



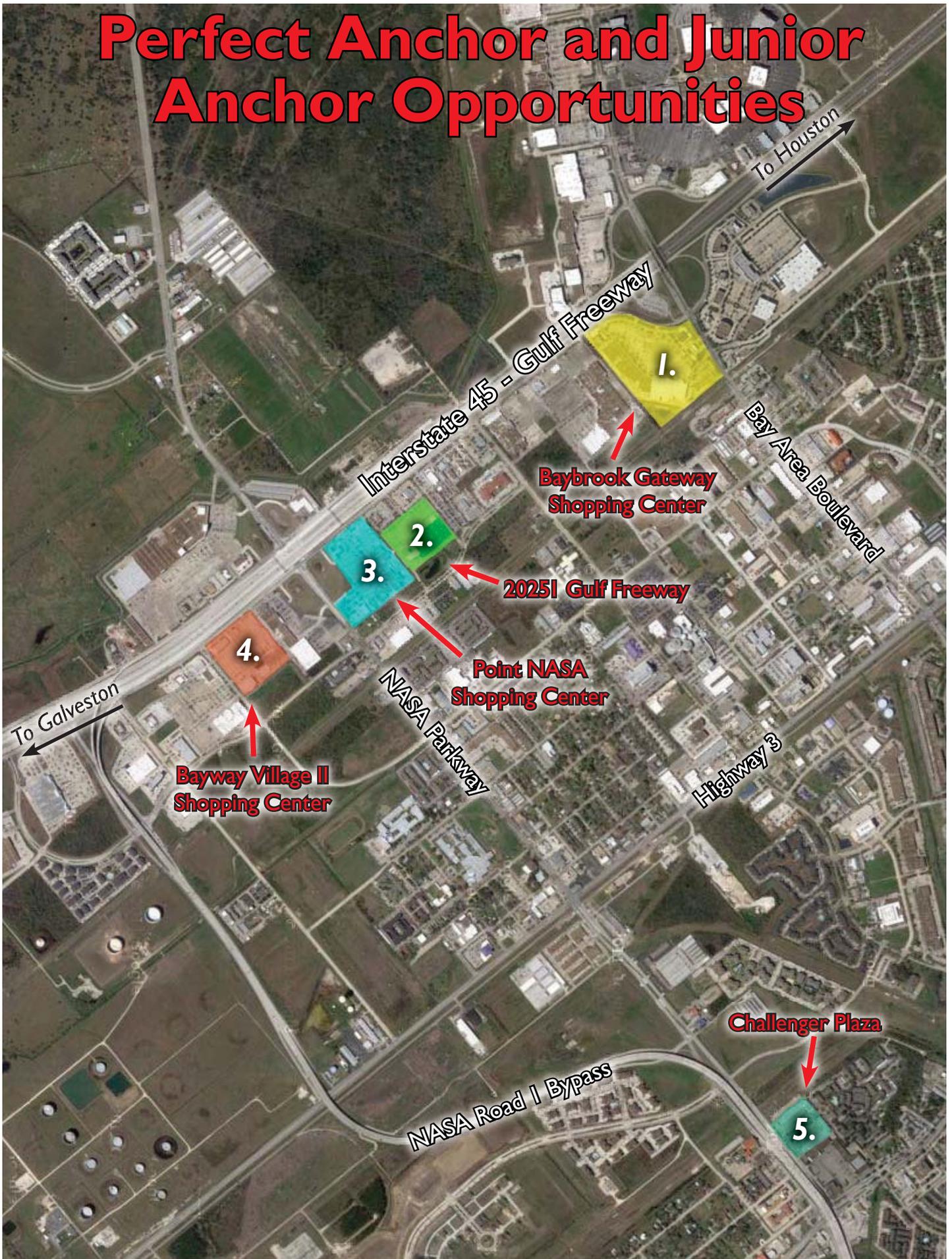
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Perfect Centers with
Anchor & Jr. Anchor
Spaces Available in



11,000 Square Feet
to
108,000 Square Feet

Perfect Anchor and Junior Anchor Opportunities





1. Baybrook Gateway

1001 West Bay Area Boulevard

Spaces for Lease: 14,960 SF, 26,584 SF, and 29,000 SF

Baybrook Gateway, perfectly positioned at the southeast corner of Interstate 45 and Bay Area Boulevard, is one of the region's premier power centers with its ideal location, modern, attractive architecture, and top-performing retailers and businesses.

