

20700 - 20814 Gulf Freeway, Webster, TX 77598



Estimated Population



1-mile	3-miles	5-miles
3,139	86,428	197,802

Avg Household Income



1-mile	3-miles	5-miles
\$58,566	\$89,943	\$112,563

Traffic Counts



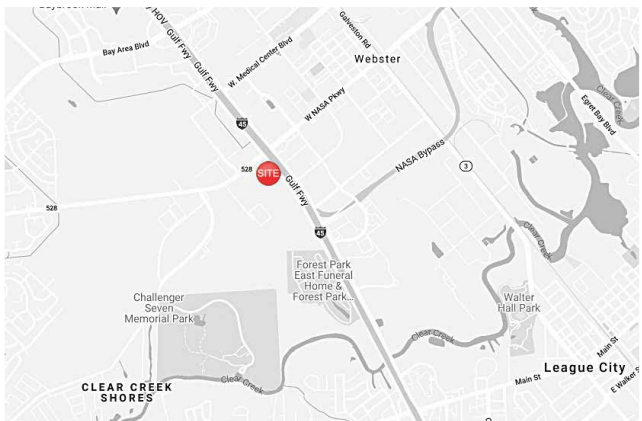
I-45/Gulf Fwy	266,683 VPD
FM 528 Rd	38,615 VPD
Year: 2024 Source: TxDOT	

Availabilities:

- 4,000 SF Restaurant Space (will divide)
- 1,405 SF Inline Retail

Property Highlights:

- Direct frontage on Gulf Freeway (I-45) with 266,683 VPD
- Entertainment Anchors: Altitude Trampoline Park & Slick City Action Park (coming soon)
- Growing entertainment corridor featuring Topgolf, Main Event, and Great Wolf Lodge
- Future Area Drivers: Sunset Amphitheater, PopStroke, Andretti Indoor Karting, and IKEA
- 400+ UTMB employees on site driving daily demand



For more information contact:

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Suite	Tenant	Sq. Ft
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20710 Gulf Freeway

10	Subway Restaurant	1,400
30	Available	4,000
46	Available	1,405
48	THISCAR	1,400
50	Square Cow Movers	1,400

20738 Gulf Freeway

100-100A	UTMB	28,804
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20740 Gulf Freeway

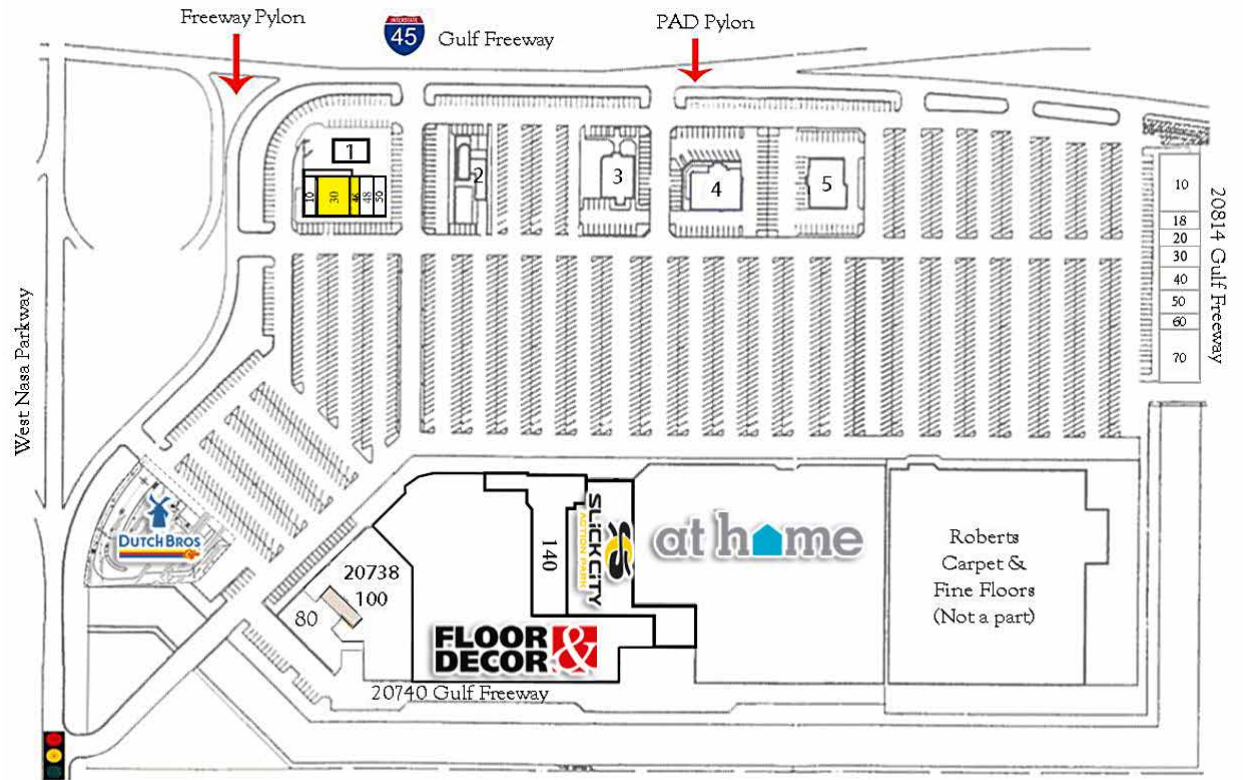
80	UTMB	9,988
90	Floor & Decor	91,110
100	Alterations & Shoe Repair	914
110	UTMB	3,068
140	88 Buffet (Coming Soon)	14,683
200	UTMB (Mezzanine)	20,452
20750	Slick City Action Park	33,494
20780	At Home	150,757

