



RETAIL CENTER NEAR BAYBROOK MALL AVAILABLE FOR LEASE



Bayway Village II

20801 Gulf Fwy, Webster, Texas 77598

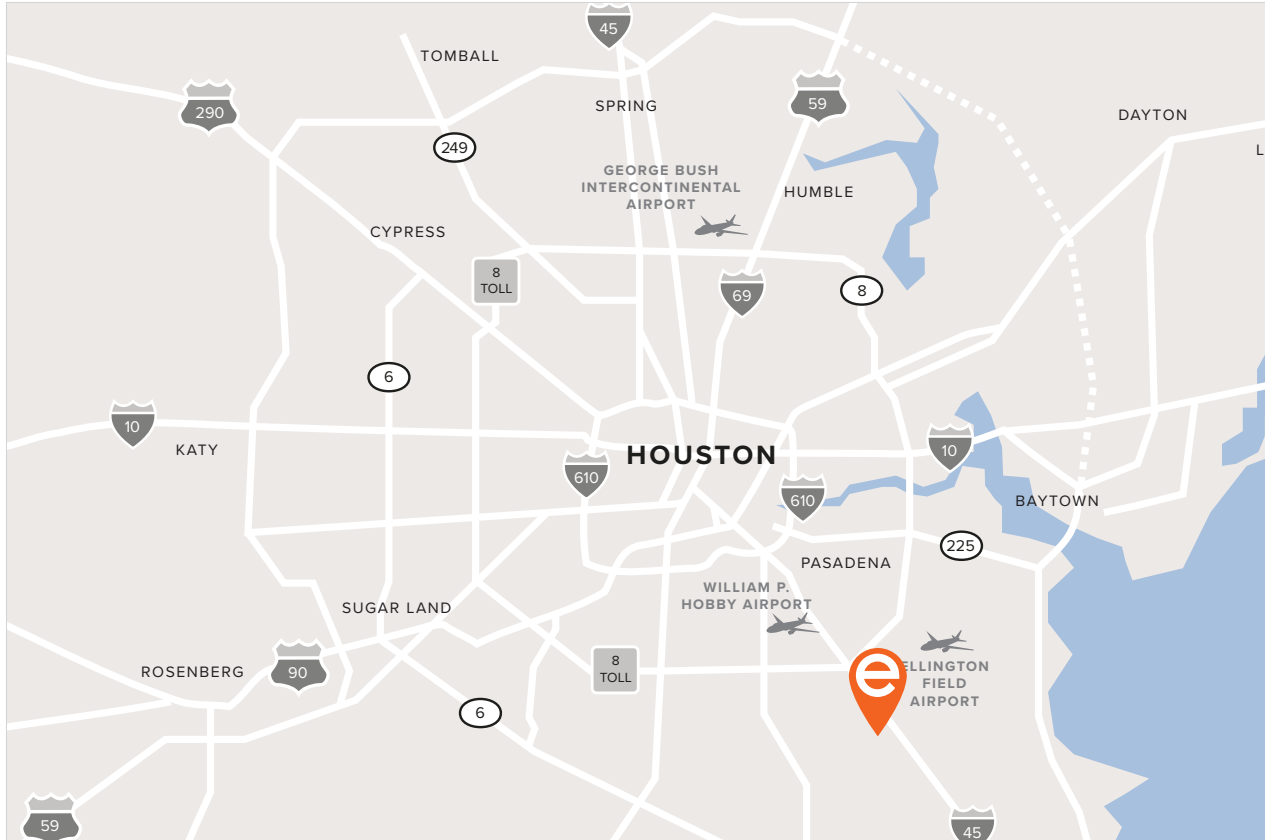
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20801 GULF FWY - BAYWAY VILLAGE II | PROPERTY INFORMATION