Exposure and access are unsurpassed at Baybrook Gateway, as traffic counts for Interstate 45 are 250,000 vehicles per day, and daily traffic counts for Bay Area Boulevard are 100,000. The center is readily accessible from the I-45 feeder road or along Bay Area Boulevard in multiple places.

Baybrook Gateway is a proven address for several businesses that tout their Webster store as number one. la Madeleine, located along an endcap within this center, counts this store as the top-performer in the entire nation. In similar manner, Ashley Furniture, James Avery, and World Market tout their Baybrook Gateway stores as among their very best Texas stores. Barnes and Noble, Michaels, Aaron Brothers Art and Framing, and many others rely on great success at this 237,000 square foot center.

Baybrook Gateway offers three anchor and junior anchor spaces. Next to Ashley Furniture is a 14,960 square foot space endcap; next to World Market, there's a 26,584 square foot anchor space; and adjacent to Michaels, there's a 29,000 square foot anchor space.

Capitalize on a super-regional population who are accustomed to shopping at this locale which is truly "Main and Main." Webster is home to the medical center of the south, the aerospace capital of the United States, and retail, dining, and entertainment capital of Bay Area Houston. Your clientele resides within a 30-mile radius and numbers more than 3.4 million. As Webster is located midway between downtown Houston and Galveston, this center attracts both an impressive workforce and significant residential base.

For more information about Baybrook Gateway, contact John Wise, Weingarten Realty at 713.866.6983, or by email at jwise@weingarten.com.

Webster

TEXAS





2. 20251 Gulf Freeway

Midway between NASA Parkway and Medical Center Boulevard

108,000 SF for Lease

20251 Gulf Freeway, located on the east side of Interstate 45, just north of NASA Parkway and south of Bay Area Boulevard, offers an exciting opportunity for a destination retailer. Take advantage of this big box—108,000 square foot former Home Depot on ten acres.

This facility offers a location that is convenient for those working and residing in Webster's super-regional market. In a radius that extends from Galveston to the south, Angleton to the southwest, Pearland to the northwest, Kemah to the east, Clear Lake City to the northeast, and all points in between, a super-regional population will find this Webster location convenient, accessible, and perfectly positioned. Within a 15-mile radius, there are 24 cities for you to serve.

At this locale, capitalize on impressive traffic counts: 250,000 vehicles daily will see your store. Also, there is excellent signage, as an 80 foot tall pylon sign is permissible. Finally, there is superior access, as customers can readily access this location from the Interstate 45 feeder road or from the rear via Kobayashi Road.

This building is ready to renovate and build out to your specifications. For more information about leasing this prime property, contact the owners, Ken or Herb Kobayashi at 281.332.3349 or 323.363.9969.





3. Point NASA Shopping Center

Gulf Freeway at NASA Parkway

14,728 square foot in-line space for lease

Point NASA, located on the northeast corner of Interstate 45 and NASA Parkway, offers exceptional exposure and access within Webster's super-regional market. Capitalize on impressive traffic counts—250,000 vehicles daily and highly visible pylon signage—80 foot tall multi-tenant pylon sign facing I-45.

Within this vibrant center is an 14,728 square foot space located next to Harbor Freight. Excellent co-tenancy awaits at Point NASA where the center's partners include the new Conn's Home Plus Store, Star Cinema Grill, Guitar Center, Las Haciendas, Castle Dental, Clariday Aesthetics, Chili's, Plaza Salons, and others.

Point NASA features excellent egress and ingress with multiple entrances into the center and access from Interstate 45 and Kobayashi.

A super-regional market awaits your business at this locale.

For more information about leasing Point NASA, contact Simon Ha or Daniel Hollek, Centric Commercial REA at 713.568.5500 or 713.922.8850 (cell) or simon@centriccommercial.com or daniel@centriccommercial.com.

