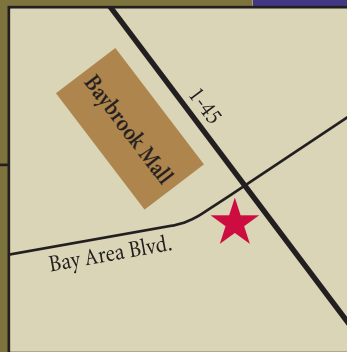


# AVAILABLE NOW

- **BAYBROOK SQUARE**  
I-45 and W. Bay Area Blvd.  
Webster, Texas 77598



**HIGH VISIBILITY 5,920 SF  
END CAP AVAILABLE**

## ANCHOR TENANTS

Marshalls  
Old Navy  
HomeGoods  
DSW  
Pier 1  
Sun & Ski Sports  
Office Depot  
La-Z-Boy  
Party City  
Golf Galaxy  
Kirkland's

## 2010 DEMOGRAPHICS

### POPULATION ESTIMATE

1 mile	5,095
3 miles	77,416
5 miles	183,937

### AVERAGE HOUSEHOLD INCOME

1 mile	\$52,317
3 miles	\$73,056
5 miles	\$91,880

## TRAFFIC COUNTS

I-45 North of Bay Area Blvd.  
149,400 vpd (2007)

I-45 South of Bay Area Blvd.  
132,000 vpd (2007)

Bay Area Blvd. West of I-45  
35,040 vpd (2006)

Bay Area Blvd. East of I-45  
47,880 vpd (2006)