LOCATION

20801 Gulf Fwy
Webster, Texas 77598

**AVAILABLE**

See Site Plan for Availability



RATE

Please call for pricing



PARKING

Ample parking in the center

**TRAFFIC COUNTS (KALIBRATE 2025)**

37,969 CPD

W NASA Pkwy

201,818 CPD

Gulf Fwy (I-45)



2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	3,277	86,844	212,562
DAYTIME POPULATION	12,905	99,333	203,867
AVG HH INCOME	\$70,603	\$92,484	\$107,502

AREA RETAILERS

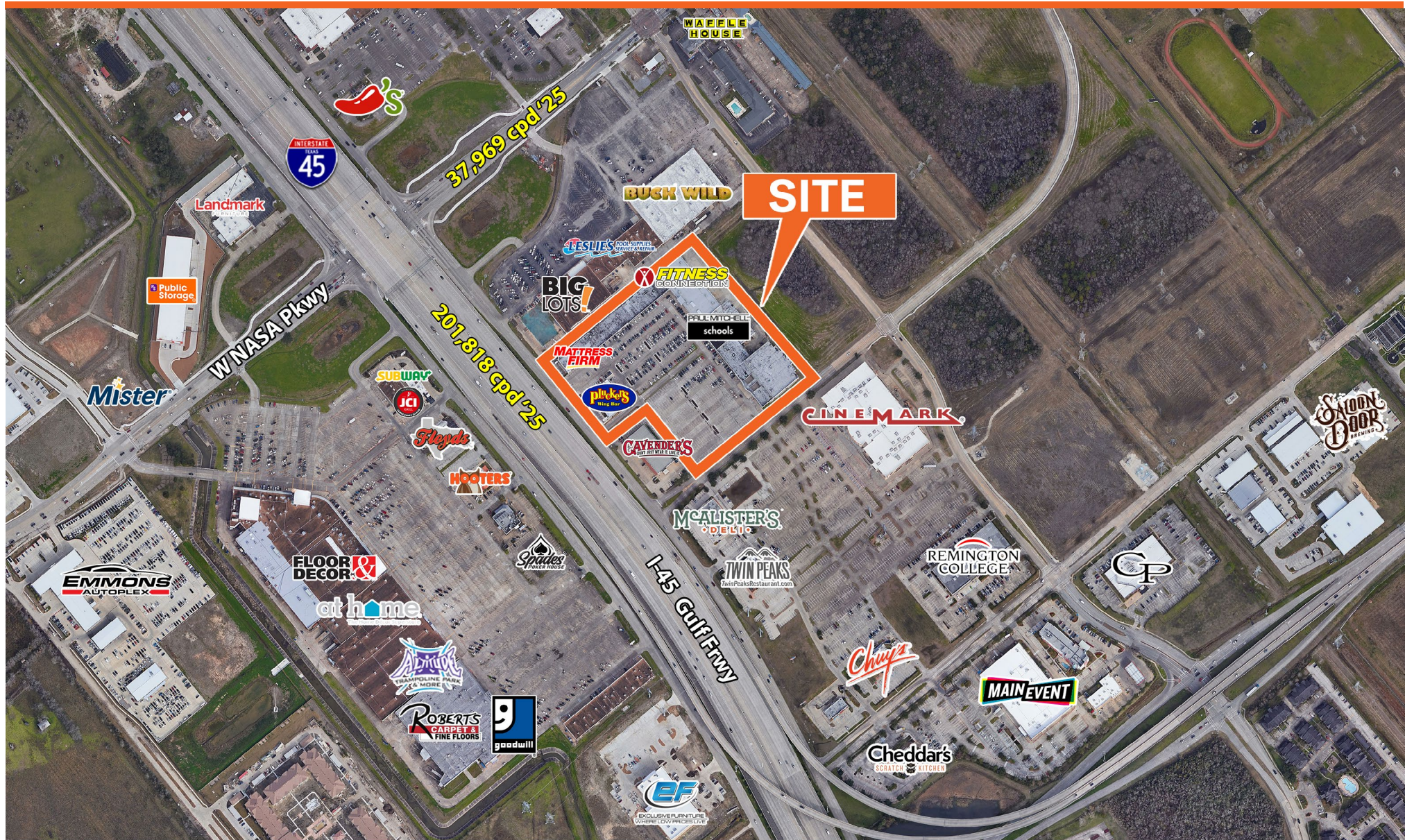
Main Event, Top Golf, Great Wolf Lodge,
Chicken n Pickle, Andretti (2026), Altitude
Trampoline Park, Cinemark 18, Cavender's,
Floor & Decor, At Home, Big Lots, Leslie's,
Goodwill Select, Academy, Pump it Up, Twin
Peaks, Pluckers Wing Bar, Chedder's, Saloon
Door Brewing, Buck Wild Country Dance Club