Webster TEXAS





4. Bayway Village II

20801 Gulf Freeway

7,895 SF space for lease

Bayway Village II, perfectly positioned on the east side of Interstate 45 at Texas Avenue, is a power center with over 136,000 square feet of prime retail space. This attractive center, was recently renovated and features one of the most popular fitness centers in the region - Blast Fitness. Bayway Village II is also home to Cavender's, Mattress Firm, Dempsey's Sport Bar, Cindie's Novelties, Israeli Self Defense, A-Gleam Swimwear, Diver's Paradise, EmbroidMe, and many, many more successful retailers.

Take advantage of excellent exposure where over 250,000 vehicles daily will see your location. Also, superior access and signage, combined with the buying power of Webster's super-regional market, make Bayway Village II a great opportunity to launch your Clear Lake store. A 7,895 SF junior anchor space is available at Bayway Village II.

For more information about leasing opportunities at Bayway Village II, contact Scott Rodgers, Duwest Realty, at 214.720.0004.



5. Challenger Plaza

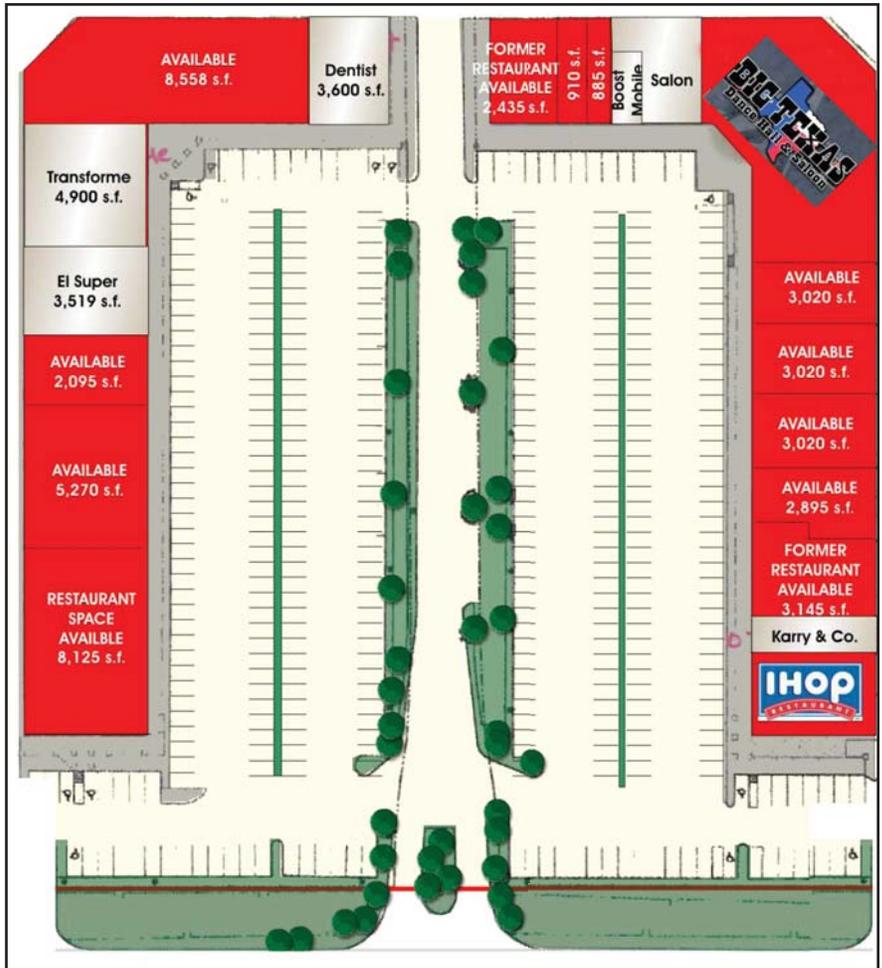
803 E. NASA Parkway
14,000 SF and 13,458 SF available for lease

Challenger Plaza, located on the north side of NASA Parkway between Highway 3 and El Camino Real, features a great opportunity for retailers or service industries to reap the rewards of positioning along a proven corridor. Inside Challenger Plaza is the region's top country western dance hall, Big Texas, and newest restaurant and sports bar venue, Bombshells. In addition, IHOP's volume is among the highest in the company's chain for the entire Houston-Metro region.