20814 Gulf Freeway

10	Mattress Firm	7,000
18	Faith Community Hospice	2,100
20	Bricks & Minifigs League City, TX	1,728
30	Bricks & Minifigs League City, TX	1,400
40	Unicare Dental	4,200
50	Sylvan Learning	2,800
60	Sport Divers	2,100
70	Aahhh Comfort Spas	5,950

Total Sq Ft	390,250
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20700 Gulf Fwy	James Coney Island (Pad 1)	
20760 Gulf Fwy	Floyd's Cajun Seafood (Pad 2)	
20790 Gulf Fwy	Hooter's (Pad 3)	
20794 Gulf Fwy	KPOT Korean BBQ & Hot Pot (Pad 4)	
20798 Gulf Fwy	Spades (Pad 5)	
20602 Gulf Fwy	Dutch Bros (Pad 6)	



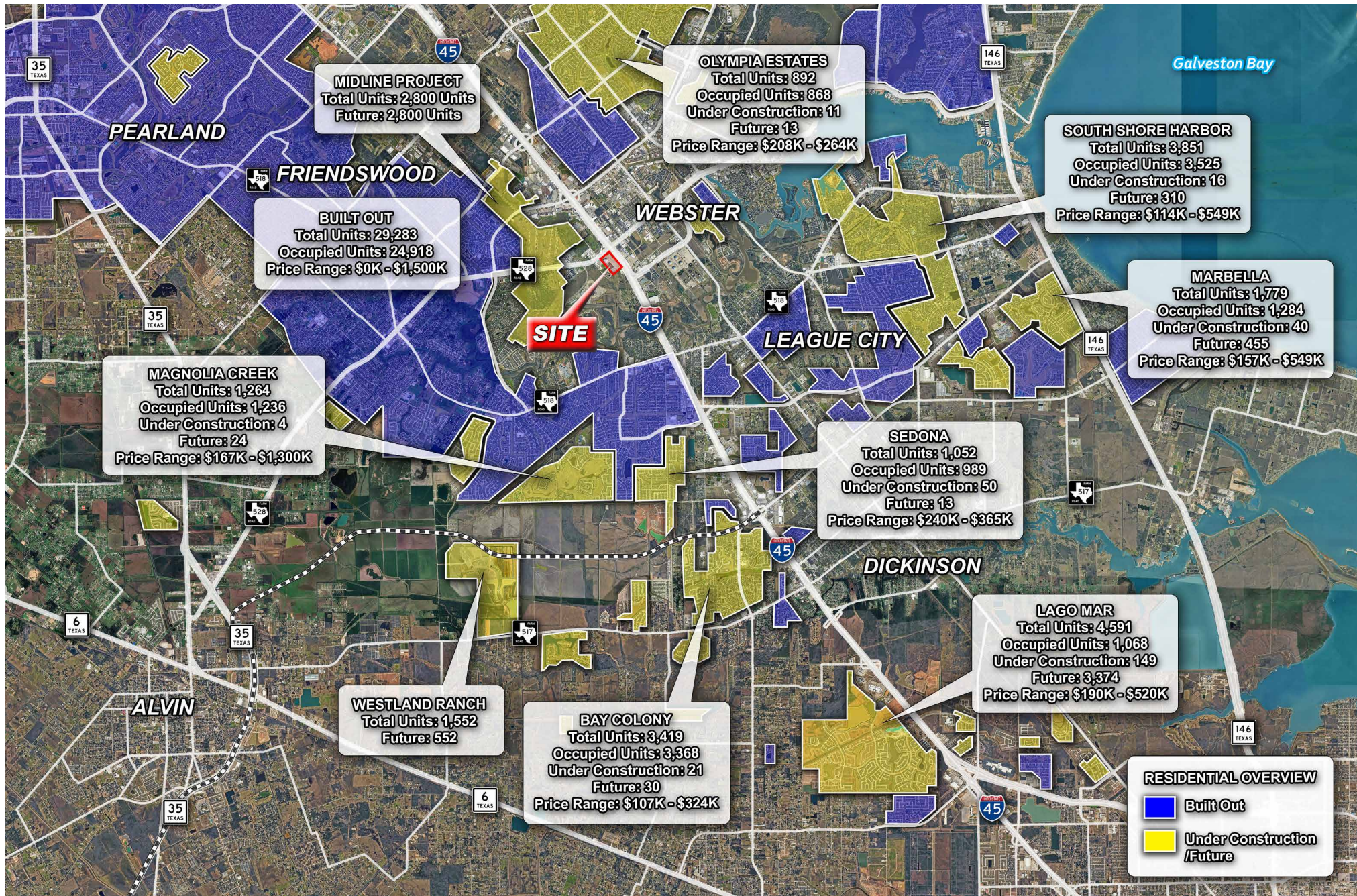


BAYBROOK MALL
Dillard's ★ macy's
Apple JCPenney

BAYBROOK SQUARE & VILLAGE
Sun & Ski Rack SUPERSTORE HomeGoods Office DEPOT
popshelf ROSS Old Navy
Burlington Kirklands PET SMART DSW

FLYWAY
80-AC RESTAURANT & ENTERTAINMENT DESTINATION

Chicken N Pickle	NOW OPEN
GREAT WOLF LODGE	NOW OPEN
POPSTROKE	OPENING Q3 2026
GAUCHOS	OPENING 2026
SUNSET AMPHITHEATER	OPENING 2027



Population

2000 Population	2,467	63,056	133,247
2010 Population	2,817	78,217	169,337
2020 Population	3,139	86,428	197,802
2025 Population	3,316	91,445	210,884
2000-2010 Annual Rate	1.34%	2.18%	2.43%
2010-2020 Annual Rate	1.06%	0.98%	1.53%
2020-2025 Annual Rate	1.10%	1.13%	1.29%
2020 Male Population	49.9%	49.4%	49.2%
2020 Female Population	50.1%	50.6%	50.8%
2020 Median Age	29.5	35.1	37.4

In the identified area, the current year population is 197,802. In 2010, the Census count in the area was 169,337. The rate of change since 2010 was 1.53% annually. The five-year projection for the population in the area is 210,884 representing a change of 1.29% annually from 2020 to 2025. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 29.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	41.1%	65.7%	72.1%
2020 Black Alone	19.8%	10.4%	7.7%