PROPERTY INFORMATION

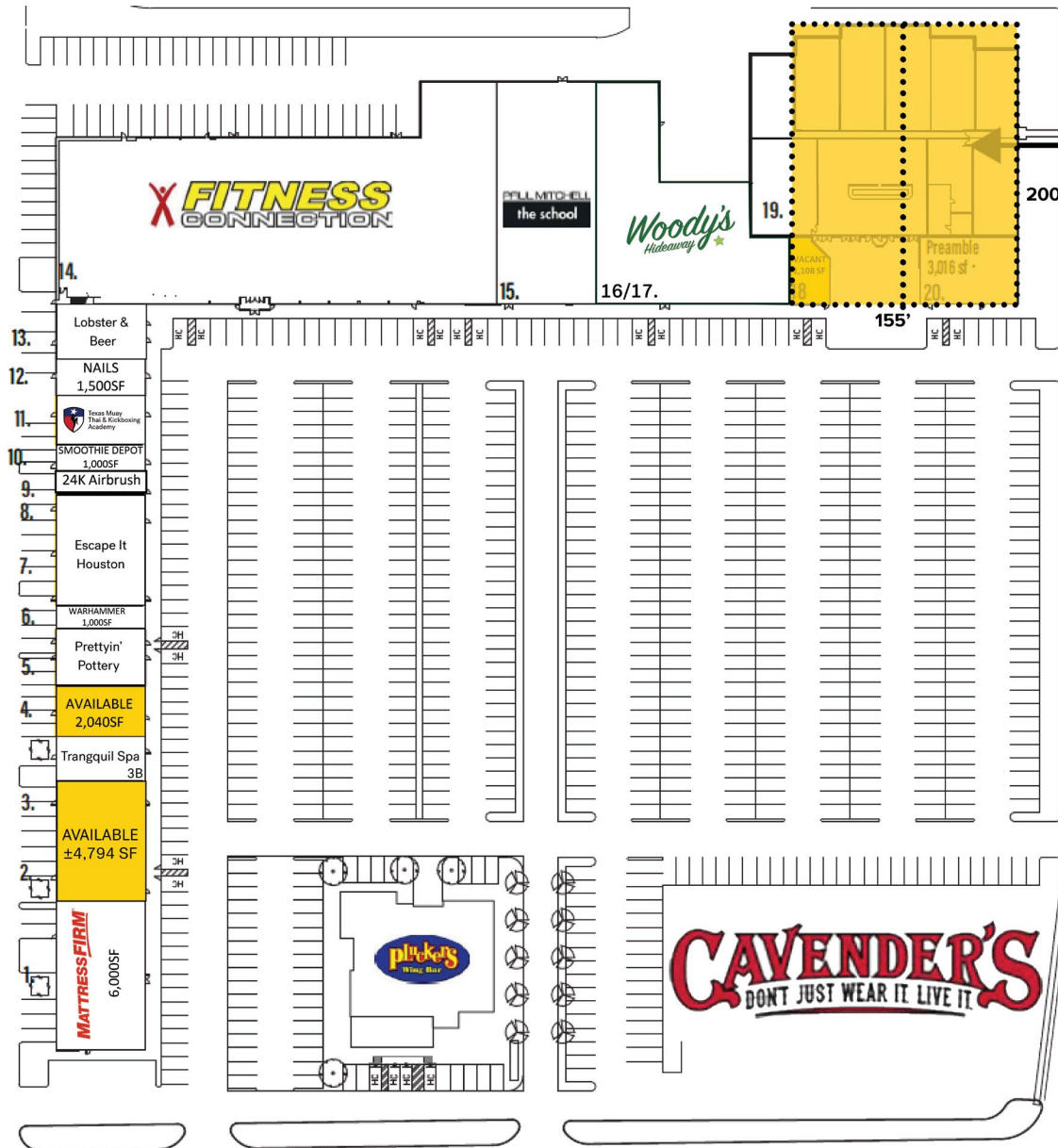
- Bayway Village II Shopping Center gets over 1.1 million visits annually*
- Adjacent to a growing concentration of destination entertainment including Cinemark, Main Event, Topgolf, Great Wolf Lodge, Chicken N Pickle, and the planned 12,500-seat Sunset Amphitheater Houston (VENU)
- Located near Baybrook Mall with 13.5 million visits annually*
- Big box, and 2nd gen spaces available

