



BAYBROOK PASSAGE

ABOUT



NEC of I-45 & Bay Area Blvd. Webster, TX

PROJECT INFORMATION

Prime retail opportunity situated at the NEC of I-45 and Bay Area Blvd., east of Baybrook Mall, Houston's #2 mall with sales over \$700/SF, north of Baybrook Gateway, and Baybrook Square — a bustling retail hub.

- Baybrook Passage is **199,000 SF** anchored shopping center featuring top brands and offering easy access with seven signalized intersections from Bay Area Blvd. and the I-45 feeder road.
- Move-In Ready: Immediate availability for second-generation spaces.
- New Construction Coming August 2025

DETAILS

- Second Generation: **2,892 SF | 2,359 SF | 1,180 SF**
- Pre-Leasing: **10,000 SF** – will demise

TRAFFIC COUNTS

- o I-45 189,654 VPD
- o Bay Area Blvd. 45,583 VPD

DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2024 Total Population	8,515	86,344	205,641
2024 Total Daytime Pop	24,328	95,712	207,361
Workers	20,205	55,904	107,831
Residents	4,123	39,808	99,530
Average Household Income	\$94,091	\$104,517	\$129,038

AREA RETAILERS



Overview Aerial



Site Plan



Pre-Leasing
10,000 SF



Ready to break
boundaries?



+

Rebel
RETAIL
ADVISORS

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