Texas
 - Burlington Coat Factory: top ranked in the Houston MSA
 - Discount Tires: among top 10 in USA
 - Fry's Electronics: best performer in Houston MSA
 - Hobby Lobby: among the top three in the Houston MSA
 - Mardel: top location in Houston MSA
 - Mattress Giant: among the top five in the Houston MSA
 - RoomStore: number one location
 - Star Furniture: number in chain
 - Stein-Mart: top location
 - World Market: number one in Houston MSA