Visitor data from Placer.ai*





Bayway Village II - Site Plan



**POTENTIAL FOR UP TO
30,000 - 35,000 SF
(Can Divide)**

1. Mattress Firm	6,000 SF
2./3A Vacant	4,794 SF
3B. Tranquil Spa	1,800 SF
4. Vacant	2,040 SF
5. Prettyin' Pottery	2,250 SF
6. Warhammer	1,000 SF
7-8. Escape It Houston	4,225 SF
9. 24K Airbrush	1,000 SF
10. Smoothie Depot	1,000 SF
11. Texas Muay Thai & Kickboxing Academy	2,000 SF
12. Nail Spa	1,500 SF
13. Lobster & Beer	2,116 SF
14. Fitness Connection	52,895 SF
15. Paul Mitchell	10,000 SF
16/17 Woody's Hideaway	12,580 SF
18. Vacant	1,108 SF
19. Vacant	27,357 SF
(Level 1 - 24,243 sf / Mezzanine - 3,114 sf)	
20. Preamble Lounge	3,016 SF









20801 GULF FWY - BAYWAY VILLAGE II | 2025 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	3,277	86,844	212,562
TOTAL DAYTIME POPULATION	12,905	99,333	203,867
PROJECTED POPULATION GROWTH 2025 TO 2030	1.01%	1.56%	1.82%
2030 PROJECTED POPULATION	3,282	87,569	215,106
% FEMALE POPULATION	51%	51%	51%
% MALE POPULATION	49%	49%	49%
MEDIAN AGE	31.5	37.3	39.3
BUSINESS			
TOTAL EMPLOYEES	10,752	51,034	78,938
TOTAL BUSINESSES	612	3,374	5,612
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$70,603	\$92,484	\$107,502
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$57,136	\$76,907	\$98,698
ESTIMATED PER CAPITA INCOME	\$29,631	\$45,870	\$53,419
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	1,233	37,865	87,381
% HOUSING UNITS OWNER-OCCUPIED	21.00%	46.00%	59.00%
% HOUSING UNITS RENTER-OCCUPIED	72.00%	47.00%	36.00%
RACE & ETHNICITY			
% WHITE	43.21%	60.68%	66.63%
% BLACK OR AFRICAN AMERICAN	17.39%	10.33%	7.94%
% ASIAN	2.96%	7.35%	7.70%
% OTHER	36.43%	21.64%	17.73%
% HISPANIC	48.45%	28.17%	22.04%
% NON-HISPANIC	51.55%	71.83%	77.96%

Approved by the Texas Real Estate Commission for Voluntary Use

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

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.

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.

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.

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

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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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 512-936-3809