2020 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2020 Asian Alone	3.4%	9.9%	9.5%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	29.3%	9.0%	6.3%
2020 Two or More Races	5.7%	4.4%	3.9%
2020 Hispanic Origin (Any Race)	52.4%	27.9%	21.8%

Persons of Hispanic origin represent 21.8% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	43	89	134
2000 Households	745	25,814	51,499
2010 Households	910	31,404	65,423
2020 Total Households	1,016	34,499	75,313
2025 Total Households	1,069	36,368	79,951
2000-2010 Annual Rate	2.02%	1.98%	2.42%
2010-2020 Annual Rate	1.08%	0.92%	1.38%
2020-2025 Annual Rate	1.02%	1.06%	1.20%
2020 Average Household Size	3.00	2.49	2.61

The household count in this area has changed from 65,423 in 2010 to 75,313 in the current year, a change of 1.38% annually. The five-year projection of households is 79,951, a change of 1.20% annually from the current year total. Average household size is currently 2.61, compared to 2.57 in the year 2010. The number of families in the current year is 51,176 in the specified area.

Average Household Income

2020 Average Household Income	\$58,566	\$89,943	\$112,563
2025 Average Household Income	\$62,225	\$97,758	\$122,901
2020-2025 Annual Rate	1.22%	1.68%	1.77%

2020 Population 25+ by Educational Attainment

Total	1,849	58,245	135,514
Less than 9th Grade	12.5%	3.2%	2.2%
9th - 12th Grade, No Diploma	16.8%	4.6%	3.4%
High School Graduate	17.0%	15.6%	14.5%
GED/Alternative Credential	4.8%	3.4%	2.7%
Some College, No Degree	24.7%	22.6%	20.4%
Associate Degree	5.1%	10.5%	9.6%
Bachelor's Degree	13.4%	26.0%	29.7%
Graduate/Professional Degree	5.8%	14.0%	17.5%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	531	4,658	8,021
Total Employees:	8,030	44,363	83,743
Total Residential Population:	3,139	86,428	197,802
Employee/Residential Population Ratio (per 100 Residents)	256	51	42



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date