On the east side of the center, next to IHOP, there are five contiguous small spaces available that could be combined for a total of approximately 14,000 square feet. On the west side of the center is a 13,458 SF junior anchor space.

For more information about leasing space in Challenger Plaza, located within a ½ mile from NASA's Johnson Space Center (to the east) and within a mile from Interstate 45 (to the west), contact Neal Thomson, New Quest Properties, at 713.438.9513 or 713.775.5435 (cell) or by email at nthomson@newquest.com.

Webster TEXAS





Why Webster?

Reasons for Webster's Success:

- Perfect Positioning midway between downtown Houston and Galveston
- Outstanding Demographics – 3,440,000 people within 30 miles; 984,000 within 15 miles; and 564,000 within 10 miles
- Terrific Traffic Counts: Interstate 45 – 250,000 vehicles daily; Bay Area Boulevard – 100,000 vehicles daily; and 76,000 on NASA Parkway
- Renowned as Medical Center of the South, Aerospace Capital of the United States; and Retail, Dining, and Entertainment Capital of Clear Lake
- Regional Growth – Bay Area Houston is projected to have strong growth, in excess of 4% per year.
- Excellent Consumer Power: Nearby average household income is \$117,000.
- Strong Employment Base: Clear Lake Regional Medical Center employs 3,000; Johnson Space Center and aerospace sector employ 13,500 (post shuttle); Clear Creek Independent School District employs 5,035; University of Houston-Clear Lake employs 1,273 (including a faculty of 744 and staff of 529); Bay Area Regional Medical Center employs 520.
- Service Area Population: Webster's medical center accommodates 1.8M patients annually.
- Clear Creek Independent School District touts enrollment of more than 40,000 in 2014 and is a five-star rated school district.
- University of Houston Clear Lake enrolls over 8,000 students annually.

Proven Super-Regional Market For Restaurants:

- Webster features the top La Madeleine, Chuy's, Twin Peaks, and McAlister's Deli in the nation.
- Webster features the top Berryhill Baja Grill & Cantina, Café Express, Carrabba's Italian Grill, and Zio's in the State of Texas.
- Webster features the number two Cheddar's in the nation.
- Webster touts the top Houston area BJ's Restaurant, Las Haciendas, Mamacita's, Jason's Deli, Red Lobster, and Genghis Grill.
- Webster's Outback Steakhouse is among the top five in Texas. Webster's Hooters is among the top ten in the world.
- Webster features the latest top-ranked Luby's/Fuddrucker's combination store; Bone Daddy's House of Smoke; and Bombshell's
- Webster's revenues for mixed-beverages are the second best in Harris County, which attest to the sales volume in Webster's restaurants.



Proven Super-Regional Market for Entertainment:

- Webster features one of the top Cinemark's in the nation (based on number of screens and ticket sales).
- Webster features the top Main Event Entertainment in the company's system (outperforming locations in The Woodlands, Austin, Plano, and others).
- Webster features the region's top country and western dance club – Big Texas Dance Hall and Saloon – and rock club – Scout Bar.
- Webster is the exclusive municipal partner of the region's top tourist attraction – Space Center Houston.
- Webster accommodates TopGolf, the super regional sports attraction, which will open July 2015.

Proven Super-Regional Market for Retail:

- Baybrook Mall, with 18,000,000 visitors annually, is the top suburban mall in the entire Houston MSA. Baybrook Mall is second in sales behind the Houston Galleria.
- Webster features the number three Academy Sports & Outdoors in the nation.
- Webster features the second-highest performing Bed Bath & Beyond, buybuy BABY, and Stein Mart in the State of Texas.
- Webster features the top Ashley Furniture in the State of Texas.
- Webster features one of the top ten Discount Tires in the entire United States.
- Webster features one of the State's top locations for World Market, Burlington Coat Factory, Barnes and Noble, Chair King, Bed Bath & Beyond, Academy Sports & Outdoors, and Fry's Electronics.