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property.  
08/20/10

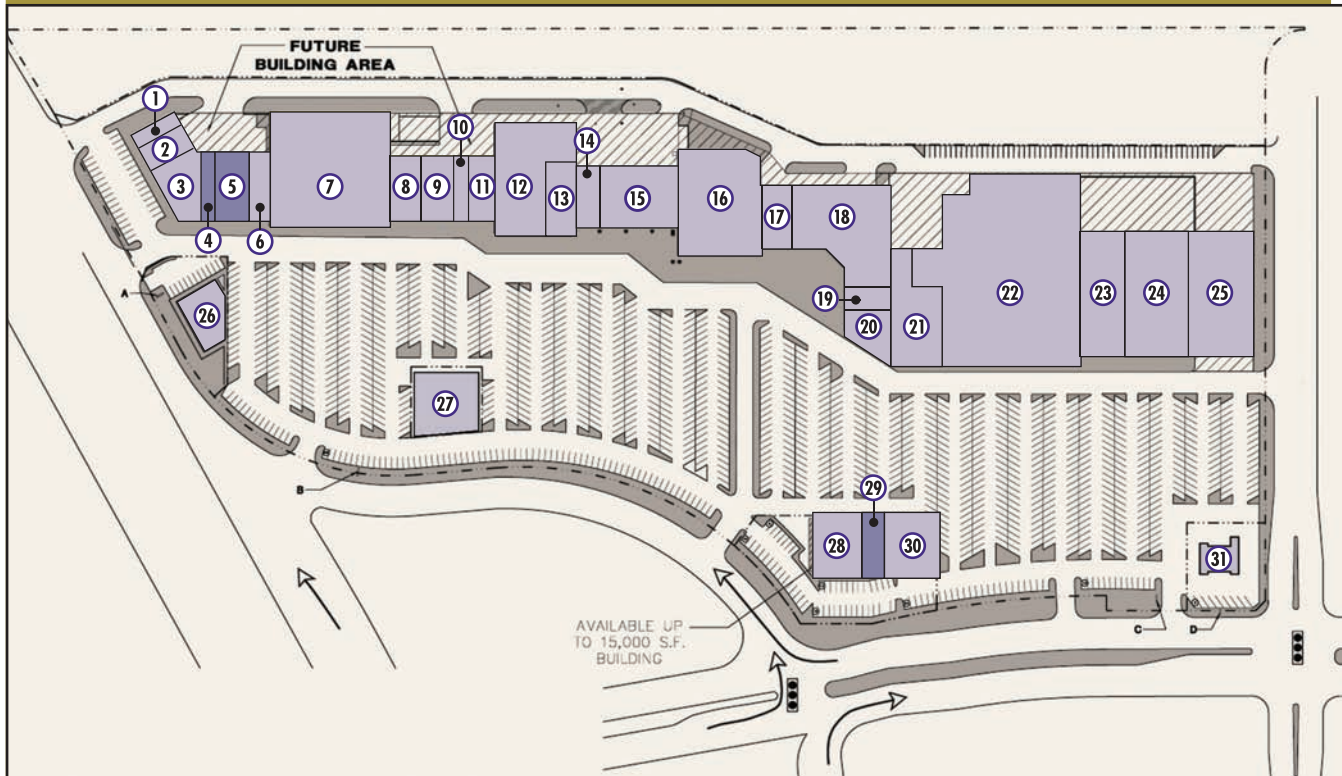


Leasing • Management

■ For More Information:  
**713.623.6800**

19 Briar Hollow Lane  
Suite 100  
Houston, Texas 77027

# BAYBROOK SQUARE



Baybrook Square is located at the southwest corner of Bay Area Boulevard and the Gulf Freeway, directly across from Baybrook Mall. The trade area serves Clear Lake, Webster, Friendswood, League City and outlying areas. The center benefits from strong demographics and visibility.



## FOR LEASING INFORMATION:

19 Briar Hollow Lane  
Suite 100  
Houston, Texas 77027  
713.623.6800  
713.623.6804 f.

■ ADDRESS	■ TENANT	■ SIZE
1. 19760 Gulf Freeway	Life Uniforms	1,400 SF
2. 1201 W. Bay Area Blvd.	Al's Formal Wear	2,845 SF
3. 1201 W. Bay Area Blvd.	Alfred Angelo Bridal	5,262 SF
4. 1203 W. Bay Area Blvd.	<b>AVAILABLE</b>	<b>2,404 SF</b>
5. 1207 W. Bay Area Blvd.	Imagination Toys ( <b>AVAILABLE 10/31/10</b> )	<b>4,700 SF</b>
6. 1209 W. Bay Area Blvd.	Today's Vision	3,268 SF
7. 1211 W. Bay Area Blvd.	DSW	31,020 SF
8. 1225 W. Bay Area Blvd.	Avenue	5,000 SF
9. 1235 W. Bay Area Blvd.	Justice	4,000 SF
10. 1241 W. Bay Area Blvd.	Zales Outlet	1,815 SF
11. 1249 W. Bay Area Blvd.	Southern Dental	3,568 SF
12. 1255 W. Bay Area Blvd.	Pier 1	15,863 SF
13. 1257 W. Bay Area Blvd.	Carter's Kids	4,441 SF
14. 1259 W. Bay Area Blvd.	Painted Potter	2,070 SF
15. 1261 W. Bay Area Blvd.	Party City	12,298 SF
16. 1301 W. Bay Area Blvd.	Office Depot	20,000 SF
17. 1331 W. Bay Area Blvd.	Soundwaves	4,500 SF
18. 1355 W. Bay Area Blvd.	Sun & Ski Sports	19,273 SF
19. 1345 W. Bay Area Blvd.	Bath Junkie	1,404 SF
20. 1373 W. Bay Area Blvd.	Wolf Camera	2,972 SF
21. 1375 W. Bay Area Blvd.	Kirkland's	11,627 SF
22. 1425 W. Bay Area Blvd.	Marshalls / HomeGoods	59,910 SF
23. 1429 W. Bay Area Blvd.	Golf Galaxy	15,000 SF
24. 1431 W. Bay Area Blvd.	Old Navy	17,987 SF
25. 1433 W. Bay Area Blvd.	La-Z-Boy Furniture	15,000 SF
26. 19722 Gulf Freeway	Fidelity Investments	4,500 SF
27. 1251 W. Bay Area Blvd.	Spence Diamonds	7,200 SF
28. 1333-100 W. Bay Area Blvd.	Citibank	4,480 SF
29. 1333-300 W. Bay Area Blvd.	<b>AVAILABLE 12/31/10</b>	<b>2,400 SF</b>
30. 1333-500 W. Bay Area Blvd.	AT&T	5,920 SF
31. 1441 W. Bay Area Blvd.	Chase Bank	2,500 SF

**GLA: 294,627 SF**

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Fidelis Realty Partners represents the landlord.

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

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

