

1855 W Bay Area Blvd

1855 W Bay Area Blvd, Webster, TX 77598



Presented By:
Momin Properties



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Property Details

1855 W. Bay Area Blvd, Webster, TX 77598 is a well-located, freestanding commercial property originally developed as a bank branch. The property sits on West Bay Area Boulevard, one of the primary commercial corridors in Webster, with excellent visibility and quick access to Interstate 45 (Gulf Freeway). It is approximately 23 miles southeast of Downtown Houston and serves the Clear Lake/Baybrook trade area.

Investment Highlights

- * Prime corner location in a high-traffic retail corridor
- * Existing drive-thru infrastructure
- * Freestanding building with dedicated parking
- * Strong demographics and continued residential growth in the Clear Lake/Webster area
- * Suitable for financial institutions, medical offices, urgent care, specialty retail, restaurants, or redevelopment.

Property Overview

- * Property Type: Retail / Financial Institution (Bank)
- * Building Size: Approximately 7,000 square feet
- * Lot Size: 1.07 acres (about 46,700 sq. ft.)
- * Year Built: 2004
- * Stories: One-story masonry construction
- * Parking: Approximately 25 parking spaces
- * Zoning: C-2 (Second Commercial), allowing a variety of commercial uses
- * Drive-Thru: Existing drive-thru lane, making it attractive for banking, medical, pharmacy, restaurant, or quick-service retail uses.

Surrounding Area

The site benefits from strong retail traffic and is surrounded by national retailers, restaurants, hotels, medical facilities, and residential neighborhoods. Nearby attractions include:

- * Baybrook Mall
- * Target
- * Best Buy

Rental Rate:	\$45.00 /SF/YR
Property Type:	Retail
Property Subtype:	Bank
Gross Leasable Area:	7,000 SF
Year Built:	2004
Walk Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$3.75 /SF/MO

- * Staples
- * Olive Garden
- * Outback Steakhouse
- * Raising Cane's
- * McDonald's

Price: \$45.00 /SF/YR

- Heavy traffic

View the full listing here: <https://www.loopnet.com/Listing/1855-W-Bay-Area-Blvd-Webster-TX/41361461/>

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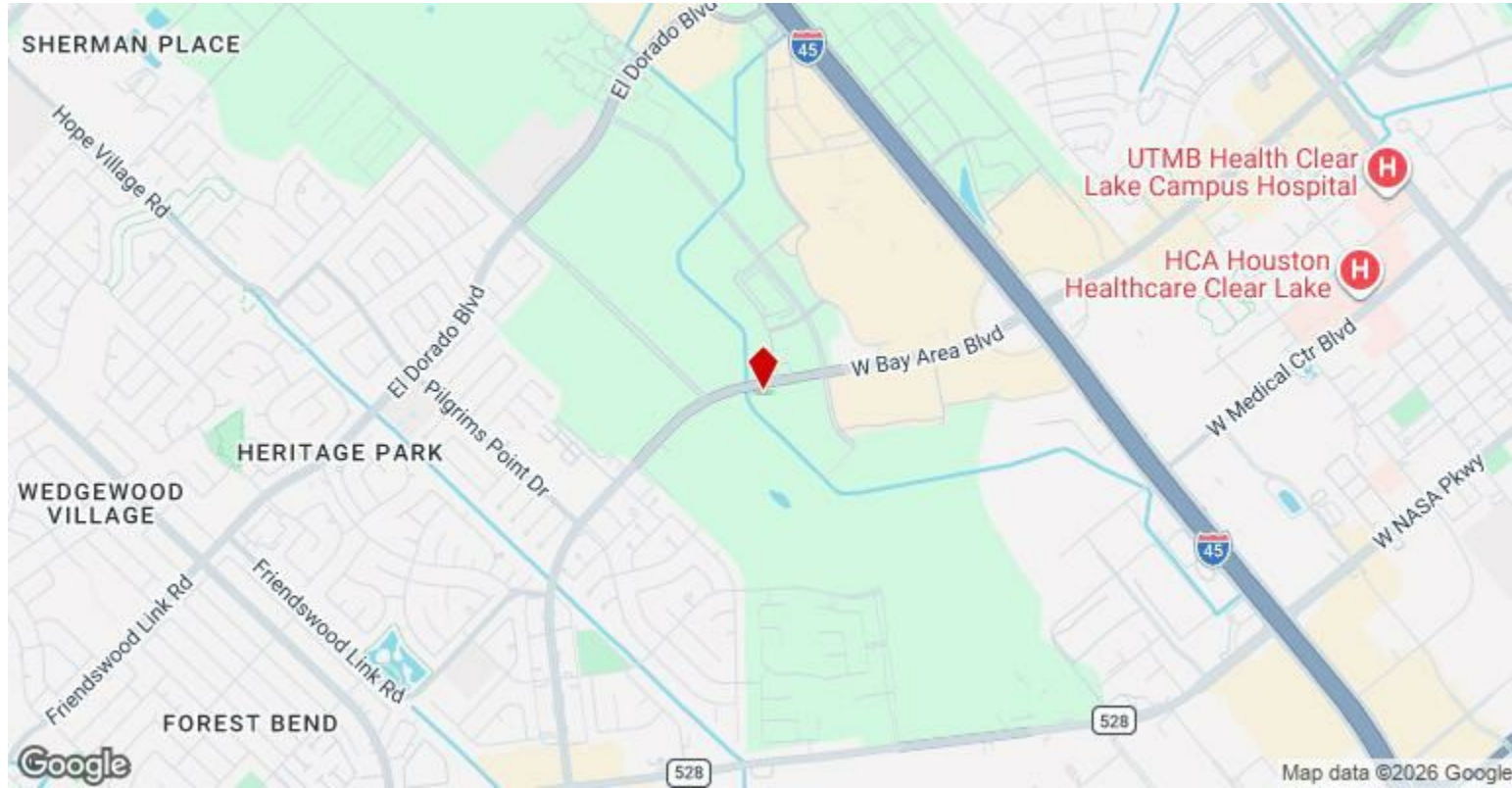
Listing space

1st Floor	Space Available:	7,000 SF
	Rental Rate:	\$45.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Built Out As:	Bank
	Space Type:	Relet
	Space Use:	Office/Retail
	Lease Term:	Negotiable

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Location



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Property Photos



Primary Photo



Building Photo

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Property Photos



Interior Photo



Interior Photo

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Property Photos



Interior Photo



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